

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Falls Rd., 210 ft. E of *
Prettyboy Dam Road * ZONING COMMISSIONER
2018 Falls Road *
5th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
John W. Laufer, et al * Case No. 98-22-A
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for a Zoning Variance for the property located at 2018 Falls Road in Parkton. The Petition was filed by John W. Laufer and John Matthew Laufer, property owners. Variance relief is requested from Section 404.5 of the Baltimore County Zoning Regulations (BCZR) to permit a shed (for farm use) to be located 20 ft. and 24 ft. from property lines in lieu of the required 50 ft. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

9/24/97
M. H. H. H.
Appearing at the public hearing held for this case was John W. Laufer, property owner/co-Petitioner. Also present was Vincent J. Moskunas, from M & H Development Engineering, Inc., the preparer of the site plan. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is a rectangularly shaped lot, approximately 2.866 acres in area zoned R.C.4. The property is located near the intersection of Falls Road, Bushland Road and Prettyboy Dam Road, near the Gunpowder Falls State Park in Parkton. Mr. Laufer testified that he originally owned 56 acres of land in this area, including the subject parcel. However, in 1979, a significant portion of his acreage was sold to the State of Maryland for inclusion into the Gunpowder State Park. Presently, he owns the subject parcel and a second parcel, approximately 1.074 acres which sits immediately adjacent

thereto. The two parcels are used in conjunction with one another. In fact, as shown on the site plan, the smaller parcel contains an existing two story brick and frame dwelling in which Mr. Laufer resides. Additionally, an existing 1-1/2 story frame barn straddles the lot line between the two parcels, and a second metal shed presently sits on the parcel at issue.

Mr. Laufer testified that he proposes building an 80 x 60 ft. shed on the subject property. As shown on the site plan, the proposed shed would be located 24 ft. from one property line and 20 ft. from a second property line, thus the requested variances. Mr. Laufer identified himself as a "custom farmer" by occupation. He indicates that he leases out his equipment and services to other farmers in the area. Although he does not farm any of his own land, the nature of his business is to assist other farmers by working their farms. Thus, he owns a combine, several trucks, a bailer and several trailers. He proposes storing this equipment in the subject shed.

As noted above, the most immediate neighbor is the State of Maryland, Department of Forests and Parks, which owns the Gunpowder Falls State Park. The property also abuts a parcel owned privately by Richard H. Malone. In this regard, a copy of the letter signed by Mr. Malone was submitted at the hearing indicating that he does not oppose the requested relief.

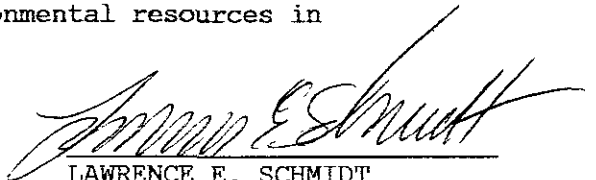
Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. It is to be noted that Mr. Laufer does not intend any different use of the property than what has existed before. However, rather than store his equipment and vehicles outside, he proposes storing them inside the proposed shed to protect same from the elements. Clearly, there will be no

adverse impact on the surrounding properties if the variance is granted. Moreover, owing to the State's prior acquisition, I am persuaded that the property is unique in character and thus variance relief is requested. Moreover, the Petitioner would suffer practical difficulty if variance was denied. For all of these reasons, the requested variance shall be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24TH day of September 1997 that a variance from Section 404.5 of the Baltimore County Zoning Regulations (BCZR) to permit a shed (for farm use) to be located 20 ft. and 24 ft. from property lines, in lieu of the required 50 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The subject shed can be used only for the storage of the Petitioner's farm equipment. The shed cannot be used for any commercial purposes, nor can same be rented. The use of the shed is restricted to the storage of the Petitioner's farm equipment and personal items as set forth hereinabove.
3. There shall be no major repair or mechanical work of equipment on the premises, so as to prevent detrimental impact on the environmental resources in the vicinity.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

COPIES RELIEVED FOR FILING
Date 9/24/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

September 23, 1997

Mr. John W. Laufer
2018 Falls Road
Parkton, Maryland 21120

RE: Case No. 98-22-A
Petition for Zoning Variance
Property: 2018 Falls Road

Dear Mr. Laufer:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mr. V. J. Moskunas
M & H Development Engr.Inc.
200 E. Joppa Road
Towson, Md. 21286





Petition for Variance

98-22-A

to the Zoning Commissioner of Baltimore County

for the property located at

2018 Falls Road

which is presently zoned

RC4

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

404.5 BCZR TO PERMIT A SHED (FOR FARM USE) TO BE LOCATED ~~20 FT. AND 24 FT.~~ 20 FT. AND 24 FT. FROM A PROPERTY LINE IN LIEU OF THE REQUIRED 50 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or ~~practical difficulty~~)

1. This is the only level area on the property to construct this type of shed.
2. There are other buildings over the lot line, the variance needed to make a singleness of use of Lot 2 with Parcel 160.
3. State had condemned his farm so they could acquire it, leaving this area the only location for the shed.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

John W. Laufer

(Type or Print Name)

John W. Laufer

Signature

John Matthew Laufer

(Type or Print Name)

John Matthew Laufer

Signature

2018 Falls Road

Address

(410) 343-0003

Phone No

Parkton, MD 21120

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

M & H Development Ery. Inc.

Name

200 E. Joppa Road Room 101 (410) 828-9060

Address

Phone No.

Towson, MD 21206

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

1/2 HR.

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: [Signature]

DATE 7/23/97



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

RECEIVED AUG 06 1997

M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

22
Towson Office
Malcolm E. Hudkins
Registered Surveyor
Phone 828-9060

98-22-A
July 16, 1997

ZONING DESCRIPTION FOR #2018 FALLS ROAD

Beginning at a point on the north side of Falls Road which is to be 60' wide at the distance of 210' east of the centerline of the nearest improved intersecting street Prettyboy Dam Road which is 40' wide. Being Lot #2 in the subdivision of John W. Laufer Property as recorded in Baltimore County Plat Book #46, folio #14, containing 2.866 acres. Also known as #2018 Falls Road and located in the 5th. Election District, 3rd. Councilmanic District.

J. Tilghman Downey, Jr.

J. Tilghman Downey, Jr.

NOTICE OF HEARING

The Zoning Commission of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-22-A
2018 Falls Road
N/S Falls Road, 210' E of Prettyboy Dam Road
5th Election District
3rd Councilmanic
Legal Owner(s):

John W. Laufer and John Matthew Laufer

Variance: to permit a shed (for farm use) to be located 20 feet and 24 feet from a property line in lieu of the required 50 feet.

Hearing: Thursday, September 4, 1997, at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations. Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

8/146 Aug 14 - C165279

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug. 14, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug. 14, 1997.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

✓
22 No. 98-22
041075

DATE 7/22/97 ACCOUNT 8096150

AMOUNT \$ 50.00

RECEIVED FROM: M + H

FOR: RE FILING

CONTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

7/22/1997 7/22/1997 10:36:16

REC 0005 CASHIER BRY BMT BROOKER
5 MISCELLANEOUS GEN RECEIPT

Receipt # 016324

CR NO. 041075

URL

50.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-22-A

Petitioner/Developer: _____

JOHN W. LAUFERDate of Hearing/Showing: 9-4-97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

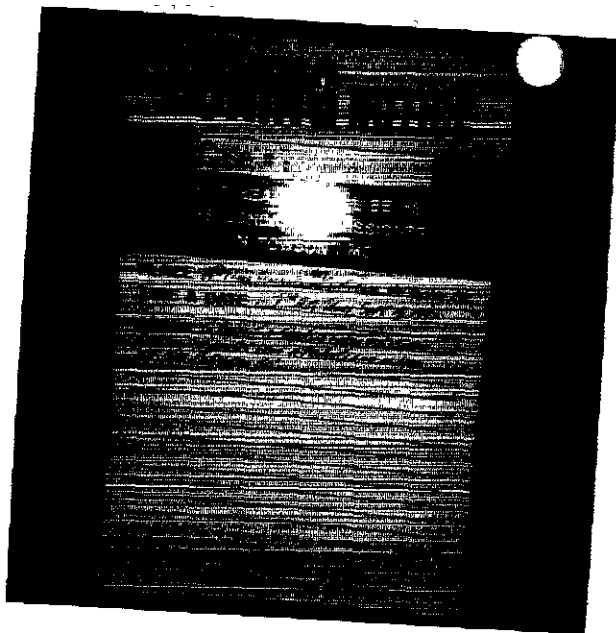
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

2018 FALLS ROAD BALTO. MD. 21120

The sign(s) were posted on AUG. 20, 1997
(Month, Day, Year)



Sincerely,

Thomas P. Ogle Sr. 8/20/97
(Signature of Sign Poster and Date)

THOMAS P. OGLE SR
(Printed Name)

325 NICHOLSON ROAD
(Address)

BALTIMORE, MD 21221
(City, State, Zip Code)

(410) 687-8405
(Telephone Number)

98-22-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-22-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: A VARIANCE TO PERMIT A SHED (FOR FARM USE) TO BE
LOCATED 20 FT. AND 24 FT. FROM A PROPERTY LINE IN LIEU OF
THE REQUIRED 50 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 22 Petitioner: John W. & John M. Laufer

Location: 2018 Falls Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: John W. Laufer

ADDRESS: 2018 Falls Road

Parkton, MD 21120

PHONE NUMBER: (410) 343-0003

TO: PUTUXENT PUBLISHING COMPANY
August 14, 1997 Issue - Jeffersonian

Please forward billing to:

John W. Laufer
2018 Falls Road
Parkton, MD 21120
41-343-0003

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-22-A
2018 Falls Road
N/S Falls Road, 210' E of Prettyboy Dam Road
5th Election District - 3rd Councilmanic
Legal Owner(s): John W. Laufer and John Matthew Laufer

Variance to permit a shed (for farm use) to be located 20 feet and 24 feet from a property line in lieu of the required 50 feet.

HEARING: THURSDAY, SEPTEMBER 4, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 7, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-22-A
2018 Falls Road
N/S Falls Road, 210' E of Prettyboy Dam Road
5th Election District - 3rd Councilmanic
Legal Owner(s): John W. Laufer and John Matthew Laufer

Variance to permit a shed (for farm use) to be located 20 feet and 24 feet from a property line in lieu of the required 50 feet.

HEARING: THURSDAY, SEPTEMBER 4, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: John W. Laufer and John M. Laufer
M & H Development Eng., Inc.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 20, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 27, 1997

Mr. John W. Laufer
2018 Falls Road
Parkton, MD 21120

RE: Item No.: 22
Case No.: 97-22-A
Petitioner: John W. Laufer

Dear Mr. Laufer:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 22, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Attach original petition

Date: August 13, 1997

To: Arnold L. Jablon
From: R. Bruce Seeley *ROS/yp*
Subject: Zoning Item #22

11301 Liberty Road, Owings Mills

Zoning Advisory Committee Meeting of: August 4, 1997

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X Agriculture Preservation:
- RC-4 to protect public water drinking supply. Need to determine proposed use. Any use involving heavy equipment repair or storage or handling or use of chemicals, paints, or motor oil should be carefully considered for potential impact on drinking water if spillage or ground water contamination should occur. If sufficient protection can not be guaranteed, request should be denied.



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 8-7-97
Item No. 022 JLL

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 11, 1997

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 11, 1997
Item Nos. 020, 021, 022, 023, 025,
026, 027, 028, 029, 030, & 033

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: August 12, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 20, 22, 26, 27, 28, 29, 33, 38, 39, 40 and 41

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

DATE: 10/07/99

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF August 4, 1997

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

- B. The Fire Marshal's Office has no comments at this time, IN RELATION TO THE FOLLOWING ITEM NUMBERS:

020, 021, 022, 023, 024, 025, 026, 027, 028, 029,
030, 031, and 032

REVIEWER: LT. ROBERT P. GADJEWALC
Fire Marshal Office PHONE 887-4880 MS-1102F
cc: File



RE: PETITION FOR VARIANCE
2018 Falls Road, N/S Falls Road,
210' E of Prettyboy Dam Road
5th Election District, 3rd Councilmanic
Legal Owner(s): John W. Laufer and
John Matthew Laufer
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-22-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to M & H Development Eng., Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

2006 Falls Road
Parkton MD 21120
August 10, 1997

Mr. Arnold Jablon
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson MD 21204

SUBJECT: VARIANCE CASE# 98-22-A

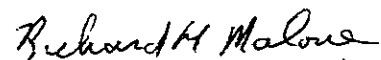
Dear Mr. Jablon:

This letter concerns subject variance hearing for a shed to be constructed twenty (20) feet and twenty-four (24) feet from the property line in lieu of the required fifty (50) feet. I own the property at 2006 Falls Road which adjoins the east side of the partial in question known as 2018 Falls Road.

I do not object to John Laufer building an equipment shed closer than fifty (50) feet to my property line as long as it is no closer than twenty (20) feet to my property. Mr. Laufer has shown me the plans and drawings for the shed; he has assured me that when finished he will add landscape plantings and keep said property neat, clean and in good order.

If your office has any questions or I can be of further service to you on this subject, I can be reached at 410-343-3179 or at the above address.

Sincerely,

A handwritten signature in cursive script that reads "Richard H. Malone".

Richard H Malone

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

VINCENT J. MOSKOWAS

M&N DEV. ENG. INC.
200 E. JOPPA RD. TOWSON 21286

JOHN LAUFER

2018 FALLS RD. PARKTON 21120



N 114,000

22

ZONING MAP
NW 29-E
#2018 FALLS ROAD
SCALE: 1"=200'

R. C. 2

R. C. 4

N 113,000

SITE

98-22-A

N 645,000

R. C. 2

PRETTYBOY
R. C. 4

R.C.C.

PRETTYBOY DAM RD.

FALLS

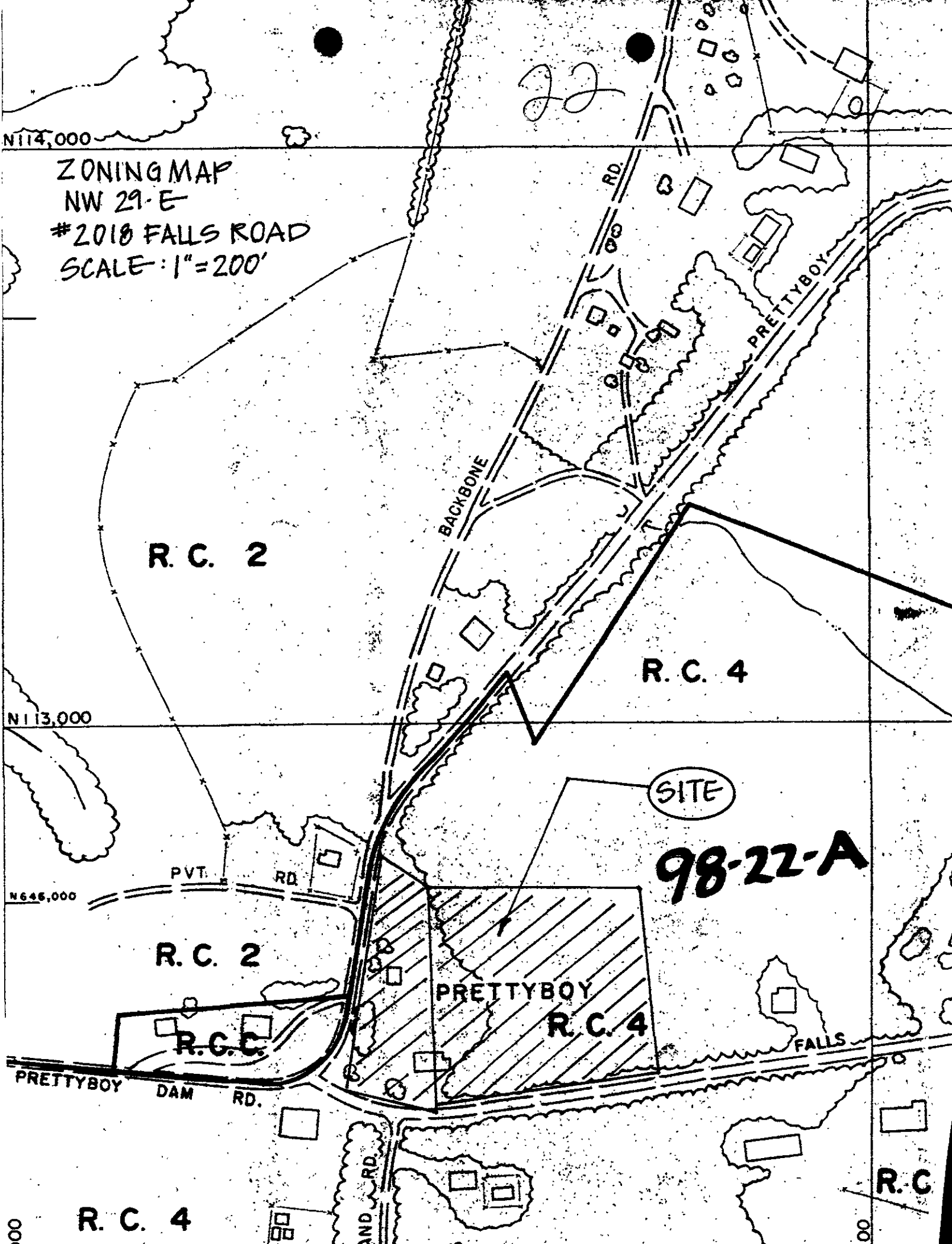
R. C. 4

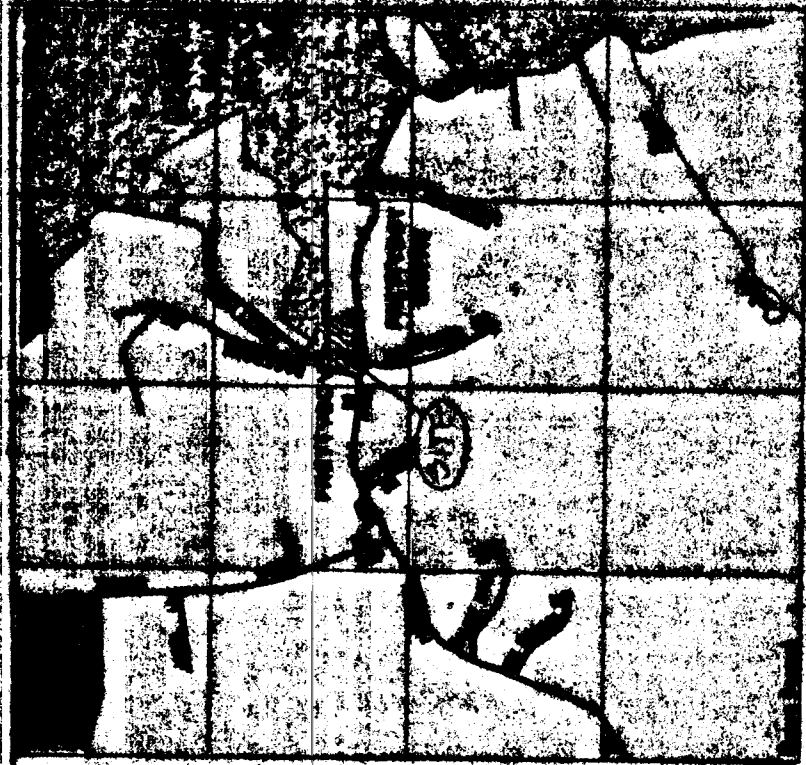
R. C.

00

00

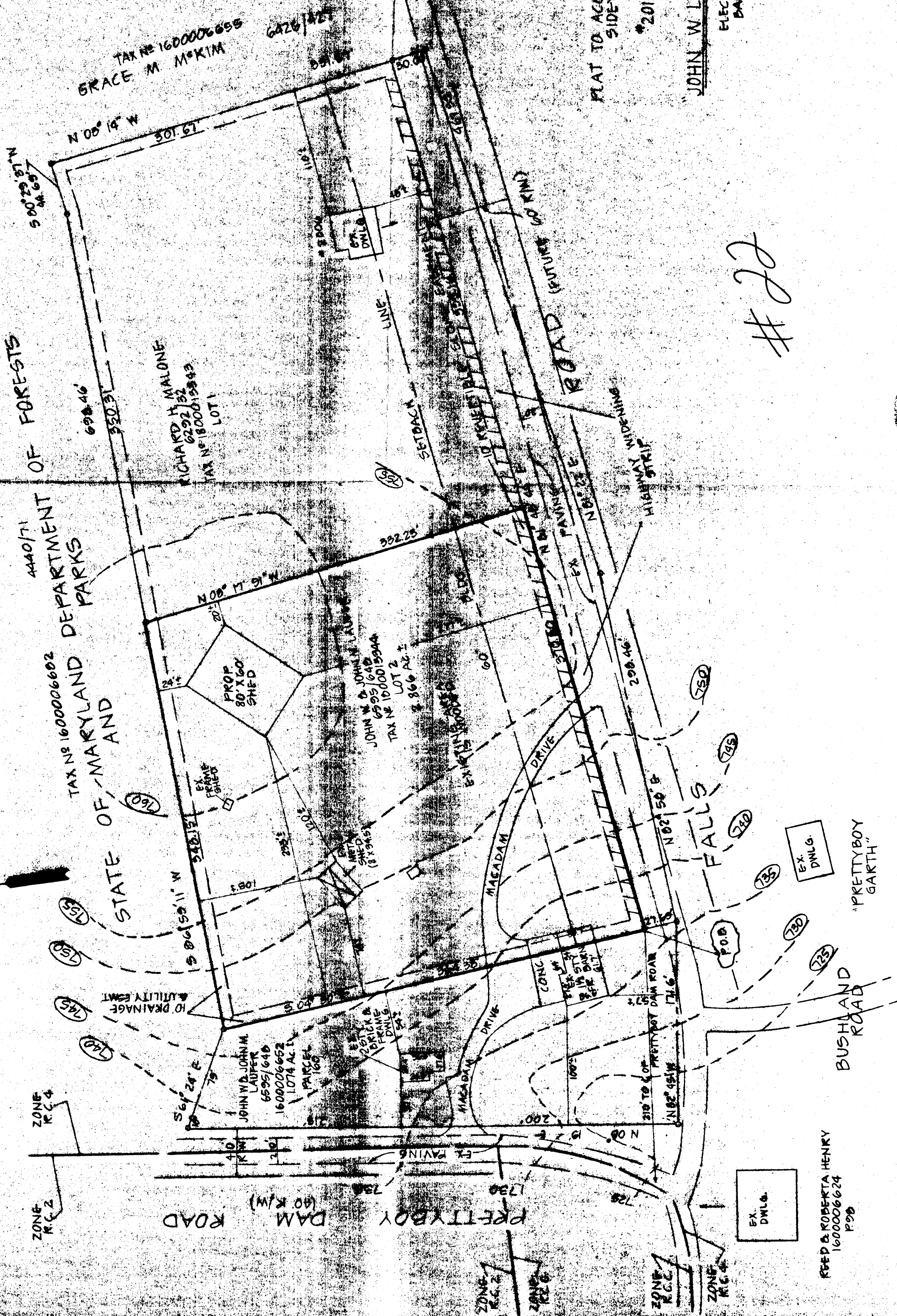
AND RD.





VICINITY MAP
SCALE: 1"=2000'

- LOCATION INFORMATION
1. COUNCILMANIC DISTRICT: 5
2. CENSUS TRACT: 4060
3. ZONING: RC 4
4. LOT SIZE: ACREAGE: 2.866
5. 1"=200' SCALE MAP NO. N18298
6. CUES: SFAKE: BAY CRITICAL AREA: NO
7. WATER: PRIVATE
8. FROM ZONING HEARING: NONE



FLAT TO ACCOMPANY A PETITION FOR
SIDEYARD VARIANCE

*2018 FALLS ROAD
LOT 2

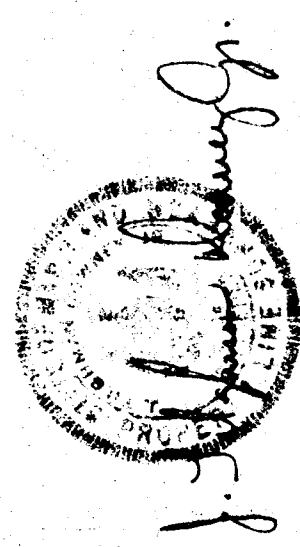
JOHN W. LAUFER PROPERTY (46.14)

ELECTION DISTRICT NO. 5
BALTIMORE CO., MD
SCALE: 1"=60'
JUNE 26, 1997

#22

98-22-A

OWNER: JOHN MATTHEW LAUFER
JOHN W. LAUFER JR.
2018 FALLS ROAD
PARKTON, MD 21120
DEED: 6595/648
TAX MAP: 21
GRID: 9
PARCEL: 211



ZONING OFFICE USE ONLY
REVIEWED BY: ITEM #1: CASE #1