IN RE: **PETITION FOR VARIANCE** W/S Right Aileron Street, 230' S of the c/l Fuselage Road **(10 Right Aileron Street)** 15th Election District 6th Council District Lillian Sexton Petitioner	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 05-671-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Lillian Sexton, and Matthew and Kendra Zeller. Ms. Zeller is Ms. Sexton's granddaughter. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 47 feet in lieu of the required 55 feet, and side yard setbacks of 7.5 feet each in lieu of the required 10 feet, and approval of an undersized lot, pursuant to Section 304.2 of the B.C.Z.R., and any other relief deemed appropriate by the Zoning Commissioner to allow redevelopment of the subject property with a single-family dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing were Matthew and Kendra Zeller, and Buck Jones, Builder. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a roughly pie-shaped lot located on the west side of Right Aileron Street, between Fuselage Road and Orems Road in Middle River. The property is also known as Lot 162 of Aero Acres, an older subdivision which was recorded in the Land Records in 1946, well prior to the effective date of zoning regulations in Baltimore County. As is often the case with older subdivisions, many of the lots do not meet current area and/or width requirements. The subject property contains a gross area of 6,360 sq.ft., more or less, zoned D.R.5.5. Those regulations require a minimum area of 6,000 sq.ft.,

ORDER RECEIVED FOR FILING
Date 8/22/13
By

and a minimum width of 55 feet. Thus, although the lot meets the minimum area requirements, the width of the property is deficient.

Variance relief is requested as set forth above to allow redevelopment of the property with a single-family dwelling. In this regard, the property is presently improved with a small dwelling that has apparently existed on the site since 1941. Ms. Sexton has owned and resided on the property since August 1960; however, now wishes to convey the property to her granddaughter and her husband, Kendra and Matthew Zeller. The Zellers intend to raze the existing structure and construct a new single family dwelling thereon. It was indicated that the new house will feature living quarters on the first floor so that Ms. Sexton, who is 92 years of age, can continue to reside on the property and be cared for by the Zellers. As shown on the site plan, the proposed dwelling will be a two-story structure, which will be centered on the lot with setback distances consistent with other homes on adjacent properties. However, due to the narrow width of the property along the front building line, side setbacks of 7.5 feet each will be provided. Thus, variance relief is necessary. Relief is also requested to approve the lot as undersized, pursuant to Section 304; however, the minimum required lot size for D.R.5.5 zoned land is 6,000 sq.ft. Thus, this portion of the requested relief shall be dismissed as moot.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. Building elevation drawings of the proposed structure submitted into evidence as Petitioner's Exhibits 2A-2C show that the proposed improvements will be compatible with the pattern of development in the area and will actually improve conditions on the site. In this regard, the existing house is situated on the lot at an angle such that the southeast corner of the dwelling is located just 2 feet, 8 inches from the southern property line. The new house will be located 14 feet from that same property line. There were no adverse comments from any County reviewing agency and none of the neighbors voiced any objection. Thus, I find that relief can be granted and that there will be no detrimental impact to adjacent properties or surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

ORDER RECEIVED FOR FILING
Date 8/22/15
By

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of August 2005 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 to permit a lot width of 47 feet in lieu of the required 55 feet, and side yard setbacks of 7.5 feet each in lieu of the required 10 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the 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.

IT IS FURTHER ORDERED that the Petition for Variance seeking approval of an undersized lot, pursuant to Section 304.2 of the B.C.Z.R., be and is hereby DISMISSED AS MOOT.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 8/22/05
By

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
William J. Wiseman III, Zoning Commissioner

August 23, 2005

Ms. Lillian Sexton
10 Right Aileron Street
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
W/S Right Aileron Street, 230' S of the c/l Fuselage Road
(10 Right Aileron Street)
15th Election District – 6th Council District
Lillian Sexton, Owner; Matthew Zeller, et ux, Contract Purchasers - Petitioners
Case No. 05-671-A

Dear Ms. Sexton:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. & Mrs. Matthew Zeller
6907 Myersview Road, Baltimore, Md. 21220
Mr. Buck Jones
500 Vogts Lane, Baltimore, Md. 21221
People's Counsel; Case File

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10 Right Aileron ST

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) 1B02.3.C.1 BCZR

To permit a dwelling with a lot width of 47' in lieu of the required 55'. And to permit a 7.5' setbacks on both sides in lieu of the required 10'. And to approve an undersized lot per section 304.2 and any other variances deemed necessary by the zoning commissioner.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons. (indicate hardship or practical difficulty) The existing home is approximatly 65 yrs old. In a subdivision 60 yrs. Due to the age of the structure it would be impractical to renovate. The site is irregular shaped (pie shaped). The width if the building lot at the building line would make it unbuildable under the present zoning regulations. This would prevent the use of the property for a permited purpose the applicant would not be able to secure a reasonable return of his property. The hardship is not the result of the applicants own action.

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.

6000 □ 10' side
55' width 30' Rear
25'- front

Sale Has gone thru

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.

Grand Matter

Contract Purchaser/Lessee:

Matthew & Kendra Zeller
Name - Type or Print

Signature

6907 Myersview Road 410-335-4123
Address Telephone No.

Baltimore MD 21220
City State Zip Code

Legal Owner(s):

Lillian Sexton
Name - Type or Print

Lillian Sexton
Signature

Name - Type or Print

Signature

10 Right Aileron St 410-686-0213
Address Telephone No.

baltimore MD 21220
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

State Zip Code

Representative to be Contacted:

Buck Jones
Name

500 Vogts Lane 410-574-9337
Address Telephone No.

Baltimore MD 21221
City State Zip Code

ORDER RECEIVED FOR FILING
Date 6/22/05
By

Case No. 05-671-A

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By JF Date 6/17/05

REV 9/15/98

ZONING DESCRIPTION FOR 10 RIGHT AILERON STREET -

BEGINNING AT A POINT ON THE WEST SIDE OF RIGHT AILERON STREET WHICH IS 50' WIDE AT A DISTANCE OF 230' SOUTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET FUSELAGE AVENUE WHICH IS 60' WIDE. * BEING LOT # 162, IN THE SUBDIVISION OF AERO ACRES AS RECRDED IN BALTIMORE COUNTY PLAT BOOK # 13, FOLIO # 139, CONTAINING 6360/.146 ARCE. ALSO KNOWN AS 10 RIGHT AILERON STREET AND LOCATED IN THE 15 ELECTION DISTRICT, 6 COUNCILMANIC DISTRICT.

#671

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 446353

DATE 6-17-05 ACCOUNT 001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: Free State
10 Right Acloran St. Item # 671

FOR: Pet. for Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

ACCOUNT	NAME	TIME	BEG
6/20/2005	6/17/2005	14:44:35	7

001 006 WALKIN INVR REF
RECEIPT # 258614 6/17/2005 CSUR
Rept 5 528 ZONING VERIFICATION
CR NO. 446353
Rept Tot 65.00
65.00 CK 0.00 CA
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: #05-671-A
10 Right Aileron Street
W/side of Right Aileron Street, a distance of 230 feet south of the centerline of Fuselage Avenue
15th Election District — 6th Councilmanic District
Legal Owner(s): Lillian Sexton
Contract Purchaser: Matthew & Kendra Zeller

Variance: to permit a dwelling with a lot width of 47 feet in lieu of the required 55 feet. To permit 7.5 foot setback on both sides in lieu of the required 10 feet and to approve an undersized lot, and any other variances deemed necessary by the zoning commissioner.

Hearing: Thursday, August 11, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
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 7/726 July 26 60188

CERTIFICATE OF PUBLICATION

7/27/, 2005

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 7/26/, 2005.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date: 7/28/05

RE: Case Number 05-671-A BUCK JONES

Petitioner/Developer: LILLIAN SEXTON/MATTHEW + KENDRA ZELLER

Date of (Hearing)/Closing: AUGUST 11, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 10 RIGHT AILERON STREET

The sign(s) were posted on July 26, 2005
(Month, Day, Year)

Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

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

June 24, 2005

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: 05-671-A
10 Right Aileron Street
W/side of Right Aileron Street, a distance of 230 feet south of the centerline of Fuselage Avenue
15th Election District – 6th Councilmanic District
Legal Owner: Lillian Sexton
Contract Purchaser: Matthew & Kendra Zeller

Variance to permit a dwelling with a lot width of 47 feet in lieu of the required 55 feet. To permit a 7.5 foot setbacks on both sides in lieu of the required 10 feet and to approve an undersized lot, and any other variances deemed necessary by the zoning commissioner.

Hearing: Thursday, August 11, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Lillian Sexton, 10 Right Aileron St., Baltimore 21220
Matthew & Kendra Zeller, 6907 Myersview Road, Baltimore 21220
Buck Jones, 500 Vogts Lane, Baltimore 21221

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 27, 2005.**
(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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 26, 2005 Issue - Jeffersonian

Please forward billing to:
Matthew & Kendra Zeller
6907 Myersview Road
Baltimore, MD 21220

410-335-4123

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: 05-671-A
10 Right Aileron Street
W/side of Right Aileron Street, a distance of 230 feet south of the centerline of Fuselage Avenue
15th Election District – 6th Councilmanic District
Legal Owner: Lillian Sexton
Contract Purchaser: Matthew & Kendra Zeller

Variance to permit a dwelling with a lot width of 47 feet in lieu of the required 55 feet. To permit a 7.5 foot setbacks on both sides in lieu of the required 10 feet and to approve an undersized lot, and any other variances deemed necessary by the zoning commissioner.

Hearing: Thursday, August 11, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J WISEMAN III
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 (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: 05-671-A

Petitioner: ~~Buck Jones~~ LILIAN SEXTON

Address or Location: ~~500 Veg[illegible] Lane~~ 10 Right Aileron St.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Matthew & Kendra Zeller

Address: 6907 Myersview Road

Baltimore, MD 21220

Telephone Number: 410-335-4123

Revised 2/20/98 - SCJ

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 1, 2005

Lillian Sexton
10 Right Aileron Street
Baltimore, Maryland 21220

Dear Ms. Sexton:

RE: Case Number: 05-671-A, 10 Right Aileron Street

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 17, 2005.

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.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Matthew and Kendra Zeller 6907 Myersview Road Baltimore 21220

Printed on Recycled Paper

Fire Department

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

Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

June 28, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: June 20, 2005 (671)

Item No.: 621, 662-666, 668-678

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.

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

Lt J.D.Mezick
Fire Marshal's Office
410-887-5178
MS-1102F

cc: File

Printed on Recycled Paper

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

State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 6.27.05

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

RE: Baltimore County
Item No. 671 JRF

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,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

BW
8/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 21, 2005

RECEIVED
JUL 22 2005
ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-671- Variance**

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 David Pinning in the Office of Planning at 410-887-3480.

Prepared By: Curtis Murray

Division Chief: Lyn Lanham

CM/LL

W:\DEVREV\ZAC\5-671.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 5, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 30, 2005
Item Nos. 664, 666, 667, 668, 669, 670, 671, 673, 674, 676, 677, and 678

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-07052005.doc

RE: PETITION FOR VARIANCE 10 Right Aileron Street; W/side Right Aileron Street, 230' S c/line Fuselage Avenue* 15th Election & 6th Councilmanic Districts Legal Owner(s): Lillian Sexton Contract Purchasers: Matthew & Kendra Zeller Petitioner(s)	* * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY
	*	05-671-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 and all 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 27th day of June, 2005, a copy of the foregoing Entry of Appearance was mailed to, Buck Jones, 500 Vogts Lane, Baltimore, MD 21221, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
JUN 27 2005
Per.....

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 05-671

Date Completed/Initials	
6/24/05	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)
7/26/05	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)
8-1-05 CAB	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)
8-2-05	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)

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

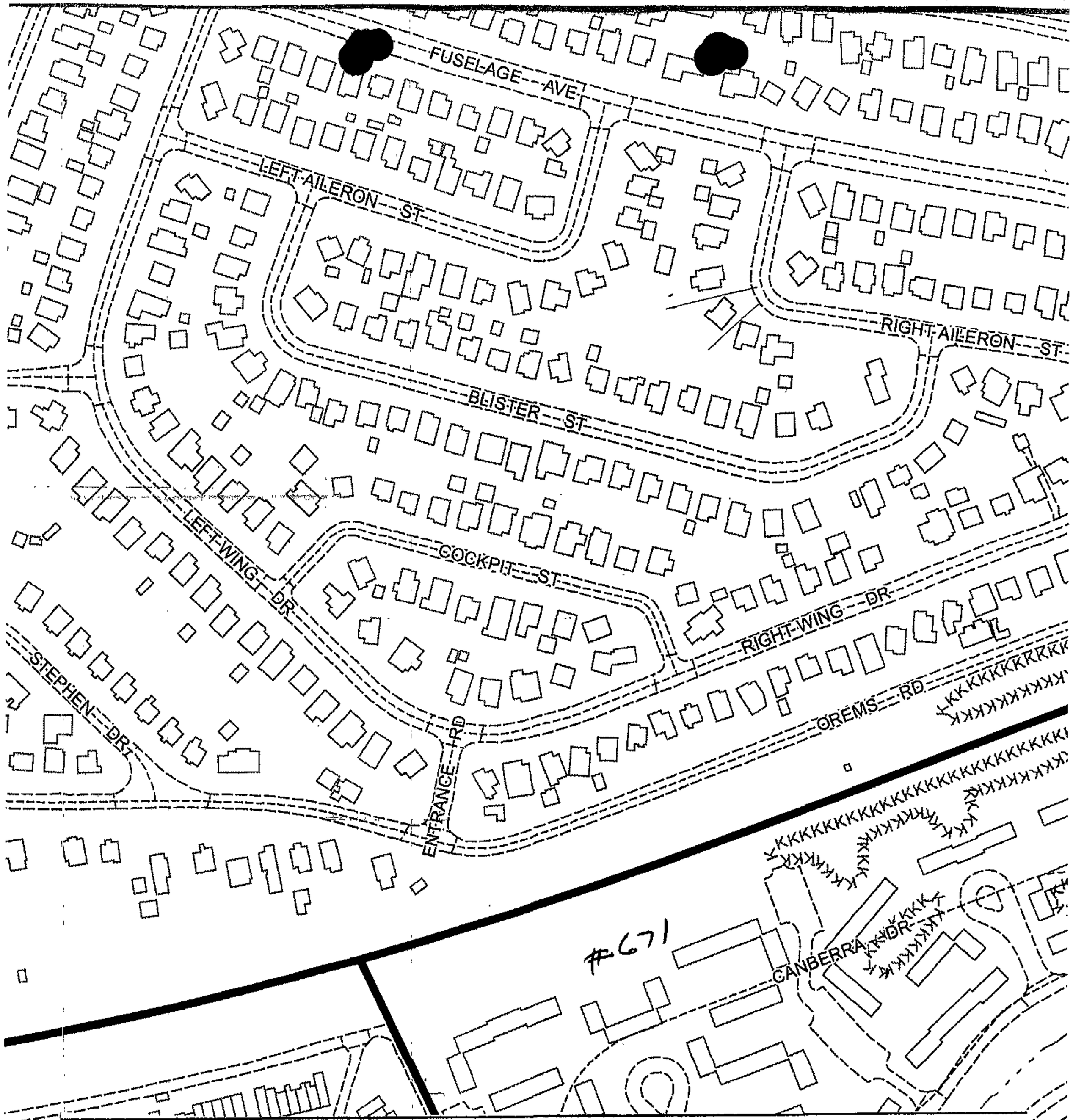
PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
BUCK JONES	500 VOGTS LANE	BOLT MD 21221	BUCKJO1954@AOL
Matthew Zeller	PO Box 15313	Baltimore MD 21220	
Kendra Zeller	PO Box 15313	Baltimore, MD 21220	

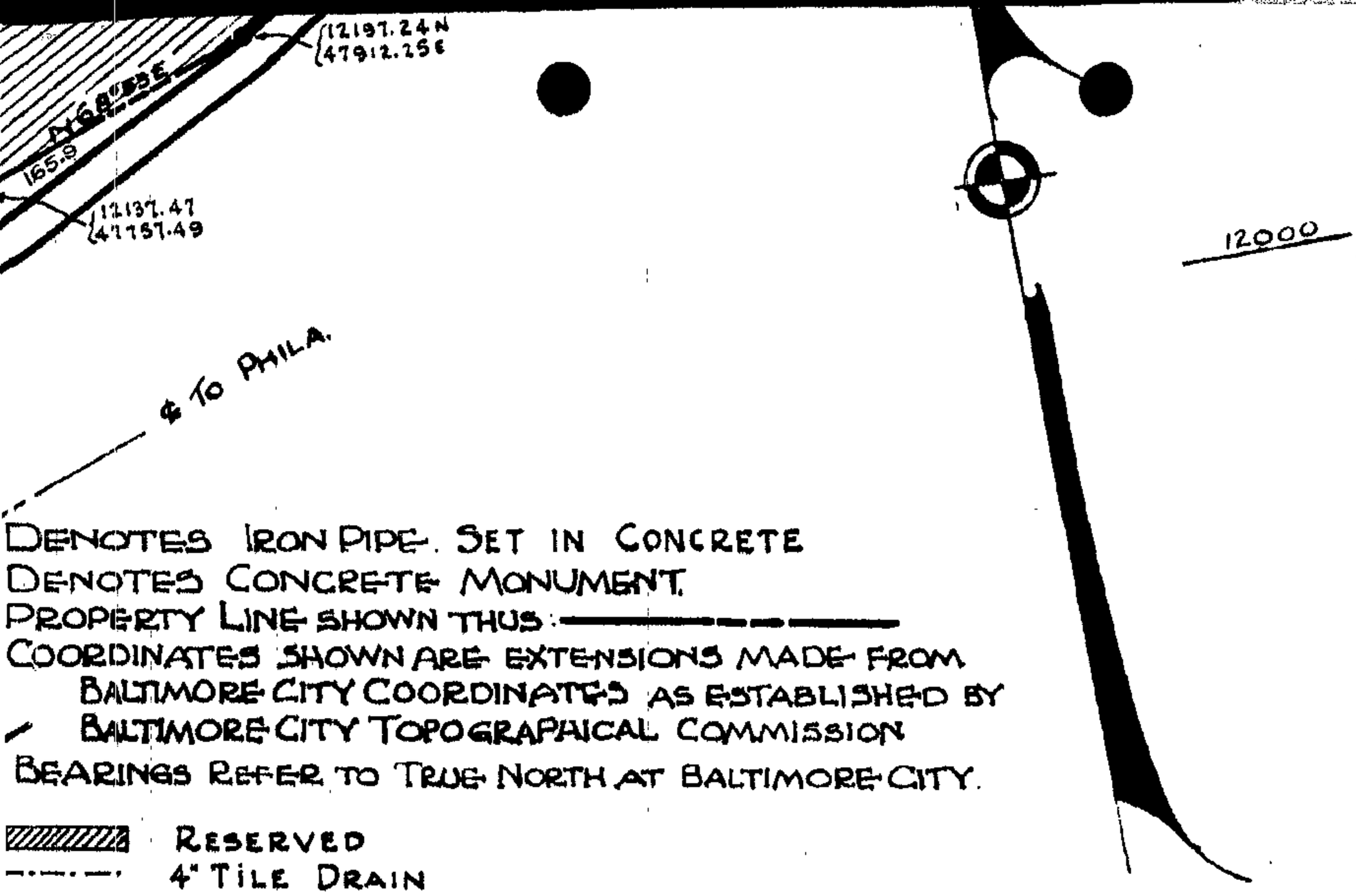
Case No.: 05-671

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	SITE PLAN	
No. 2	BLDG ELEVATIONS 2A 2B 2C	
No. 3	PHOTOS OF NEIGHBORING HOMES	
No. 4	SUBDIVISION PLAT.	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Baltimore County
Office of Planning and Zoning
Official Zoning Map



DENOTES IRON PIPE. SET IN CONCRETE
DENOTES CONCRETE MONUMENT.
PROPERTY LINE SHOWN THUS: ————————
COORDINATES SHOWN ARE EXTENSIONS MADE FROM BALTIMORE CITY COORDINATES AS ESTABLISHED BY BALTIMORE CITY TOPOGRAPHICAL COMMISSION
BEARINGS REFER TO TRUE NORTH AT BALTIMORE CITY.

RESERVED
4" TILE DRAIN

ALL LOT CORNERS ARE MARKED BY IRON PIPE EXCEPT LOT CORNERS FALLING ON CONCRETE WALKS. THESE LOT CORNERS ARE MARKED BY CROSS CHISELED IN WALK.

COORDINATES SHOWN ARE EXTENSIONS MADE FROM BALTIMORE CITY COORDINATES AS ESTABLISHED BY THE BALTIMORE CITY TOPOGRAPHICALL COMMISSION.

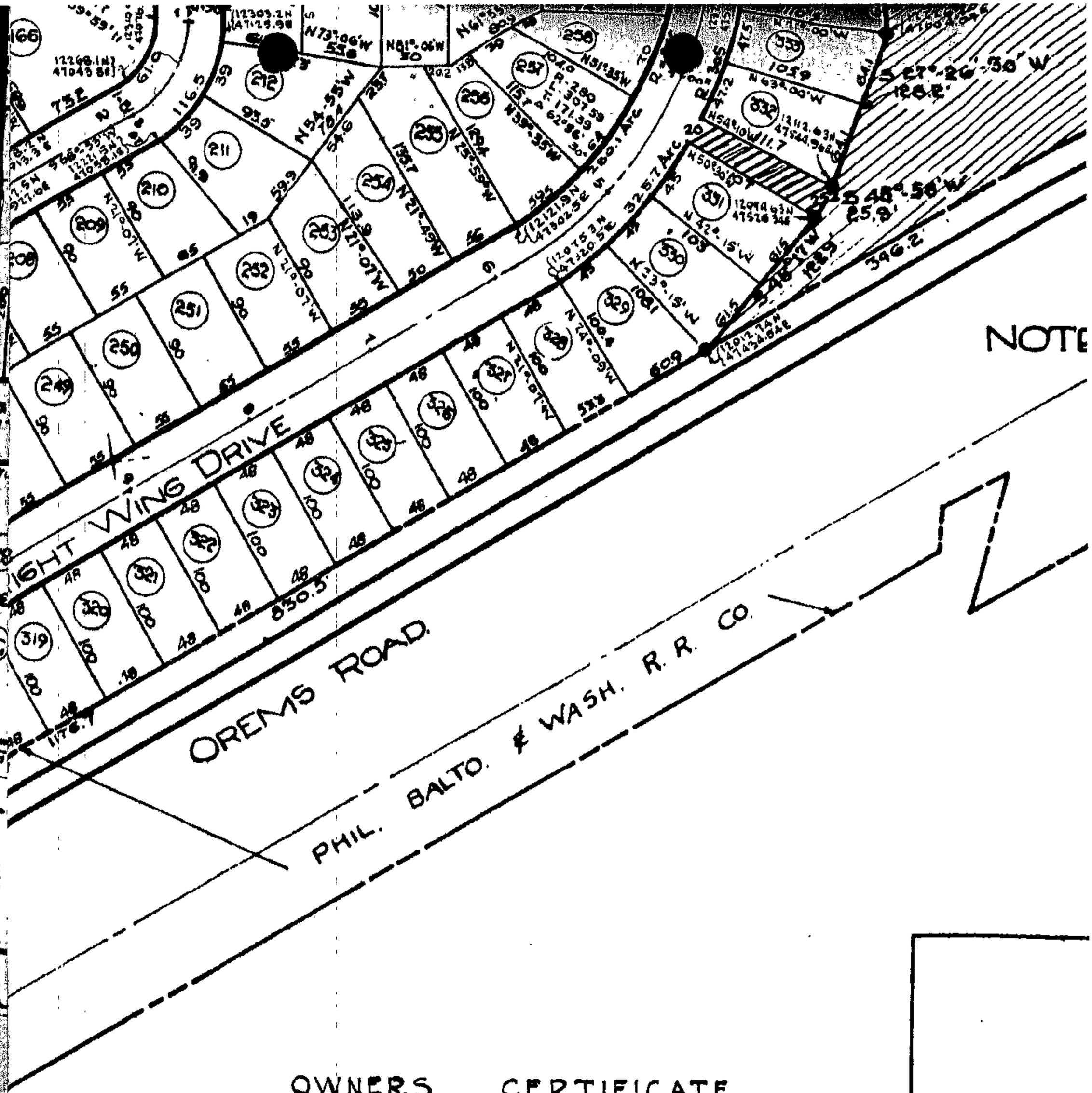
BEARINGS REFER TO TRUE NORTH AT BALTIMORE.

PLAT OF
AERO ACRES-SECTION I

MIDDLE RIVER MARYLAND.
THE GLENN L. MARTIN CO.
JNTY OF BALTIMORE STATE OF MARYLAND.
CALE 1IN=100 FT. AUGUST 1, 1946

Thomas J. Cassedy 8/1/46
THOMAS J. CASSEDY, CIVIL ENGINEER
MIDDLE RIVER, MD.

REGISTERED LAND SURVEYOR No. 866



OWNERS CERTIFICATE

CERTIFICATION IS HEREBY MADE THAT ALL THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, CHAPTER 1016, ACTS OF 1945, HAVE BEEN COMPLIED WITH ON THIS PLAT.

THE GLENN L. MARTIN COMPANY

HARRY T. ROWLAND
VICE PRESIDENT

Aug 12, 1946
Andrews
Eng

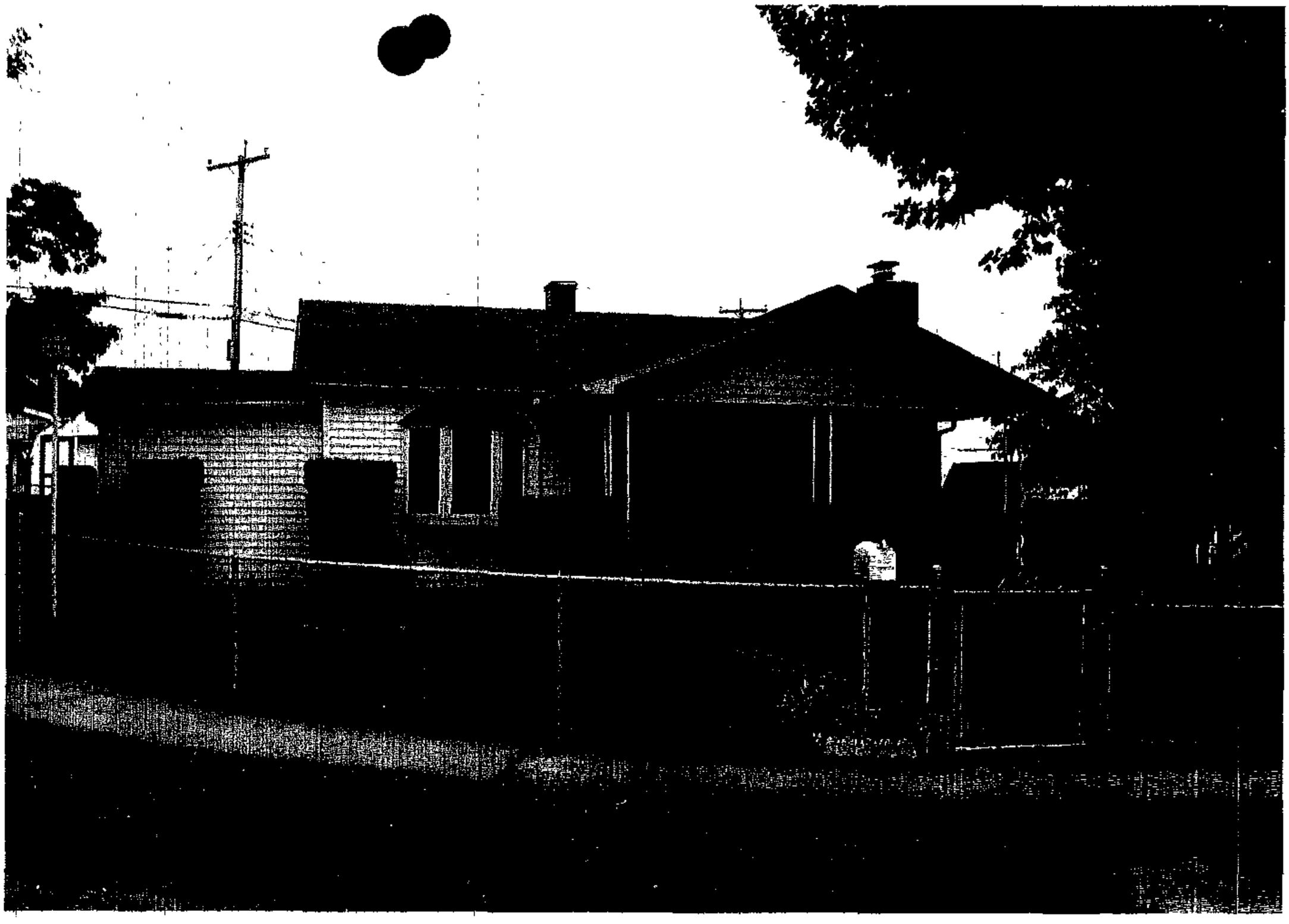
47000

STANDING ON RIGHT AILERON STREET LOOKING WEST AT NEIGHBOR'S HOUSE. PROPOSED PROPERTY IS AT LEFT EDGE.

#671

PETITIONER'S

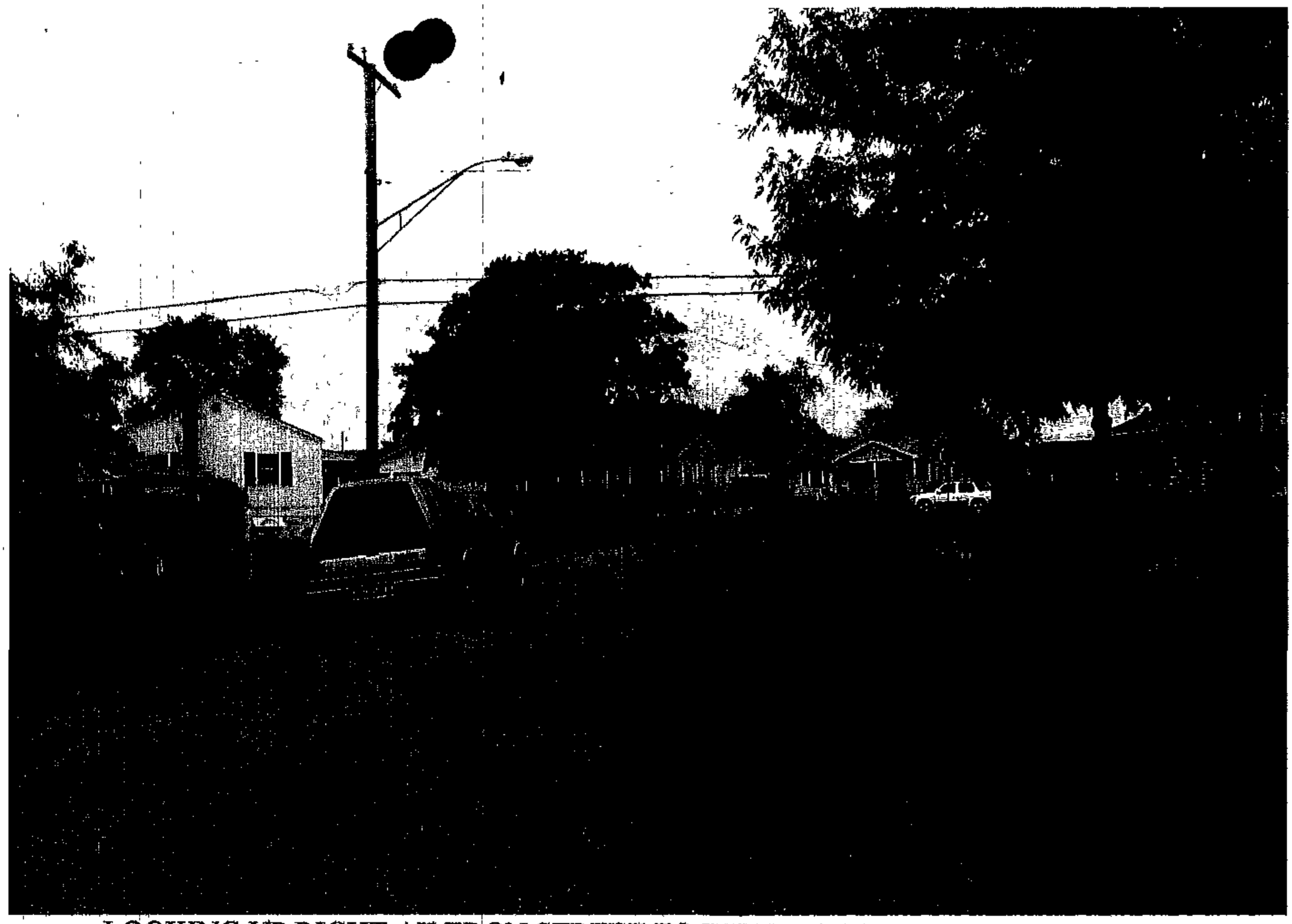
EXHIBIT NO. 3 - A to G



STANDING ON RIGHT AIRLERON STREET LOOKING EAST AT HOME ACROSS STREET FROM PROPOSED PROPERTY.

#671

3-B



LOOKING UP RIGHT AILERON STREET TO THE INTERSECTION OF FUSELAGE.

#671

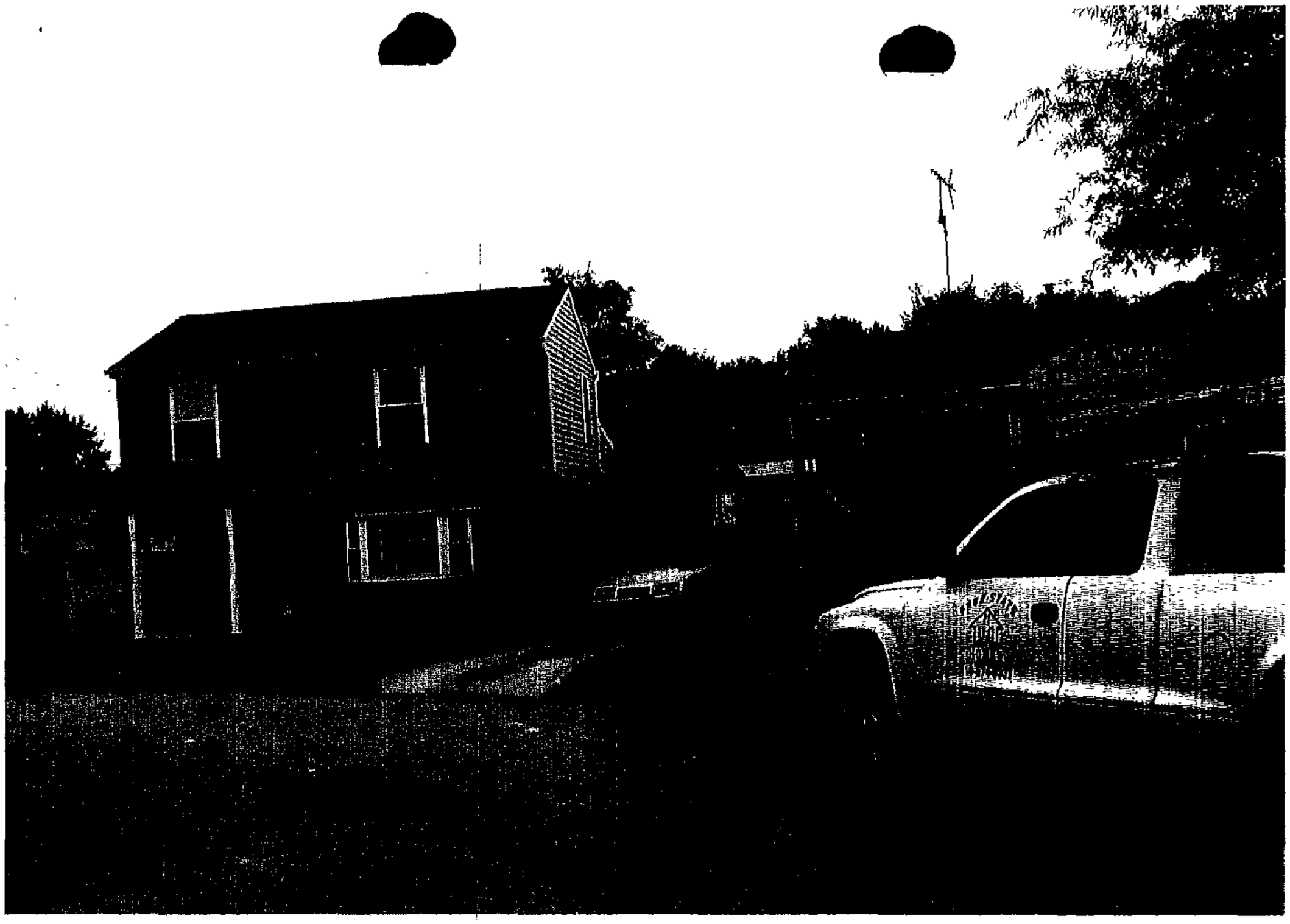
3-C

EXISTING DWELLING TO BE RAZE

LOOKING NORTH WEST AT EXISTING HOUSE AND HOME ON NORTH SIDE OF PROPERTY.

#671

3-D

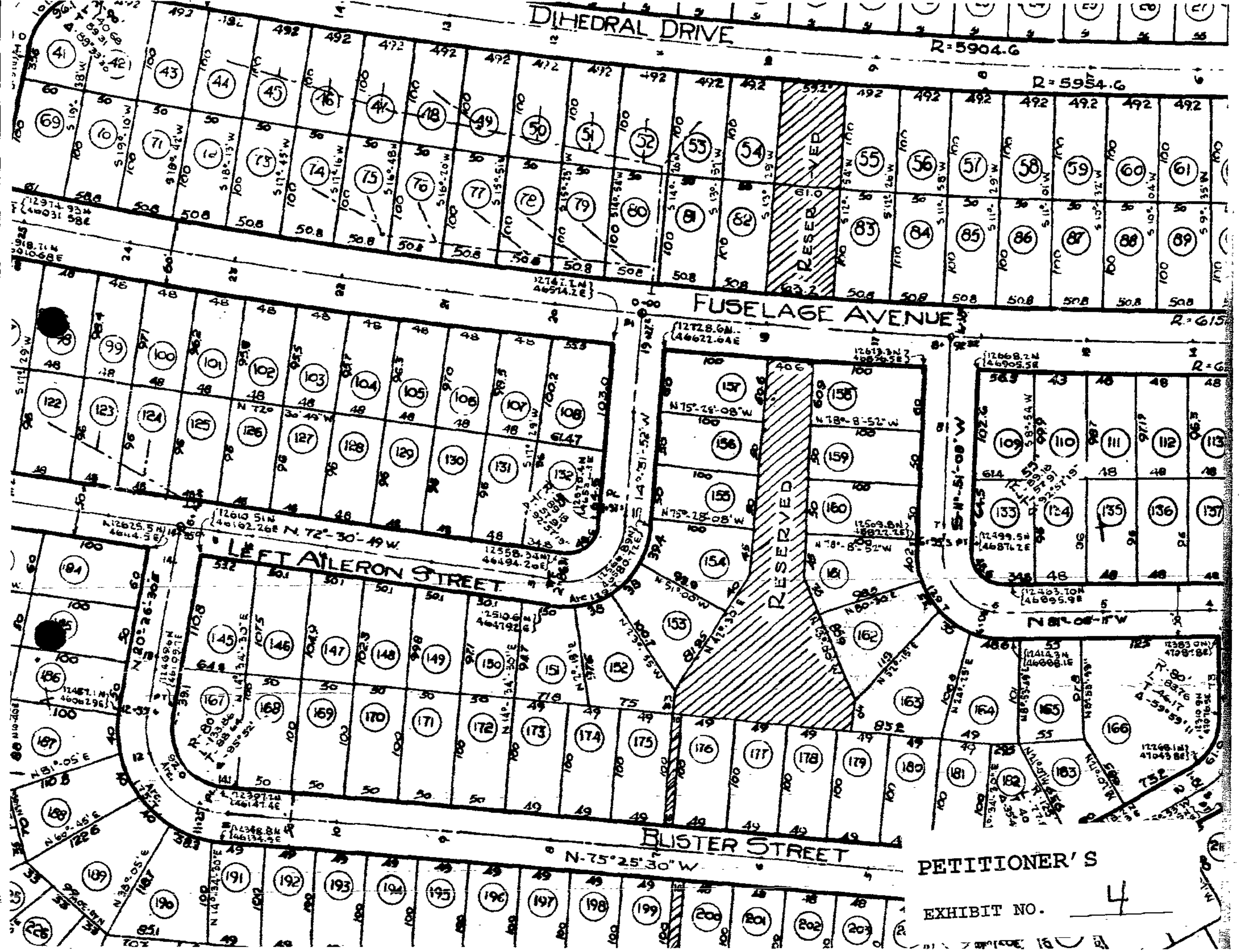


STANDING ON RIGHT AILERON STREET LOOKING SOUTH / EAST AT HOMES DOWN THE STREET. PROPOSED PROPERTY TO THE RIGHT.

#671

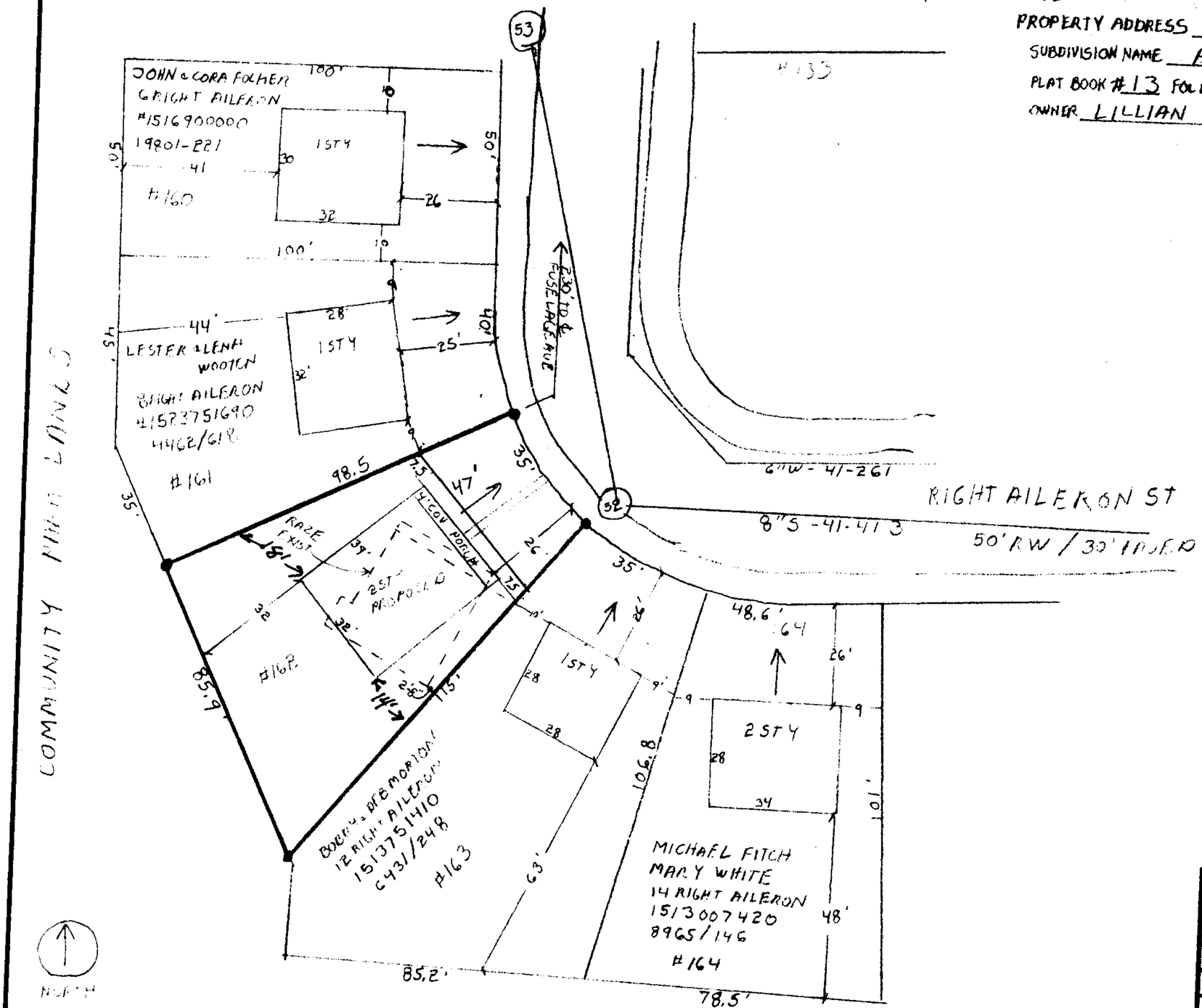
3-E

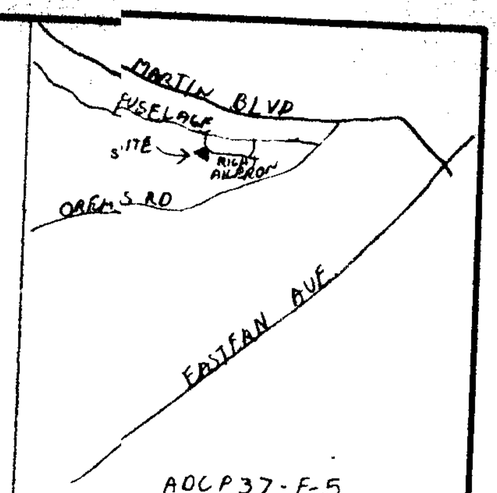
3-F


DIHEDRAL DRIVE
R=5904.6
R=5954.6
FUSELAGE AVENUE
LEFT AILERON STREET
N. 72°-30'-49 W.
BLISTER STREET
N-75°25'30" W
RESERVED
PETITIONER'S
EXHIBIT NO. 4

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE

PROPERTY ADDRESS 10 RIGHT AILERON ST
SUBDIVISION NAME AERO ACRES
PLAT BOOK #13 FOLIO #139 LOT #162
OWNER LILLIAN SEXTON





ADC P37-F-5
VICINITY MAP
SCALE 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 6
1"=200' SCALE MAP # NE-4-H
ZONING: DR5.5
LOT SIZE .146 ACREAGE / 6360 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	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 #
JF	671	05-671-A

Zeller Site Plan

SCALE: 1" = 30
DATE: 6/6/05
APPROVED BY:
DRAWN BY: Buck Jones
REVISED

PREPARED BY BUCK JONES SCALE OF DRAWING 1" = 30'

PETITIONER'S EXHIBIT NO. 1

FREESTATE GENERAL CONTRACTORS
810 BACK RIVER NECK ROAD 410-574-9337

DATE 05-23-05

ZELLER RESIDENCE
3D VIEWS

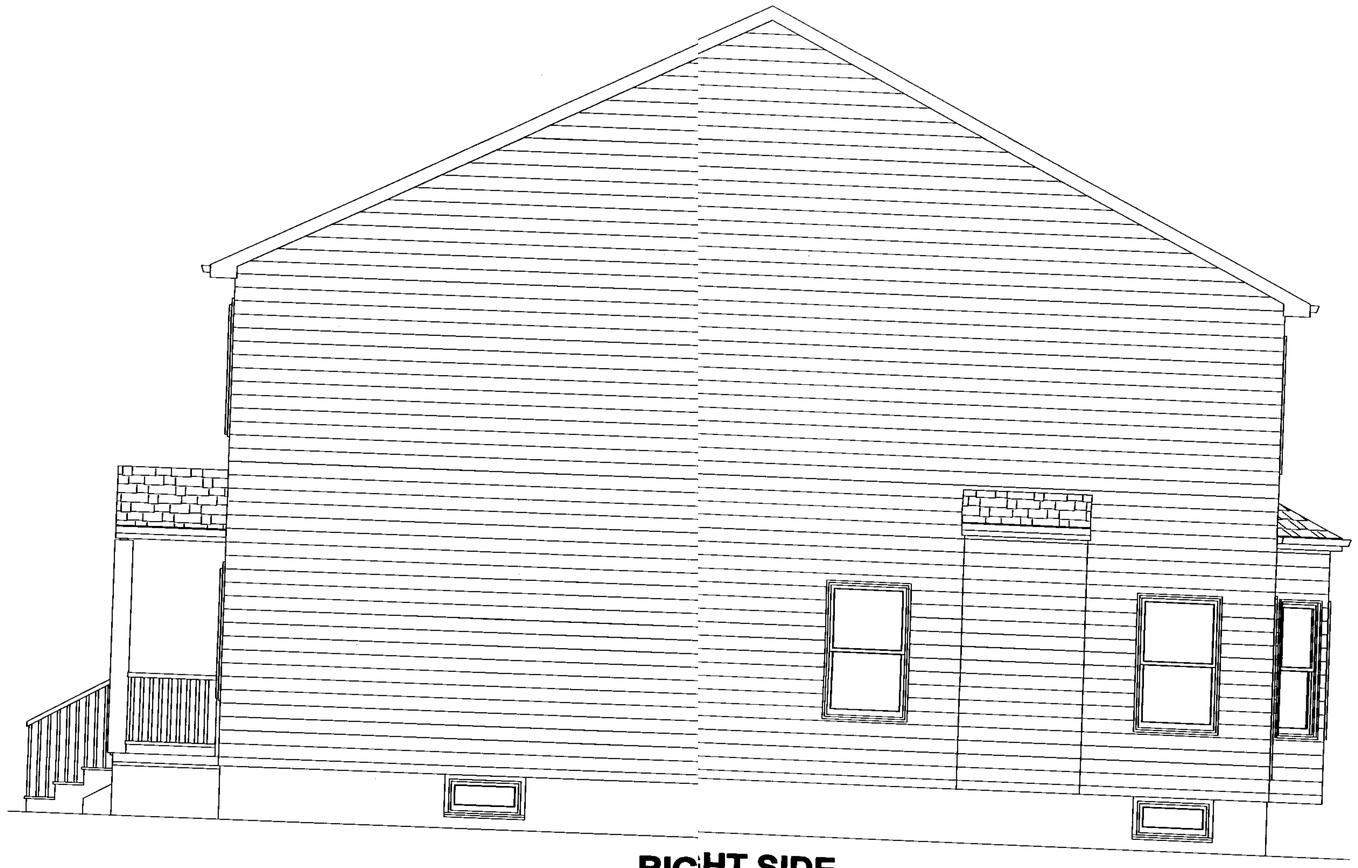
DRAWN BY
SKIP STORM

PAGE # 1

PETITIONER'S
EXHIBIT NO. 2 A-B-C #671

2-A

FRONT

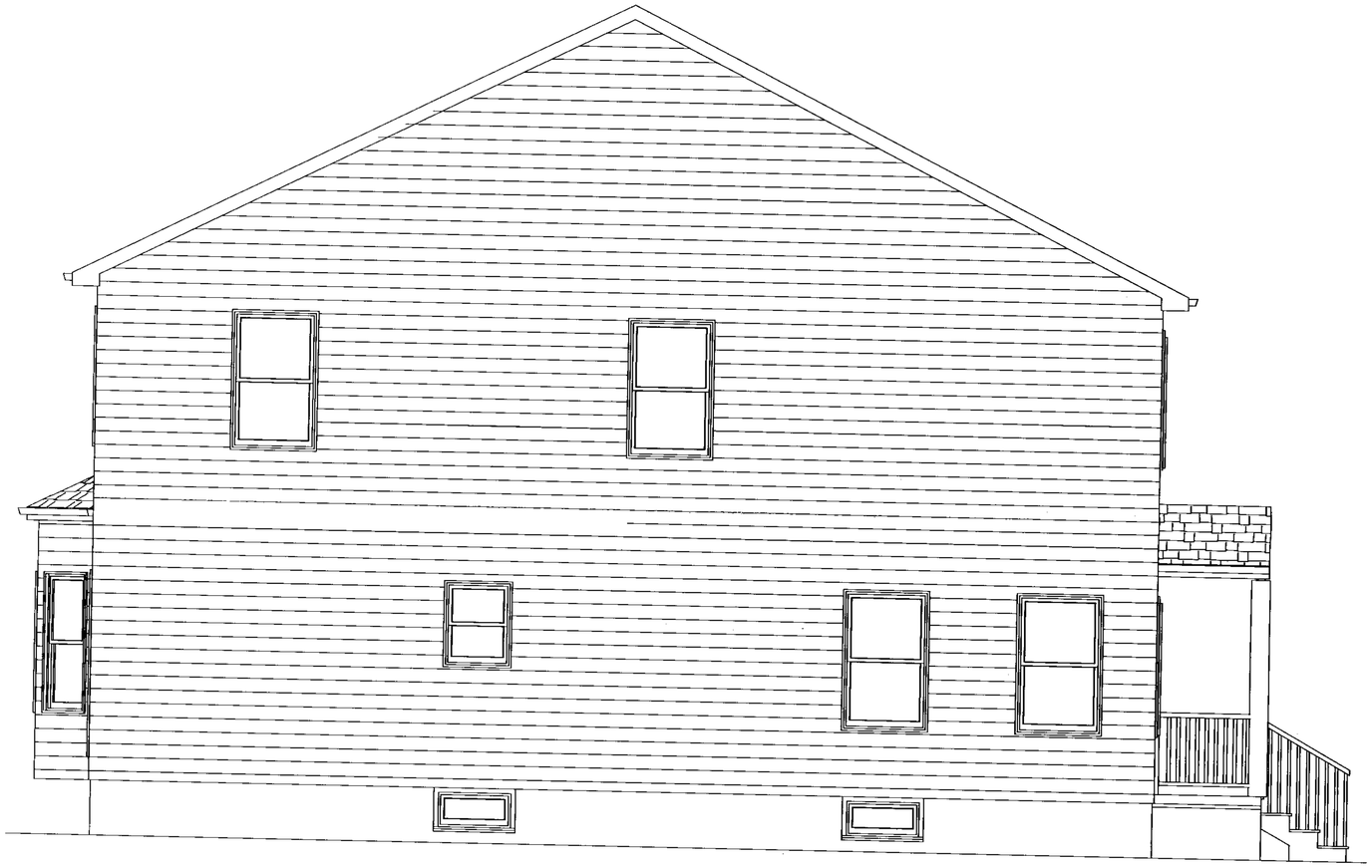


RIGHT SIDE

FREESTATE GENERAL CONTRACTORS
810 BACK RIVER NECK ROAD 410-574-9337

SCALE 1/4" = 1'	ZELLER RESIDENCE	DRAWN BY SKIP STORM
DATE 05-23-05	ELEVATIONS	PAGE # 4

2-B



LEFT SIDE

REAR

FREESTATE GENERAL CONTRACTORS
810 BACK RIVER NECK ROAD 410-574-9337

SCALE 1/4" = 1'	ZELLER RESIDENCE	DRAWN BY SKIP STORM
DATE 05-23-05	ELEVATIONS	PAGE # 5

2-C