

IN RE: PETITION FOR VARIANCE
N/S Harford Road, 1145' NE of the c/l
Vista View Court
(12452 Harford Road)
11th Election District
6th Councilmanic District

Joan Kathleen Clayton
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-086-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Joan Kathleen Clayton. The Petitioner seeks relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 24 feet in lieu of the required 75 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing on behalf of the request were Joan Kathleen Clayton, property owner, and her son, Clint Clayton. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the Petitioner owns a large tract of land adjacent to Harford Road, not far from its intersection with Fork Road and Sunshine Avenue in Hydes. The overall tract, which contains nearly 5 acres of R.C.5 zoned land, was originally platted in the 1920s as a trailer park. Although the park was never developed, the site plan shows that the tract was divided into four numbered parcels. Mr. Clayton indicated at the hearing that the parcels are described as separate lots within the deed. In addition, two of the parcels are separated from the remainder of the tract by a paper road known as Louise Street.

The variance request concerns the parcel that comprises Lots 29 through 33. This parcel contains a gross area of 18,750 sq.ft., and is approximately 150 feet deep by 125 feet wide. The

ORDER RECEIVED FOR FILING

Date 11/3/99

By [Signature]

property is presently improved with a single family dwelling, which is served by a private well and septic. Apparently the dwelling is in somewhat of a deteriorated condition and is uninhabitable at the present time. The Petitioner is desirous of rehabilitating the dwelling so that she can move to the property and reside therein. A 14' x 36' addition is also proposed along the north side of the dwelling to provide additional living/storage space. Due to the location of the existing dwelling, however, the requested variance is necessary in order to construct the proposed addition.

Testimony and evidence presented shows that the existing structure currently maintains a 38-foot side yard setback to the paper road known as Louise Street. Testimony indicated that this road is unimproved and has been in lawn for many years. Although deficient under the present setback requirements, the location of the existing structure is effectively grandfathered. However, variance relief is requested to reduce that distance to 24 feet, in view of the proposed addition to be constructed on that side.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. This is an instance where variance relief is being requested from an internal lot line. Were it not for the existence of the paper road, variance relief would not be necessary. Clearly, there will be no detrimental impact on surrounding properties, in that the Petitioner owns the lots on the other side of the paper street. Furthermore, Mrs. Clayton's son and his family reside on an adjacent parcel, and a brother resides on a third adjacent parcel.

Moreover, I am persuaded that the Petitioner has met the burdens imposed by Section 307 of the B.C.Z.R. The proposed improvements cannot be located elsewhere on the property, due to the location of the well to the rear of the property and septic system on the other side of the dwelling. For all of these reasons, I am persuaded that variance relief should be granted.

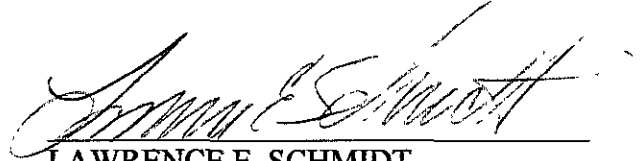
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the Petition for Variance shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of November, 1999 that the Petition for Variance seeking relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback

ORDER RECEIVED FOR FILING
Date 11/3/99
By [Signature]

of 24 feet in lieu of the required 75 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated September 29, 1999, a copy of which is attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

FILED RECEIVED FOR FILING
Date 11/3/99
[Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

November 3, 1999

Ms. Joan Kathleen Clayton
12452 Harford Road
Hydes, Maryland 21082

RE: PETITION FOR VARIANCE
N/S Harford Road, 1145' NE of the c/l Vista View Court
(12452 Harford Road)
11th Election District – 6th Councilmanic District
Joan Kathleen Clayton - Petitioner
Case No. 00-86-A

Dear Ms. Clayton:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been 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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: DEPRM; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12452 HARFORD Rd.

which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and 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) 1A04.3.B.2; BCZR, TO

PERMIT A 24' side yard setback FOR AN addition in lieu of the required 75ft!

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

TO BE presented AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By gwm Date 8-26-90

Case No. 00-86A

REC'D 9/15/98

RECEIVED FOR FILING
11/3/99

ZONING DESCRIPTION

12454 HARFORD RD.

BEGINNING ON A POINT ON THE NORTHSIDE
of HARFORD RD., WHICH IS 50 FT. WIDE
AT A DISTANCE of 1145 FT. NORTHEAST
of THE CENTERLINE of VISTA VIEW CT.,
which IS 50 FT. WIDE. BEING LOTS 29, 30, 31
32 & 33 IN THE SUBDIVISION of THE MERRITT
PROPERTY, AS RECORDED IN BALTIMORE COUNTY
PLAT BOOK W.P.C. 8/12, CONTAINING 18,750
SQ. FT.

E.D: 11

C.D: 6

86

00-086-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCIAL
MISCELLANEOUS RECEIPT

No. **06985**

DATE 8.26.99 ACCOUNT Fee 1-6152

AMOUNT \$ 50.00

RECEIVED FROM: J. Clayton 12454 Hopson Rd.

FOR: (010) VAB.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCM

PAID RECEIPT

PROCESSED ACTION

8/26/1999 8/26/1999 16:47:50

REG #306 CASHIER KIM KIM DEBATER 4

Dept 5 528 ZONING VERIFICATION OPEN

Receipt # 095674

CR NO. 069859

Receipt Tot. 50.00

.00 CR 100.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

00-086-A

00-080-00

CERTIFICATE OF POSTING

RE: Case No.: 00-086-A

Petitioner/Developer: _____

CLINT CLAYTON

Date of Hearing/Closing: 10/20/99

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 _____

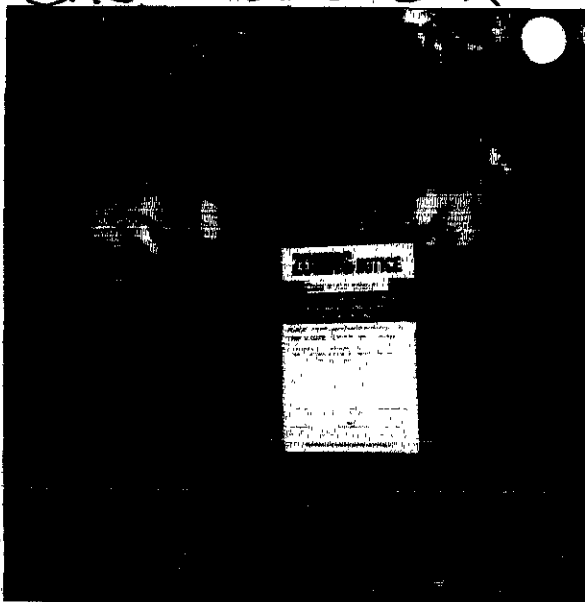
12452 HARFORD ROAD

The sign(s) were posted on _____

10/15/99

(Month, Day, Year)

CASE # 00-086-A



Sincerely,

Richard E. Hoffman 10/15/99
(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)

12452 HARFORD ROAD

POSTED 10/15/99

Richard E. Hoffman 10/15/99

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **079057**

DATE 3/24/00 ACCOUNT 001-6150

RECEIVED FROM: Christ + Victoria Clayton
AMOUNT \$ 40.00 (JRF)

FOR: #00-689

12454 Sharps Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
DATE 3/28/2000
R/G 0002 CASHIER BURL BOD DREWE
DEPT 5 E20 JENNIFER GERR 1207100
RECEIPT # 129736
TR NO. 079057

Keep for 40.00
Baltimore County, Maryland

CASHIER'S VALIDATION

RE: PETITION FOR VARIANCE
12452 Harford Road, N/S Harford Rd,
1145' +/- from c/l Vista View Ct
11th Election District, 6th Councilmanic

Legal Owner: Joan K. Clayton
Petitioner(s)

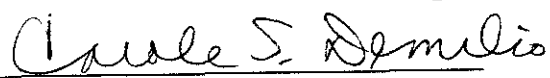
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-86-A

* * * * *

ENTRY OF APPEARANCE

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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of September, 1999 a copy of the foregoing Entry of Appearance was mailed to Joan K. Clayton and Clint Clayton, 12452 Harford Road, Hydes, MD 21082, Petitioners.


PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 5, 1999 Issue – Jeffersonian

Please forward billing to:

Clint Clayton 410-592-5964
12452 Harford Road
Hydes, MD 21082

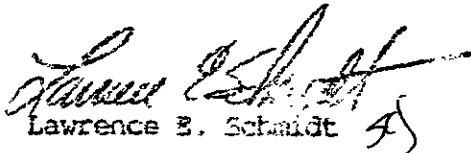
NOTICE OF ZONING HEARING

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: 00-086-A
12452 Harford Road
N/S Harford Road, 1145' +/- from centerline Vista View Court
11th Election District – 6th Councilmanic District
Legal Owner: Joan Kathleen Clayton

Variance to permit a 24-foot side yard setback for an addition in lieu of the required 75 feet.

HEARING: Wednesday, October 20, 1999 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 ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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: 86
Petitioner: Joan Kathleen Clayton
Address or Location: 12454 HARFORD Rd. Hydes Md. 21082

PLEASE FORWARD ADVERTISING BILL TO:

Name: Clint Clayton
Address: 12452 HARFORD Rd.
Hydes Md. 21082
Telephone Number: 410-592-5964

Revised 2/20/98 - SCJ

00-086-A

Note to file:

PETITIONER / LEGAL OWNER DOES NOT
RESIDE IN SUBJECT HOUSE. IT HAS
BEEN VACANT FOR A YEAR OR MORE.
~~At 2 PM~~ CONSEQUENTLY NO ADMIN. VARIANCE.

John

84

00-086-A



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

April 5, 2000

Ms. Joan Kathleen Clayton
Clint R. Clayton (son)
12454 Harford Road
Hydes, Maryland 21082

Dear Ms. Clayton:

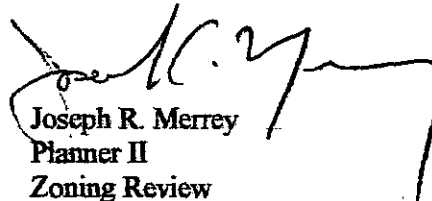
RE: Spirit and Intent, Case #00-086-A, 12454 Harford Rd., 11th Election District

Your letter of March 21, 2000, concerning the above referenced property has been referred to me for reply. Having review this matter with my supervision, Carl Richards, he has determined that the variance relief granted in case #00-086-A can be applied to the proposed dwelling, with an advisory. Your lot is zoned R.C.5 which requires a minimum lot area of one acre, your lot is considerably less at 18,750 square feet.

This becomes an issue when the existing house is razed. In order to build a new house on this undersized lot and avoid another hearing, you must first acquire a sealed, written certificate from a structural engineer stating that the existing dwelling is structurally unsafe, presenting an immediate hazard to occupants and unfit for human habitation. With this certification, a new dwelling can be constructed on the same footprint (foundation) without regard to area and setback deficiencies. However, if a structural engineer cannot certify the dwelling as being in such a dilapidated condition, a hearing may be required prior to the issuance of a building permit for a new house on an undersized lot where there is contiguous owner ship, i.e., your mother has owned the surrounding lots (see Section 304; B.C.Z.R. enclosed). If you are successful in obtaining the aforementioned engineer's certification, submit the original of same with your permit application for the new house along with a copy of this letter.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Sincerely,


Joseph R. Merrey
Planner II
Zoning Review

JRM:kew



→ Joan Kathleen Clayton
Clint R. Clayton (son)
12454 Harford Road
Hydes, MD 21082

Mr. Arnold Jablon
Director of P.D.M.
111 West Chesapeake Avenue
Towson, MD 21204

March 21, 2000

Case #00-086-A

3/22/00
CS
WLR

To: Jim
ASAP
STI
looker good
3/22/00 WLR
\$ Cashier

RECEIVED
3-27-00

Dear Mr. Jablon:

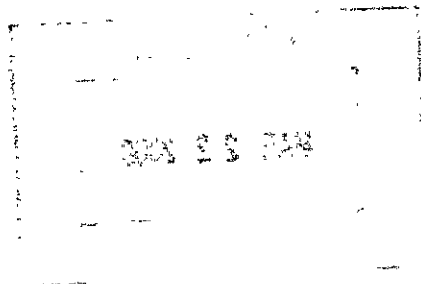
On November 3, 1999 we were granted a Petition for Variance for an addition to my home, located at 12454 Harford Road. Since then, due to structural problems and termite damage, we were advised to tear down the entire dwelling, down to the original foot prints (footers) and put up new basement walls and start anew. The dwelling will be the exact same size as the proposed addition that we started with, only now it will be a new house. We spoke with one of your zoning personnel, Mr. Carl Richards, who advised us to write a spirit of intent letter to you, to seek approval for the change in plans. We would appreciate approval being granted if possible.

Bail from
waiting.
4.5

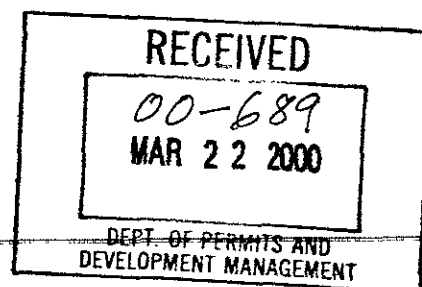
Thank You,

Joan K. Clayton

Joan K. Clayton
Clint R. Clayton



11/11/99





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 15, 1999

Ms. Joan Clayton
12452 Harford Road
Hydes, MD 21082

Dear Ms. Clayton:

RE: 00-086-A , 12452 Harford Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on .

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: September 20, 1999

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for September 20, 1999
Item Nos. 070, 073, 074, 075, 076,
077, 079, 080, 081, 082, 083, 084,
085, 086, 087, 088, 090, 091, 092,
093, 094, 097, 098, 099, and 100

The Bureau of Development Plans Review has reviewed the subject
zoning items, and we have no comments.


RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: September 29, 1999

SUBJECT: Zoning Item #86
12452 Harford Road

Zoning Advisory Committee Meeting of September 13, 1999

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code). The submitted proposal requires a variance to these regulations.

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Any building foundation must be a minimum of 20 feet from the septic reserve area. Prior to permit approval, inspection of the septic system may be required.

ORDER RECEIVED FOR FILING
Date 11/3/99
By *RBS*

Handwritten initials and date: 10/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 22, 1999

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

SEP 22

SUBJECT: 12452 Harford Road

INFORMATION:

Item Number: 086

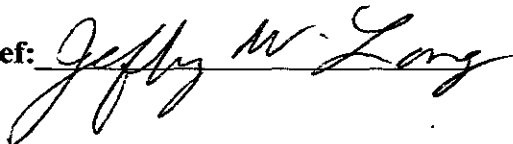
Petitioner: Clayton Property

Zoning: RC-5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The abutting street right-of-way is substandard since it is only 30 feet wide. If this right-of-way is used in the future for vehicular access, the proposed 24-foot setback may be insufficient. If there should be any questions, please contact Dennis Wertz, Sixth District Planner, at 410-887-3480.

Section Chief: 
AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 7-13-99

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

RE: Baltimore County
Item No. 086 JCM

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 147 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr.
Acting Chief
Engineering Access Permits Division

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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

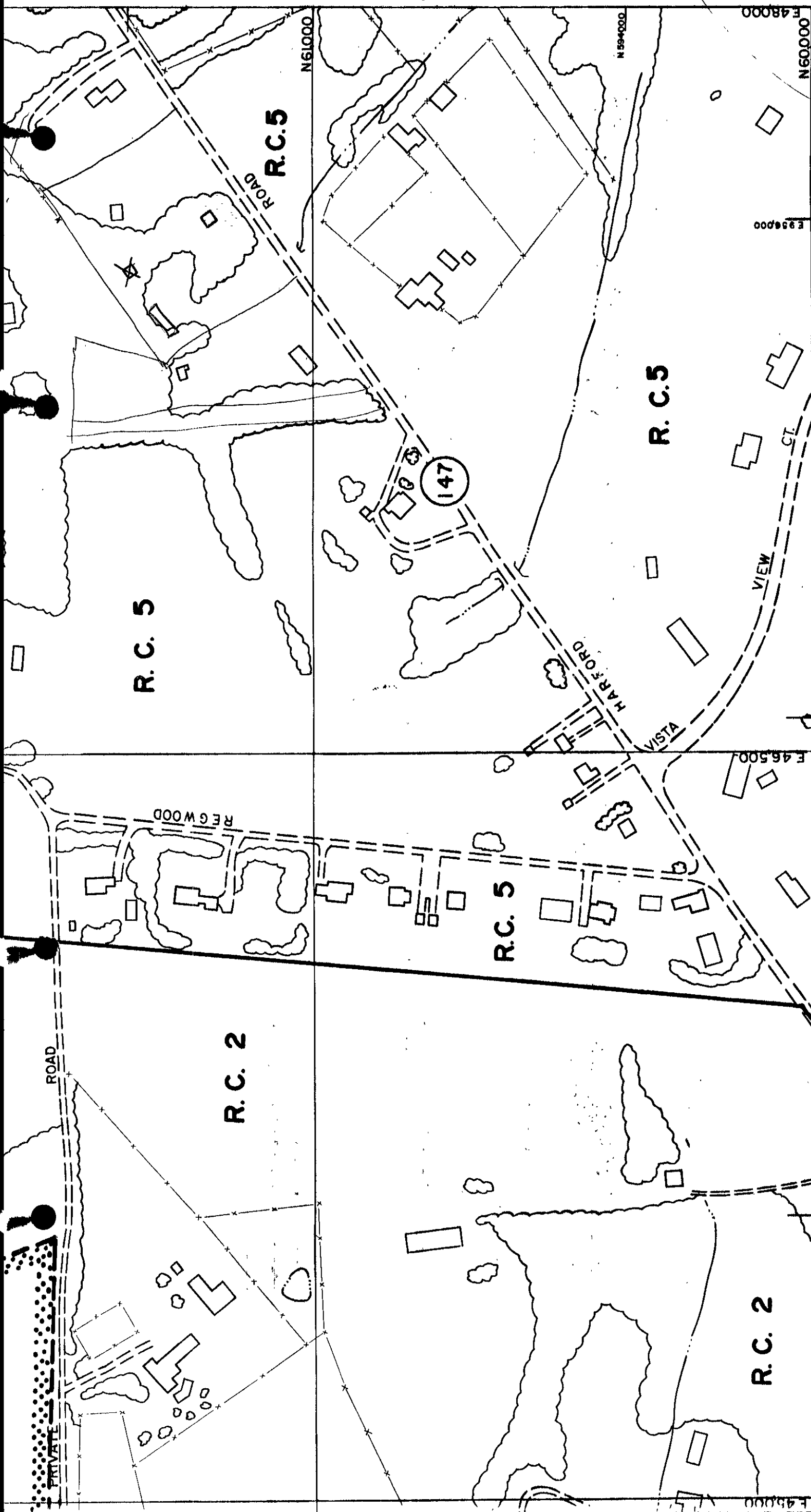
NAME

Clint Chayton

ADDRESS

12452 Hartford Rd. Hydes Md. 21082





N.E. (5-H)

E COUNTY ZONING AND ZONING MAP

86

SCALE
1" = 200' ±

DATE OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

NORTH OF
MOUNTVISTA

SHEET

N. E.

16-H

00-086-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

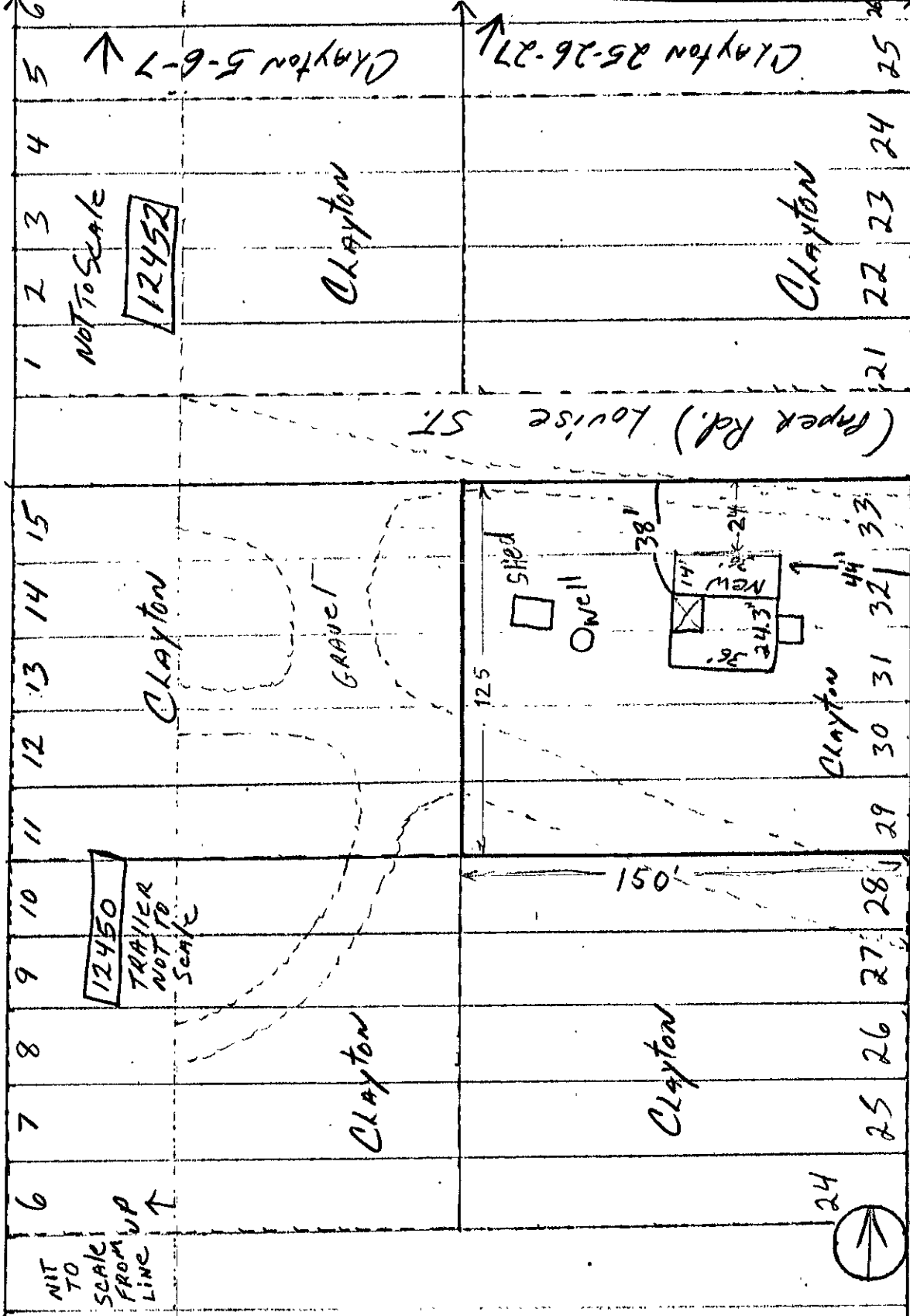
PROPERTY ADDRESS: 12454 HARFORD RD.

Subdivision name: MERRIT TRACT

plat book # 8, folio # 12, lot # 29-33, section #

OWNER: MRS JOAN KATHLEEN CLAYTON

MURREL AVE
(PAPER ROAD)



North ← Baltimore → Fork →

date: 8-25-99 prepared by: Clint Clayton Scale of Drawing: 1" = 50'

LOCATION INFORMATION

Election District: 11

Councilmanic District: 6

1"=200' scale map #: 16-H

Zoning: RC-5

Lot size: acreage 18,750 square feet

public private

SEWER: ☐ ☒

WATER: ☐ ☒

yes no

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

86

00-086-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

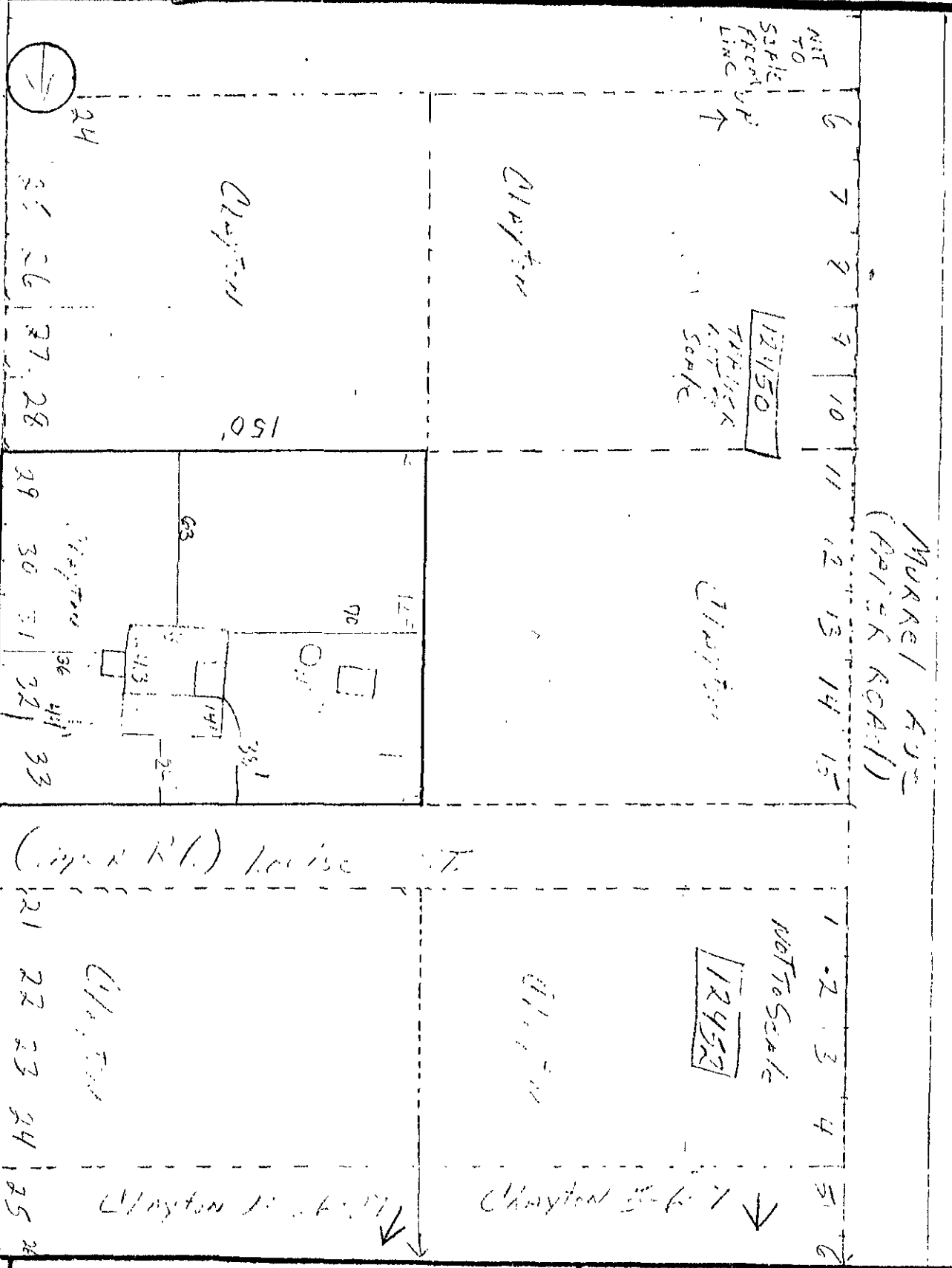
PROPERTY ADDRESS: 12454 Harbor Rd

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

Subdivision name: Merkit Tract

plat book # 2, folio # 12, lot # 1, section # 1

OWNER: Mrs Joan Kathleen Clayton



Harbor Rd Clayton Rd

Vicinity Map
Scale: 1"=1000'

LOCATION INFORMATION

Election District: 11

Councilmanic District: 6

1"=200 scale map#: 16-H

Zoning: RC-5

Lot size: 18,750 acreage square feet

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: None

SEWER: ☐ ☒ ☒

WATER: ☐ ☒ ☒

North ← As Time Harbor Rd ←

date: 8-25-99

prepared by: Clint Clayton

Scale of Drawing: 1"= 50'

OK TO FILE 3/21/00

DEPT. OF ENVIRONMENTAL
PROTECTION & RESOURCE MGMT.

FINAL APPROVED PLAN

CERTIFICATE OF PUBLICATION

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: #00-086-A
12452 Hartford Road
N/S Hartford Road
1145 +/- from centerline Vista
View Court
11th Election District
6th Councilmanic District
Legal Owner(s):
Joan Kathleen Clayton

Variance: to permit a 24-foot side yard setback for an addition in lieu of the required 75 feet.

Hearing: Wednesday, October 20, 1999 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JTU 10/6/11 Oct 5 C343524

TOWSON, MD., 10/7, 1999
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 Tues 10/5, 1999.

THE JEFFERSONIAN,

S. Williams

LEGAL ADVERTISING



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 22, 1999

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: 00-086-A
12452 Harford Road
N/S Harford Road, 1145' +/- from centerline Vista View Court
11th Election District – 6th Councilmanic District
Legal Owner: Joan Kathleen Clayton

Variance to permit a 24-foot side yard setback for an addition in lieu of the required 75 feet.

HEARING: Wednesday, October 20, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with a large flourish at the end.

Arnold Jablon
Director

c: Joan Clayton, 12452 Harford Road, Hydes 21082
Clint Clayton, 12452 Harford Road, Hydes 21082

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 5, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.