

IN RE: PETITION FOR VARIANCE
S/S of Belfast Road, 250' E
of Sweetbriar Lane
8th Election District
4th Councilmanic District
(23 Belfast Road)

Doris F. Nash
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-475-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Doris Nash. The Petitioner is requesting a variance for property located at 23 Belfast Road in the Timonium area of Baltimore County. The variance request is from Section 415.A of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit the storage of a recreational vehicle (boat on trailer) in the front yard in lieu of the side and rear yard, at least 8 ft. to the rear of the front foundation line.

Appearing at the hearing on behalf of the variance request was Charles Nash, representing the owner of the property. Appearing in opposition to the Petitioner's request were Larry Townsend, Stewart Davis and Lou Miller, all representatives of surrounding community associations. No one else attended the hearing.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.17 acres of land, more or less, zoned D.R.5.5. The subject property is improved with a single-family residential dwelling. The Petitioner is requesting permission to store a boat on a trailer in the front yard of the property. At the time of the hearing before me, Mr. Nash reported that the subject boat and trailer have in fact been sold and have been removed from the property. Therefore, there no longer exists a boat to be stored on the site and the Petitioner's request for variance has become moot. Inasmuch as the boat and trailer have been sold, the variance request to store same on this property shall be denied.

ORDER RECEIVED FOR FILING

Date

7/1/02

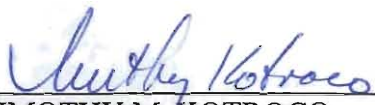
By

R. Jameson

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be denied.

THEREFORE, IT IS ORDERED this 1st day of July, 2002, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 415.A of the B.C.Z.R., to store a boat and trailer in the front yard of the Petitioner's property, be and is hereby DENIED.

IT IS FURTHER ORDERED, that any appeal or request for modification of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date

7/1/02

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

July 1, 2002

Ms. Doris F. Nash
23 Belfast Road
Timonium, Maryland 21093

Re: Petition for Variance
Case No. 02-475-A
Property: 23 Belfast Road

Dear Ms. Nash:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been denied 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,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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 23 BELFAST 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) 415A.1.A to permit the storage of a recreational vehicle (boat/trailer) in the front yard in lieu of the permitted side and rear yard at least 8 feet to the rear of the front foundation line of the dwelling.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) hardship - unable to locate recreation vehicle (trailer boat) in side or rear yard due to obstruction from central air conditioning unit on left side of dwelling and side porch and tree on right side of dwelling. Back yard is also inaccessible because no alleys abut the properties in the rear.

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

23 Belfast Road - 410-252-2686

Address

Telephone No.

Timonium

MD

21093

City

State

Zip Code

Representative to be Contacted:

Charles L. Nash

Name

27 Belfast Road

Address

Telephone No.

Timonium, MD 21093

410-252-2686

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By JNP

Date 4/30/02

Case No. 02-475-A

220 9/15/98

ORDER RECEIVED FOR FILING
Date 7/1/02
Baltimore County Department of Permits and Development Management

Zoning description for 23 Belfast Road Timonium MD.

Beginning at a point on the south side of
Belfast Road which is 37 feet
wide at the distance of 250+ feet east of the
centerline of the nearest improved intersecting street Sweetbriar Lane
which is 30 feet wide. Being lot # 61 and 62

;section G in the subdivision of Yorkshire

As recorded in Baltimore County plat book # 7 folio # 21
Containing 7500 square feet. Also known as 23 Belfast Road
And located in the 08 election district, 4 councilmanic district.

02-475-A

COUNTY, MARYLAND

REGISTRATION & FINANCE

PAID RECEIPT

No. 13323

ACCOUNT

02 R-001-006-6150

AMOUNT

\$ 50.00

F. Nash

Phone (02-475-A)

Elfost Road

AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS

ACTUAL

TIME

4/30/2002

4/30/2002

09:50:32

REG M502

MAIL

JENA JEE

DRIVER

>>RECEIPT # 199562

4/30/2002

Dept

5

520 ZONING VERIFICATION

CR NO.

013323

Receipt Tot

\$50.00

50.00 CK

.00

Baltimore County, Maryland

CASHIER'S VALIDATION

**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: #02-475-A
23 Belfast Road
S/S of Belfast Road, 250' E of Sweetbriar
8th Election District
4th Councilmanic District
Legal Owner(s): Doris F. Nash
Variance: to permit the storage of a recreational vehicle (boat/trailer) in the front yard in lieu of the permitted side and rear yard at least 8 feet to the rear of the foundation line of the dwelling.

Hearing: Tuesday, June 25, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. 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.

JT/6/679 June 11 C544326

CERTIFICATE OF PUBLICATION

6/13/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/11/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

RE: Case No.: 02-475-APetitioner/Developer: NASHDate of Hearing/Closing: 6/25/02

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

Attention: .

GEORGE ZAHNER

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 #23-BELFAST RD.

The sign(s) were posted on

6/09/02

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 6/15/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

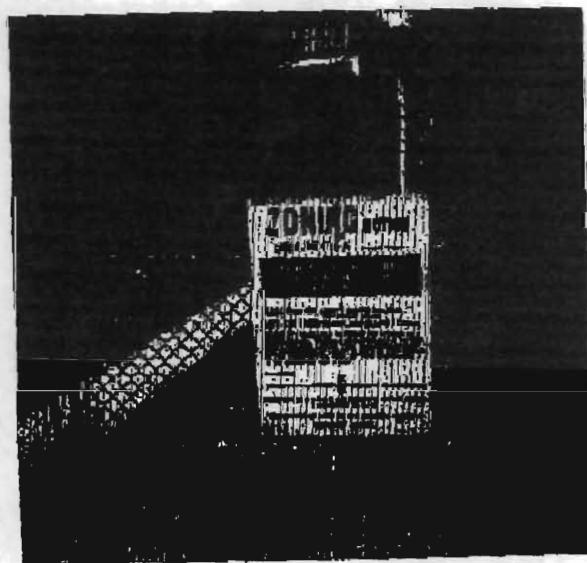
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



02-475
#23-BELFAST RD.

NASH

6/25/02

4" brand fax transmittal memo 7671		# of pages: 1	
To: BERTY or ROBIN	From: O'KEEFE		
Cc: DONING - COMM	Cc:		
Dept:	Phone: 512 4621		
Fax: 887 3468	Fax:		

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/neighbor 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: 02-475-A

Petitioner: Nash

Address or Location: 23 Belfast Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Charles L. Nash

Address: 27 Belfast Road

Timonium MD 21093

Telephone Number: 410-252-2686

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 11, 2002 Issue – Jeffersonian

Please forward billing to:
Charles L Nash
27 Belfast Road
Timonium MD 21093

410 252-2686

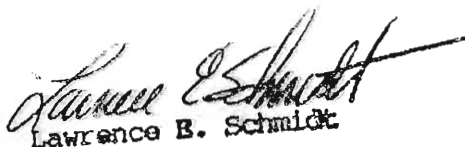
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23 Belfast Road
S/S of Belfast Road, 250' E of Sweetbriar
8th Election District – 4th Councilmanic District
Legal Owner: Doris F Nash

Variance to permit the storage of a recreational vehicle (boat/trailer) in the front yard in lieu of the permitted side and rear yard at least 8 feet to the rear of the foundation line of the dwelling.

HEARING: Tuesday, June 25, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G07
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.



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

May 23, 2002

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: 02-475-A
23 Belfast Road
S/S of Belfast Road, 250' E of Sweetbriar
8th Election District – 4th Councilmanic District
Legal Owner: Doris F Nash

Variance to permit the storage of a recreational vehicle (boat/trailer) in the front yard in lieu of the permitted side and rear yard at least 8 feet to the rear of the foundation line of the dwelling.

HEARING: Tuesday, June 25, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G D Z
Director

C: Doris F Nash, 23 Belfast Road, Timonium 21093
Charles L Nash, 27 Belfast Road, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 10, 2002.**
- (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.



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 21, 2002

Doris F Nash
23 Belfast Road
Timonium MD 21093

Dear Mrs. Nash:

RE: Case Number: 02-475-A, 23 Belfast Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 30, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Charles L Nash, 27 Belfast Road, Timonium 21093
People's Counsel



Baltimore County
Fire Department

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

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

May 9, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 13, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

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

472, 475-479, 482-487

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2002

FROM:  Robert W. Bowling
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for May 13, 2002
Item No. 473, 475, 476, 477, 478, 479, 481, 482, 483, 484,
485, 486 and 487

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

RWB:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 7, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-475, & 02-529

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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/LL:MAC



*Jim
W*



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.17.02

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

RE: Baltimore County
Item No. 475

JNP

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: May 21, 2002

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 02-475-A
Legal Owner/Petitioner: Doris F. Nash
Contract Purchaser:
Property Address: 23 Belfast Road
Location Description: S/side of Belfast Road 250ft. east of Sweetbriar

VIOLATION INFORMATION: **Case No.: 02-2160**

Please be advised that the aforementioned petition is the subject of an active violation case.

When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

Anonymous Complaint
Code Enforcement Report
Correction Notice

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/lrs

C: Hope Jacobson, Code Enforcement Officer

NCF

4/10/02
JT
f

To Zoning Enforcement Office Room 119
From Haverford Community Assoc.
Timonium 21093

If Possible Could You Please Investigate the
Following Zoning Violations in Our
Nieghborhood.

- 1.Large Boat in Front Yard (23 Belfast Road)
Has Been There for over 2 Years.
- 2.Blue Chevrolet Van (17 Belfast Road)
Has Been in Driveway,on Jack Stands for Over
3 months.Home owner is Constantly Doing
Mechanical work on Vehicles at this location.
- 3.Bricks,Rocks,House Shutters,and other Junk
on Left side of Property (33 Belfast Road)

Your Help in Investigating these Complaints
would be Greatly Appreciated.
Concerned Neighbors of Belfast Road.
Thank You.

CODE ENFORCEMENT REPORT

NCE

DATE: 4/11/02 INTAKE BY: MSK CASE #: 02-2160 INSPEC: 14

COMPLAINT LOCATION: 23 Belfast RD

ZIP CODE: 21093 DIST: _____

COMPLAINANT NAME: ANDU letter PHONE #: (H) _____ (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: BOAT in front YARD

IS THIS A RENTAL UNIT? YES _____ NO _____
 IF YES, IS THIS SECTION 8? YES _____ NO _____
 OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: 08-06-057250 ZONING: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

RA1001B

DATE: 04/11/2002

STANDARD ASSESSMENT INQUIRY (1)

TIME: 10:28:58

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
08 06 057250	08	2-1	04-00	H	NO		12/12/01

NASH DORIS F

DESC-1.. IMPSLT 61-62

DESC-2.. YORKSHIRE

23 BELFAST RD

PREMISE. 00023 BELFAST

RD

00000-0000

LUTHERVILLE TIMONIUM MD 21093-4203 FORMER OWNER: FREENY JOHN RALPH

----- FCV -----			----- PHASED IN -----			
	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	49,500	49,500		FCV	ASSESS	ASSESS
IMPV:	58,850	58,850	TOTAL..	108,350	108,350	108,350
TOTL:	108,350	108,350	PREF...	0	0	0
PREF:	0	0	CURT...	108,350	108,350	108,350
CURT:	108,350	108,350	EXEMPT.		0	0
DATE:	08/98	06/01				

---- TAXABLE BASIS ----		FM DATE
02/03 ASSESS:	108,350	11/17/01
01/02 ASSESS:	108,350	06/01/01
00/01 ASSESS:	43,170	06/01/00

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 02-2160	Property No. 0806057250	Zoning DK
------------------------------	----------------------------	--------------

Name(s): Doris F. Nash

Address: 23 Belfast Rd Luth-Timonium MD 21093

Violation Location: same

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BC22 101, 102.1, 1301.1A, 415A

Remove or Relocate (RV) - boat on
trailer to rear or side yard
at least 2 1/2 feet from any
property or apply for variance.

Posted & mailed

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 4/27/02	Date Issued: 4/12/02
--------------------------	-------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: Hope Jacobson

INSPECTOR: Hope Jacobson

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than:	Date Issued:
-----------------	--------------

INSPECTOR: _____

AGENCY

RE: PETITION FOR VARIANCE
23 Belfast Road, S/S Belfast Rd,
250' E of Sweetbriar
8th Election District, 4th Councilmanic

Legal Owner: Doris F. Nash
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-475-A

* * * * *

ENTRY OF APPEARANCE

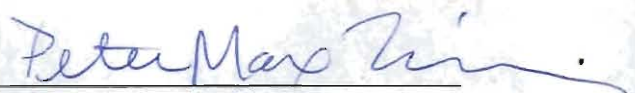
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**


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 22nd day of May, 2002 a copy of the foregoing Entry of Appearance was mailed to Charles Nash, 27 Belfast Road, Timonium, MD 21093, representative for Petitioners.


PETER MAX ZIMMERMAN

YORKSHIRE/HAVERFORD COMMUNITY ASSOCIATION, INC.

COMMUNITY ZONING ALERT

A zoning VARIANCE to permit the storage of a recreational vehicle (boat/trailer) in the front yard in lieu of the permitted side and rear yard at least 8 feet to the rear of the foundation line of the dwelling has been filed with the Baltimore County Zoning Commissioner.

CASE NUMBER: 02-475-A

25 BELFAST ROAD

LOCATION: S/side of Belfast Road 250 feet east of Sweetbriar

Legal Owner: Doris F. Nash

Hearing: Tuesday, 6/25/02 at 9:00am, Rm 407, County Courts Bldg., 401 Bosley Avenue, Towson, Md.

This is a violation of the Zoning laws of the County to park a boat/trailer in the front yard.

Please come to the hearing and voice your opinion on this petition. The more neighbors appear the more success this type of variance can be defeated.

If you cannot attend, please write your opinion and deliver it by Email or letter to me by Monday evening, June 24, 2002 at my address below.

Thank you,

Stew Davis, Zoning Chairman

112 Springside Drive

Timonium, Md. 21093

Email: GSDavis@BCPL.net

410-252-2260

Case Number 02-475 A

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

Revised 4/17/00

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 23 BELFAST ROAD

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

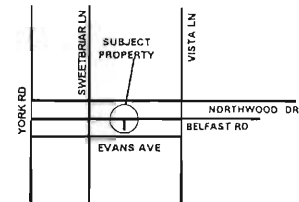
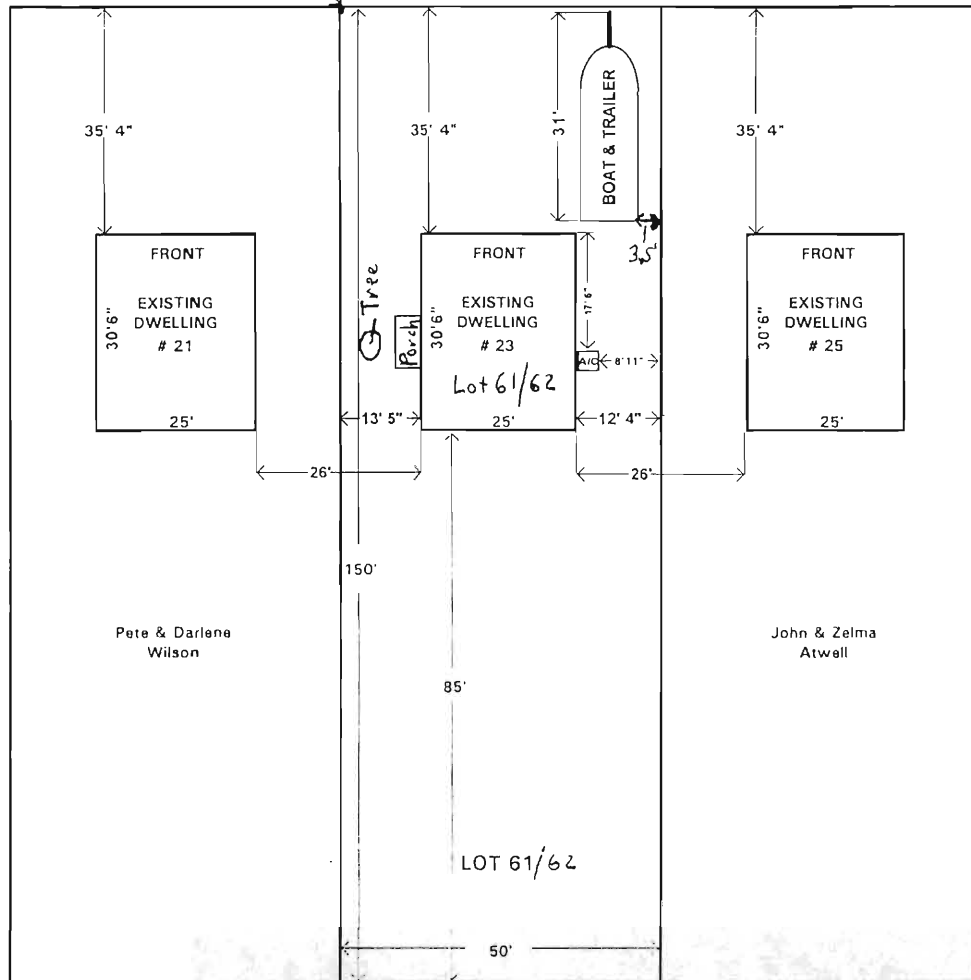
SUBDIVISION NAME YORKSHIRE

PLAT BOOK # 7 FOLIO # 21 LOT # 61/62 SECTION # G

OWNER DORIS F. NASH

BELFAST RD (37' R/W, 30' PAVING)

250'± TO E. OF SWEETBRIAR LN



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 08

COUNCILMANIC DISTRICT 4

1" = 200' SCALE MAP # NW13A

ZONING DR 5.5

LOT SIZE 0.17 7500
ACERAGE SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

VIOLATION CASE # 02-2160
YES NO

CHESAPEAKE BAY CRITICAL AREA ☐ ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/ BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

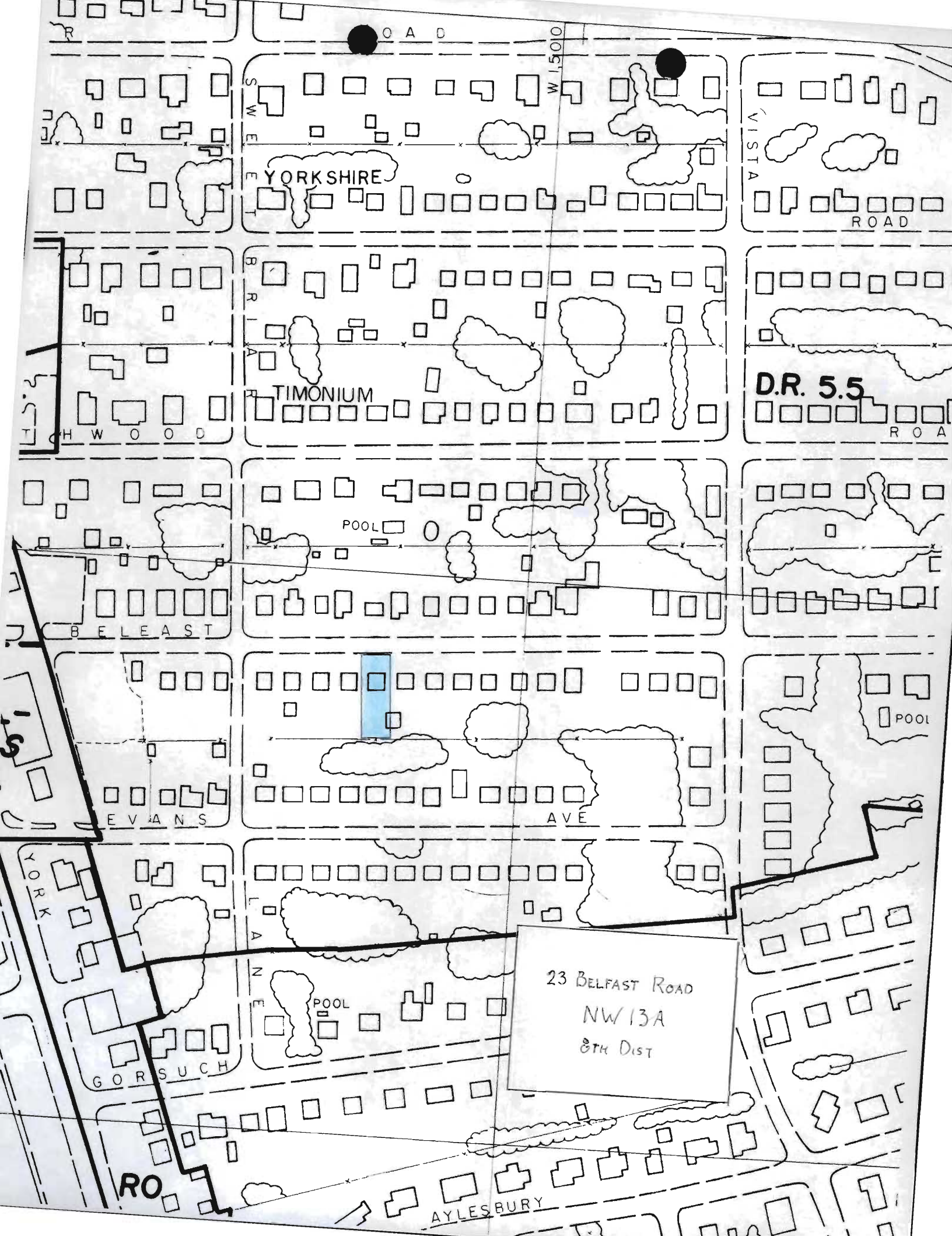
JNP 475 02-475-A



NORTH

PREPARED BY Charles Nash

SCALE OF DRAWING: 1" = 30'



O A D

W 1500

S W E

YORKSHIRE

VISTA

ROAD

B R A

TIMONIUM

D.R. 5.5

R O A

POOL

B E L E A S T

E V A N S

A V E

POOL

A Z E

POOL

G O R S U C H

23 BELFAST ROAD

NW 13A

8TH DIST

RO

AYLESBURY



02-475-A



02-475-A



02-475-A



02-475-A



02-475-A



02-475-A



02-475-A



02-475-A



