

IN RE: PETITION FOR VARIANCE
NE/Corner of Bank and 54th Streets
11th Election District
7th Councilmanic District
(8000 Bank Street)

Maria Mace
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-057-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Maria Mace. The variance request is for property located at 8000 Bank Street in the eastern area of Baltimore County. The variance request is from Section 102.5 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a chain link fence with a height of 6 ft. in lieu of the required 3 ft. with a 0 ft. setback in lieu of the required 15 ft. at the intersection of a street and alley.

The property was posted with Notice of Hearing on September 7, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on September 7, 2004 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances.

STAMP RECEIVED FOR FILING

Date 10/1/04

By Ray

Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Bureau of Development Plan Review dated August 27, 2004, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the variance request was Maria Mace, Petitioner, as well as Margaret LaBue, and Raymond & Mildred Singer. There were no protestants or citizens attending the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 3,348 sq. ft. and is zoned DR 10.5. Ms. Mace indicated that she wanted to erect a new chain link fence to replace a deteriorated existing fence. She went to the County, obtained a permit and thereafter erected a 6 ft. high fence as shown on Petitioner's Exhibit No. 1. However, an inspector for the County issued a stop work order because the fence at the rear of her yard bordered on the alley, which in turn connects to 54th Street. It is only at the corner of the fence that a problem arises because the fence is 6 ft. high and the B.C.Z.R. only permits a maximum 3 ft. high fence at that location. See area marked in red on Petitioner's Exhibit No. 1.

The County has this regulation to insure that motorists coming from the alley onto a street can see oncoming traffic. Ms. Mace indicated that her fence has no slats and therefore can be seen

through easily. She said that she needed the higher fence to keep her dog secured and separated from children in the neighborhood and that a fence only 3 ft. high would not protect her dog or property. She indicated that a driver will not have a problem seeing through her fence at the corner and readily agreed that she would not add opaque slats in that area nor plant anything that would interfere with a driver's view of the street.

Several of her neighbors also spoke in support of her petition, each emphasizing that they can readily see through the fence at that corner.

Findings of Fact and Conclusions of Law

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. There is a problem with the Petitioner's fence height only at the corner of her property where the alley meets the street. I accept her testimony that a 3 ft. high fence here would not protect her dog or property. I further find that the requested variance can be granted in strict harmony with the spirit and intent of the regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. Each of her neighbors testified that they could see through the fence at the corner.

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 GRANTED.

THEREFORE, IT IS ORDERED, this 1st day of October, 2004, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 102.5 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a chain link fence with a height of 6 ft. in lieu of the required 3 ft. with a 0 ft. setback in lieu of the required 15 ft. at the intersection of a street and

ORDER RECEIVED FOR FILING
Date 10/1/04
By Ray

alley, be and it is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner must be in compliance with the ZAC comments submitted by the Bureau of Development Plans Review dated August 27, 2004, a copy of which is attached hereto and made a part hereof. Specifically, the Petitioner may not install opaque slats in the fence or plant vegetation within 15 ft. of the corner of the alley and the 54th street intersection so as to interfere with a driver's vision of 54th street from the alley.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

Date 10/1/04

By Ray

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

October 1, 2004

Ms. Maria Mace
8000 Bank Street
Baltimore, Maryland 21224

Re: Petition for Variance
Case No. 05-057-A
Property: 8000 Bank Street

Dear Ms. Mace:

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

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Margaret LaBue
8015 Lansdale Road
Baltimore, MD 21224

Raymond & Mildred Singer
7956 Bank Street
Baltimore, MD 21224

Visit the County's Website at www.baltimorecountyonline.info





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8000 Bank St.
which is presently zoned DR-10.5

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)

102.5 to permit a chain link fence with a height of 6 ft. in lieu of the required 3 ft. with a zero ft. setback in lieu of the required 15 ft. at the intersection of a street and alley,

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

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

Case No. 05-057-A

REV 9/15/98

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BK Date 7/30/04

ZONING DESCRIPTION

Zoning Description For 8000 Bank Street

Beginning at a point on the Northeast corner of Bank Street, which is 60 feet wide, and 54th Street, which is 60 feet wide. Being Lot #56, Block 11 in the subdivision known as Eastwood Heights as recorded in Baltimore County Plat Book #21, Folio# 21, containing 3,348 square feet. Also known as 8000 Bank Street and located in the 15th Election District, 7th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 39365

DATE

7/30/04

ACCOUNT

Room 618-2

AMOUNT

\$ 65.00

RECEIVED

From

Misc

FOR

Printing

for 618-2

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

BUSINESS ACTION TIME

7/30/2004 7:00:00 PM 10:32:10

RECEIVED BY: [Signature] DATE: 7/30/2004

RECEIVED BY: [Signature] DATE: 7/30/2004

RECEIVED BY: [Signature] DATE: 7/30/2004

RECEIVED BY: [Signature] DATE: 7/30/2004

RECEIVED BY: [Signature] DATE: 7/30/2004

RECEIVED BY: [Signature] DATE: 7/30/2004

RECEIVED BY: [Signature] DATE: 7/30/2004

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

August 6, 2004

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: 05-057-A

8000 Bank Street
Northeast corner Band and 54th Streets
15th Election District—7th Councilmanic District
Legal Owners: Maria Mace

Variance: to permit a chain link fence with a height of 6 feet in lieu of the allowed 3 feet with a 0-foot setback in lieu of the required 15 feet at the intersection of a street and alley.

Hearing: Thursday, September 23, 2004 at 11:00 a.m. in Room 407, County Courts Building
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK: clb

C: Maria Mace 8000 Bank Street Baltimore 21224.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, SEPTEMBER 8, 2004.**
- (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.**

Visit the County's Website at www.baltimorecountyonline.info

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 7, 2004 Issue - Jeffersonian

Please forward billing to:

Maria Mace
8000 Bank Street
Baltimore, Maryland 21224

410-285-2148

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:

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8000 Bank Street
Northeast corner Band and 54th Streets
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401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (SCZR) 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: 05-057-A
Petitioner: MARIA MACE
Address or Location: 8000 BANK ST. Baltimore, MD 21224

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARIA MACE
Address: 8000 BANK ST.
Baltimore, MD 21224
Telephone Number: 410-285-2148

**Department of Permits
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

September 14, 2004

Maria Mace
8000 Bank Street
Baltimore, Maryland 21224

Dear Mr. Mace:

RE: Case Number: 05-057-A, 8000 Bank Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 30, 2004.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info





**Baltimore County
Fire Department**

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

August 5, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: August 9, 2004

Item No.: 050, 052-060

057

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

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

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 8.6.04

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

RE: Baltimore County
Item No. 057 BPR

Dear Ms. Matthews:

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,

Steven D. Foster, Acting Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr
DATE: September 3, 2004
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 9, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-050
04-052 ✓ AV
04-053 ✓ AV
04-054 ✓ AV
04-055 ✓ LS (9/22)
04-056 ✓ LS (9/23)
04-057 ✓ LS (9/23)
04-058 ✓ LS (9/23)
04-060 ✓ AV

Reviewers: Sue Farinetti, Dave Lykens

for
9/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: August 19, 2004

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

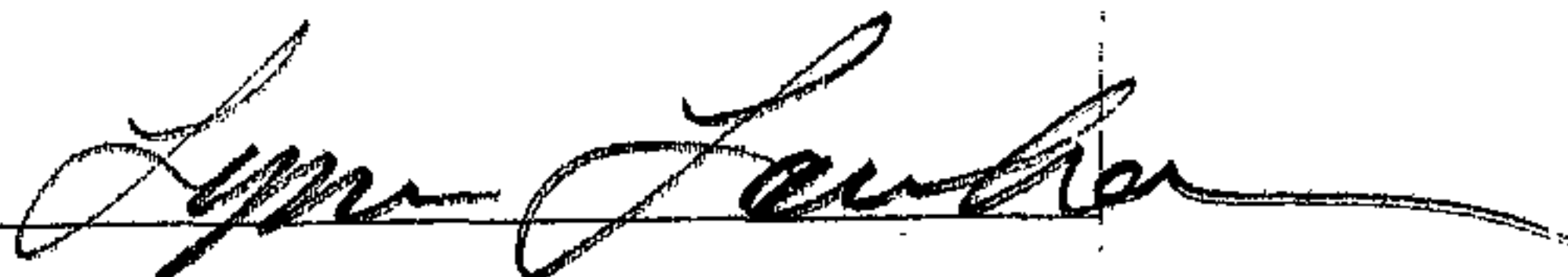
SUBJECT: Zoning Advisory Petition(s): Case(s) 5-031 and 5-057

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:



Division Chief:



MAC/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

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

SUBJECT: Zoning Advisory Committee Meeting
For August 16, 2004
Item No. 057

DATE: August 27, 2004

The Bureau of Development Plans Review has reviewed the subject-zoning item.

The fence shall not be constructed so as to interfere with the line of sight of automobiles exiting the alley.

RWB:CEN:jrb

cc: File

ORDER RECEIVED FOR FILING

Date

10/1/04

By

Ray

ZAC-08-16-2004-COMMENT ITEM NO 057-08272004

RE: PETITION FOR VARIANCE *
8000 Bank Street; NE corner Back & 54th St *
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Maria Mace *
Petitioner(s) *

BEFORE THE
ZONING COMMISSIONER
FOR
BALTIMORE COUNTY
05-057-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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
PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

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 9th day of August, 2004, a copy of the foregoing Entry of Appearance was mailed to, Maria Mace, 8000 Bank Street, Baltimore, MD 21224, Petitioner(s).

RECEIVED

AUG 09 2004

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Request for 0(zero) Variance with no slats installed

*A large section of my yard will be exposed to the public which could result in vandalism, loitering. Teenagers in the neighborhood are very abusive and police are there constantly because of the teenagers destroying property. If teenagers see the open variance, they will start to gather there and try to hang out in that open space of the alleyway because it is also close to the public road and they can escape from the police when they see their cars coming in the direction of my house. Teenagers try to hangout in the alleyway now and it always turns out that they loiter or vandalize the property, so if that corner area is not secured they will surely try to hangout there.

*There are small children who play in the alley and will take advantage of this open space and start to try to play in the open space and may then get hurt and then I could get sued because of my property being exposed like that, plus the land is not leveled.

*The fence I have is a chain link fence which you can see through it very clearly. There is plenty of eye visual length at the alley corner, when cars turn into the alley they could clearly see if there are people, children, or cars there and will be able to stop in plenty of time. My old historical fence was located there at the corner and there were no problems with the pedestrians or children or cars. When I installed my new fence, it went into the same holes along the side and along the alley way within my property. [I enclosed 2 photos]

*Animals will start to mess on the open variance area which will cause me more trouble. I will not be able to keep up with the mess and I could get sued if something happened to someone regarding the animal mess.

*Trash is another issue, it will collect in the open slanted area, and again I will not be able to keep up with the cleaning of the trash because I work 2 jobs.

*People who walk by to get to the main road or to get back to their homes pass by my home, and sometimes throw their trash on the side of my house, and I know they will start to throw their trash in the open variance area if exposed.

*I have no intentions of using slats in the fence at the lower level of the yard where the alleyway appears and I will not put slats in that area.

*My shed is located near that area in the lower part of the yard and will be impossible for me to get in and out of the shed safely with the variance being there.

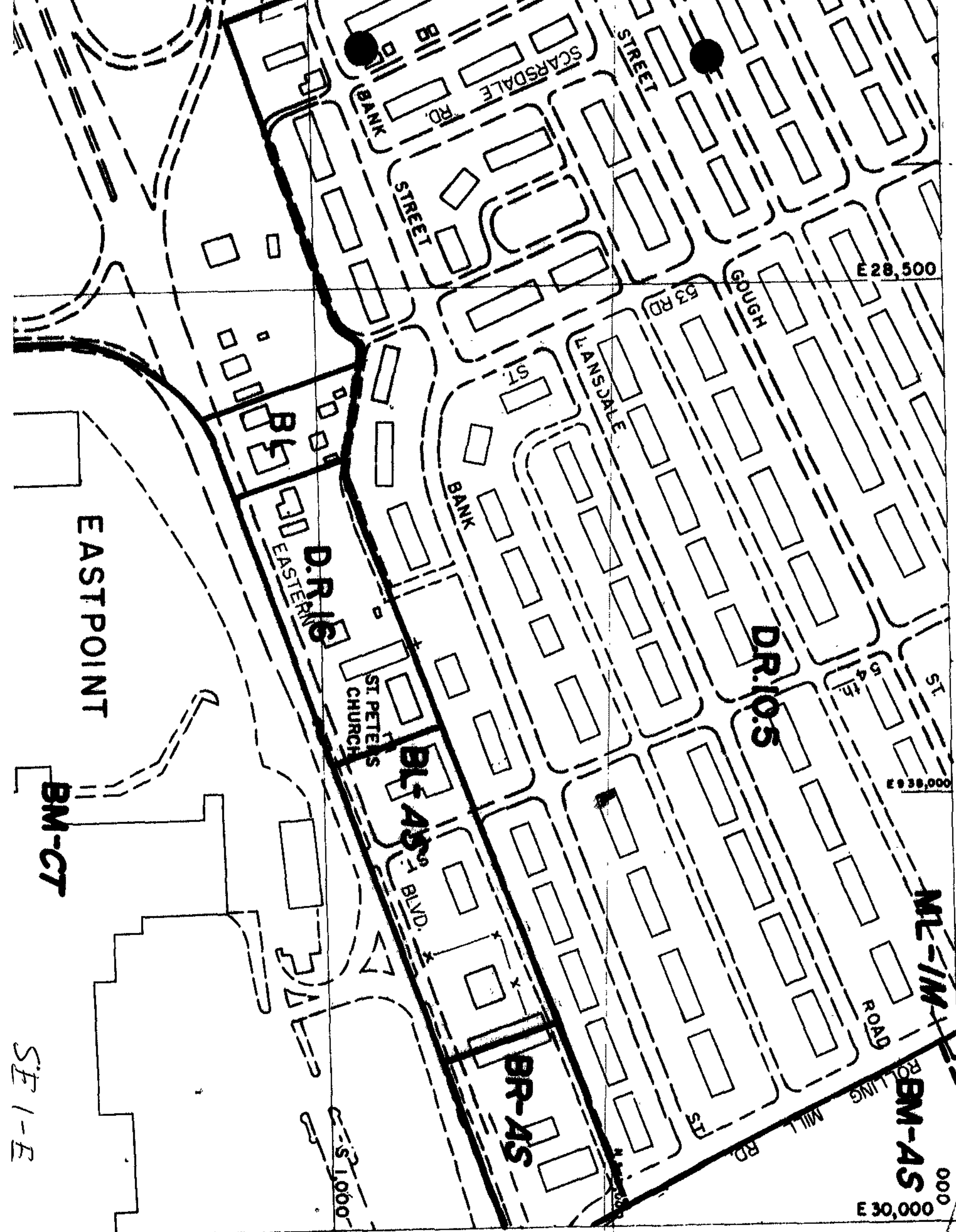
*I have turned my shed around where the front faces 54th street, and that gave an additional 4 feet clearance, where people can see more of the alley and adjacent street. [I have enclosed 2 photos]

*The neighbors and I frequently call the police to make the teenagers leave, who collect in the alleyway at night and try to loiter the area. If I expose my property, I will always have trouble with the teenagers trying to loiter in the open area.

*The neighbors and I also have trouble with young men and grown men who look for secluded areas to urinate, and that would be another issue if my property is exposed. My neighbors have caught men at night doing this to their property.

DATE 9/23/04

Pato and 21224



EASTPOINT

BM-C7

SE 1-E

Handwritten signature

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 8000 BANK St. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Eastwood Heights

PLAT BOOK # 21 FOLIO # 21 LOT # 561

OWNER MARIA MACE

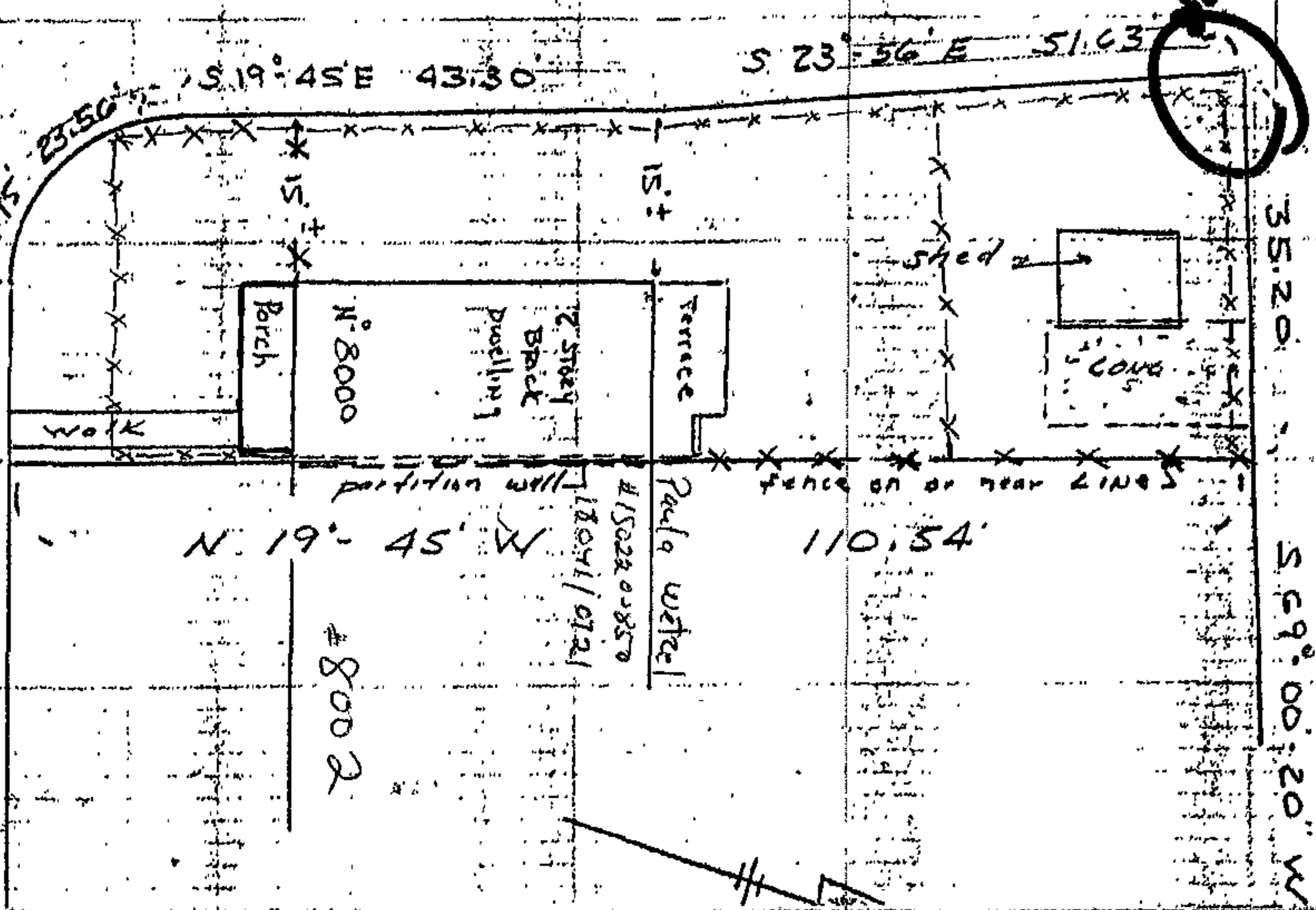
Request ~~Denial~~ with no plats



NORTH

PREPARED BY MARIA MACE

SCALE OF DRAWING: 1" = 20'



VICINITY MAP
SCALE: 1" = 1000'

Eastern Avenue

BANK Street

54th St.

Subject Property

LOCATION INFORMATION

ELECTION DISTRICT 15th

COUNCILMANIC DISTRICT 7th

1" = 200' SCALE MAP # SE 1-E

ZONING D.R. - 10.5

LOT SIZE 3348 SQUARE FEET

ACREAGE 0.077

PUBLIC PRIVATE

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING Violated & 04-5637

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

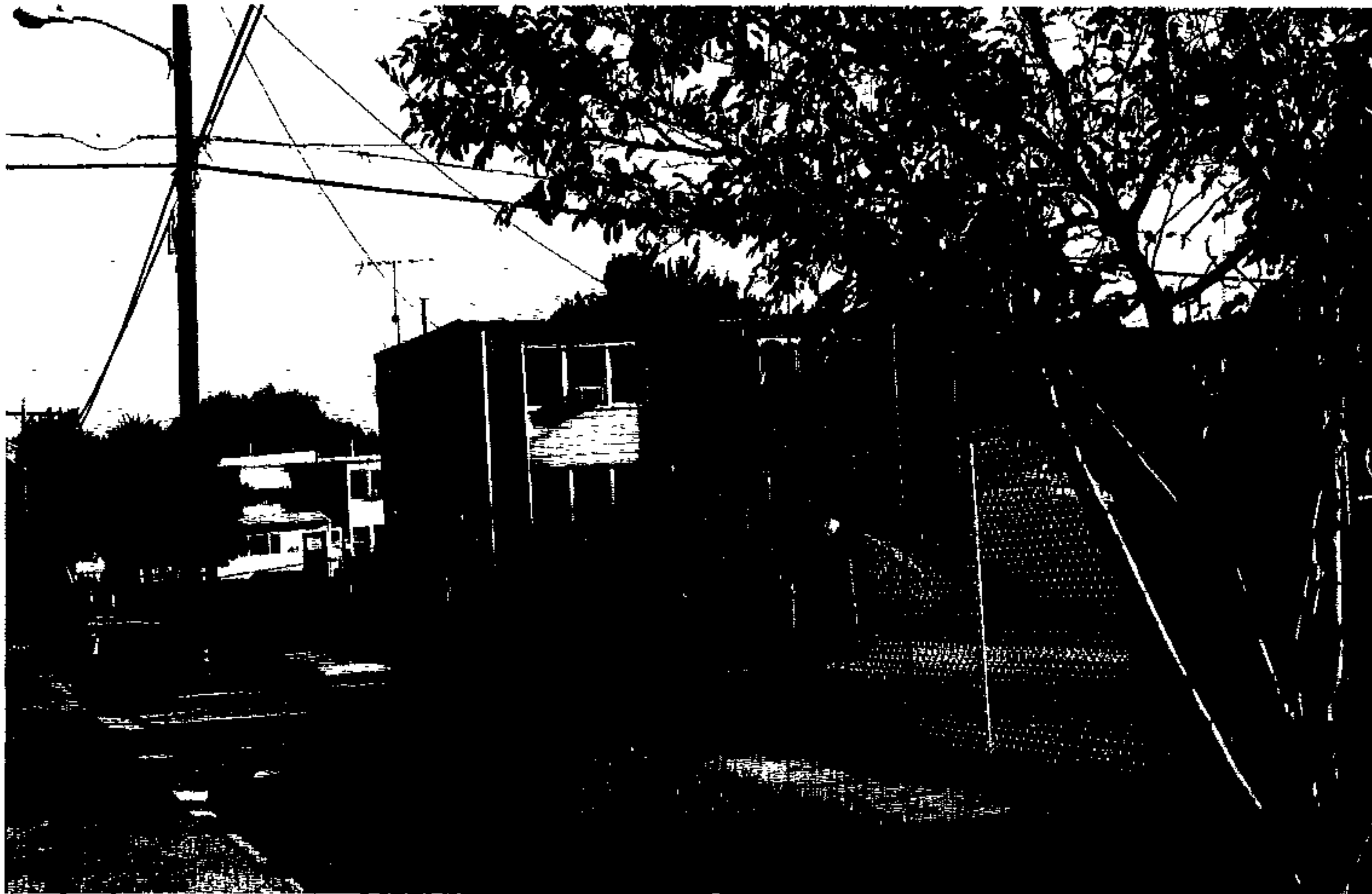
141 057 05-057-4



MARIÀ MACÉ

Varance Petition

#057



MARIÀ MACE

Variance Petition

#057

**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: #05-057-A
8000 Bank Street
Northeast corner Bank and
54th Streets

15th Election District
7th Councilmanic District
Legal Owner(s): Maria Mace
Variance: to permit a chain
link fence with a height of 6
feet in lieu of the allowed 3
feet with a 0-foot setback in
lieu of the required 15 feet
at the intersection of a
street and alley.

**Hearing: Thursday, Sep-
tember 23, 2004 at 11:00
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 accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

JT/9/638 Sept 7 20604

CERTIFICATE OF PUBLICATION

9/9, 20 04

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 9/7, 20 04.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-057-A

Petitioner/Developer: MARIA

INACE

Date of Hearing/Closing: 9/23/04

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

ATTN: Kristen Matthews {(410) 887-3394}

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: _____

8000 BANK STREET

The sign(s) were posted on _____

9/8/04
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

9/8/04
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7941

(Telephone Number)

