IN RE: PETITION FOR ADMIN. VARIANCE S/S Third Avenue, 200' W of the c/l Baltimore Avenue (117 Third Avenue) 13th Election District 1st Councilmanic District Kenneth D. Beckelhimer, Jr. Petitioner	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 99-127-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Kenneth D. Beckelhimer, Jr. The Petitioner seeks relief from Sections 1B02.3.C.1, 303.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (porch/deck) with a front setback of 0 feet in lieu of the required 9.75 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Pursuant to Section 26-127 of the Baltimore County Code, the Petitioner filed his request through the administrative variance process which permits review and approval of variance requests by the Zoning Commissioner without the necessity of a public hearing. In such a case, the property is posted to advise the public of the requested relief for 15 days during which time any property owner living within 1000 feet of the property in question can request a hearing. In this case, a request for hearing was timely filed by Theresa Lowry on behalf of the Lansdowne Improvement Association, Inc. Thus, the matter was thereafter scheduled for a public hearing.

Appearing at the hearing on behalf of the request were Kenneth D. Beckelhimer, Jr., property owner, and Edward W. Hofman. Appearing as Protestants in the matter were Rosemary

Miller, Theresa M. Lowry, and Patricia Snyder, all residents of the area who are involved in various community associations in Lansdowne. Also appearing as an interested party was Matt Taylor, a feature writer with the Arbutus Times. There were no other interested parties present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 2500 sq.ft., zoned D.R.5.5, and is improved with a two-story dwelling. Mr. Beckelhimer has resided on the property for the past 14 years with his wife and their two children. Over the years, improvements have been made to the dwelling, including a one-story addition with an attached enclosed porch and a covered porch to the rear of the dwelling. Recently, Mr. Beckelhimer constructed a new porch on the front of his home, over the existing front steps and old porch. The new porch is covered at the front door entrance and provides an open deck area which extends beyond the covered area and further out towards Third Avenue. Photographs submitted show that that the steps leading up to the deck area and porch abut the sidewalk that runs along Third Avenue. Mr. Beckelhimer testified that he was not sure that a permit was necessary until he was advised by a Code Enforcement Inspector that one was required. He testified that he does not have a big back yard and that he and his wife like to sit out front and watch the children play. Therefore, they decided to enlarge the existing front porch to provide more room.

As noted above, Rosemary Miller, Theresa Lowry and Patricia Snyder appeared in opposition to the Petitioners' request. These ladies believe that the porch and steps attached thereto are too close to the sidewalk and Third Avenue, and that the Petitioners should maintain the required setbacks. They further testified that in their opinion, the subject porch is not in character and keeping with other porches in the neighborhood, and thus, the relief requested should be denied.

An area variance may be granted where strict application of the zoning regulations

would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). In order to prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
>
> 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
>
> 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to deny the variance requested. However, it is clear that practical difficulty or unreasonable hardship will result if a modification of the relief requested is not granted. Thus, a variance shall be granted to allow the Petitioner to modify the porch as follows: The main area of the porch and deck shall be permitted to remain as they presently exist; however, the steps attached thereto shall be relocated to the left of the porch, parallel to the front foundation of the dwelling. In this manner, access to the porch will be from the brick parking pad and not the sidewalk. In my view, the granting of this modified relief will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance, as modified, shall be granted.

THEREFORE, IT IS ORDERED by this Deputy Zoning Commissioner for Baltimore County this 13th day of January, 1999 that the Petition for Variance seeking relief from Sections 1B02.3.C.1, 303.1 and 301.1.A of the Baltimore County Zoning Regulations

(B.C.Z.R.) to permit an open projection (deck) with a front setback of 0 feet in lieu of the required 9.75 feet, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and

IT IS FURTHER ORDERED that the existing porch/deck area shall be permitted to remain as it presently exists; however, the steps leading thereto shall be relocated to the left side of the porch, parallel with the front face of the dwelling, so that access to same is from the brick parking pad area and not the front sidewalk.

IT IS FURTHER ORDERED that the steps shall be relocated within thirty (30) days of the date of this Order.

The Petitioners shall have thirty (30) days from the date of this Order to file an appeal of this decision.

Timothy Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 1/13/99
By

Baltimore County
Zoning Commissioner
Office of Planning

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

January 12, 1999

Mr. Kenneth Beckelhimer, Jr.
117 Third Avenue
Baltimore, Maryland 21227

RE: PETITION FOR VARIANCE
S/S Third Avenue, 200' W of the c/l Baltimore Avenue
(117 Third Avenue)
13th Election District – 1st Councilmanic District
Kenneth D. Beckelhimer, Jr. - Petitioner
Case No. 99-127-A

Dear Mr. Beckelhimer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied, and modified relief granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Edward Hofman
4215 Grace Court, Baltimore, Md. 21226

Ms. Rosemary Miller, 135 Hazel Avenue, Baltimore, Md. 21227
Ms. Theresa M. Lowry, 2517 Hammonds Ferry road, Baltimore, Md. 21227
Ms. Patricia R. Snyder, 3215 Third Avenue, Baltimore, Md. 21227
People's Counsel; Case File

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 117 Third Ave

which is presently zoned DR5.5

This Petition shall be filed with the Dept. 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) 1B02.3.C.1, 303.1 & 301.1.A.

To allow an open projection a setback of 0' in lieu of the required 9.75'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) We don't have 10 foot clearance to meet zoning law on either side of property

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)

Kenneth Beckelhimer Jr.

(Type or Print Name)

x Kenneth P Beckelhimer

Signature

(Type or Print Name)

Signature

117 Third Ave 410 247-7632

Address Phone No

Balto MD 21227

City State Zipcode

Name, Address and phone number of representative to be contacted

Edward Hoffman

Name

4215 Grace Ct. 410 ~~355~~ 227-6994

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 #: 127

99-127-A

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 117 THIRD AVE
address

BALTO MD 21227
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 DON'T HAVE THE 10 FOOT CLEARANCE NEEDED TO MAKE ZONING LAW ON either SIDE of PROPERTY.

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.

Kenneth D. Beckelhimer
(signature)
KENNETH D. Beckelhimer
(type or print name)

(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of September, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

in my presence Kenneth Beckelhimer

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.

9/23/98
date

NOTARY PUBLIC

My Commission Expires:

Sondra F. Diggs
Notary Public State of Maryland
My Commission Expires November 1, 2001

A-151-99

117 Third Ave

Beginning at a point on the South side of Third Avenue approximatley 200' from the ℄ of Baltimore Avenue. Being Lot 329 Block 10 in the subdivision of Lansdowne as recorded in Baltimore County Plat Book #1 Folio 49 Containing 2500 ± and located in the 13th Election District, 1st Councilmatic District

99-127-A

R7

BALTIMORE COUNTY, MAR. ND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 054733

DATE 25 Sept 98 ACCOUNT R-001-6150

CAM

127 AMOUNT $ 50.00

RECEIVED FROM: Ed Hofman (Petitioner Beckelhimer)

FOR: Variance App Admin

117 Third Ave

99-127-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
9/28/1998 9/25/1998 14:39:13
REG WS06 CASHIER MARL MRW DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 042099
CR NO. 054733
50.00 CASH
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/4, 1998

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 10/29, 1998

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

NOTICE OF ZONING 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: #99-127-A
117 Third Avenue
S/S Third Avenue, 200' E of centerline Baltimore Avenue

[redacted]
1st Councilmanic District
Legal Owner(s):
Kenneth Bachelhimer, Jr.

Administrative Variance: to allow an open projection a setback of zero feet in lieu of the required 9.75 feet.

Hearing: Tuesday, November 17, 1998 at 10:00 a.m., in Room 407, County 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.

10/29 Oct. 29 [redacted]

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 060710

DATE 10 15 98

ACCOUNT R 001 6150

AMOUNT $ 40.00

RECEIVED FROM: Lansdowne Improvement Association

FOR: Complaint Deemed for Hearing #99-272-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

ok per Stanley

CASHIER'S VALIDATION

PAID RECEIPT
PROCESS 06108 TBF
10/15/1998 10/15/1998 [illegible]
REF 060 [illegible]
5 MISCELLANEOUS CASH RECEIPT
[illegible]
[illegible]
Baltimore County, Maryland

P.P. Sign 12/9

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/29/, 1998

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 10/29/, 1998

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

NOTICE OF ZONING 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: #98-127-A
117 Third Avenue
S/S Third Avenue, 200' E of centerline Baltimore Avenue
13th Election District
1st Councilmanic District
Legal Owner(s):
Kenneth Beckelhimer, Jr.
Administrative Variance: to allow an open projection a setback of zero feet in lieu of the required 9.75 feet.
Hearing: Tuesday, November 17, 1998 at 10:00 a.m., in Room 407, County 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.

10/528 Oct. 29 C269666

P.P. reset for 12/9

ZONING NOTICE

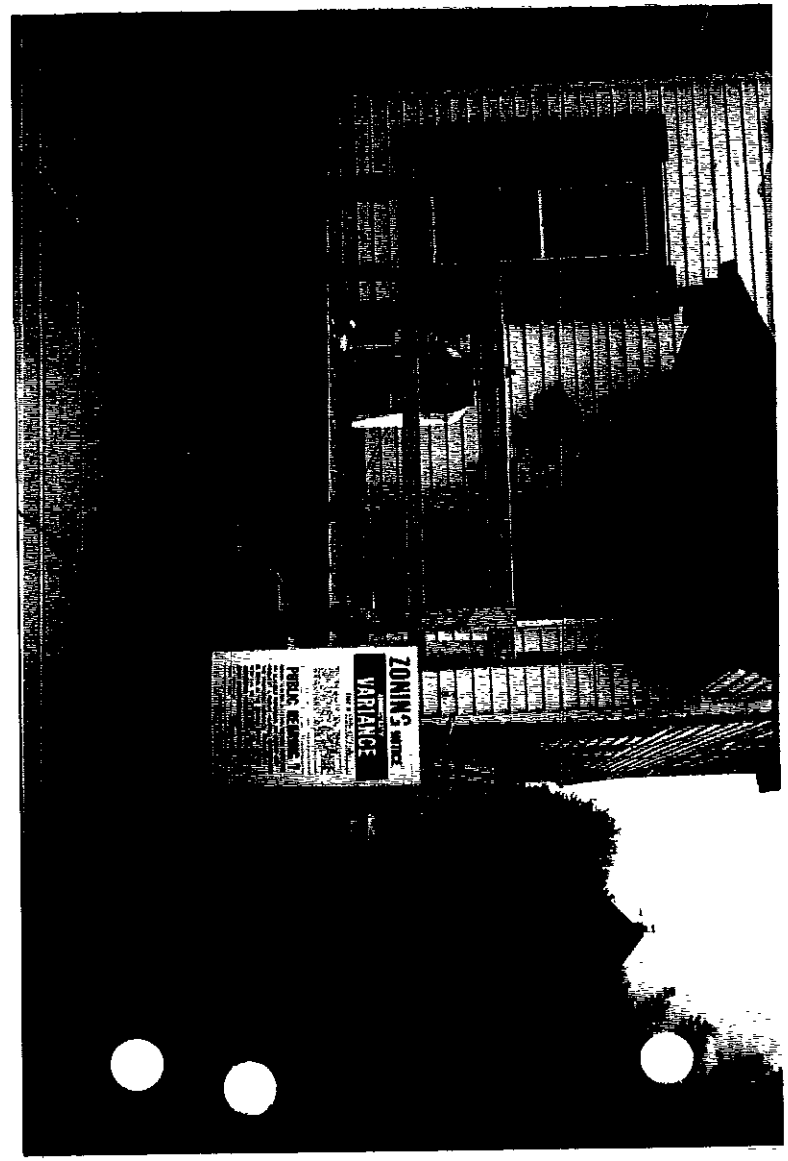
ADMINISTRATIVE VARIANCE

CASE # 99-127-A

TO PERMIT AN OPEN PROJECTION A SETBACK OF "0" FT. IN LIEU OF THE REQUIRED 9.75 FT.

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 IT [illegible] ZONING OFFICE BEFORE [illegible] ADDITIONAL INFORMATION IS AVAILABLE AT [illegible]



CERTIFICATE OF POSTING

RE: Case No.: 99-127-A

Petitioner/Developer: BECKELHIMER

Date of Hearing/Closing: 10-19-98

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 #117 THIRD AVENUE "LANSDOWNE".

The sign(s) were posted on 10-3-98
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

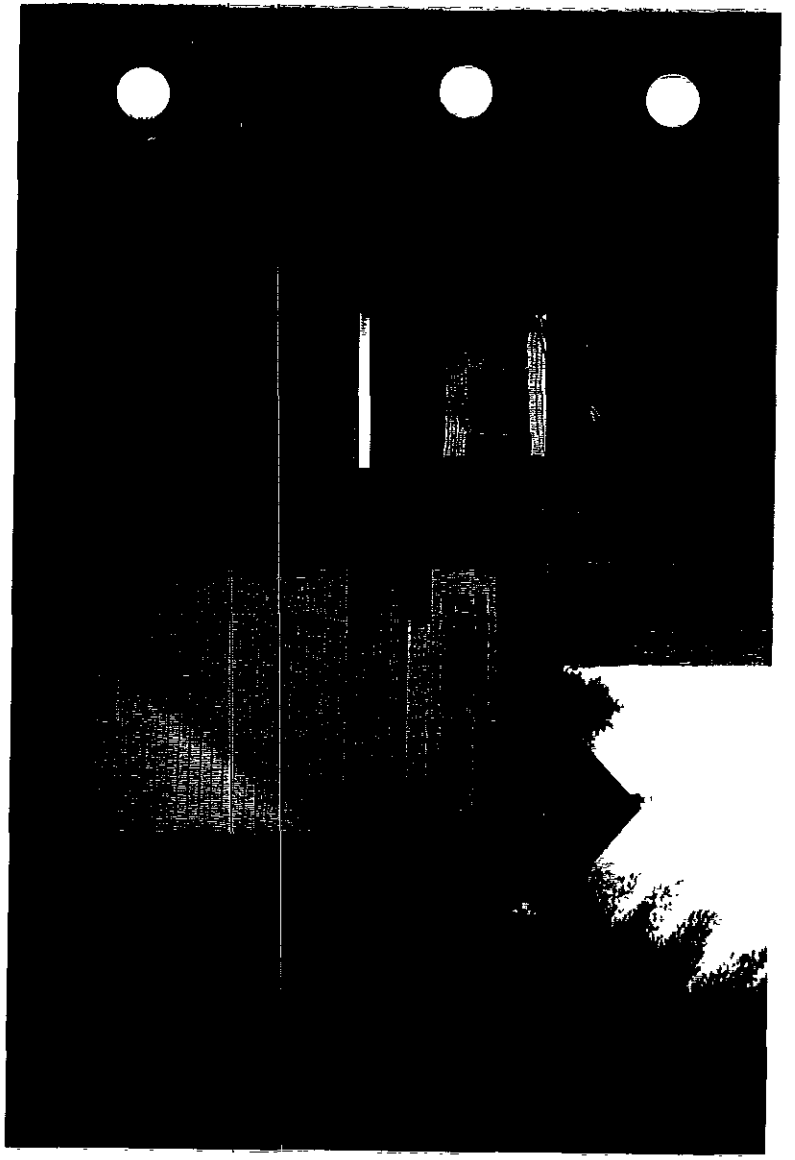
GARLAND E. MOORE
(Printed Name)

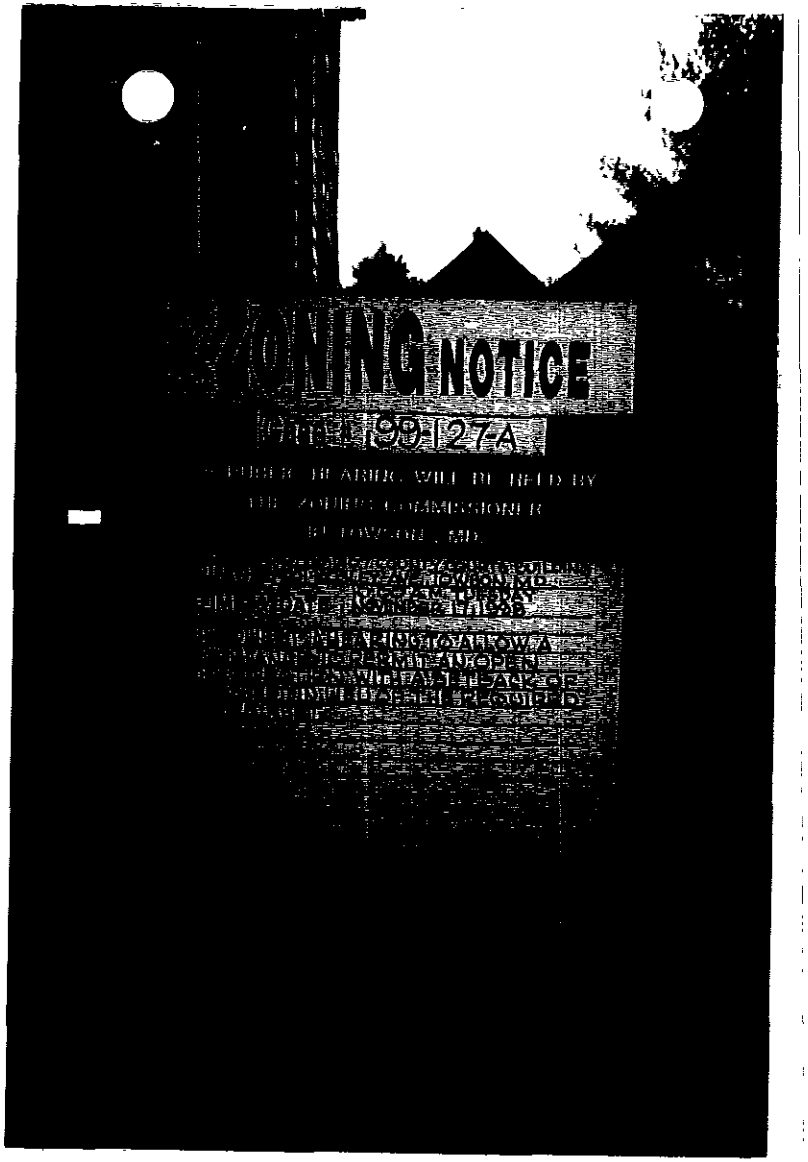
3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

9/96
cert.doc




ZONING NOTICE
CASE #99-127-A

CERTIFICATE OF POSTING

RE: Case No.: 99-127-A

Petitioner/Developer: ED HOFMAN AND JACKIE HOFMAN

Date of Hearing/Closing: 11-17-98

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 #117 THIRD AVENUE LANSDOWNE MD.

The sign(s) were posted on NOV. 1ST 1998
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

RECEIVED
NOV 4 1998

9/96
cert.doc

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 20, 1998

NOTICE OF ZONING 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: 99-127-A
117 Third Avenue
S/S Third Avenue, 200' E of centerline Baltimore Avenue
13th Election District – 1st Councilmanic District
Legal Owner: Kenneth Beckelhimer, Jr.

Administrative Variance to allow an open projection a setback of zero feet in lieu of the required 9.75 feet.

HEARING: Tuesday, November 17, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

c: Kenneth Beckelhimer, Jr.
Edward Hofman
Lansdowne Improvement Association, Inc.

NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 2, 1998.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
October 29, 1998 Issue - Jeffersonian

Please forward billing to:
Edward Hofman
4215 Grace Court
Baltimore, MD 21226

410-355-4732
410-227-6994 (work)

NOTICE OF ZONING 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: 99-127-A
117 Third Avenue
S/S Third Avenue, 200' E of centerline Baltimore Avenue
13th Election District – 1st Councilmanic District
Legal Owner: Kenneth Beckelhimer, Jr.

Administrative Variance to allow an open projection a setback of zero feet in lieu of the required 9.75 feet.

HEARING: Tuesday, November 17, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

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.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99-127 -A Address 117 Third Ave

Contact Person: KATE MILTON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 25 Sept 98 **Posting Date:** 4 Oct 98 **Closing Date:** 19 Oct 98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99-127 -A Address 117 Third Ave

Petitioner's Name Beckelhimer Telephone 410 227-6994 Ed Hoffman

Posting Date: 25 Sept 98 **Closing Date:** 19 Oct 98

Wording for Sign: To Permit an open projection a setback of 0' in lieu of the Required 9.75'

127

WCR - Revised 7/2/98

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 127

Petitioner: Kenneth D. Beckelhimer

Address or Location: 117 Third Ave Balto MD 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: Edward Holman

Address: 4215 Grace Ct.
Balto MD 21236

Telephone Number: 410 355-4731 - wk. 410 227-6994

Revised 2/20/98 - SCJ

99-127-A 127

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 28, 1998

Theresa Lowry, Zoning Chairman
Lansdowne Improvement Association, Inc.
2517 Hammonds Ferry Road
Baltimore, MD 21227

Dear Ms. Lowry:

RE: Postponement, Case Number 99-127-A, 117 Third Avenue

The above matter, previously assigned to be heard on November 17, 1998 has been postponed at your request.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so.

If the property has been posted with notice of the hearing date, as quickly as possible a notice of postponement should be affixed to the sign(s). Then, upon notification of the new hearing date, such sign(s) must be changed to give notice of the new hearing date.

Very truly yours,

Arnold Jablon
Director

AJ:scj

c: Kenneth Beckelhimer, Jr.
Edward Hofman

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 4, 1998

Theresa Lowry, Zoning Chairman
Lansdowne Improvement Association, Inc.
2517 Hammonds Ferry Road
Baltimore, MD 21227

Dear Ms. Lowry:

RE: Case Number 99-127-A, 117 Third Avenue

The above matter, previously assigned to be heard on November 17, 1998 has been **rescheduled** for **Wednesday, December 9, 1998 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue**.

The new hearing date and time should be affixed to the hearing notice sign posted on the property as soon as possible.

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

Arnold Jablon
Director

AJ:scj

c: Kenneth Beckelhimer, Jr.
Edward Hofman

FORMAL DEMAND FOR HEARING

CASE NUMBER: 99-127A

Address: 117 Third Ave

Petitioner(s): Lansdowne Imp. Assoc. Inc

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Lansdowne Improv. Assoc. Inc.
Name - Type or Print

( ) Legal Owner OR (✓) Resident of

Lansdowne Imp. Assoc. Inc.
Address

2517 Hammonds Ferry Rd 21227
City State Zip Code

410-242-4197
Telephone Number

which is located approximately 1800 *feet from the property, which is the subject of the above petition,* ***do hereby formally demand that a public hearing be set in this matter.***
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Mary Ann Lory 10/14/98
Signature Date

Signature Date
Revised 9/18/98 - wcr/scj

10/15 ~~OK~~ per Stanley Shapiro

The Lansdowne Improvement Association

October 14, 1998

To whom it may concern

We are respectfully requesting a hearing on the following property who are requesting a varience.

We can be contacted at 242-4197. or 247-2325.

117 Third Ave
Case No.
99-127A

Respectfully
Theresa Lowry
Zoning Chairperson

135 Hazel Ave. Lansdowne, MD. 21227

10/15 → 10:05 A.M. to ~~Went to~~ Cashier with receipt
11:00 → Hasn't come back yet!

The Lansdowne Improvement Association

November 9, 98
2517 Hammonds Ferry
Balto., Md 21227

Baltimore County
Dept. of Permits &
Development Mgt.
Director Dept.

Refer case No. 99-127A
117 Third Avenue

Dear Sir.

Please be advised, we are respectfully requesting a refund of ($40.00) Forty Dollars, as we firmly believe a hearing should not have been advised to a person, who has violated the standards - the rest of us must live by. Thank you, for understanding our position.

Respectfully

135 Hazel Ave. Lansdowne, MD. 21227

10/23 [redacted] TO [redacted] OK

Lansdowne Improv. Assoc. Inc.

Attention: Mr Arnold Jablon
Director
Balto. County Dept of Permits
And Development Managements
Fax: 887-5708 - Phone 887-3353

Reper Case #99-127-A
117 Third Avenue
Balto 21227, 2919, Md.
Legal Owner Kenneth Beckelhimer Jr.

Please be advised - on November 17, I will be out of state - and I am requesting on behalf of the Lansdowne Improv. Assoc. Inc. A new date for the hearing on this matter. Please advise.

Respectfully,
Theresa Leary
Zoning Chairman LIA.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
KENNETH Dale Beckelhimer	117 THIRD AVENUE
EdWARD W HOFMAN	4215 Grace et Baltimore 21226

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Rosemary Miller (Miller's Husband's president)	135 Hazel Ave Balto 21227
Theresa M. Lowry (Landsdowne zoning chair)	2517 Hammonds Ferry Rd 21227
Patricia R. Snyder	3245 Third Ave. Balto. Md. 21227
Matt Taylor Arbutus Times	757 Frederick Road Catonsville 21228

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

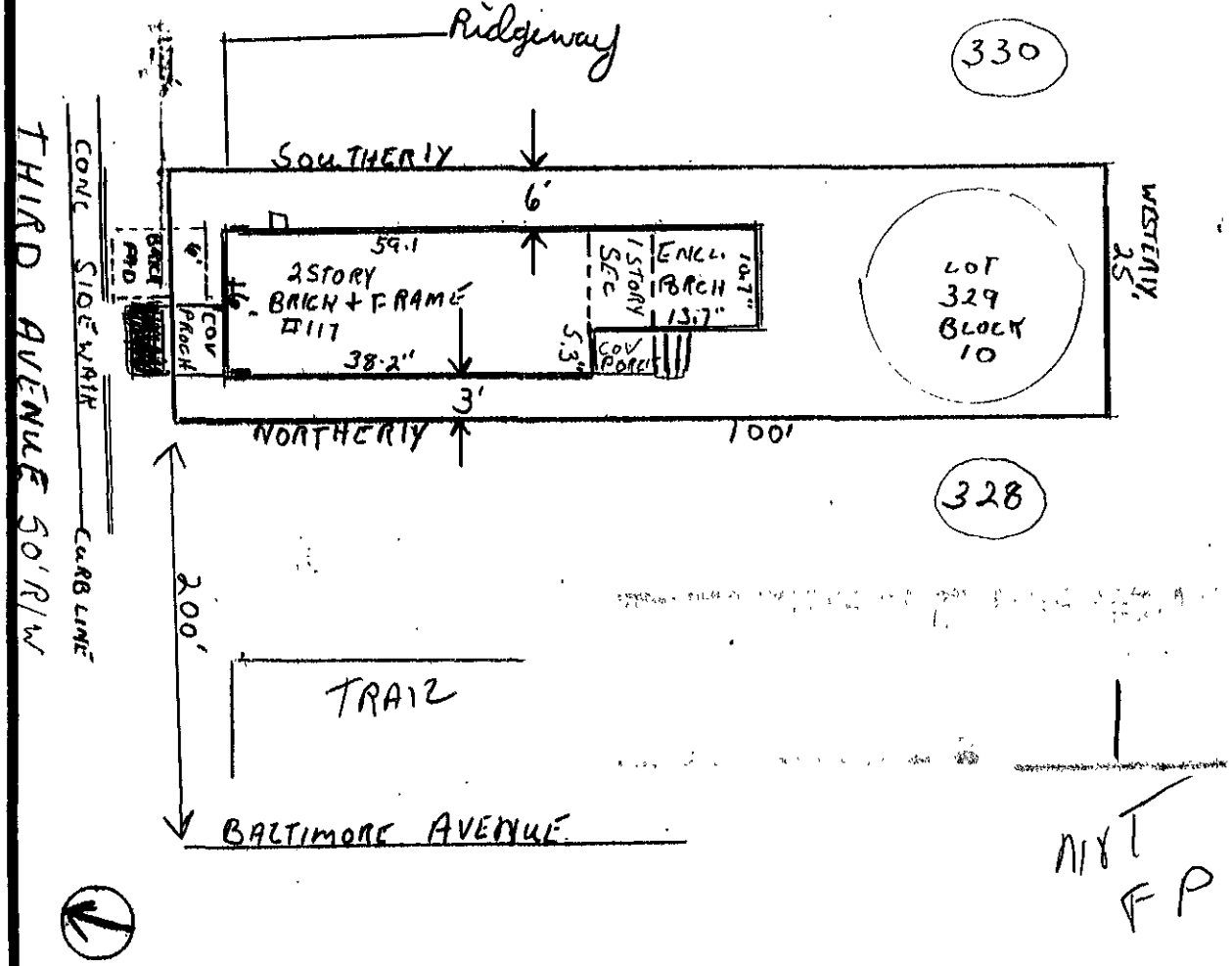
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 117 THIRD AVE.

Subdivision name: LANSDOWNE

plat book# 1, folio# 49, lot# 329, section# ____

OWNER: Kenneth D. Beckelhimer JR.

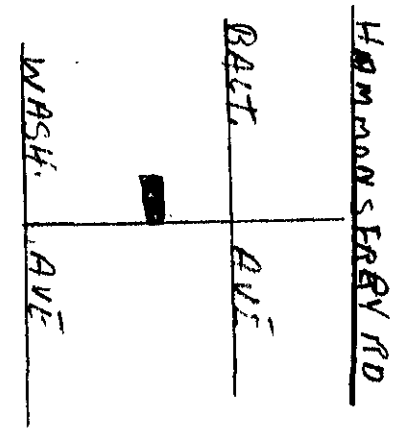


North

date: 9-25-98

prepared by: EWH

Scale of Drawing: 1" = 20'



North

Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Election District: 13

Councilmanic District: 1

1" = 200' scale map#: SW5-C

Zoning: DR 5.5

Lot size: 25 X 100 / 2500
acreage / square feet

	public	private
SEWER:	✓	
WATER:	✓	

	yes	no
Chesapeake Bay Critical Area:		✓

Prior Zoning Hearings:

NONE KNOWN

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
	127	

99-127-A

2 sides

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 (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.: _____

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: _____

ADDRESS: _____

_____

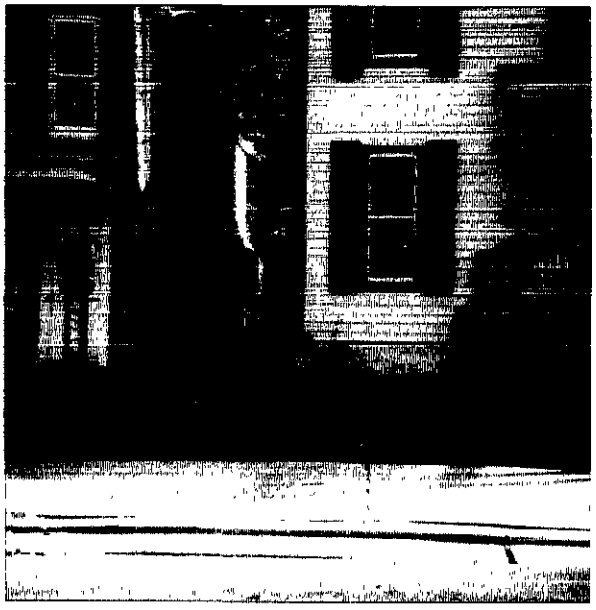
PHONE NUMBER: _____

AJcggs

(Revised 09/24/96)

A-251-PP

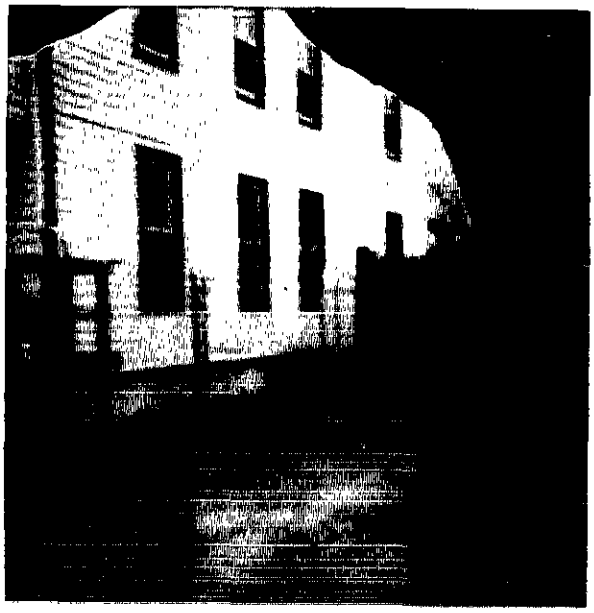
2

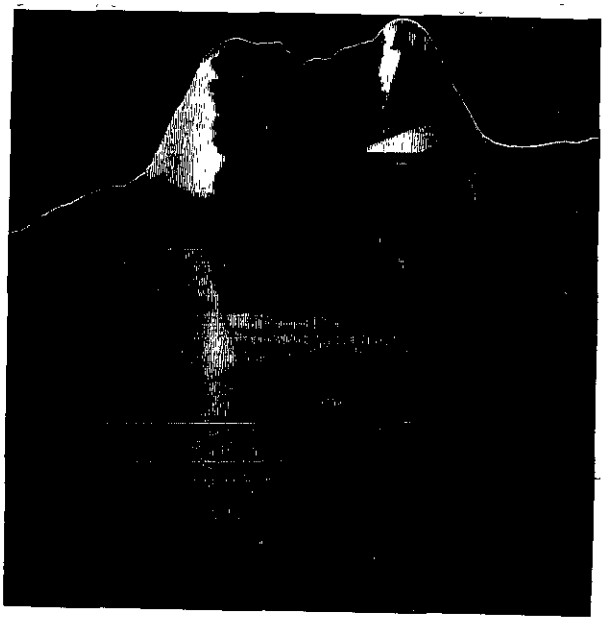


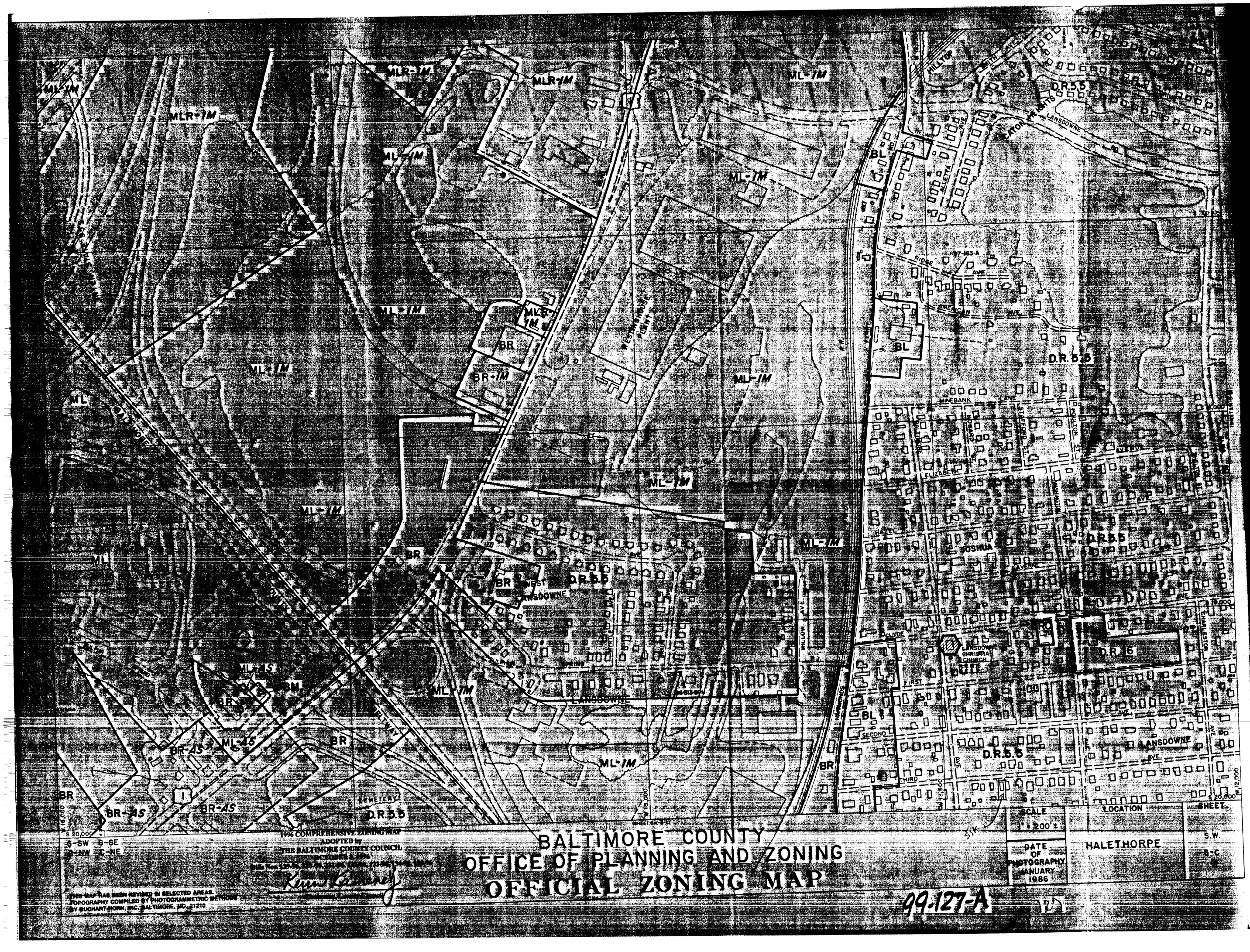
99-127-A

photographs
99-127-A

99-127-A






BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP
99-127-A
SCALE
1" = 200'±
LOCATION
SHEET
DATE OF PHOTOGRAPHY JANUARY 1986
HALETHORPE
S.W.
1996 COMPREHENSIVE ZONING MAP
ADOPTED by THE BALTIMORE COUNTY COUNCIL
This map has been revised in selected areas.
Topography compiled by photogrammetric methods by Buchart-Horn, Inc., Baltimore, Md. 21210
ML-IM
MLR-IM
BR
BR-IM
BL
D.R.5.5
D.R.16
ML-AS
BR-AS
LANSDOWNE
WEST LANSDOWNE
WILLOW AVE.
RIDGE AVE.
AMERICAN AVE.
MINEBANK
JOSHUA
FIRST
SECOND
THIRD
CEMETERY

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'±	HALETHORPE	S.W. 5-C
DATE OF PHOTOGRAPHY JANUARY 1986		

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

127

99-127-A