

IN RE: PETITION FOR ADMIN. VARIANCE
N/S East Joppa Road, 101' W of the c/l
Edgewood Road
(828 E. Joppa Road)
9th Election District
4th Council District

J. M. Rowland Clarke, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-037-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, J. M. Rowland Clarke, and his wife, Martha H. Clarke. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sum of the side yards of 13 feet in lieu of the minimum required 20 feet for proposed porch enclosure. 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.

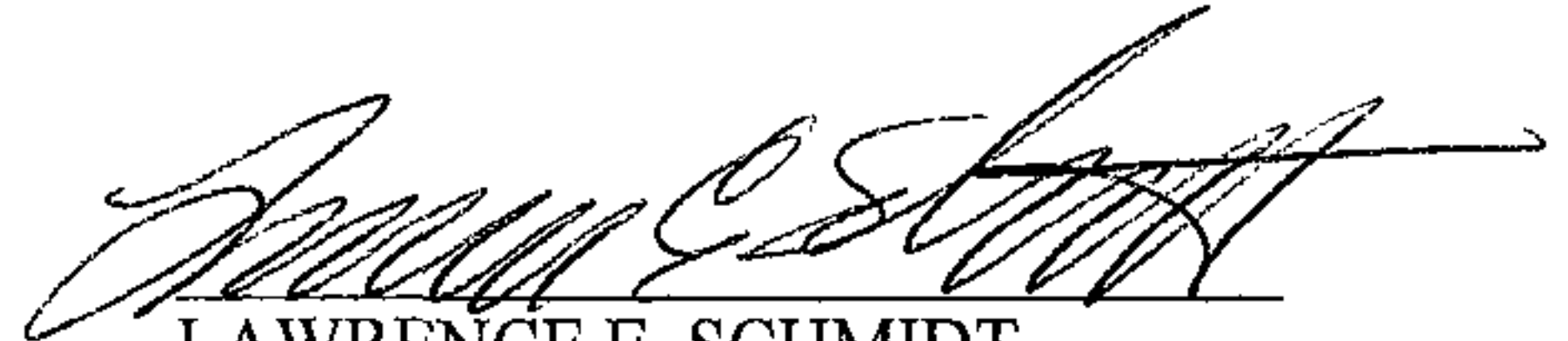
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based 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.

9/11/02
Jop

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 11th day of September, 2002 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sum of the side yards of 13 feet in lieu of the minimum required 20 feet for proposed porch enclosure, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 9/11/02
By [Signature]



Baltimore County
Zoning Commissioner

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

September 11, 2002

Mr. & Mrs. J. M. Rowland Clarke
828 E. Joppa Road
Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S East Joppa Road, 101' W of the c/l Edgewood Road
(828 E. Joppa Road)
9th Election District – 4th Council District
J. M. Rowland Clarke, et ux - Petitioners
Case No. 03-037-A

Dear Mr. & Mrs. Clarke:

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 cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 828 E. JOPPA 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 permit a
side yard combination of 13 ft. in lieu of the required
20 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:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

J.M. ROWLAND CLARKE

Name - Type or Print

Signature

MARTHA H. CLARKE

Name - Type or Print

Signature

828 E. JOPPA RD. 410-828-6487

Address

TOWSON MARYLAND Telephone No.

21286

City State Zip Code

Representative to be Contacted:

J.M. ROWLAND & MARTHA H. CLARKE

Name 828 E. JOPPA RD. 410-828-6487

TOWSON MARYLAND 21286

Address Telephone No.

TOWSON MARYLAND 21286

City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 03-037-A

Reviewed By BL Date 7/25/02

Estimated Posting Date 8/5/02

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 828 E. JOPPA RD.
Address
TOWSON MD 21286
City State Zip Code

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

We the undersigned are asking for a variance of a side yard set back in order to enclose a screened-in porch. Our reasons are as follows. My wife has been diagnosed with osteoarthritis. In 1998 she had a total right hip replacement. We placed her bed in our living room on the first floor for 3 1/2 weeks until she could safely use the steps to the bedroom. In 1999 she had surgery on her right knee to remove arthritis and loose cartilage. At that time her bed was in the living room for two weeks. Walking up and down stairs is now done one step at a time due to pain in her right knee. Her orthopedic surgeon has indicated that it is likely she will need a left hip replacement. At that time she will need to have her bedroom on the first floor permanently. Therefore, we feel that the time is appropriate (before any more operations or she is unable to climb stairs to the bedroom) for us to enclose this side porch so that it can be used as a bedroom / sitting room.

We have lived in our home in Towson Estates for thirty years. We like the area and our home and ask that the petition for the variance be granted so that the screened-in porch can be enclosed. Without this enclosed room a hardship will exist, for my wife's need of a first floor bedroom will not be met.

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.

J. M. Rowland Clarke
Signature
J. M. ROWLAND CLARKE
Name - Type or Print

Martha H. Clarke
Signature
MARTHA H. CLARKE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of June, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

J M Rowland Clarke and Martha H. Clarke
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Patricia F. Frame
Notary Public

My Commission Expires 9-01-2004

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 828 E. JOPPA RD.
Address
TOWSON MD 21286
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):

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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.

J. M. Rowland Clarke
Signature
J. M. ROWLAND CLARKE
Name - Type or Print

Martha H. Clarke
Signature
MARTHA H. CLARKE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of June, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

J M Rowland Clarke and Martha H. Clarke
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Patricia F. Frame
Notary Public

My Commission Expires 9-01-2004



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 828 E. JOPPA 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)

side yard combination of 13 ft. in lieu of the required 20 ft. 1B02.3.B to permit a

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):

J.M. ROWLAND CLARKE

Name - Type or Print

Signature

MARTHA H. CLARKE

Name - Type or Print

Signature

828 E. JOPPA RD. 410-828-6487

Address

TOWSON

MARYLAND

Telephone No.

21286

City

State

Zip Code

Representative to be Contacted:

J.M. ROWLAND & MARTHA H. CLARKE

Name 828 E. JOPPA RD. 410-828-6487

TOWSON

MARYLAND

21286

Address

TOWSON

MARYLAND

Telephone No.

21286

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. 03-037-A

Reviewed By BR Date 7/22/02

Estimated Posting Date 8/5/02

Zoning Description

ZONING DESCRIPTION FOR 828 EAST JOPPA ROAD, TOWSON, MD 21286.

Beginning at a point on the north side of East Joppa Road which is approximately 46 ' of right-of-way width at the distance of 101.06 ' west of the centerline of the nearest improved intersecting street Edgewood Road which is 46' wide. Being Lot # 2, Block G, Section # 1 in the subdivision of Towson Estates as recorded in Baltimore County Plat Book # 25, Folio # 54~~4~~, containing 8,778 sq. ft. or 0.2 acres. Also known as 828 East Joppa Road and located in the 9 Election District, 4th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **16304**

DATE 7/22/02 ACCOUNT 1001-006 6150

AMOUNT \$ 50.00

RECEIVED FROM: Adm. Services

FOR: Adm. Services

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

It. # 037

PAID RECEIPT

BUSINESS TOTAL TIME

7/22/2002 7/22/2002 09:54:10

REC 14306 WALKIN KACH KVM BOWEN

RECEIPT # 000100 7/22/2002 OF 11

DEPT 5 523 ZONING VERIFICATION

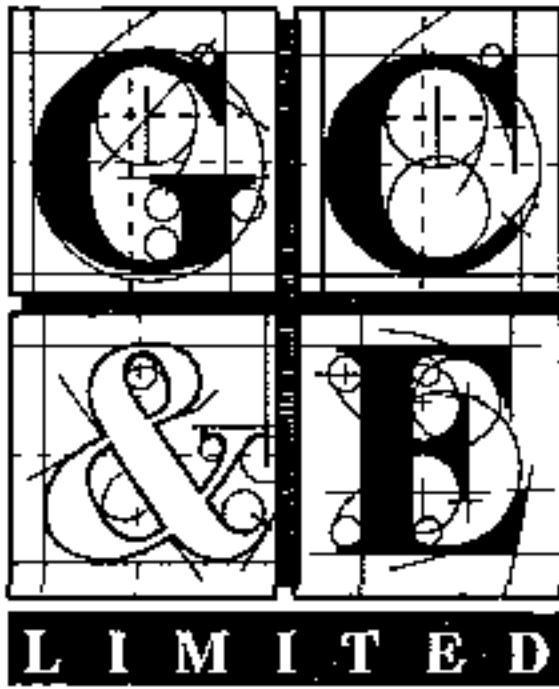
CR NO. 016304

Receipt tot \$50.00

50.00 OK 100 CH

Baltimore County, Maryland

CASHIER'S VALIDATION



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE #03-037-A
PETITIONER/DEVELOPER:
Rowland & Martha Clarke
DATE OF CLOSING:
August 20, 2002

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: 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

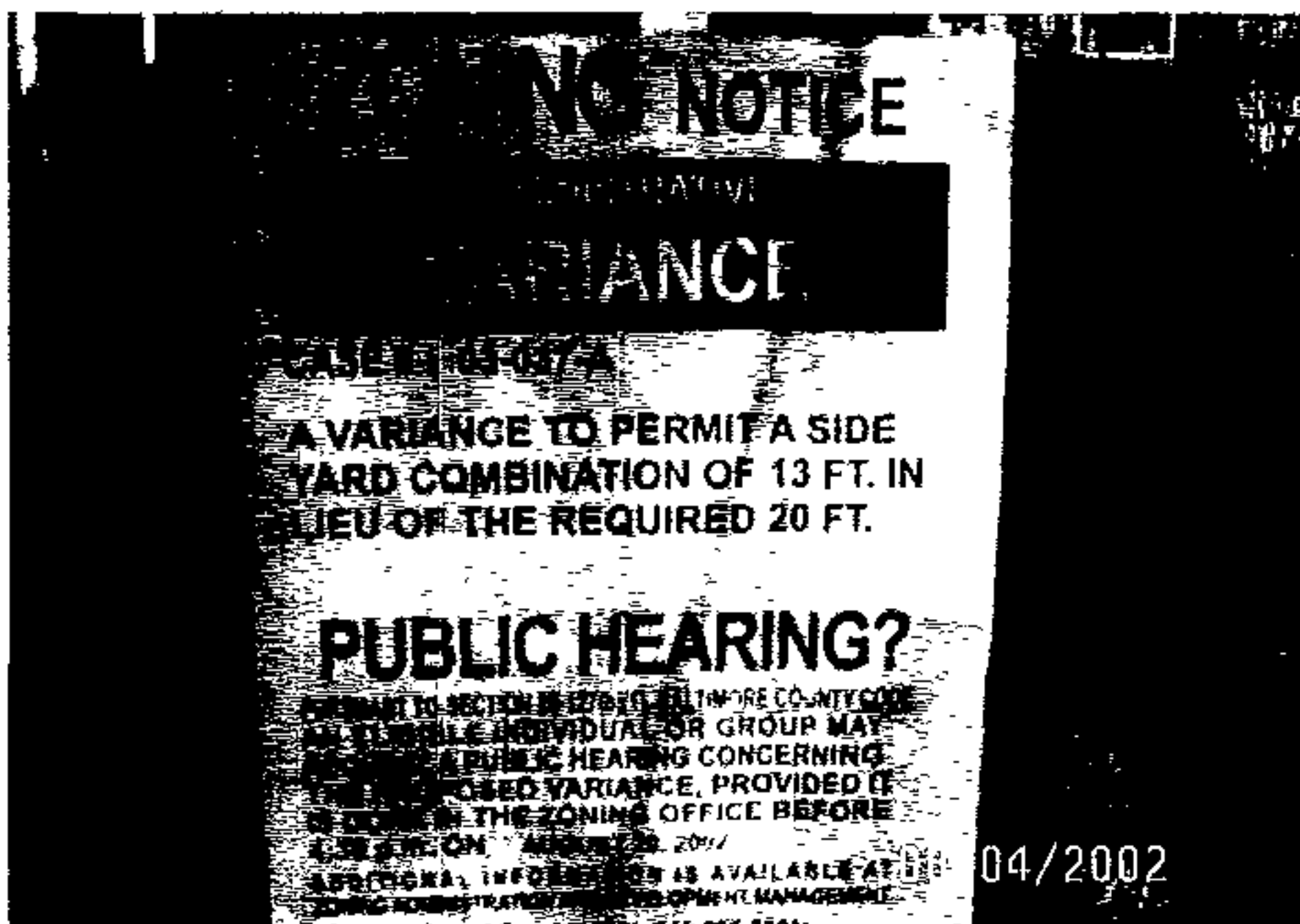
LOCATION:
828 East Joppa Road

DATE:
August 5, 2002

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



POSTED ON: August 2, 2002

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 037 -A Address 828 E. Joppa Rd.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/22/02 Posting Date: 8/5/02 Closing Date: 8/20/02

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 03- 037 -A Address 828 E. Joppa Rd.
Petitioner's Name Rowland & Martha Clarke Telephone 410-828-6487
Posting Date: 8/5/02 Closing Date: 8/20/02
Wording for Sign: To Permit a side yard combination of 13 ft. in
lieu of the required 20 ft.

WCR - Revised 6/28/00

**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: 03 - 037 - A
Petitioner: J.M. Rowland and Martha H. Clarke
Address or Location: 828 East Joppa Road
Towson, MD 21286

PLEASE FORWARD ADVERTISING BILL TO:

Name: J.M. Rowland and Martha H. Clarke
Address: 828 East Joppa Road
Towson, MD 21286
Telephone Number: 410 - 828 - 6487

Revised 2/20/98 - SCJ



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

August 23, 2002

J. M. Rowland Clarke
Martha H Clarke
828 E Joppa Road
Towson MD 21286

Dear Ms.'s Clarke:

RE: Case Number: 03-037-A, 828 E Joppa Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 22, 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: People's Counsel

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





**Baltimore County
Fire Department**

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

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

July 30, 2002

ATTENTION: George Zahner

RE:

Property Owner:

Location: 828 E. Joppa Rd.

Item No.: 037

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.

7. The Fire Marshal's Office has no comments at this time

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

AV
8/20

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** August 23, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For August 5, 2002
Item Nos. 031, 032, 033, 034, 036, 037,
039, 040, and 041

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS /TBT*

DATE: August 16, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of July 29, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

31-37-40,41

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 29, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-576, 03-023, & 03-037

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



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.29.02

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

RE: Baltimore County
Item No. 037 BR

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,

1- 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



Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

July 30, 2002

Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

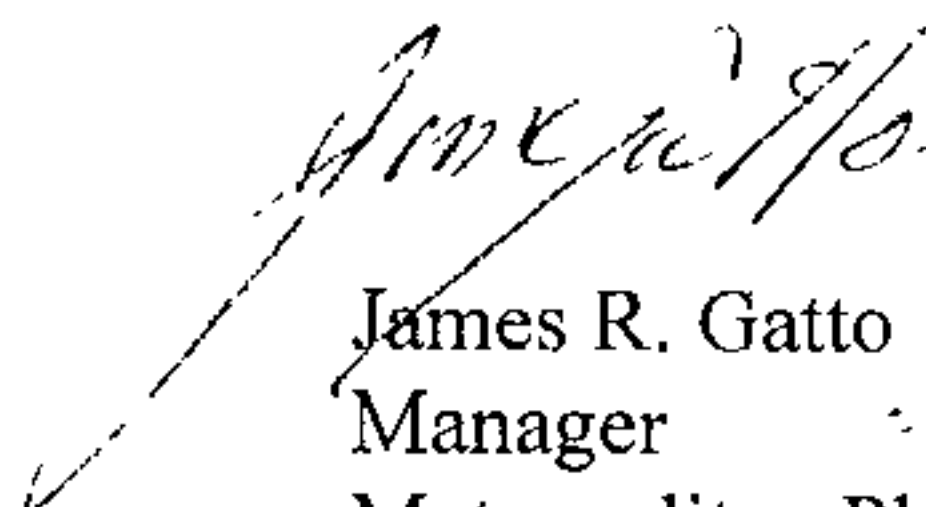
Re: Zoning Advisory Committee Agenda - case numbers 03-031-A, 03-032-A, 03-033-SPH, 03-034-SPHA, 03-035-SPH, 03-036-A, 03-037-A, 03-038-A, 03-039-A, 03-040-SPH & 03-041-A

To whom it may concern:

The Maryland Department of Planning has received the above-referenced information on 7/29/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,



James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

830 East Joppa Road
Towson, MD 21286
July 8, 2002

The Honorable Lawrence Schmidt
Zoning Commissioner
Suite 405
County Courts Building
401 Bosely Avenue
Towson, MD 21204

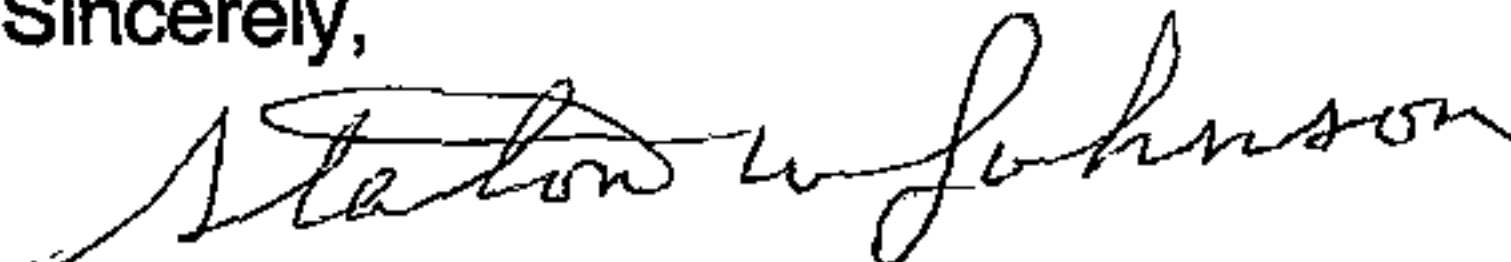
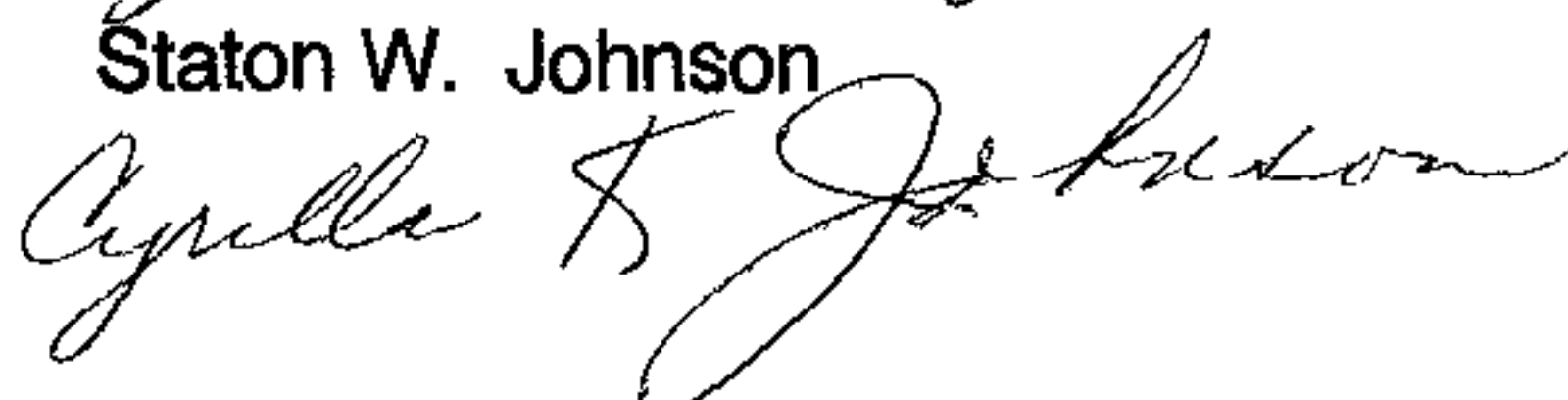
Dear Mr. Schmidt,

I am writing in support of the application of Rowland and Martha Clarke for a variance of a side yard set-back requirement for an enclosed porch at 828 East Joppa Road, Ninth Election District.

As the owner of the property directly adjacent to the side for which the set-back variance is requested, I strongly support the proposed improvement. Mr. and Mrs. Clarke are to be commended for making a major investment in this project.

I urge your prompt approval of this application.

Sincerely,

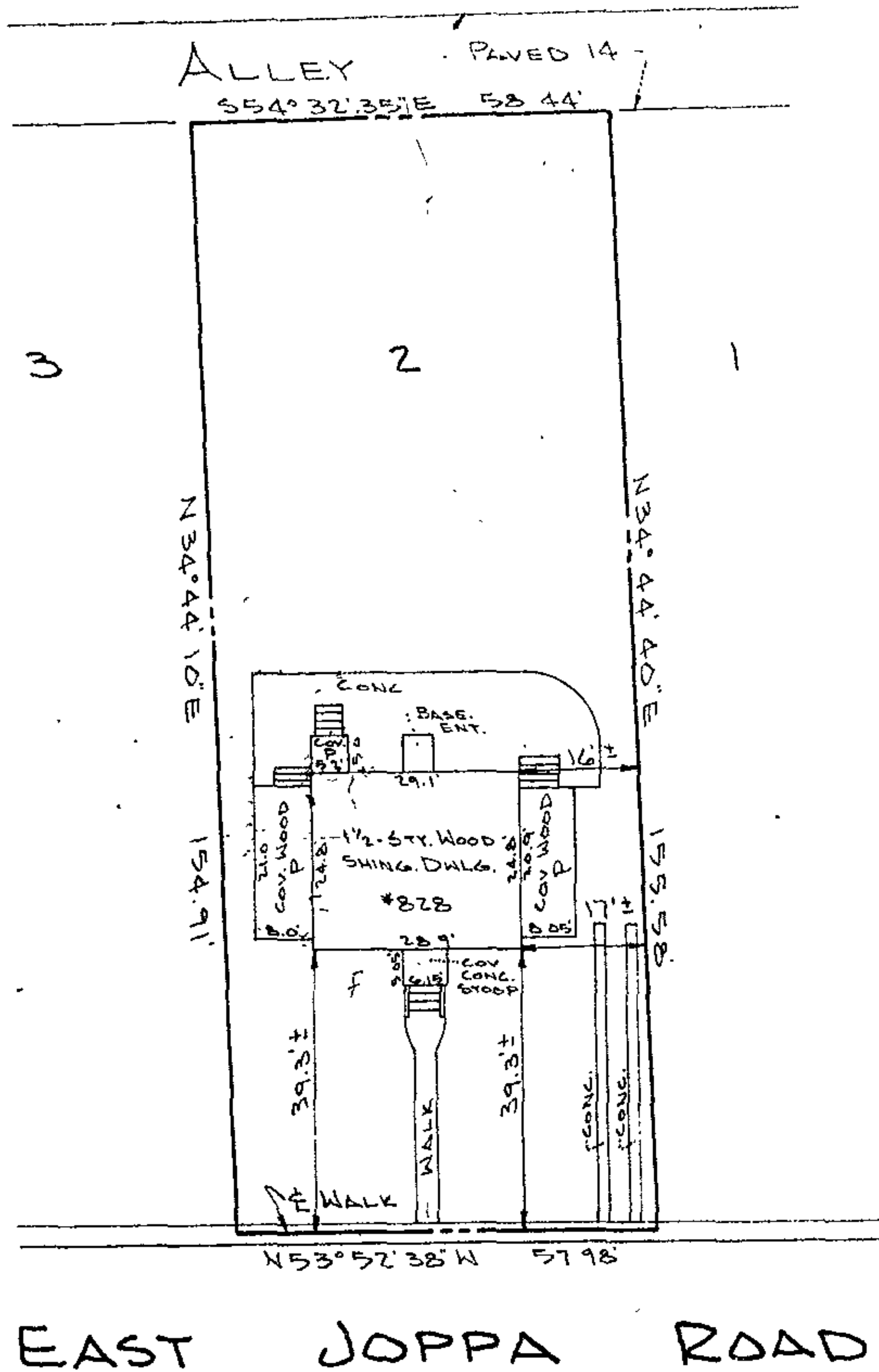

Staton W. Johnson


cc: Mr. and Mrs. J. M. Rowland Clarke

{

#037

LOT 2 BLOCK G SECTION 1
 RECONDIVISION OF
TOWSON ESTATES
 PLAT BOOK 25-54



EAST JOPPA ROAD

APPL. N° 24498

CERTIFICATE	SEAL	SCALE: 1" = 30' DATE: MARCH 29, 197
Property known as 828 EAST JOPPA ROAD, Balto. Co., Md. The information on this plat shows only that the improvements indicated hereon are contained within the outlines of the lot upon which they are erected and is not to be construed as an establishment of property lines. <i>[Signature]</i> Land Surveyor		ASSOCIATED SURVEYS GENERAL LAND SURVEYING IDLEWOOD 3-1791 1200 WOODBOURNE AVENUE BALTIMORE, MD. 21212

#037

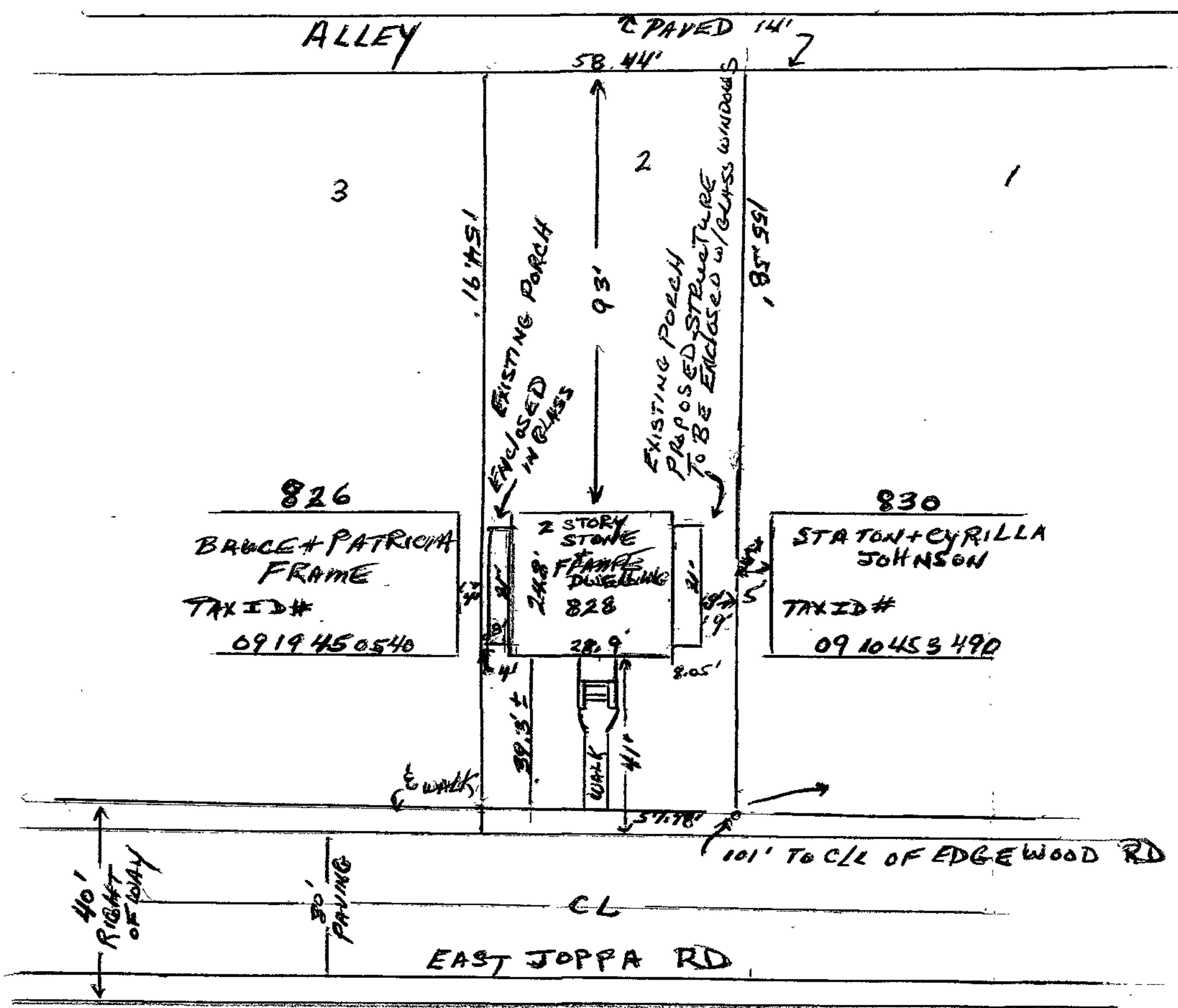
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 828 E JOPPA RD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME TOWSON ESTATES DISTRICT 9

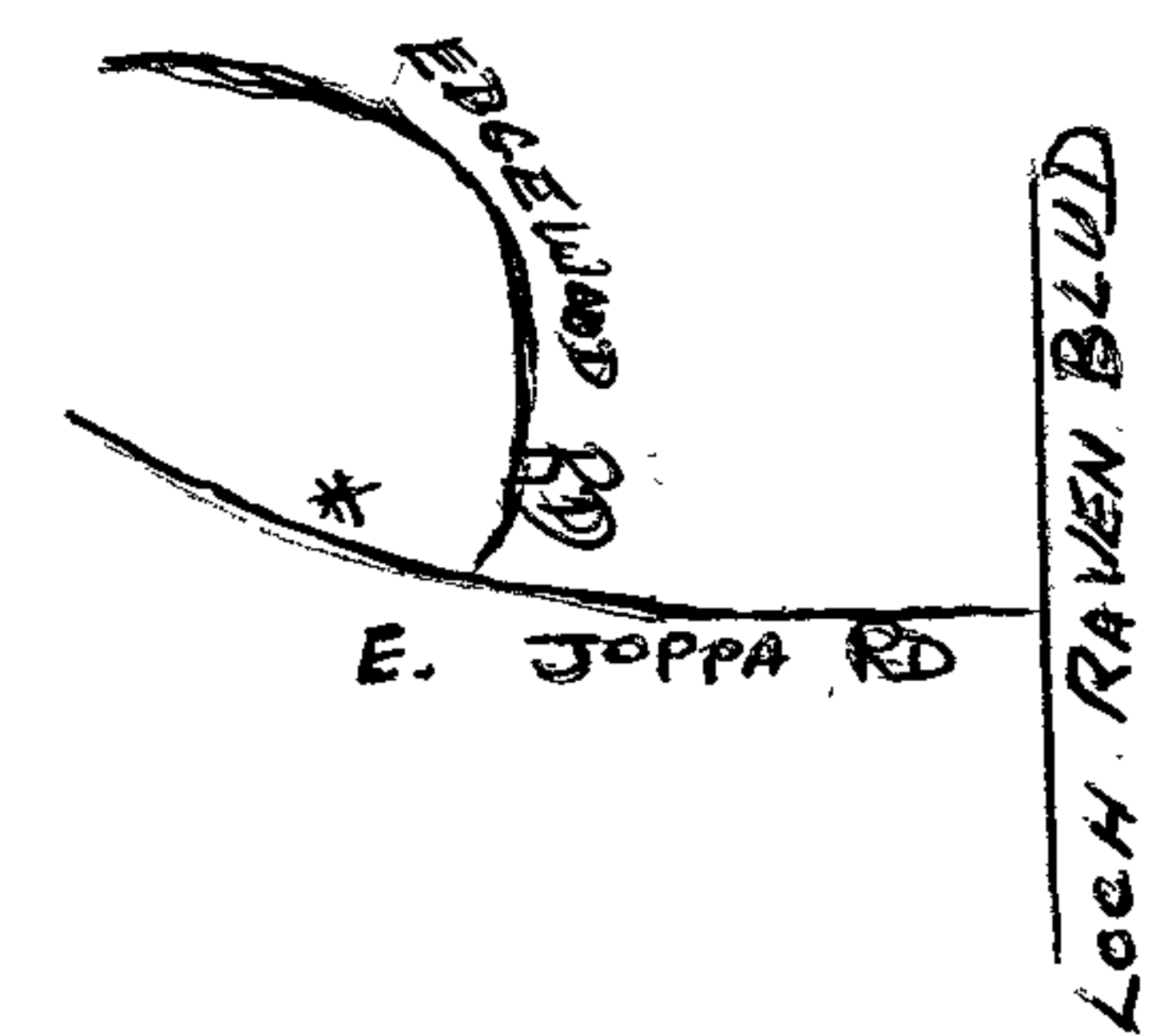
PLAT BOOK # 25 FOLIO # 54 LOT # 2 SECTION # 1 ZONED DR 5.5

OWNER J.M. ROWLAND CLARKE & MARTHA H. CLARKE



PREPARED BY J.M. ROWLAND CLARKE

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 9th

COUNCILMANIC DISTRICT 4th

1" = 200' SCALE MAP # N.E. 10-B

ZONING D.R. - 5.5

LOT SIZE .2 8,778
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

100 YEAR FLOOD PLAIN	☐	☒
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HISTORIC PROPERTY/ BUILDING	☐	☒
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PRIOR ZONING HEARING 86-425-A

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

BR | 037 | 03-037-A

Per. Ek. #1

D.R. 3.5

NE 10-B
1" = 200'

D.R. 3.5

D.R.5.5

D.R.16

D.R. 5.5

D.R.16

B.L.-CCC

BL-CCC

RO

RO

BENDIX
RADIO
PLANT

(SHEET N E 9-B)

#037

SCA1 E

J. M. ROWLAND + MARTHA H. CLARKE
828 E. JOPPA RD
TOWSON, MD 21286

April 12, 2002



FRONT



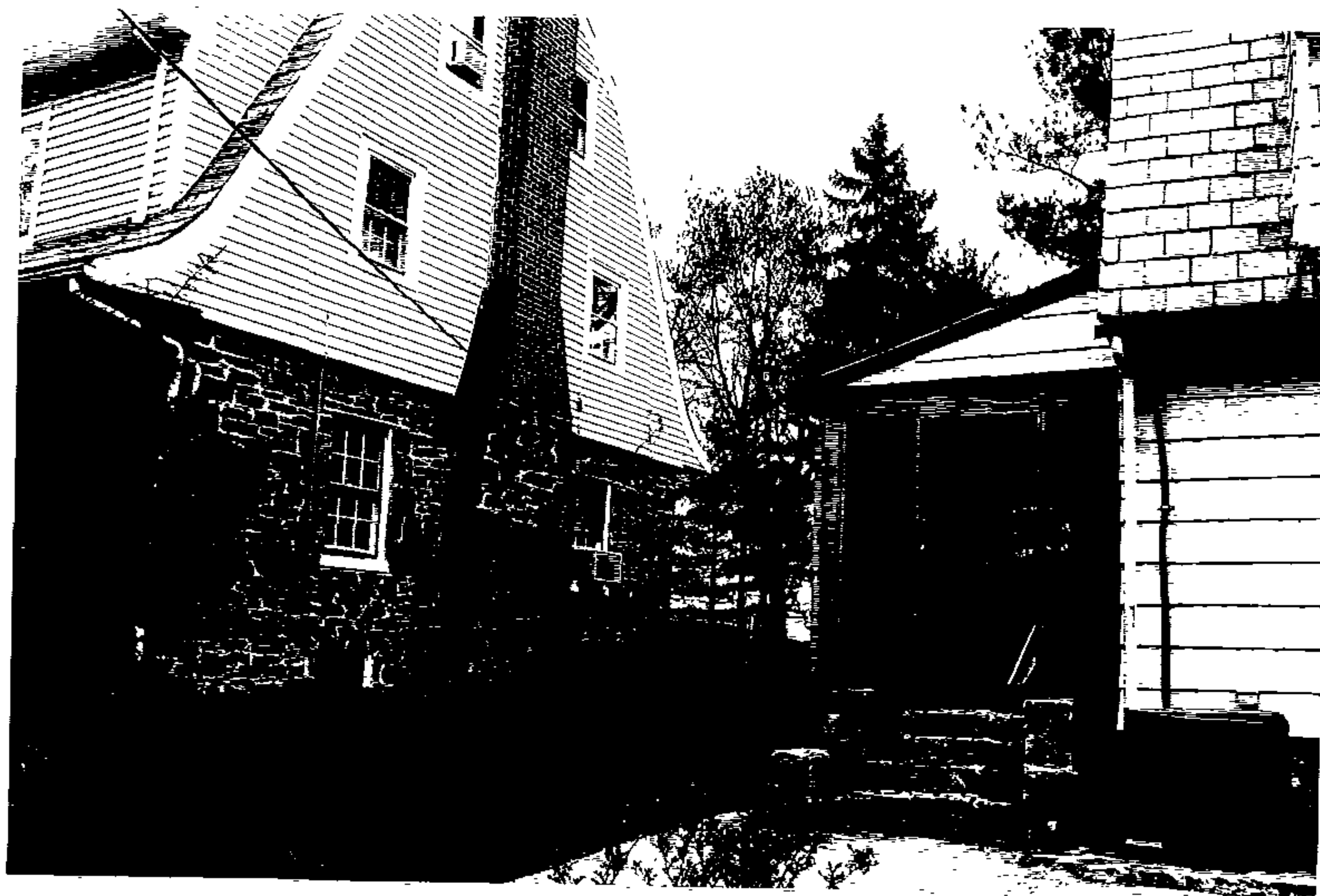


Back

830 E. JOPPA RD



RIGHT
SIDE



Back
LEFT

Pictures
4/12/02

● 826 E JOPPARD ●

BRUCE + PATRICIA FRAME PICTURES
4/12/02



L-FRONT

