

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SW/S Violette Ave., 188 ft. NW *
of Benson Avenue * ZONING COMMISSIONER
1236 Violette Avenue
13th Election District * OF BALTIMORE COUNTY
1st Councilmanic District
Ronald Thomas Smith, et ux * Case No. 98-104-A
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for an Administrative Variance for the property located at 1236 Violette Avenue in the Whittemore Park subdivision of Baltimore County. The Petition was filed by Ronald Thomas Smith and Patricia Marie Smith, his wife, property owners. Variance relief is requested from Section 504 of the Baltimore County Zoning Regulations (BCZR) and Section V.B.5.6 of the Comprehensive Manual of Development Policy (CMDP) to allow an addition with a side yard setback of 10 ft. to a tract boundary in lieu of the required 30 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.

This matter was originally filed as a Petition for Administrative Variance, pursuant to Section 26-127 of the Baltimore County Code. That section allows an owner who occupies a residentially zoned property to seek variance relief without a public hearing in certain cases. Under the administrative variance procedure, the property is posted with a sign which provides public notice of the variance request. If, within 15 days of the posting of the sign, a public hearing is requested by a property owner or resident within 1,000 ft. of the subject property, a public hearing is scheduled. In this case, the property was duly posted with notice of the administrative variance.

229
11/18/97
By *[Signature]*

A timely request for a public hearing was filed by Robert L. Hanley, Jr., Esquire, on behalf of his clients, Mr. and Mrs. John Purkey, adjoining neighbors. Thus, the matter was duly scheduled for public hearing on November 5, 1997. Neither Mr. Smith or Mrs. Smith, nor any representative on their behalf, appeared. Thus, no evidence was presented in support of the Petition.

In that the Petitioners did not appear and submit evidence, the relief requested cannot be granted. Thus, the Petition shall be dismissed, without prejudice. If the Petitioners wish for a hearing on the merits of their request, same can be requested by either filing an appeal to the County Board of Appeals, within 30 days from the date of this Order, requesting reconsideration of this Zoning Commissioner's decision, or refile the Petition for Variance.

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 dismissed without prejudice.

11/18/97
Jm. Good

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of November 1997 that a variance from Section 504 of the Baltimore County Zoning Regulations (BCZR) and Section V.B.5.6 of the Comprehensive Manual of Development Policy (CMDP) to allow an addition with a side yard setback of 10 ft. to a tract boundary, in lieu of the required 30 ft., be and is hereby DISMISSED WITHOUT PREJUDICE.

Any appeal from this decision must be taken in accordance with the applicable provisions set forth in Section 26-132 of the Baltimore County Code.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn



Baltimore County
Zoning Commissioner
Office of Planning

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

November 14, 1997

Mr. and Mrs. Ronald T. Smith
1236 Violette Avenue
Baltimore, Maryland 21229

RE: Petition for Variance
Case No. 98-104-A
Property Location: 1236 Violette Avenue

Dear Mr. and Mrs. Smith:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been dismissed without prejudice, 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
encl.

c: Robert L. Hanley, Jr., Esquire
Nolan, Plumhoff and Williams
Suite 700, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204-4528





Baltimore County
Department of Permits and
Development Management

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

October 10, 1997

Ronald and Patricia Smith
1236 Violette Avenue
Baltimore, MD 21229

Re: CASE NUMBER: 98-104-A
1236 Violette Avenue
SW/S Violette Avenue, 188' NW Benson Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Ronald Thomas Smith and Patricia Marie Smith

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case.

As informed at the time of filing your petition, it now becomes necessary to run notice of the hearing in a newspaper of general circulation. This office will place the newspaper advertising on your behalf. Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

A copy of the Notice of Hearing will be forwarded to you shortly. Upon receipt of same, you must contact one of the sign posting vendors, in order to have a new sign posted.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, stylized "A" and "J".

ARNOLD JABLON, DIRECTOR



98-104-A

97-4688

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
C. WILLIAM CLARK
E. BRUCE JONES**
STUART A. SCHADT

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800
TELEFAX: (410) 296-2765

10/8/97
JLB

JAMES D. NOLAN
(RETIRED 1980)
J. EARLE PLUMHOFF
(1940-1988)
RALPH E. DEITZ
(1918-1990)

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

WRITER'S DIRECT DIAL
823-7962

October 6, 1997

Arnold Jablon, Esq., Director
Office of Zoning Administration and
Development Management
County Office Building, 1st Floor, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Variance for 1236 Violette Avenue
Case No.: 98-104A

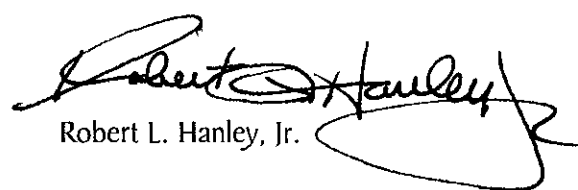
Close 10/1/97

Dear Mr. Jablon:

We are representing Mr. and Mrs. John Purkey who are neighbors of the owners of the above-named property. On their behalf, we would like to request a hearing in the above-named matter. Enclosed is our check in the amount of \$40.00 as the filing fee.

Thank you for your assistance.

Very truly yours,


Robert L. Hanley, Jr.

RLHjr/emd

enc.

cc: Mr. and Mrs. John Purkey

OCT 8 1997



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1236 Violette Ave

which is presently zoned DR5.5

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) 504, BC22 (CMOP V.B.5.6) to

allow an addition a side yard setback of 10' to tract boundary in lieu of the required 30'

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

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

Legal Owner(s).

Ronald Thomas Smith

(Type or Print Name)

Ronald Thomas Smith

Signature

PATRICIA MARIE SMITH

(Type or Print Name)

Patricia Marie Smith

Signature

1236 Violette Ave 410-262-5324

Address

Phone No

Baltimore MD 21229

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

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:

ESTIMATED POSTING DATE:



Printed with Soybean Ink
on Recycled Paper

ITEM #: 104

Affidavit in support of 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: 1236 Violette Ave
address
Baltimore MD 21229
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)

We have outgrown our home. We would like to build an 11 ft addition on the side of our home, in the place of an already existing 9 1/2 ft carport. This would leave a 10 ft setback from our property line. We cannot afford an addition on the back of our home because it would be a two story addition and double the cost of on the side 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.

Ronald Thomas Smith
(signature)
RONALD THOMAS SMITH
(type or print name)



Patricia Marie Smith
(signature)
PATRICIA MARIE SMITH
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of SEPTEMBER, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RONALD THOMAS SMITH + PATRICIA MARIE SMITH

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(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.

9/17/97
date

Frances W. Delcher
NOTARY PUBLIC

My Commission Expires: 6/1/00



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1236 Violette Ave

which is presently zoned DR5.5

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) 504, BCZR (CHOP V. B.5-b.) to allow an addition a side yard setback of 10' to tract boundary in lieu of the Required 30'

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

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

RONALD THOMAS SMITH

(Type or Print Name)

Ronald Thomas Smith

Signature

PATRICIA MARIE SMITH

(Type or Print Name)

Patricia Marie Smith

Signature

1236 Violette Ave WORK 410-260-5324
Address Phone No

Baltimore MD 21229
City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

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:

ESTIMATED POSTING DATE:



Printed with Soybean Ink
on Recycled Paper

ITEM #:

104

Affidavit in support of 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 1236 Violette Ave
address
BALTIMORE MD 21229
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)

We have outgrown our home. We would like to build an 18ft. addition on the side of our home in the place of an already existing 9 1/2 ft. carport. This would leave a 18ft. setback from our property line. We cannot afford an addition on the back of our home because it would be a two story addition and double the cost of one the side 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.

Ronald Thomas Smith
(signature)
Ronald Thomas Smith
(type or print name)



Patricia Marie Smith
(signature)
PATRICIA MARIE SMITH
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of SEPTEMBER 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RONALD THOMAS SMITH & PATRICIA MARIE SMITH

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(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.

9/17/97
date

Frances W. Decker
NOTARY PUBLIC

My Commission Expires: 6/1/00

(DATE 8-28-97)

ZONING DESCRIPTION FOR 1236 VIOLETTE AVENUE

Beginning at a point on the Southwest side of Violette Avenue which is a 50 foot right-of-way at a distance of 188 feet more or less Northwesterly of the centerline of the nearest improved intersecting street, Benson Avenue, which is a 60 foot right-of-way.

Being lot 34 block n/a, section n/a, in the subdivision of Resubdivision of a Portion of Whittemore Park as recorded in Baltimore County Plat Book 52 folio 100 containing 8612.5 sq. ft. also known as 1236 Violette Avenue and located in the 13th election district 1 Councilmanic District.



Baltimore County
Department of Permits and
Development Management

98-104-A
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County regulations require that notice be given to the general public regarding 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.: 104

Petitioner: Ronald Smith

Location: 1236 Violette Ave Balto Md 21229

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Ronald Smith

ADDRESS: 1236 Violette Ave

BALTIMORE MD 21229

PHONE NUMBER: 410-247-5686

AJ:ggs

(Revised 09/24/96)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 044256

DATE 10/14/97 ACCOUNT R001-6150

AMOUNT \$ 40.00

RECEIVED FROM: Helen Rumboltz & Williams

FOR: Request for Hearing 98-104

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESSED 10/16/97 10:16 AM
BY: CASHIER JPT, JAR 10/16/97
5 MISCELLANEOUS CASH RECEIPT
Permit # 01613
CR NO. 044256

40.00 DOLLARS
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 044256

DATE 10/14/97 ACCOUNT R001-6150

AMOUNT \$ 40.00

RECEIVED FROM: Helen Rumboltz & Williams

FOR: Request for Hearing 98-104

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESSED 10/16/97 10:16 AM
BY: CASHIER JPT, JAR 10/16/97
5 MISCELLANEOUS CASH RECEIPT
Permit # 01613
CR NO. 044256

40.00 DOLLARS
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

98-104-A

042796

DATE 19 Sept 97 ACCOUNT R-001-6150
104
AMOUNT \$ 50.00

RECEIVED
FROM:

RONALD Smith

FOR:

ARM - Variance

1230 Violette Ave

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
9/19/1997 9/19/1997 10:35:02

REG 4601 CASHIER CLERK DRWUP

MISCELLANEOUS CASH RECEIPT

Receipt # 022352

CR NO. 042796

DEL

50.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

98-104-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 16, 19 97

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 Oct. 16, 19 97.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

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: #98-104-A
1236 Violette Avenue
SW/S Violette Avenue, 188'
NW Benson Avenue
13th Election District
1st Councilmanic
Legal Owner(s):
Ronald Thomas Smith and

Patricia Marie Smith

Variance: to allow an addition a side yard setback of 10 feet to tract boundary in lieu of the required 30 feet.

Hearing: Wednesday, November 5, 1997 at 9:00 a.m. in Room 407 Courts Bldg., 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.

10/279 Oct. 16 C181912

CERTIFICATE OF POSTING**RE: Case No.: 98-104-A****Petitioner/Developer:
(Ronald Smith)
Date of Hearing/Closing:
(Oct. 14, 1997)****Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204****Attention : Ms. Gwendolyn Stephens****Ladies and Gentleman:**

**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 _____**

__1236 Violette Ave. Baltimore Maryland 21229__

**The sign(s) were posted on _____ Sept 26, 1997 _____
(Month, Day, Year)**

Sincerely,

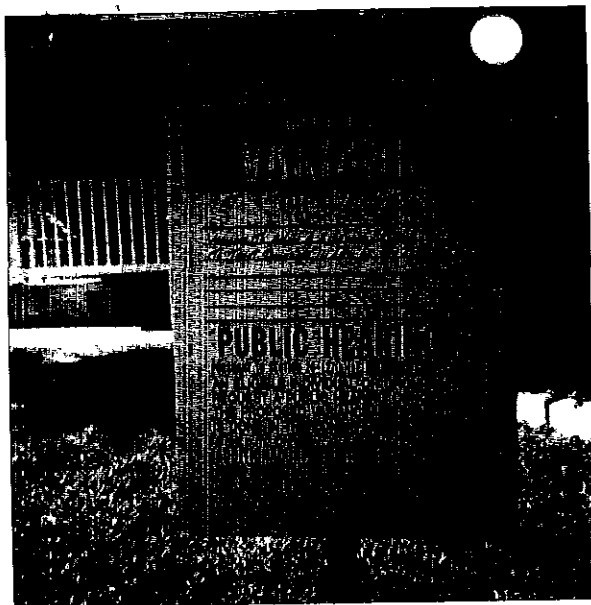
Thomas P. Ogle 9/26/97
(Signature of Sign Poster & Date)

_____**Thomas P. Ogle, Sr.**_____

_____**325 Nicholson Road**_____

_____**Baltimore, Maryland 21221**_____

_____**(410)-687-8405**_____
(Telephone Number)



98-104-A

CERTIFICATE OF POSTING

RE: Case No.: # 98-104-A
Petitioner/Developer:
(Ronald Smith)
Date of Hearing/~~Closing~~:
(Nov. 5, 1997)

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

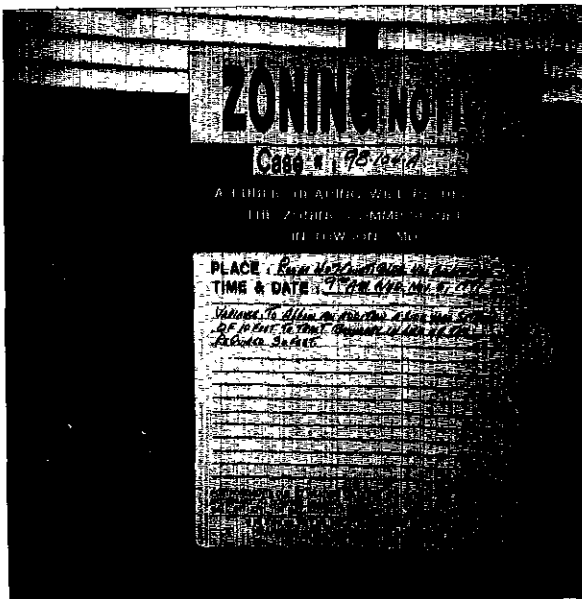
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

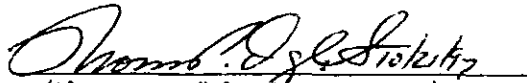
This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____

____1236 Violette Avenue Baltimore Maryland 21229_____

The sign(s) were posted on _____ Oct. 21, 1997 _____
(Month, Day, Year)



Sincerely,


(Signature of Sign-Poster & Date)

____Thomas P. Ogle, Sr._____

____325 Nicholson Road_____

____Baltimore, Maryland 21221_____

____(410)-687-8465_____
(Telephone Number)

98-104-A

98-104-A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 29 Sept 1997

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

ZONING NOTICE**ADMINISTRATIVE
VARIANCE****Case No.:** 98-104-A

Variance to allow a side yard setback
of 10' to Tract Boundary in lieu of the
Required 30'

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**

***** 14 Oct 1997

**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 25, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-104-A
1236 Violette Avenue
SW/S Violette Avenue, 188' NW Benson Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Ronald Thomas Smith and Patricia Marie Smith
Post by Date: 09/29/97
Closing Date: 10/14/97

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.

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

Arnold Jablon
Director

cc: Ronald and Patricia Smith





Baltimore County
Department of Permits and
Development Management

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

October 10, 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: 98-104-A
1236 Violette Avenue
SW/S Violette Avenue, 188' NW Benson Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Ronald Thomas Smith and Patricia Marie Smith

Variance to allow an addition a side yard setback of 10 feet to tract boundary in lieu of the required 30 feet.

HEARING: WEDNESDAY, NOVEMBER 5, 1997 at 9:00 a.m. in Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Ronald and Patricia Smith
Robert L. Hanley, Jr.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 21, 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.

TO: PUTTUXENT PUBLISHING COMPANY
October 16, 1997 Issue - Jeffersonian

Please forward billing to:

Ronald Smith
1236 Violette Avenue
Baltimore, MD 21229
410-247-5686

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: 98-104-A
1236 Violette Avenue
SW/S Violette Avenue, 188' NW Benson Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Ronald Thomas Smith and Patricia Marie Smith

Variance to allow an addition a side yard setback of 10 feet to tract boundary in lieu of the required 30 feet.

HEARING: WEDNESDAY, NOVEMBER 5, 1997 at 9:00 a.m. in 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

October 10, 1997

Mr. and Mrs. Ronald Smith
1236 Violette Avenue
Baltimore, MD 21229

RE: Item No.: 104
Case No.: 98-104-A
Petitioner: Ronald Smith, et ux

Dear Mr. and Mrs. Smith:

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 September 18, 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, reading "Carl Richards, Jr.", is written over a circular stamp. The stamp contains the text "BALTIMORE COUNTY" and "ZONING SUPERVISOR".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

98-104-A

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 9/26/97
Item No. 104 CAM

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,

Cindy M. Webb

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

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/6/97FROM: R. Bruce Seeley
Permits and Development Review
DEPRMSUBJECT: Zoning Advisory Committee
Meeting Date: Sep 29, 1997

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

Item #'s:

99

100

101

102

103

104

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: October 1, 1997

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

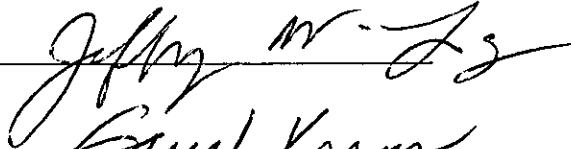
SUBJECT: Zoning Advisory Petitions

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

Item Nos. 95, 96, 100, 101, 103, 104 and 107

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:



Division Chief:



AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: October 7, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for October 6, 1997
Item Nos. 099, 100, 101, 102, 103,
104, 107
Case 97-65-A (Perry Hall Farms)
Case CR-96-270-A (Hollins Ferry Road
Senior Housing/ACC)

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	LANDOWNE	S.W. 4-C
DATE OF PHOTOGRAPHY JANUARY 1986		

W 18,000 S 12,000

E 894,000

N 521,000

D.R. 5.5

SW4C

S 13,000

TAYLOR BENSON
AVE.

VIOLETTE
AVE.
AVENUE

ML-1M

S 14,000

(SHEET SW-4-D)

Plat to accompany Petition for Zoning Variance ☒ Special Hearing

PROPERTY ADDRESS: 1236 VIOLETTE AVENUE

Subdivision name: WHITTEMORE PARK

plat book# 52, folio# 100, lot# 34, section#

WARREN E. & LINDA DOWNEY
7981/573

JIN HOON & JI SOON JUNG
8456/722

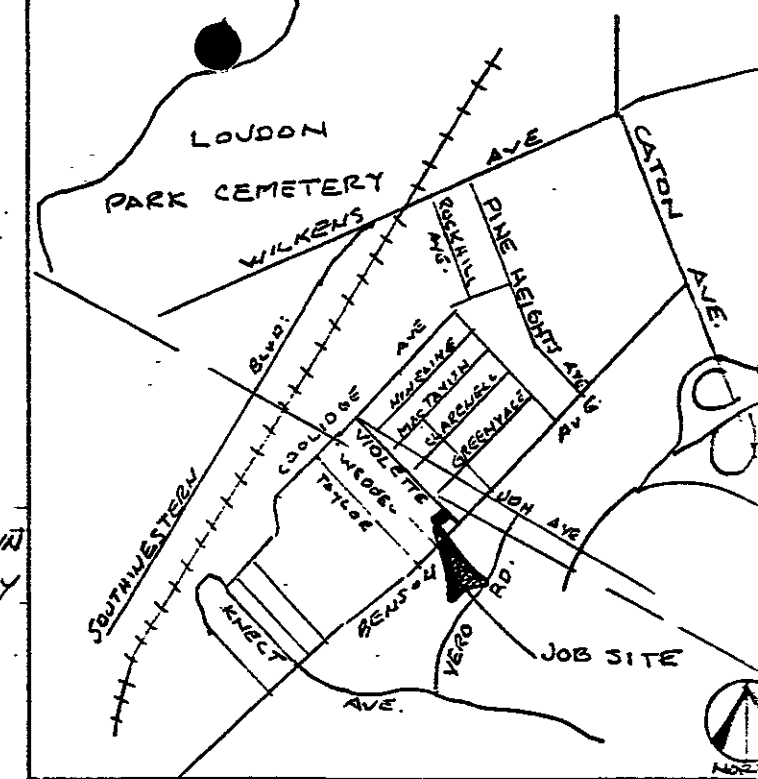
OWNER: RONALD T. & PATRICIA M. SMITH

LOT 35

LOT 36

DEED REF. 7617/625

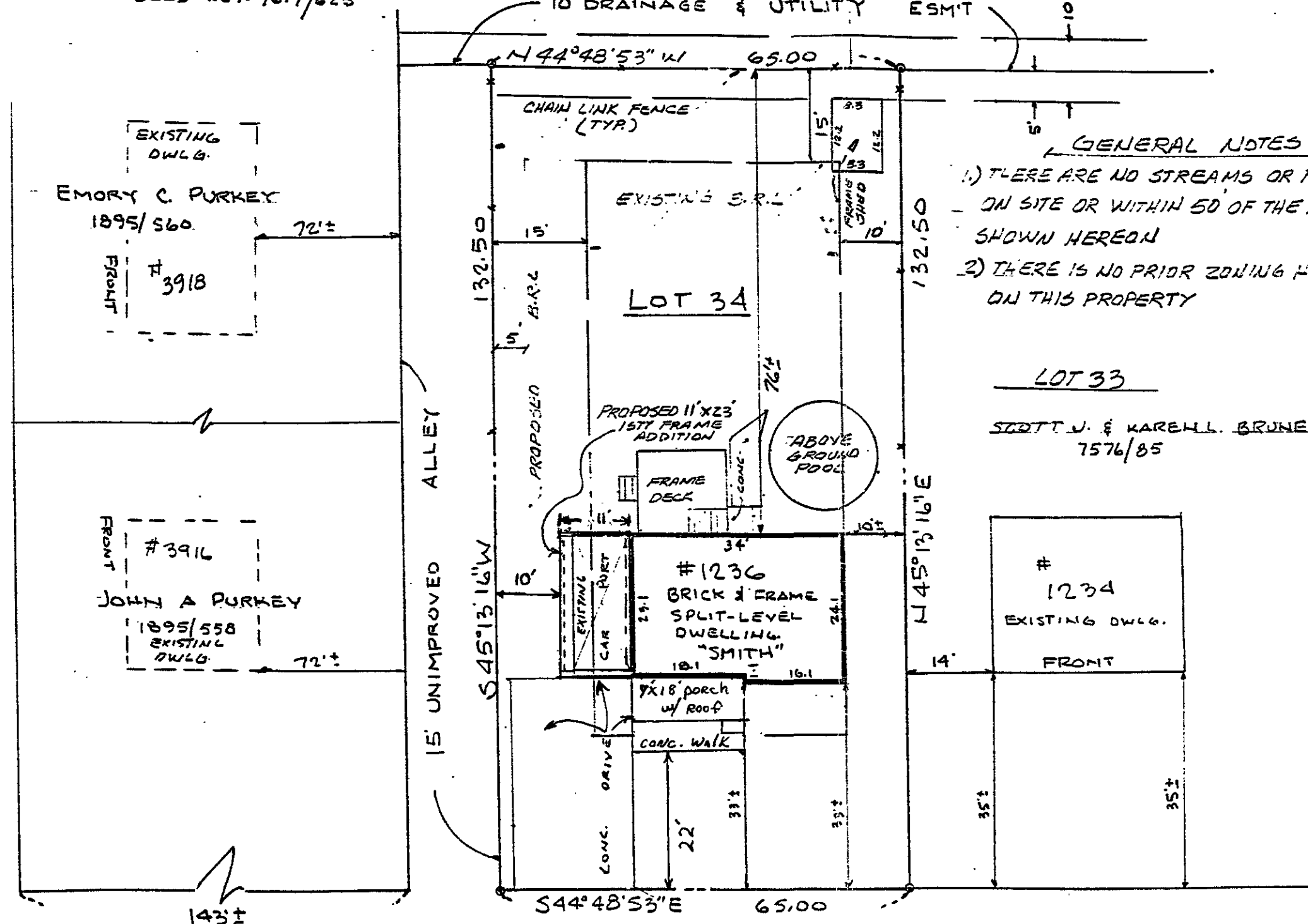
10' DRAINAGE & UTILITY ESM'T



VICINITY MAP
SCALE 1" = 2000'

NOTE: WE WOULD LIKE TO REMOVE THE EXISTING CARPORT AND BUILD A 11.00 FOOT ADDITION TO HIS HOUSE. THE ADDITION WILL BE 10.00 FEET OFF PROPERTY LINE

BENSON AVENUE



GENERAL NOTES

- 1) THERE ARE NO STREAMS OR FLOODPLAIN ON SITE OR WITHIN 50' OF THE PROPERTY SHOWN HEREON
- 2) THERE IS NO PRIOR ZONING HISTORY ON THIS PROPERTY

LOT 33

STOTT, J. & KAREHL, BRUNELLE
7576/85

VIOLETTE AVENUE
(50' R/W 24' PAVING)

LOCATION INFORMATION

Election District: 13

Councilmanic District: 1

1"=200' scale map#: SW 4C

Zoning: DR S.S

Lot size: 0.1977[±] acreage 8612.54[±] square feet

SEWER: ☒ ☐
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings:

96 37619

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

104

98-104-A



SCALE 1" = 20'