

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Glenbrook Drive, 472' S of the c/l
Sunnyview Drive
(8 Glenbrook Drive)
10th Election District
6th Council District

Edward F. Jones, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-139-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Edward F. Jones, and his wife, Karen E. Daukantas-Jones. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (8' x 16' shed) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, 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. However, as a condition of the relief granted, and pursuant to the Zoning Advisory Committee (ZAC) comment submitted by the Office of Planning, the Petitioners shall

ORDER RECEIVED FOR FILING

Date

By

preserve and protect the two large Blue Spruce trees located in the side yard in the area of the proposed shed.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of November, 2001 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (8' x 16' shed) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, 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 Office of Planning, dated November 21, 2001, 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

ORDER RECEIVED FOR FILING
Date 11/26/11
By [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 21, 2001

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

21

SUBJECT: 8 Glenbrook Drive

INFORMATION:

Item Number: 02-139

Petitioner: Edward Jones & Karen Daukantas-Jones

Zoning: RC 4

Requested Action: Varince

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to locate an accessory structure (shed) in the side yard provided the two large Blue Spruce trees are preserved and protected during the construction of the proposed shed. This provision should be incorporated into the Zoning Commissioner's order.

Prepared by: Mark A. Cunniff

Section Chief: Jeffrey W. Long

AFK:MAC:

ORDER RECEIVED FOR FILING

Date 11/26/01

By [Signature]



Baltimore County
Zoning Commissioner

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

November 26, 2001

Mr. & Mrs. Edward F. Jones
8 Glenbrook Drive
Phoenix, Maryland 21131

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Glenbrook Drive, 472' S of the c/l Sunnyview Drive
(8 Glenbrook Drive)
10th Election District - 6th Council District
Edward F. Jones, et ux - Petitioners
Case No. 02-139-A

Dear Mr. & Mrs. Jones:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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 Department of Permits 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: Office of Planning; People's Counsel; Case File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8 GLENBROOK DR
PHOENIX, MD 21131
which is presently zoned R.C. 4

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) 400.1 (B.C.Z.R.)

TO ALLOW AN ACCESSORY STRUCTURE (SHED) TO BE
LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED
REAR YARD.

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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Edward F. Jones

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

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. 92-139-A

Reviewed By D.T. Date 10/1/01

Estimated Posting Date 10/14/01

REV 9/15/98

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 8 GLENBROOK DR
Address
PHOENIX MD 21131
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):

I request permission to build a shed, 16 feet long by 8 feet wide toward the rear right side of the property as one looks at the house from the street. The shed would be mostly concealed from view by neighbors by existing large spruce trees. The shed would be practical and relieve a hardship. I am 53 years old and have had major back surgery. I own and use many woodworking and mechanical tools, which I presently store in the basement of the house. It is a hardship for me to constantly carry the tools up and down stairs. Putting the shed on the side of the house above the driveway would greatly relieve the physical hardship. It is not practical to use the back yard to build the shed because there is no easy access to it from the driveway because of the existing deck and above ground pool. The other side of the property is also blocked by large trees and a fence.

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.

Edward F Jones
Signature
EDWARD F. JONES
Name - Type or Print

Karen E Daukantas-Jones
Signature
KAREN E DAUKANTAS-JONES
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of Sept., 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

EDWARD F. JONES & KAREN DAUKANTAS-JONES
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

9/28/01
Date

Carol C. Montelione
Notary Public

My Commission Expires 3/26/03

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

8 GLENBROOK DR
Address
PHOENIX MD 21131
City State Zip Code

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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.

Edward F Jones
Signature
EDWARD F. JONES
Name - Type or Print

Karen E Daukantas-Jones
Signature
KAREN E DAUKANTAS-JONES
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of Sept., 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

EDWARD F. JONES & KAREN DAUKANTAS-JONES
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

9/28/01
Date

Carol C Monteleone
Notary Public
My Commission Expires 3/26/03



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8 GLENBROOK DR
PHOENIX, MD 21131
which is presently zoned R.C.4

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) 400.1 (B.C.Z.R.)

TO ALLOW AN ACCESSORY STRUCTURE (SHED) TO BE
LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED
REAR YARD.

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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

EDWARD F. JONES

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 92 day of 139-A, 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. 92-139-A

Reviewed By D.T. Date 10/1/01

REU 9/15/98

Estimated Posting Date 10/14/01

ZONING DESCRIPTION FOR 8 GLENBROOK DRIVE; PHOENIX, MD 21131

Beginning at a point on the EAST side of GLENBROOK DRIVE which is 24 feet wide at a distance of 472 feet south of the center line of the nearest improved intersecting street SUNNYVIEW DRIVE WHICH IS 25 Feet wide.

Being Lot #4, Block "E", Section # II in the subdivision of SUNNYBROOK as recorded in Baltimore County Plat Book #24, Folio # 126 containing about 1/2 acre. Also known as 8 GLENBROOK DRIVE and located in the 10th Election District, 6th Councilmanic District., CONTAINING 22,216 SQUARE FEET.

No. 060

02-159-A

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN.

RE: Case No

02-139-A

Petitioner/Developer:

JONES, ETAL

Date of Hearing/Closing:

10/29/01

# of pages	1
From	OKEEFE
To	BETTY OR ROBIN
Co.	ZONING-COMM
Phone #	512-4621
Fax #	410-887-3468

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

Attention: Ms. Gwendolyn Stephens / GEORGE ZAHNER

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 #8 GLENBROOK DR.

The sign(s) were posted on

10/13/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 10/14/01

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

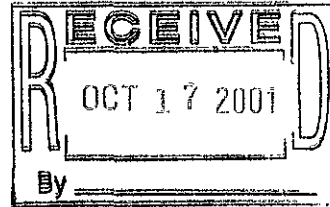
410-666-5366 ; CELL-410-905-8571

(Telephone Number)

ZONING NOTICE
ADMINISTRATIVE VARIANCE
CASE # 02-139-A
TO PERMIT AN ACCESSORY STRUCTURE (SHED)
TO BE LOCATED IN THE SIDE YARD IN LIEU OF
THE REQUIRED REAR YARD #8 GLENBROOK DR.
JONES

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
IS DONE IN THE ZONING OFFICE BEFORE
5:00 p.m. ON MONDAY, OCTOBER 29, 2001
... IS AVAILABLE AT



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: 02-139-A
Petitioner: EDWARD F. JONES & KAREN DAWKANTAS-JONES
Address or Location: 8 GLENBROOK DR
PHOENIX, MD 2131

PLEASE FORWARD ADVERTISING BILL TO:

Name: Edward Jones
Address: 8 GLENBROOK DR
PHOENIX, MD 2131
Telephone Number: 410-628-6424

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 02- 139 -AAddress 8 GLENBROOK DR. PHOENIX, MD. 21131Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10/01/01Posting Date: 10/14/01Closing Date: 10/29/01

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 02- 139 -AAddress 8 GLENBROOK DR. PHOENIX, MD. 21131Petitioner's Name EDWARD F. JONES + KAREN E. JONESTelephone 410-628-6424Posting Date: 10/14/01

DAUKANTAS - JONES

Closing Date: 10/29/01Wording for Sign: To Permit AN ACCESSORY STRUCTURE (SHED) TO BE
LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 30, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For November 13, 2001
Item Nos. 136, 137, 138, ~~139~~, 140, 141,
142, 143, 144, 145, 146, 147, 148, 149,
and 160

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

RWB:HJO:jrb

cc: File

ZAC-11-13-2001-NO COMMENT ITEMS-11302001



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

November 8, 2001

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 November 5, 2001

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:

136, 137, 138, ~~139~~, 140, 141, 143,
144, 145, 146, 147, 148, 149, 150, 160

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

cc: File

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 21, 2001

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

SUBJECT: 8 Glenbrook Drive

INFORMATION:

Item Number: 02-139

Petitioner: Edward Jones & Karen Daukantas-Jones

Zoning: RC 4

Requested Action: Varince

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to locate an accessory structure (shed) in the side yard provided the two large Blue Spruce trees are preserved and protected during the construction of the proposed shed. This provision should be incorporated into the Zoning Commissioner's order.

Prepared by: Maeb A. Cunniff

Section Chief: Jeffrey W. Long

AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 11.9.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 1135

DT

Dear Mr. Zahner:

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,

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

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 02-139-A

Date Completed/Initials

11/5/01

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

GDZ

10/13

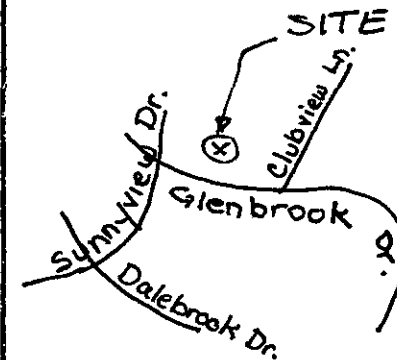
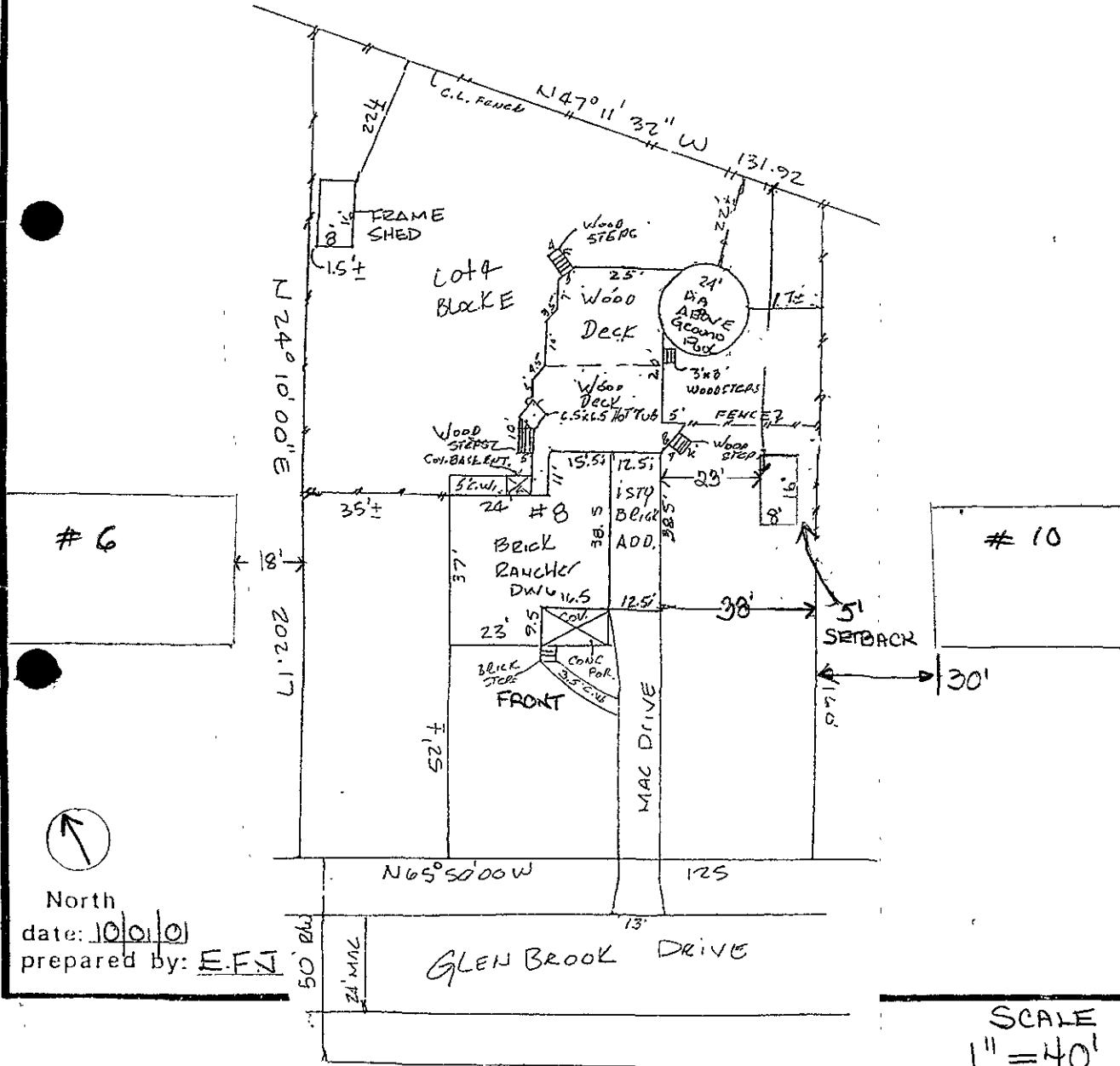
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 8 GLENBROOK DR. BALTO. 21131

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

Subdivision name: SUNNYBROOK
plat book # 24, to lio # 3, lot # 4, section # II

OWNER: EDWARD F. & KAREN E. DAYKANTAS-JONES



Vicinity Map
scale, 1"=1000'

LOCATION INFORMATION

Election District. 10th

Counsellmanic District. 6th.

1-200 scale map#: NE 18 C

Zoning. R.C.4

Lot size: _____ 22216.00
acres square feet

SEWER: ☐ public ☒ private

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

reviewed by: ITEM #. CASE #.

D.T. 139 62-139-A

SCALE
1" = 40'

Ret. 94 #1

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

For Newspaper Advertising:

Item Number or Case Number: _____

Petitioner: _____

Address or Location: _____

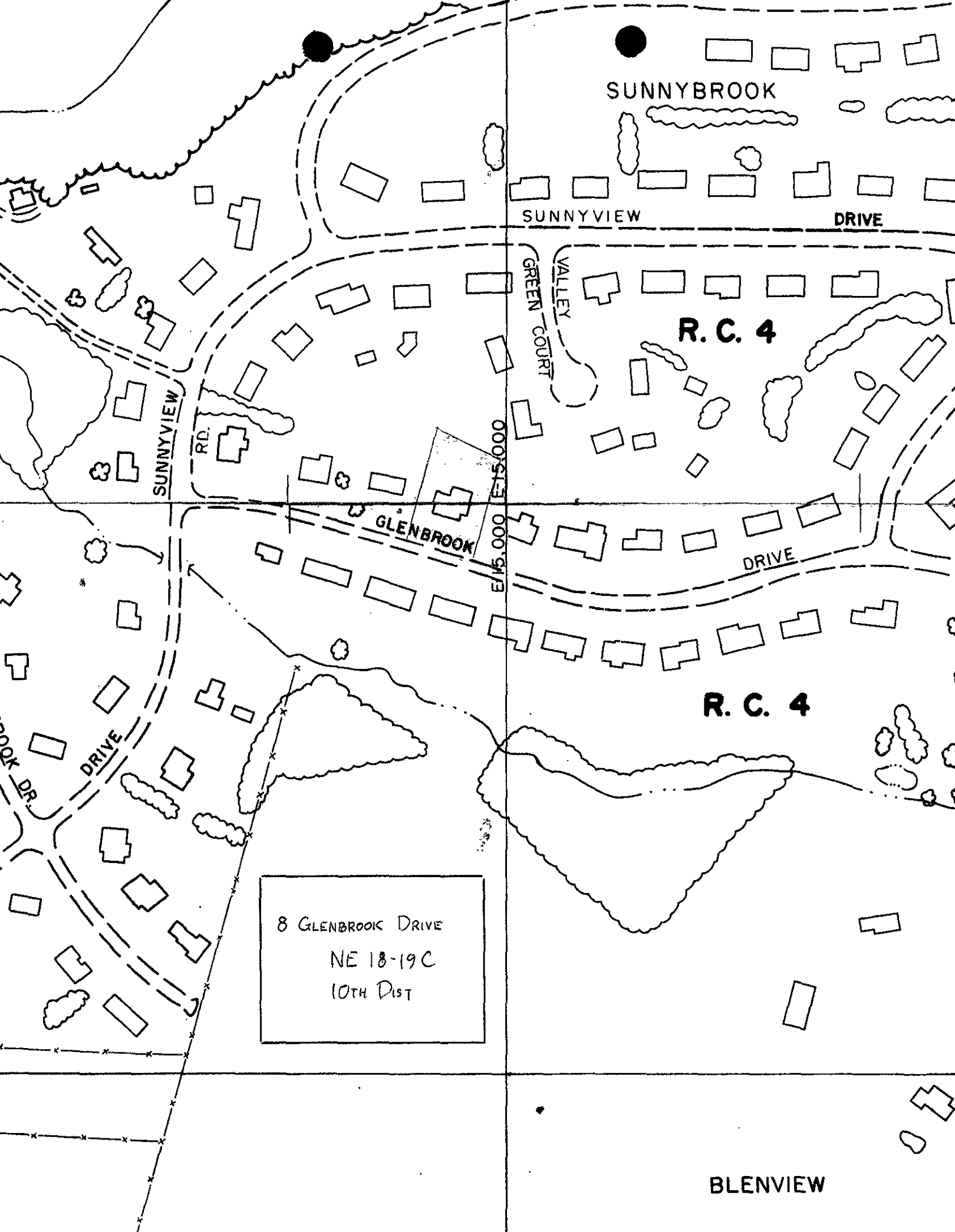
PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: _____

Revised 2/20/98 - SCJ



SUNNYBROOK

SUNNYVIEW

DRIVE

R.C. 4

VALLEY COURT
GREEN COURT

SUNNYVIEW
RD.

GLENBROOK

E 15.000
E 15.000

DRIVE

R.C. 4

8 GLENBROOK DRIVE
NE 18-19C
10TH DIST

BLENVIEW



VIEW INTO AREA
WHERE SHED WILL
be situated. The
spruce trees will
SHIELD SHED FROM
VIEW of ADJACENT
HOUSE



HOUSE TO RIGHT
SIDE OF PROPERTY



8 GLEN BROOK &
Property to left



VIEW INTO
AREA LEADING
TO SHED



8 GLENBROOK &
Property to LEFT

Trees & narrow
passage way to
back yard



HOUSE ROOF VIEW
EXACT AREA

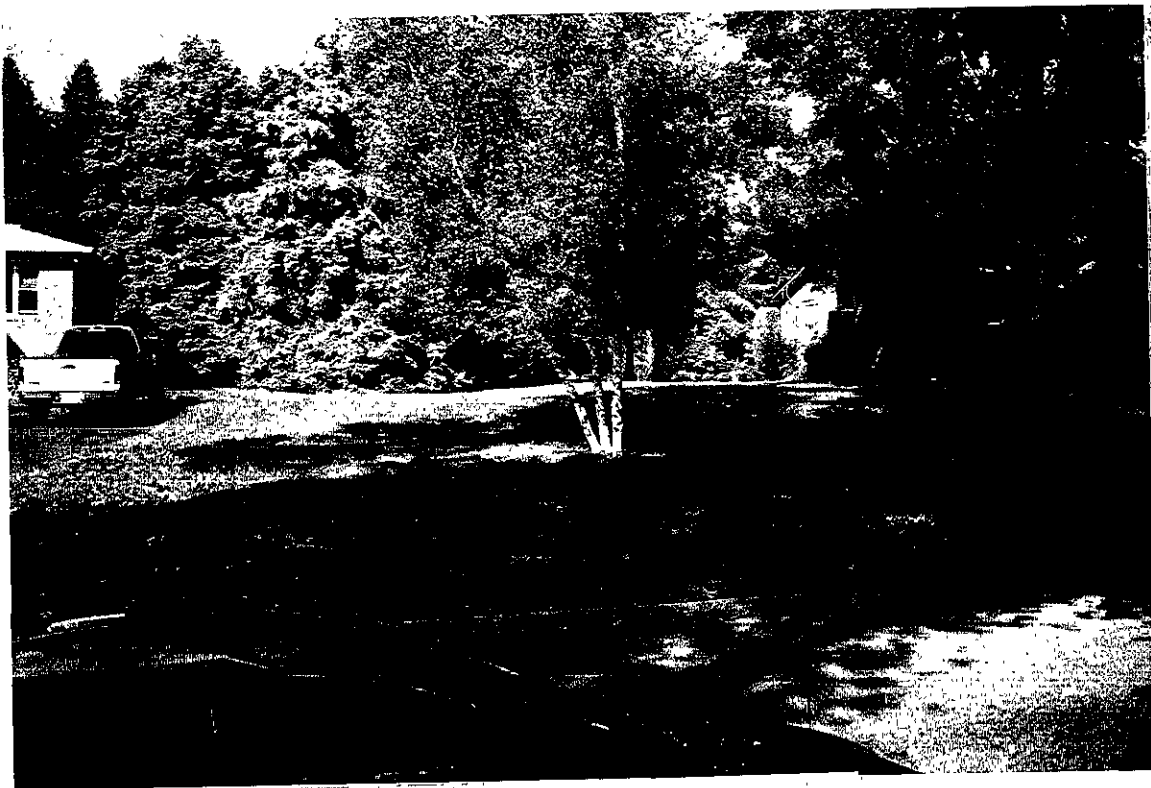
WHERE SHED WILL

80' AREA IS
22' WIDE

SHED WILL BE

16' x 8'

SHED TO BE
SITUATED BETWEEN
WOOD PILE & SPRUCE
TREE IN FOREGROUND.



House on right
is ADJACENT property.
SHED will be totally
HIDDEN from house
on right.



ANOTHER VIEW
OF WHERE SHED
will be placed!



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±			
DATE OF PHOTOGRAPHY JANUARY 1986		WEST OF BLENHEIM	N. E.
			18-C