

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
N/S Westridge Court, 190 ft.	
E of c/l Byfield Court	* ZONING COMMISSIONER
6818 Westridge Court	
3rd Election District	* OF BALTIMORE COUNTY
2nd Councilmanic District	
Ollie Johnson, Petitioner	* Case No. 98-64-A
* * * * *	* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Ollie Johnson for that property known as 6818 Westridge Court in the Campfield Gardens subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a width of lot at front building of 50 ft. in lieu of the required 55 ft.; and a side yard setback of 3 ft., in lieu of the required 10 ft. for an addition (both existing). The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for an Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

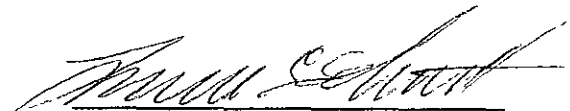
The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

9/16/99
 [Signature]
 [Illegible Stamp]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of September 1997 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a width of lot at front building of 50 ft. in lieu of the required 55 ft.; and a side yard setback of 3 ft., in lieu of the required 10 ft. for an addition (both existing), be and is hereby GRANTED, subject, however, to the following restriction:

1. The 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECORDED FOR FILING

Date

By

LES:mmm



Baltimore County
Zoning Commissioner
Office of Planning

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

September 15, 1997

Mr. Ollie Johnson
6818 Westridge Court
Baltimore, Maryland 21207

RE: Petition for Administrative Variance
Case No. 98-64-A
Property: 6818 Westridge Court

Dear Mr. Johnson:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, 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 a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Patio Enclosures, Inc.
224 8th Avenue, N.W.
Glen Burnie, Maryland 21071





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

98-64-A

6818 Westridge CT

which is presently zoned

DRS.S

This Petition shall be filed with the Office of Zoning Administration & 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)

1302.3 C.1 (CHART)
TO ALLOW A WIDTH OF LOT AT FRONT BUILDING LINE OF 50 FT
INSTEAD OF 55 FT AND A SIDE YARD SETBACK OF 3 FT INSTEAD
OF THE REQUIRED 10 FT. (BOTH EXISTING).

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

SEE REVERSE

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.

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.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

OLLIE JOHNSON
(Type or Print Name)

Signature

X Ollie Johnson
Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

XXXXX
Attorney for Petitioner:

PATIO ENCLOSURES, INC.

(Type or Print Name)

Signature

R. L. TICE, AGENT

224 8th AVENUE, N.W. 760-1919
Address Phone No.

GLEN BURNIE, MD. 21061

City

State

Zipcode

6818 WESTRIDGE COURT 653-9093
Address Phone No.

BALTIMORE, MD. 21207
City State Zipcode
Name, Address and phone number of representative to be contacted

PATIO ENCLSOURES, INC.
Name

224 8th AVE., N.W. 760-1919
Address Phone No.

GLEN BURNIE, MD. 21071

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE:

08-15-97

08-24-97

Printed with Soybean Ink
on Recycled Paper

ITEM #:

64

Affidavit in support of 98-64-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6818 WESTRIDGE RD.
address
BALTIMORE, MD. 21207
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. REDUCE OUTSIDE NOISE.
3. INSULATE AND REDUCE HEATING BILLS.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS: MOSQUITOES, FLYS, ETC.
5. IMPROVE APPEARANCE OF HOUSE.
6. EXTREMELY NARROW LOT IN RELATION TO THE WIDTH OF THE HOUSE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

X *Ollie Johnson*
(signature)
OLLIE JOHNSON
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of July, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ollie Johnson

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

July 31, 1997
date

Rosemary Fountleroy
NOTARY PUBLIC

My Commission Expires: October 1, 2000

Affidavit in support of 98-64-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows.

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X Ollie Johnson
(signature)

OLLIE JOHNSON
(type or print name)



(signature)

(type or print name)

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Ollie Johnson

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July 31, 1997
date

Rosemary Fountleroy
NOTARY PUBLIC

My Commission Expires: October 1, 2000



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

6818 WESTRIDGE CT

98-64-A

which is presently zoned

DR 5.5

This Petition shall be filed with the Office of Zoning Administration & 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) 1 BO2.3C.1 CCHART

TO ALLOW A WIDTH OF LOT AT FRONT BUILDING LINE OF 50 FT
IN LIEU OF 55 FT AND A SIDE YARD SETBACK OF 3 FT IN LIEU
OF THE REQUIRED 10 FT. (BOTH EXISTING)

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

SEE REVERSE

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.

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

Contract Purchaser/Lessee:

Legal Owner(s).

(Type or Print Name)

(Type or Print Name)

Signature

X
Signature

Address

(Type or Print Name)

City State Zipcode

Signature

XXXXX
Authorized Petitioner.

PATIO ENCLOSURES, INC.

(Type or Print Name)

Signature

R. L. TICE, AGENT

224 8th AVENUE, N.W. 760-1919
Address Phone No

GLEN BURNIE, MD. 21061
City State Zipcode

6818 WESTRIDGE COURT 653-9093
Address Phone No.

BALTIMORE, MD. 21207
City State Zipcode
Name, Address and phone number of representative to be contacted

PATIO ENCLSOURES, INC.
Name

224 8th AVE., N.W., 760-1919
Address Phone No

GLEN BURNIE, MD. 21071

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: SPF DATE: 08-15-97

ESTIMATED POSTING DATE: 08-24-97

Printed with Soybean Ink
on Recycled Paper

ITEM #: 64

ZONING DESCRIPTION FOR 6818 WESTRIDGE ROAD

98-64-A

Beginning at a point on the North side of Westridge Road which is 50' wide at a distance of 190' North of the centerline of the nearest improved intersecting street Byfield Road which is 50' wide. Being lot #138, Block 0, Section 2 in subdivision of Campfield Gardens as recorded in Baltimore County Plat Book #18, Folio 42, containing 8645 Sq.Ft. Also known as 6818 Westridge Road and located in the 3rd Election District, 2nd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

98-64-A
No.

042724

DATE 08-15-97 ACCOUNT R. CCI-6150

AMOUNT \$ 50.00

RECEIVED FROM: PATRIC ENCCORWITZ -
OIC RES. DIV. \$ 50
FOR: TOTAL \$ 50

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

507

PAID RECEIPT

PROCESS ACTUAL TIME
8/18/1997 8/15/1997 14:50:01

REG 1005 CASHIER BTRY BXT DRAWER 5

MISCELLANEOUS CASH RECEIPT

Receipt # 022921 OFLN
CR NO. 042724

50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

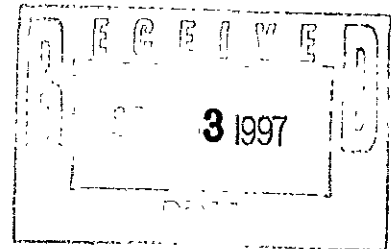
RE: Case No.: 98-64A

Petitioner/Developer: _____

MILDRED JOHNSON

Date of Hearing/Closing: 9/8/97

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 _____

6818 WESTRIDGE RD

The sign(s) were posted on _____

8/24/97

(Month, Day, Year)

Sincerely,

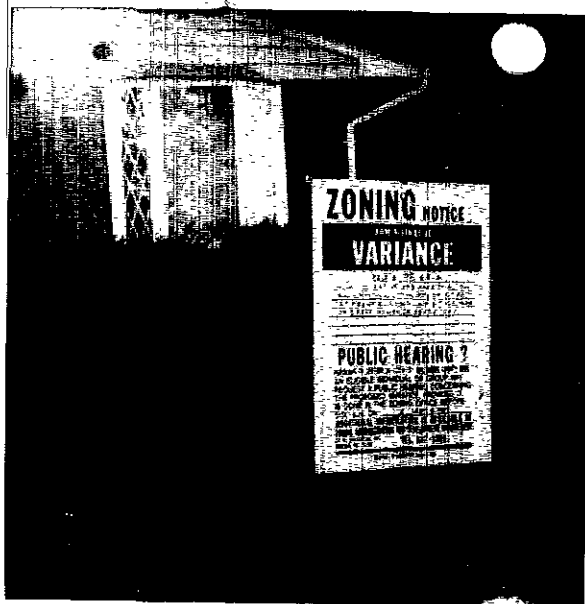
Richard E. Hoffman 8/24/97
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



CASE NO. 98-64A
6818 WESTRIDGE RD.
POSTED 8/24/97

Richard E. Hoffman 8/24/97



Baltimore County
Department of Permits and
Development Management

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

August 22, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-64-A
6818 Westridge Court
N/S Westridge Court, 190' E of c/l Byfield Court
3rd Election District - 2nd Councilmanic
Legal Owner(s): Ollie Johnson
Post by Date: 08/24/97
Closing Date: 09/08/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Ollie Johnson
Patio Enclosures, etc.



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than *08-24-97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE**ADMINISTRATIVE
VARIANCE****Case No.:** 98-64-A

Admin. Variance to Allow an Existing Lot Width of 50' at Front Boundary & Side Yard of 3', in lieu of 55' & 10'.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

***09-08-97.**

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE 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

September 8, 1997

Mr. Ollie Johnson
6818 Westridge Court
Baltimore, MD 21207

RE: Item No.: 64
Case No.: 97-64-A
Petitioner: Ollie Johnson

Dear Mr. Johnson:

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 August 15, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





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
Item No. 064 (JRA)

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as the proposed development is not located on a State roadway and there are no impacts to any SHA facilities.

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 *Bob Small*
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
INTER-OFFICE CORRESPONDENCE

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

DATE: August 25, 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. 52, 53, 55, 56, 57, 60, 61, 62, and 64

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. Kinn

AFK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 8/26/97

FROM: R. Bruce Seeley .
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 25, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 52
53
56
57
58
60
61
62
63
64

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: August 29, 1997

FROM: *RWB* Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for September 2, 1997
Item Nos. 052, 053, 055, 057,
060, and 064

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

AUGUST 25, 1997

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 25, 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.

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

052, 055, 057, 058, 060, 062, AND 064

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 6818 WESTRIDGE ROAD see pages 5 & 6 of the CHECKLIST for additional required information

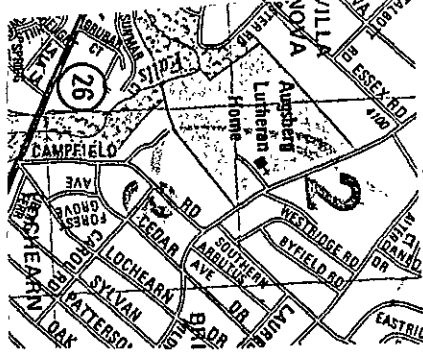
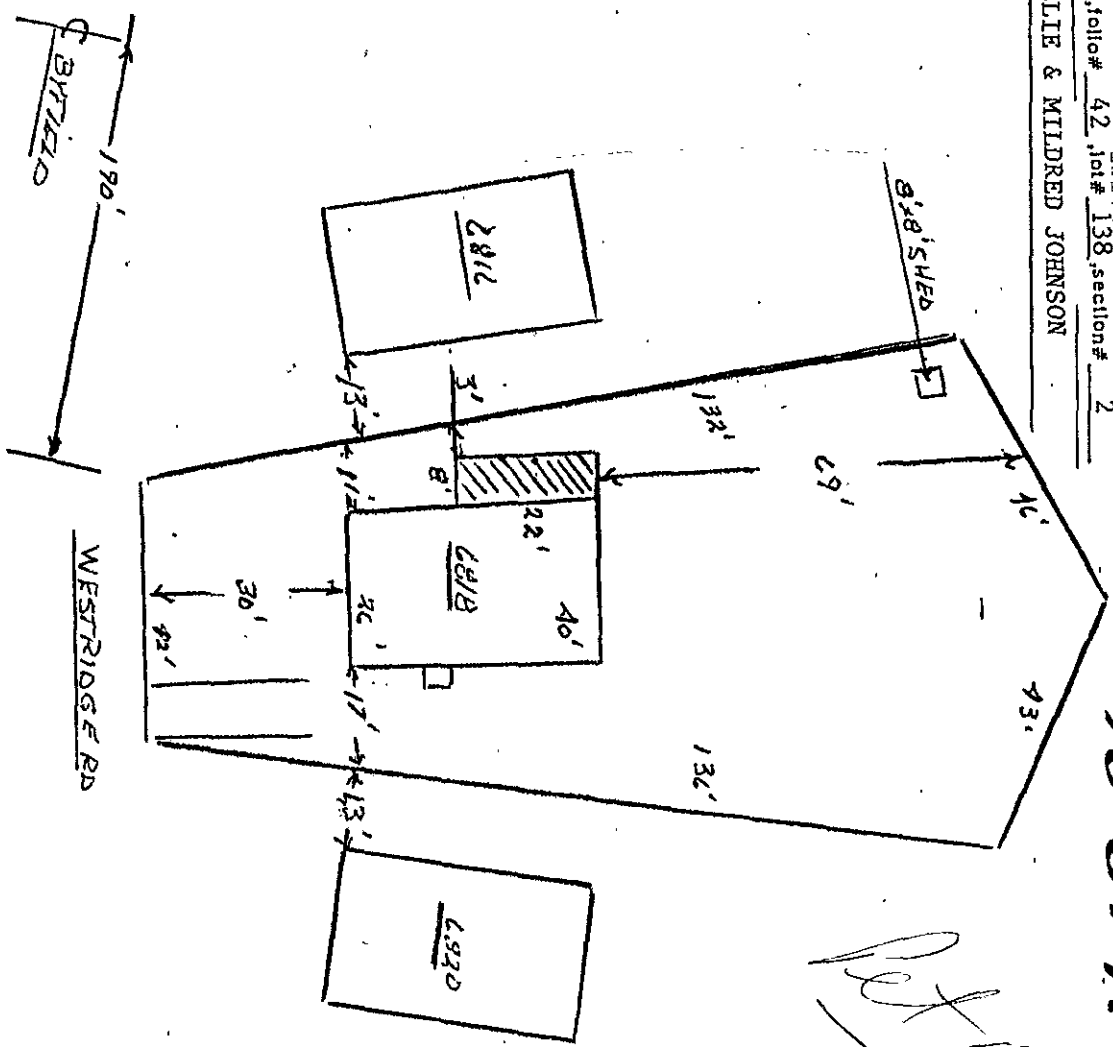
Subdivision name: CAMPFIELD GARDENS

plat book# 18, folio# 42, lot# 138, section# 2

OWNER: OLLIE & MILDRED JOHNSON

98-64-A

North
date: _____
prepared by: RLT Scale of Drawing: 1" = 30'



North
Vicinity Map
scale 1"=1000'

LOCATION INFORMATION

Election District: 03

Councilmanic District: 2

1"=200' scale map#: N.W. 5-F

Zoning: D.R. 5.5

Lot size: 206 8645
acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

4009 64 98-64-A



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.: _____ Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: _____

ADDRESS: _____

PHONE NUMBER: _____



98-64-A

Adjoining neighbors

Mr Mrs Joseph Ferebee
6820 Westbridge Rd.

Mr Mrs Dayrl Green
6816 Westbridge Rd.

Baltimore Md. 21207

98-64-A

This Deed, Made this 27th day of August

in the year one thousand ^{five} nine hundred and seventy /, by and between

JACK MECKLER and SHIRLEY MECKLER, his wife,

of Baltimore County State of Maryland

, of the first part, and

OLLIE JOHNSON and MILDRED JOHNSON, his wife,

of the second part.

Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, receipt of which is hereby acknowledged,

the said parties of the first part,

SEP -2-75	288572	***282.90
SEP -2-75	28857203	***108.90
SEP -2-75	2885710	***165.00
SEP -2-75	288570D	*****9.00

do hereby grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her personal representatives,

heirs and assigns,

in fee simple, all that

lot(s) of ground, situate, lying and being in

Baltimore County, State of Maryland, and described as follows, that is to say:—

Beginning for the same at a point on the northwesterly side of Westridge Road as laid out 50 feet wide located 506.41 feet northerly as measured along the northwesterly side of said road from the intersection formed by the extensions of the west side of Westridge Road and the north side of Southern Cross Drive and running thence south 84 degrees 33 minutes 14 seconds west 131.92 feet thence north 26 degrees 00 minutes 00 seconds west 45.67 feet thence north 26 degrees 43 minutes 02 seconds east 43.14 feet; thence south 79 degrees 21 minutes 52 seconds east 136.19 feet to the northwesterly side of Westridge Road; and thence binding on said northwesterly side by a curve to the left with a radius of 150 feet for a distance of 42.10 feet to the place of beginning.

Subject to a 5 foot easement reservation along the second and third line of this description. Being designated as Lot No. 138 on the Plat of Section Two Campfield Gardens recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 18, folio 42.

The improvements thereon being known as No. 6818 Westridge Road.

BEING the same lot of ground which by Assignment dated July 27, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4498, folio 94, was granted and assigned by Anthony C. Gambino and Sylvia J. Gambino, his wife, unto Jack Meckler and Shirley Meckler, his wife, the Grantors herein.

BEING ALSO the same lot of ground which by Deed dated April 20, 1970 and recorded among the Land Records aforesaid in Liber O.T.G. No. 5086, folio 577, was granted and conveyed by Johns Hopkins University unto John Meckler and Shirley Meckler, his wife, the Grantors herein.

JACK

SEP 2 1975

495.00 MSC

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her personal representatives

heirs and assigns,

being subject to the legal operation and effect of set backs, ^{in fee simple;} agreements, rest restrictions, etc. if any, of record.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said grantors.

TEST:

Jesse S. Weinberg
Jesse S. Weinberg

Jack Meckler
Jack Meckler [SEAL]

Shirley Meckler
Shirley Meckler [SEAL]

State of Maryland, Baltimore County

, to wit:

I HEREBY CERTIFY, That on this 27th day of August, 1975,

before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Jack Meckler and Shirley Meckler, his wife,

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

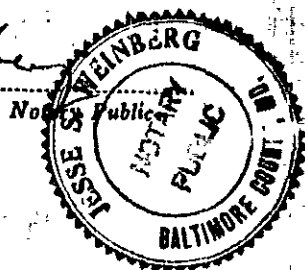
July 1, 1978

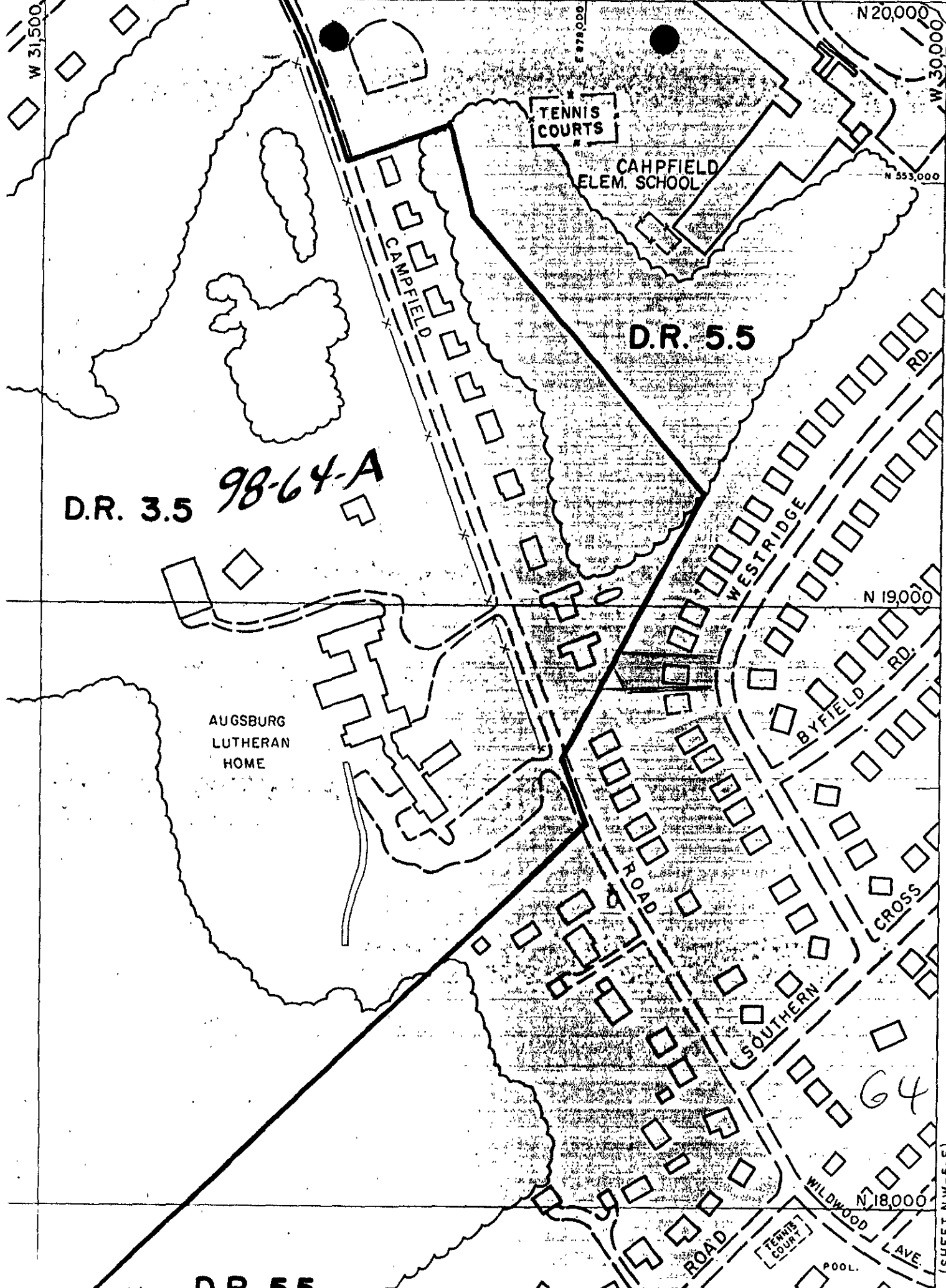
Rec'd for record SEP 2 1975 at 1189A

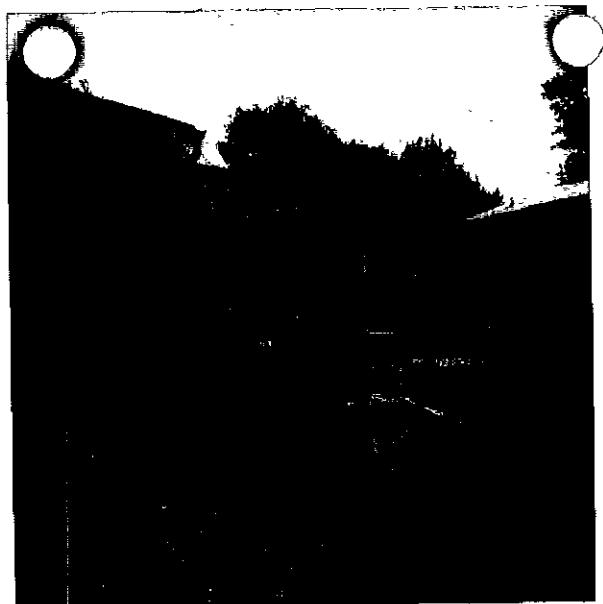
Per Elmer H. Kahline, Jr., Clerk

Mail to Ronald Meckler

Receipt No., 90







98-64-A 64.



98-64-A 64.



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	MILFORD	N.W. 5-F
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED

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9864-A



Baltimore County
Department of Permits and
Development Management

Development Process
County Office Building
111 West Chesapeake
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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 64

Petitioner: Johnson, Ollie

Location: 6818 Westridge Ct Bklt 21207

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PATIO Enclosures Inc

ADDRESS: 224 8th Ave NW

Glen Burnie MD 21061

PHONE NUMBER: 760-1919

AJ:ggs

(Revised 09/24/96)

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