

IN RE: PETITION FOR ADMIN. VARIANCE

S/S Maxalea Road, 15' E
centerline of Litchfield Road
9th Election District
4th Councilmanic District
(6701 Maxalea Road)

John & Barbara Nevin
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 00-464-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by John and Barbara Nevin, property owners, for that property known as 6701 Maxalea Road in the Anneslie/Stoneleigh area of Baltimore County. The Petitioners herein seeks a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 25 ft. in lieu of the required 30 ft. to construct an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

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

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

6/13/00
R. Jamison

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of June, 2000, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 25 ft. in lieu of the required 30 ft. to construct an addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

CORDER RECEIVED FOR FILING

Date 6/13/00

By: R. Jameson



Baltimore County
Zoning Commissioner

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

June ¹³/₉, 2000

Mr. & Mrs. John S. Nevin
6701 Maxalea Road
Baltimore, Maryland 21239

Re: Petition for Administrative Variance
Case No. 00-464-A
Property: 6701 Maxalea Road

Dear Mr. & Mrs. Nevin:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed 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 from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Bob Tice
c/o Patio Enclosures, Inc.
224 8th Avenue, N.S.
Glen Burnie, MD 21061

Census 2000

For You, For Baltimore County

Census 2000



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on Recycled Paper

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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 6701 MAXALEA ROAD
Address
BALTIMORE, MD 21239
City State Zip Code

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

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS: MOSQUITOES, FLIES, ETC.
5. IMPROVE APPEARANCE OF HOUSE.
6. THE RESTRICTIVE AREA OF THE LOT DOES NOT LEND ITSELF TO ANY ADDITON OF PRACTICAL SIZE WITHOUT REQUIRING A VARIANCE.

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

John Scott Nevin
Signature

JOHN SCOTT NEVIN
Name - Type or Print

Barbara Nevin
Signature

BARBARA SMITH NEVIN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of April, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John Scott Nevin & Barbara Smith Nevin
the Affiant(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

4-26-00
Date

Nope Hartel
Notary Public

My Commission Expires 10/25/00

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
SCCELLANEOUS RECEIPT

No. **081324**

DATE 5/14/00 ACCOUNT 201-6150

AMOUNT \$ 50.00

RECEIVED
FROM: _____

FOR: _____

BY
V.
- CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
5/10/2000	5/6/2000	15:14:30
REG 4501	CASHIER JRIC JHR	DRIVER
Dept	5	52% ZONING VERIFICATION
Receipt #	146785	04-14
OR NO.	081324	

Receipt TOL 50.00
70.00 OK .00 SA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 00-464-A

Petitioner/Developer: _____

MR. JOHN NEVIN

Date of Hearing/Closing: 5-21-00

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 _____

6701 MAXALEA ROAD

The sign(s) were posted on JUNE 21, 2000
(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)

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE #00-464-A

TO PERMIT A REAR YARD
SETBACK OF 25 FT. IN LIEU
OF THE REQUIRED 30 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 15-1101-101, BUTLER COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON JUNE 2, 2000.

ADDITIONAL INFORMATION IS AVAILABLE AT
PLANNING AND DEVELOPMENT MANAGEMENT
TEL. 867-3391

ZONING NOTICE

ADMINISTRATIVE
VARIANCE

CASE #00-464-A

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4:30 P.M. ON JUNE 2, 2000.

ADDITIONAL INFORMATION IS AVAILABLE AT
PLANNING AND DEVELOPMENT MANAGEMENT
TEL. 867-3391

RECEIVED

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: 00-464-A

Petitioner: John Newin

Address or Location: 6701 Maxalea Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: PATIO ENCLOSURES, INC.

Address: 224 8th AVENUE, N.W.

GLEN BURNIE, MD 21061

Telephone Number: 410-760-1919

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 464 -A

Address 6701 Maxalea Rd.

Contact Person: Bruno Rudaitis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/9/00

Posting Date: 5/21/00

Closing Date: 6/5/00

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 00- 464 -A Address 6701 Maxalea Rd.

Petitioner's Name John Nevich Telephone 410-377-2875

Posting Date: 5/21/00 Closing Date: 6/5/00

Wording for Sign: To Permit a rear yard setback of 35 ft. in lieu
of the required 30 ft.



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

June 5, 2000

Mr. Robert Tice
Patio Enclosures, Inc.
Glen Burnie MD 21061

Dear Mr. Tice:

RE: Case Number 00-464-A , 6701 Maxalea Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 9, 2000.

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.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 14, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For May 29, 2000
Item Nos. 463, 464, 466, 467, 468, 469,
470, 471, 472, 473, 474, 475, and 476

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

May 30, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 22, 2000

Item No.: See Below

Dear Ms. Stephens:

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

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

462, 463, 464, 466, 467, 468, 470, 472, and 476

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: June 1, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of May 22, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
463	6035 Harristown Road
464	6701 Maxalea Road
466	7329 Hughes Avenue
468	19 Cody Avenue
470	204 Parkwood Road
472	7371 Edsworth Road
474	6425 Baltimore National Pike
475	5401 East Drive

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

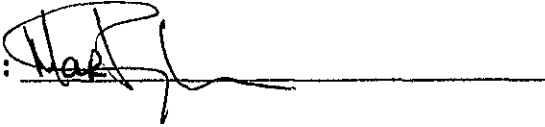
DATE: May 24, 2000

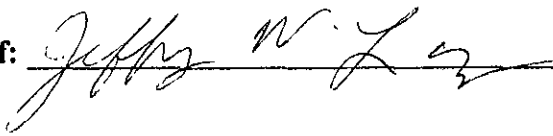
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case 464**

The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: 

Section Chief: 

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.22.00

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

RE: Baltimore County
Item No. 464

BR

Dear Ms. Jackson:

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.

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,

for Kenneth A. McDonald Jr., 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

Tax Account No. 09-15-370450
File No. RTC-4261

This Deed, Made this 26th day of February, 1999, by and between

CATHERINE ANN FOX DROTER, Grantor(s)

party of the first part, and

JOHN SCOTT NEVIN and BARBARA SMITH NEVIN, Grantee(s)

parties of the second part.

Witnesseth, that in consideration of the sum of \$150,000.00 being the actual consideration paid and other good and valuable consideration the receipt and adequacy of which is hereby acknowledged, the said CATHERINE ANN FOX DROTER, does grant and convey unto the said JOHN SCOTT NEVIN and BARBARA SMITH NEVIN, as tenants by the entirety, their assigns, the survivor of them and the heirs and assigns of the survivor in fee simple, all that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

Beginning for the first and being known and designated as Lot No. 18, as shown on the Plat of Mazalea recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 21, folio 52. The improvements thereon being known as No. 6701 Maxalea Road.

BEING that same property described in a Deed dated August 23, 1991, from Maria A. Fox Hooke unto Marie A. Fox Hooke, life tenant with full powers and Catherine Ann Fox Droter, remainderman, recorded among the Land Records of Baltimore County, Maryland in Liber 8912, folio 297; whereas Marie A. Fox Hooke departed this life on or about July 13, 1996, leaving title vested unto Catherine Ann Fox Droter, remainderman.

Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said lot of ground and premises to the said JOHN SCOTT NEVIN and BARBARA SMITH NEVIN, as tenants by the entirety, their assigns, the survivor of them and the heirs and assigns of the survivor, in fee simple.

And the said party of the first covenants that she will warrant specially the property hereby conveyed and that she will execute such further assurances of said land as may be requisite or necessary.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

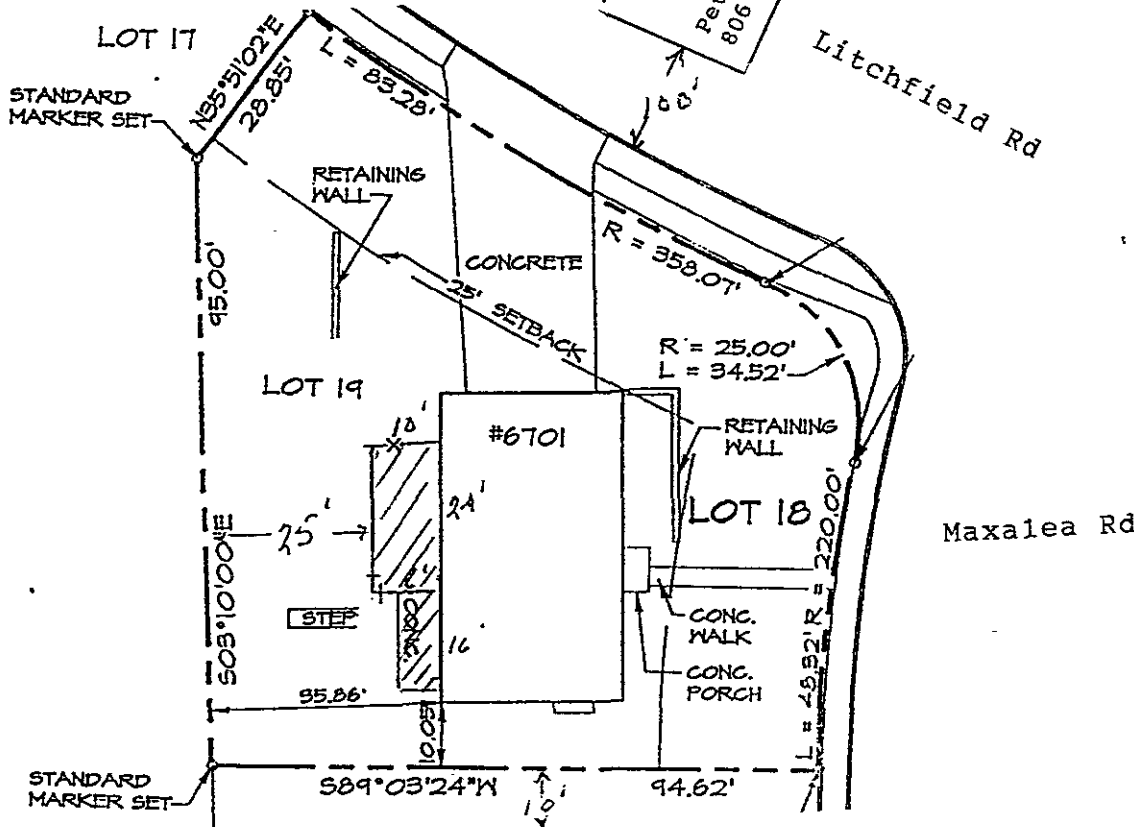
PROPERTY ADDRESS: 6701 MAXALEA ROAD

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

Subdivision name: MAXALEA

plat book# 21, folio# 52 lot# 18, section#

OWNER: JOHN NEVIN



Bundage, Betty
Racicot, Paul
6703 Maxalea Rd.

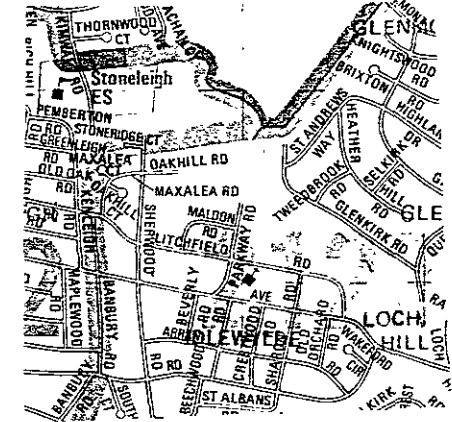


North

date: 5/2/00

prepared by: R. L. TICE

Scale of Drawing: 1" = 30'



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 9

Councilmanic District: 4

1"=200 scale map#: NE 8A

Zoning: DR.5.5

Lot size: .21 acreage 9118 square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

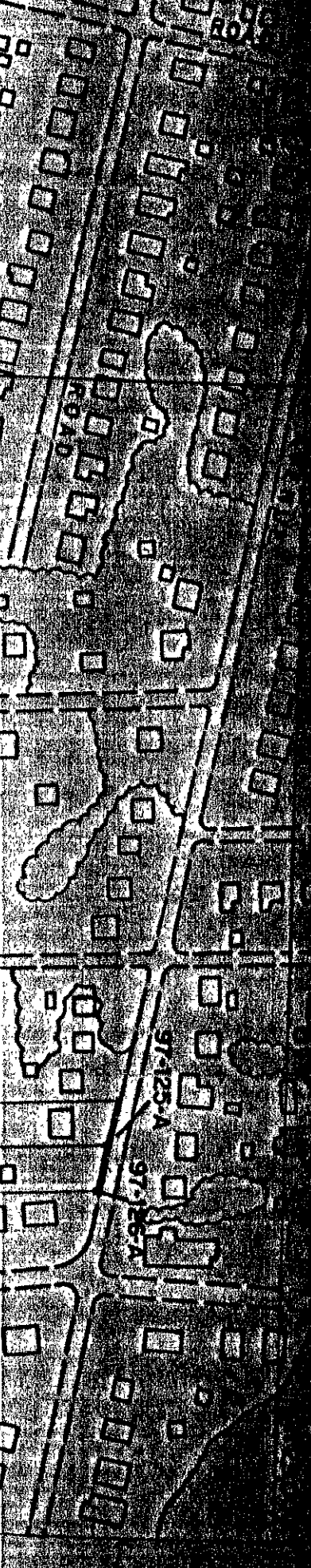
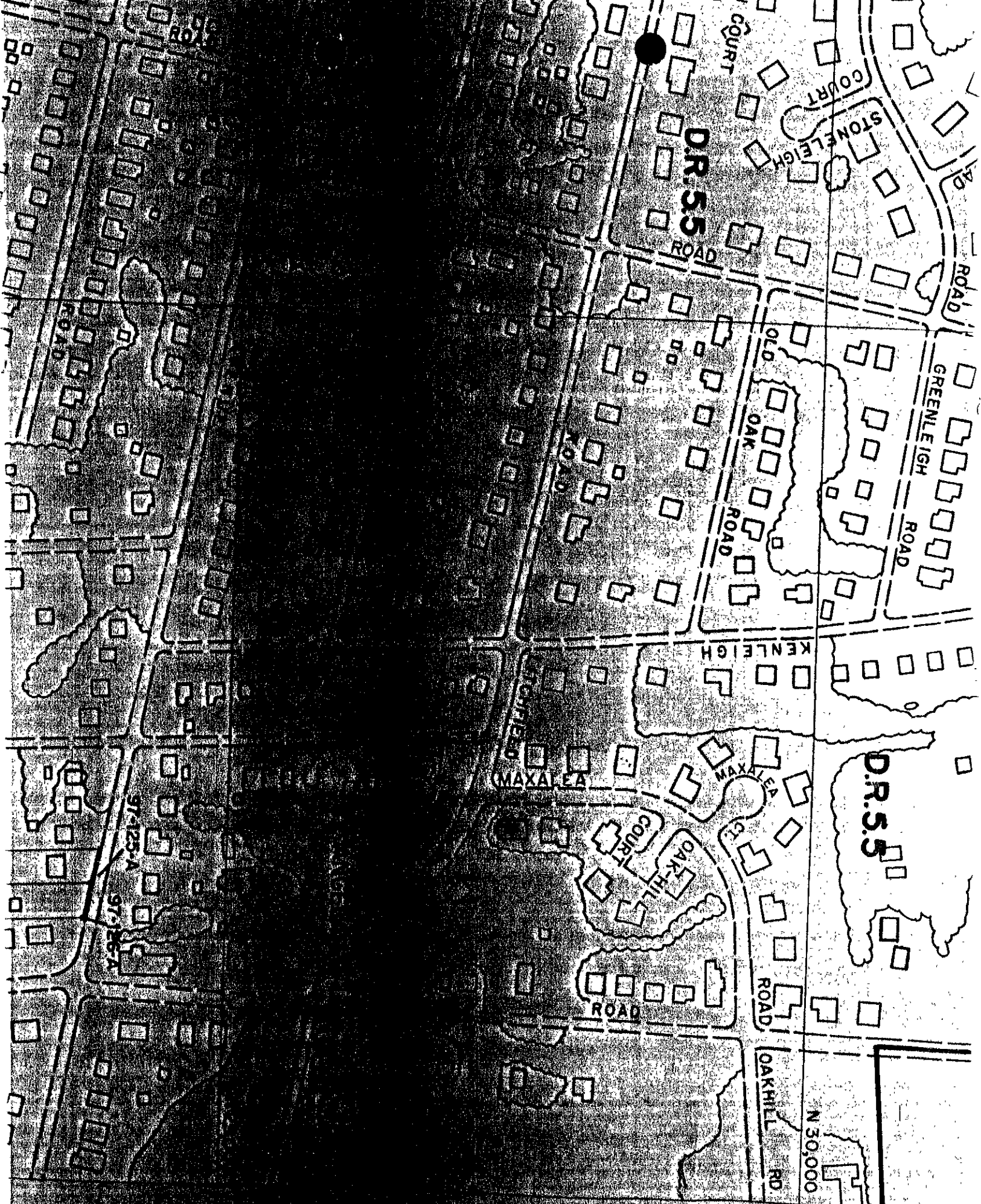
Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

reviewed by: BM ITEM #: 464 CASE#: 00-464-A

Ret. Ep #1





NEVIN
#464



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	STONELEIGH	N E
DATE OF PHOTOGRAPHY JANUARY 1986	ANNESLIE ROGERS FORGE	8-A



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6701 MAXALEA ROAD RD

which is presently zoned DR 5.5

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)

1 B02.3.B to allow a rear yard setback of 25 ft. in lieu of the required 30 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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:

PATIO ENCLOSURES, INC.

Name - Type or Print

Signature

R. L. TICE, AGENT

PATIO ENCLOSURES, INC.

Company

224 8th AVENUE, N.W.

Address

Telephone No.

GLEN BURNIE, MD 21061

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 6/13/00 day of June that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

JOHN SCOTT NEVIN

Name - Type or Print

X John Scott Nevin

Signature

BARBARA Smith NEVIN

Name - Type or Print

Barbara Smith Nevin

Signature

6701 MAXALEA ROAD RD

Address

410-377-2875

Telephone No.

BALTIMORE, MD 21239

City

State

Zip Code

Representative to be Contacted:

Bob Tice

PATIO ENCLOSURES, INC.

Name

224 8th AVENUE, N.S

Address

day & evening 410-760-1919

Telephone No.

GLEN BURNIE, MD 21061

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO.

00-464-A

Reviewed By BK

Date

5/9/00

Estimated Posting Date

5/21/00

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 6701 MAXALEA ROAD 20
Address
BALTIMORE, MD 21239
City State Zip Code

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

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS: MOSQUITOES, FLIES, ETC.
5. IMPROVE APPEARANCE OF HOUSE.
6. THE RESTRICTIVE AREA OF THE LOT DOES NOT LEND ITSELF TO ANY ADDITON OF PRACTICAL SIZE WITHOUT REQUIRING A VARIANCE.

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

X John Scott Nevin
Signature
JOHN SCOTT NEVIN
Name - Type or Print

Barbara Smith Nevin
Signature
BARBARA Smith Nevin
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of April, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John Scott Nevin + Barbara Smith Nevin
the Affiant(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

4.26.00
Date

Hope Heston
Notary Public

My Commission Expires 10.25.00



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6701 MAXALEA ROAD

which is presently zoned DR 5.5

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) 1 B.2.3. B. to allow a rear

yard setback of 25 ft. in lieu of the required 30 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

PATIO ENCLOSURES, INC.

Name - Type or Print

Signature

R. L. TICE, AGENT

PATIO ENCLOSURES, INC.

Company

224 8th AVENUE, N.W.

Address

Telephone No.

GLEN BURNIE, MD 21061

City

State

Zip Code

JOHN SCOTT NEVIN

Name - Type or Print

Signature

Name - Type or Print

Signature

6701 MAXALEA ROAD

Address

B.5

Telephone No.

BALTIMORE, MD 21239

City

State

Zip Code

Representative to be Contacted:

Bob Tice

PATIO ENCLOSURES, INC.

Name

day or evening

224 8th AVENUE, N.S.

Address

410-760-1919

Telephone No.

GLEN BURNIE, MD 21061

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-464-A

Reviewed By BK Date 5/9/00

Estimated Posting Date 5/21/00

REV 9/15/98

ZONING DESCRIPTION

Zoning Description for 6701 Maxelea Road.

Beginning at a point on the *south* side of Maxelea Road which is 15' *east* of the centerline of the nearest improved intersecting street, Litchfield Road, which is 30' wide.
*Being Lot #18, Block, Section, in the subdivision of Maxelea, as recorded in Baltimore County Plat Book #0021, Folio 0052, containing .9,118 square feet. Also known as 6701 Maxelea Road and located in the 9th Election District, 4th Councilmanic District.