IN RE: PETITION FOR ADMIN. VARIANCE W/S of Ellenham Road, 240 feet South of centerline of Joppa Road 9th Election District 2nd Councilmanic District **(7924 Ellenham Avenue)** Bruce and Theresa B. Wilhelm Petitioners	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 06-428-A

* * * * * * * * * * * * * *

ORDER OF DISMISSAL

The Petitioner herein filed a Petition for Administrative Variance for the property located at 7924 Ellenham Avenue within the Ruxton Riderwood-Lake Roland area of Baltimore County. An administrative variance was requested from Sections Section 1BO1.2C(1)(B) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with a proposed addition with a 13 foot front yard to the street and a 12 foot side yard setback to the street and a 0 (zero) foot rear setback in lieu of the required 33.5 foot front yard averaging, 30 foot side and 30 foot year yard setbacks.

Pursuant to a letter dated May 29, 2006, from Bruce and Therese Wilhelm, the Petitioners have requested a withdrawal of the Petition. Thus, the matter shall be dismissed.

IT IS THEREFORE, ORDERED, by the Deputy Zoning Commissioner of Baltimore County, this 1st day of June, 2006 that the hereinabove Petition for Administrative Variance be and is hereby WITHDRAWN and DISMISSED, without prejudice.

John V. Murphy
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

c: George and Megan Ford, 7911 Ellenham Road, Baltimore, MD 21204
People's Counsel; Case File

6/1/06

May 29, 2006

Bruce and Therese Wilhelm
7924 Ellenham Avenue
Baltimore, MD 21204
410-828-1787
tbwilhelm@comcast.net

RECEIVED
MAY 30 2006
Per

Dear Mr. Wiseman:

RE: Zoning Hearing Case Number: 06-428-A

The purpose of this letter is to notify you of our formal withdrawal of the variance application for our property at 7924 Ellenham Avenue. The public hearing was to be held at 9:00 am on Wednesday, May 31, 2006. Our withdrawal of the variance application negates the need for a hearing on May 31st.

After much consideration, we have decided to move to a new home rather than go through the expense and hassle of a long construction. Because of the probability of new owners, we think it is essential that this variance application be pulled immediately. We do not feel it would be prudent for the variance to be in someone else's hands.

We have notified our neighbors, specifically Tim and Megan Ford, who had originally requested the public hearing about our addition. Guy Ward, of McKee Associates, who helped us in preparation for the variance, has also been made aware of the change in situation.

We would appreciate any official notification from your office to assure us, and all interested parties, that this variance application has been pulled from the files, and that the hearing scheduled for May 31st has been cancelled.

Thank you for your attention to this matter.

Sincerely,

Bruce Wilhelm

Therese Wilhelm

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 7924 Ellenham Avenue
Address

Baltimore, MD 21204
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):

* Please see attached

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.

Signature

BRUCE WILHELM
Name - Type or Print Bruce Wilhelm

Signature

Therese B. Wilhelm
Name - Type or Print Therese B. Wilhelm

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9TH day of FEB, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared BRUCE WILHELM AND THERESE B. WILHELM the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 11 · 14 · 2006

Gilbert David Gulick, Jr. My Commission Expires Notary Public 11/14/2006 Baltimore Co., MD

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7924 Ellenham Avenue

which is presently zoned DR-3.5

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)

* Please see attached

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:

N/A
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):

BRUCE WILHELM
Name - Type or Print — Bruce Wilhelm

Signature

Therese B. Wilhelm
Name - Type or Print — Therese B. Wilhelm

Therese B. Wilhelm
Signature

7924 Ellenham Avenue — (410) 828-1787
Address — Telephone No.

Baltimore, MD 21204
City — State — Zip Code

Representative to be Contacted:

Guy C. Ward
McKee and Associates, Inc.
Name

5 Shawan Road, Suite 1 — (410) 527-1555
Address — Telephone No.

Cockeysville, MD 21030
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. 06-428-A

Reviewed By D.T. **Date** 3/7/06

Estimated Posting Date 3/19/06

REV 10/25/01 PLUS FILING

Date 6-7-06

06

Attachment 1
Petition for Variance

Case Number:

Address: 7924 Ellenham Avenue, Ruxton, MD 21204

Legal Owner(s): Bruce P. Wilhelm and Therese B. Wilhelm

Petitioner: Bruce P. Wilhelm and Therese B. Wilhelm

Present Zoning: DR 3.5

Prior Zoning Case: N/A

Request for Variance:

To determine whether or not the Zoning Commissioner should approve:

A variance to Section 1BO1.2C(1)(B) to permit an addition with a 13 foot front yard to the street and 12 foot side yard setback to the street and a 0 (zero) foot rear setback in lieu of the required 33.5-foot front yard averaging, 30 foot side and 30 foot rear yard setbacks

Reason for Request

Due to the unique characteristics and configuration of the subject property, the location of the existing dwelling, the interior configuration of the existing dwelling and the location of the existing septic system, the proposed addition must be placed in the proposed location. There is a practical difficulty and undue hardship in that the dwelling cannot be reasonably expanded except to the eastern (front) and southern (left) sides of the dwelling due to the existing property line and septic system locations.

FOR ADDITIONAL INFORMATION ON THIS PETITION PLEASE CONTACT:

Guy C. Ward, R.S., Associate

McKee & Associates, Inc

Engineering, Surveying, Land Planning, Real Estate Development

Shawan Place, 5 Shawan Road, Suite 1, Hunt Valley, MD 21030

Tel: (410) 527-1555 Fax: (410) 527 1563 E-Mail : mckee@qis.net

6126
B

Zoning Description for 7924 Ellenham Avenue:

Beginning at a point on the west side of Ellenham Avenue Road which is 15 feet wide, more or less, at a distance of 240' +/- south of the centerline of the nearest improved intersecting street Joppa Road, which is 33 feet wide, more or less, as recorded in deed liber 16479 folio 002, thence running the following four (4) courses and distances:

1. North 85 degrees 30 minutes 00 seconds East 67.50 feet, thence
2. South 09 degrees 00 minutes 00 seconds West 180.00 feet, thence
3. North 66 degrees 30 minutes 00 seconds East 79.80 feet, thence
4. North 09 degrees 00 minutes 00 seconds East 43.00 feet, thence

Containing 10,846 S.F. or 0.250 Acres, more or less

Also known as 7924 Ellenham Avenue and located in the 9 th Election District, 2nd Councilmanic District.

06-428-A

FORMAL DEMAND FOR HEARING

CASE NUMBER: 06-428-A

Address: 7924 Ellenham Avenue -

Petitioner(s): ~~Megan and Tim Ford~~ Wilhelms

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We Megan and Tim Ford.
Name - Type or Print

(✓) *Legal Owner* *OR* ( ) *Resident* *of*

7922 Ellenham Avenue -
Address

~~Towson~~ Rosxton MD 21204.
City State Zip Code

410 296-3039
Telephone Number

which is located approximately 0 *feet from the property, which is the subject of the above petition,* ***do hereby formally demand that a public hearing be set in this matter.***

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Megan M. Ford 4-3-06
Signature Date

4-3-06
Signature Date

Revised 9/18/98 - wcr/scj

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 4918

DATE 5/8/96 ACCOUNT 001006150

AMOUNT $ 45.00

RECEIVED FROM: McKEE - ASSOC.

FOR: ITEM #428 96-428-A

1924 ELLENHAM RD. D.T.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME
05/08/96 09:39:38
ACCOUNT NAME DESCRIPTION
RECEIPT TOTAL 45.00
PAID BY
REFERENCE NO. 004918
PROPERTY ADDRESS
PROPERTY DESCRIPTION
45.00 CR
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: # 06-428-A
7924 Ellenham Avenue
West side of Ellenham Avenue, 240 feet south of centerline of Joppa Road
9th Election District — 2nd Councilmanic District
Legal Owner(s): Bruce & Therese B. Wilhelm

Variance: to permit an addition with a 13 foot front yard to the street and 12 foot side yard setback to the street and a 0 (zero) foot rear setback in lieu of the required 33.5 foot front yard averaging, 30 foot side and 30 foot rear yard setbacks.

Hearing: Wednesday, May 31, 2006 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 5/672 May 16 95267

CERTIFICATE OF PUBLICATION

5/18/, 2006

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 5/16/, 2006.

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

S. Wilkinson

LEGAL ADVERTISING

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Environmental Planning
Real Estate Development

CERTIFICATE OF POSTING

Baltimore County Dept. of Permits &
Development Management
111 W. Chesapeake Avenue, Rm. 111
Towson, MD 21204

Date: March 17, 2006

Attention: Mrs. Kristen Matthews

RE: Case Number: 06-428-A

Petitioner/Developer: Bruce P. & Theresa B. Wilhelm

Date of Hearing/Closing: April 3, 2006

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 7924 Ellenham Ave

The sign(s) were posted on March 16, 2006
(Month, Day, Year)

William D. Gulick Jr.
(Signature of Sign Poster)

William D. Gulick, Jr.
(Printed Name of Sign Poster)

McKee and Associates, Inc.
5 Shawan Road, Suite 1
(Street Address of Sign Poster)

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

(410) 527-1555
(Telephone Number of Sign Poster)

ATTACH PHOTOGRAPH OF SIGN POSTED ON PROPERTY HERE

Revised 3/1/01 - SCJ

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 06-428

TO PERMIT AN ADDITION WITH A 13 FOOT FRONT YARD TO THE STREET AND 12 FOOT SIDE YARD SETBACK TO THE STREET AND A 0 (ZERO) FOOT REAR SETBACK IN LIEU OF THE REQUIRED 33.5 FOOT FRONT YARD AVERAGING, 30 FOOT SIDE AND 30 FOOT REAR SETBACKS

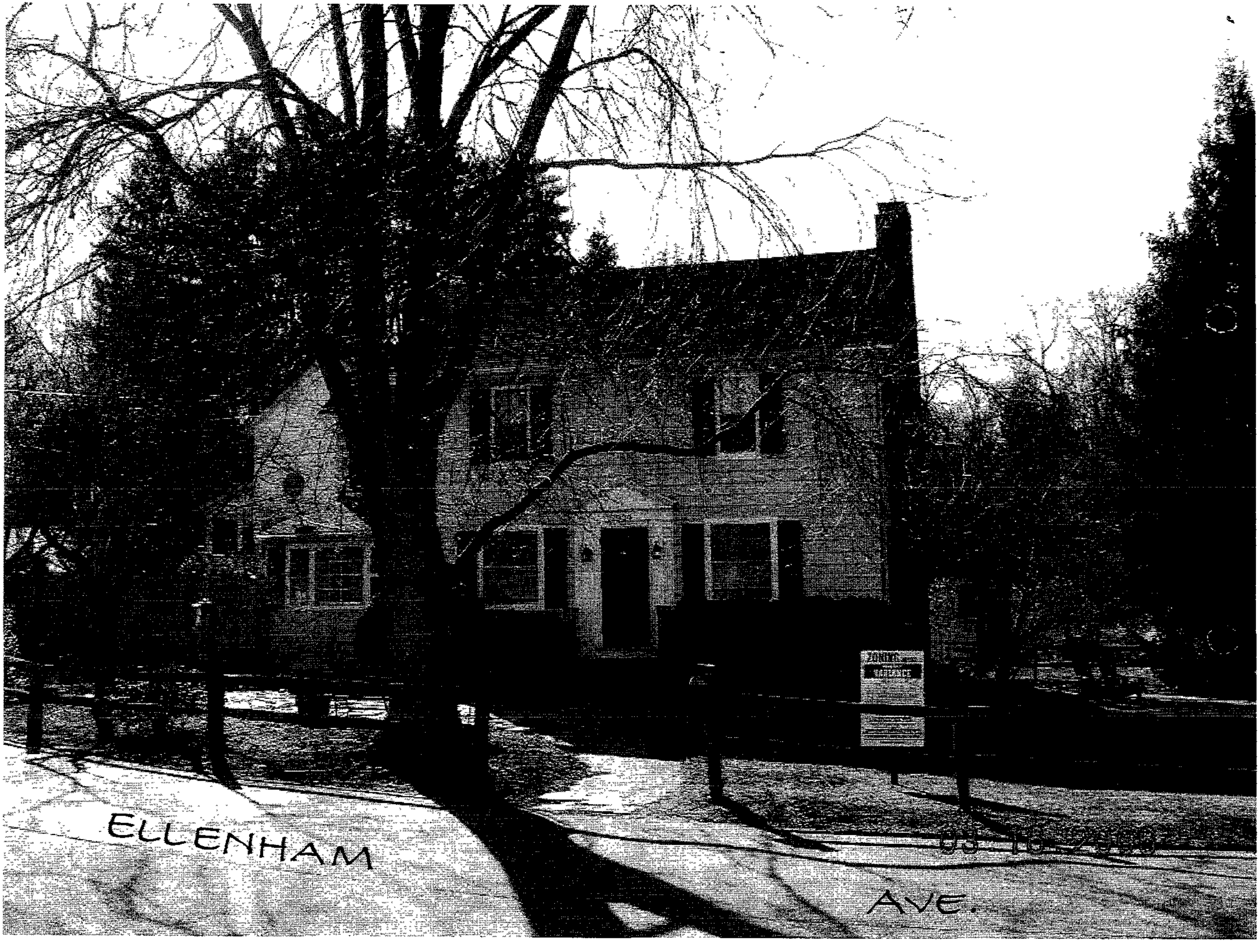
PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON MON., APRIL 3, 2006

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE


ELLENHAM
AVE.

CERTIFICATE OF POSTING

Baltimore County Dept. of Permits &
Development Management
111 W. Chesapeake Avenue, Rm. 111
Towson, MD 21204

Date: May 16,2006

Attention: Mrs. Kristen Matthews

RE: Case Number:_06-428-A

Petitioner/Developer: Bruce P. & Treresa Wilhelm

Date of Hearing/Closing: May 31, 2006

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 7924 Ellenham Ave._____

_____

The sign(s) were posted on May 15,2006

(Signature of Sign Poster)

William D. Gulick, Jr.
(Printed Name of Sign Poster)

McKee and Associates, Inc.
5 Shawan Road, Suite 1
(Street Address of Sign Poster)

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

(410) 527-1555
(Telephone Number of Sign Poster)

ATTACH PHOTOGRAPH OF SIGN POSTED ON PROPERTY HERE

Revised 3/1/01 - SCJ

ZONING NOTICE

CASE # 06-428-A

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE: COUNTY OFFICE BUILDING-ROOM 407
111 W. CHESAPEAKE AVENUE
TOWSON, MD 21204

DATE AND TIME: WEDNESDAY
MAY 31, 2006 @ 9:00 AM

REQUEST: VARIANCE TO PERMIT AN ADDITION WITH A 13 FOOT FRONT YARD TO THE STREET AND 12 FOOT SIDE YARD SET BACK TO THE STREET AND A 0 (ZERO) FOOT REAR SETBACK IN LIEU OF THE REQUIRED 33.5 FOOT FRONT YARD AVERAGING, 30 FOOT SIDE AND 30 FOOT REAR YARD SETBACKS.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

CJT

HANDICAPPED ACCESSIBLE

06-428-A

ZONING

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 16, 2006 Issue - Jeffersonian

Please forward billing to:
Bruce & Therese Wilhelm
7924 Ellenham Avenue
Baltimore, MD 21204

410-828-1787

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: 06-428-A
7924 Ellenham Avenue
West side of Ellenham Avenue, 240 feet south of centerline of Joppa Road
9th Election District – 2nd Councilmanic District
Legal Owners: Bruce & Therese B. Wilhelm

Variance to permit an addition with a 13 foot front yard to the street and 12 foot side yard setback to the street and a 0 (zero) foot rear setback in lieu of the required 33.5 foot front yard averaging, 30 foot side and 30 foot rear yard setbacks.

Hearing: Wednesday, May 31, 2006 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

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

April 20, 2006

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: 06-428-A
7924 Ellenham Avenue
West side of Ellenham Avenue, 240 feet south of centerline of Joppa Road
9th Election District – 2nd Councilmanic District
Legal Owners: Bruce & Therese B. Wilhelm

Variance to permit an addition with a 13 foot front yard to the street and 12 foot side yard setback to the street and a 0 (zero) foot rear setback in lieu of the required 33.5 foot front yard averaging, 30 foot side and 30 foot rear yard setbacks.

Hearing: Wednesday, May 31, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Bruce & Therese Wilhelm, 7924 Ellenham Avenue, Baltimore 21204
Guy Ward, 5 Shawan Road, Ste. 1, Cockeysville 21030
Mr. & Mrs. Ford, 7922 Ellenham Avenue, Ruxton 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 16, 2006.**
(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.

Printed on Recycled Paper

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: 06-428-A

Petitioner: Bruce P & Theresa B. Wilhelm

Address or Location: 7924 Ellenham Avenue, Towson, Md 21204-3504

PLEASE FORWARD ADVERTISING BILL TO:

Name: Bruce P. & Theresa B. Wilhelm

Address: 7924 Ellenham Ave.
Towson Md 21204-3504

Telephone Number: 410 828-1787

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

To: GUY WARD

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 428 -A Address 7924 ELLENHAM AVE.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/7/06 **Posting Date:** 3/19/06 **Closing Date:** 4/3/06

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 06- 428 -A Address 7924 ELLENHAM AVE.

Petitioner's Name WILHELM Telephone 410-828-1787

Posting Date: 3/19/06 **Closing Date:** 4/3/06

WORDING: **to permit an addition with a 13 foot front yard to the street and 12 foot side yard setback to the street and a 0 (zero) foot rear setback in lieu of the required 33.5-foot front yard averaging, 30 foot side and 30 foot rear yard setbacks**

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7924 Ellenham Avenue

which is presently zoned DR-3.5

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)

* Please see attached

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:

N/A
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):

BRUCE WILHELM
Name - Type or Print — Bruce Wilhelm

Signature

Therese B. Wilhelm
Name - Type or Print — Therese B. Wilhelm

Signature

7924 Ellenham Avenue — (410) 828-1787
Address — Telephone No.

Baltimore, MD 21204
City — State — Zip Code

Representative to be Contacted:

Guy C. Ward
McKee and Associates, Inc.
Name

5 Shawan Road, Suite 1 — (410) 527-1555
Address — Telephone No.

Cockeysville, MD 21030
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. 06-428-A

Reviewed By D.T. **Date** 3/7/06

Estimated Posting Date 3/19/06

REV 10/25/01

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 7924 Ellenham Avenue
Address

Baltimore, MD 21204
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):

* Please see attached

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.

Signature

BRUCE WILHELM
Name - Type or Print Bruce Wilhelm

Signature

Therese B. Wilhelm
Name - Type or Print Therese B. Wilhelm

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9TH day of FEB, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

BRUCE WILHELM AND THRERSE B. WILHELM

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires 11.14.2006

REV 10/25/01

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

May 25, 2006

Bruce Wilhelm
Therese B. Wilhelm
7924 Ellenham Avenue
Baltimore, MD 21204

Dear Mr. and Mrs. Wilhelm:

RE: Case Number: 06-428-A, 7924 Ellenham Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 7, 2006.

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:amf

Enclosures

c: People's Counsel
Guy C. Ward McKee & Associates, Inc. 5 Shawan Road, Suite 1 Cockeysville 21030

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

March 21, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: March 20, 2006

Item No.: Item Numbers 427 through 434 and 436 through 439 and 441
428

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.

LT. Roland P. Bosley Jr.
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

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

SHA
State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 3·21·02

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

RE: Baltimore County
Item No. 428 DT

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 27, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For March 27, 2006
Item No. 428

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The minimum right-of-way for all public roads in Baltimore County is 40-feet. Show the future right-of-way for Ellenham Avenue centered on existing 18-foot paving. Setback request shall be adjusted accordingly and the proposed addition should stay within the limits of the existing patio.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 428-03272006.doc

Jim 5/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 31, 2006

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

SUBJECT: 7924 Ellenham Avenue

INFORMATION:

Item Number: 6-428

Petitioner: Bruce and Therese Wilhelm

Zoning: DR 3.5

Requested Action: **Administrative Variance**

The petitioner requests an administrative variance in order to add an addition to the front and side of the existing 2 1/2 story frame dwelling and to enclose a rear porch.

The property in question is within the Ruxton Riderwood- Lake Roland Design Review area. The proposed addition is less than 50% of the gross floor area of the existing dwelling, therefore a formal Design Review Panel meeting or administrative review is not necessary.

SUMMARY OF RECOMMENDATIONS:

If the Zoning Commissioner grants the administrative variance it shall be subject to the Office of Planning review and approval of the proposed elevation drawings prior to the issuance of any building permits.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by: Curtis Murray

Division Chief: Lynn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\6-428.doc

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

April 20, 2006

Bruce Wilhelm
Therese B. Wilhelm
7924 Ellenham Avenue
Baltimore, MD 21204

Dear Mr. & Mrs. Wilhelm:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 06-428-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand by Mr. & Mrs. Tim Ford concerning the above proposed administrative procedure.

The hearing has been scheduled, and attached is the notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be advertised with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Donna Thompson at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:klm

C: Guy Ward, 5 Shawan Road, Ste. 1, Cockeysville 21030
Megan & Tim Ford, 7922 Ellenham Avenue, Ruxton 21204

May 29, 2006

Bruce and Therese Wilhelm
7924 Ellenham Avenue
Baltimore, MD 21204
410-828-1787
tbwilhelm@comcast.net

RECEIVED
MAY 30 2006
Per

Dear Mr. Wiseman:

RE: Zoning Hearing Case Number: 06-428-A

The purpose of this letter is to notify you of our formal withdrawal of the variance application for our property at 7924 Ellenham Avenue. The public hearing was to be held at 9:00 am on Wednesday, May 31, 2006. Our withdrawal of the variance application negates the need for a hearing on May 31st.

After much consideration, we have decided to move to a new home rather than go through the expense and hassle of a long construction. Because of the probability of new owners, we think it is essential that this variance application be pulled immediately. We do not feel it would be prudent for the variance to be in someone else's hands.

We have notified our neighbors, specifically Tim and Megan Ford, who had originally requested the public hearing about our addition. Guy Ward, of McKee Associates, who helped us in preparation for the variance, has also been made aware of the change in situation.

We would appreciate any official notification from your office to assure us, and all interested parties, that this variance application has been pulled from the files, and that the hearing scheduled for May 31st has been cancelled.

Thank you for your attention to this matter.

Sincerely,

Bruce Wilhelm

Therese Wilhelm

6-1-06

April 3, 2006

To the Zoning Commissioner of Baltimore County,

I am writing this letter to inform you of my request for a public hearing for Administrative Variance Case #06-428-A. My husband and I reside and own property at the adjacent property located at 7922 Ellenham Avenue.

Listed below you will find summary statements outlining the reasons for our requesting this procedure. Attached you will find documentation of past variances for the 7924 Ellenham Avenue property that were not conformed to when the building addition was added in 1989/1990.

1. Current records on file in Baltimore County's Zoning Office do not accurately reflect the past variance request (Case # 91-27-A), nor the footprint of the existing structure.

2. A zero foot setback currently exists on the porch side of the neighboring property (as opposed to the 5' setback that was granted in the 1989 variance) therefore, we cannot support additional changes to that area of the existing structure.

3. The foundation of the existing porch rests on our property, causing us to be concerned with any future improvements to this part of the structure.

My husband and I feel that in order to protect property values and to guard against liabilities, we need the Baltimore County Zoning Office to intercede and help us reach a resolution to this problem, a problem that we and the Wilhelms inherited due to inaction by the Zoning Office over the past 16 years.

Please feel free to contact me with any questions or concerns prior to that date.

Sincerely,

Megan M. Ford

Megan M. Ford

Bill Wiseman - Ellenham Variance

From: <tbwilhelm@comcast.net>
To: <wwiseman@co.ba.md.us>
Date: 05/12/06 8:10 AM
Subject: Ellenham Variance

Mr. Wiseman -

I just wanted to thank you for listening to all of our planning and variance "woes" in regards to our addition proposals. Because our neighbors feel so strongly that we make this property line issue official and cleared up in all of our files, we have decided to go thru with the hearing process. So sorry if we've been a bother at all, and look forward to meeting with you at the end of the month.

Sincerely,

Tracy Wilhelm
7924 Ellenham Ave.
Baltimore, MD 21204

APRIL **2** SUNDAY

ZONING COMMISSIONER'S ADMIN HEARING SCHEDULE
Updated and Distributed ~~March 27~~ April 3, 2006

ays follow

ns

CASE NUMBER: 426
9307 Snyder Lane
Location: Southeast side Snyder Lane 209 feet northeast centerline Robin Lynne Court
11th Election District, 5th Councilmanic District
Legal Owner: Thomas K. and Angela L. Shannon
Contract Purchaser:
Closing Date 04/03/2006

ADMINISTRATIVE VARIANCE To permit an existing single family dwelling with addition to have a 27 foot window to tract boundary setback in lieu of the required 35 feet.

Hearing: , at ,

CASE NUMBER: 428 → Formal Demand
7924 Ellenham Avenue
Location: West side Ellenham Avenue 240 feet south of centerline of Joppa Road.
9th Election District, 2nd Councilmanic District
Legal Owner: Bruce and Therese B. Wilhelm
Contract Purchaser:
04/03/2006

→ Lovely young Couple
Folds resides next door
(against Back yard)
Previous 5' variance granted but unit to
0'
Now want to extend out.

ADMINISTRATIVE VARIANCE To permit an addition with a 13 foot front yard to the street and 12 foot side yard setback to the street and a 0 (zero) foot rear setback in lieu of the required 33.5 foot front yard averaging, 30 foot side and 30 foot rear yard setbacks.

Hearing: , at , Did not receive file

CASE NUMBER: 429
13023 Beaver Dam Road
Location: East side Old Mill Road, 640 feet south of Pool Road.
8th Election District, 3rd Councilmanic District
Legal Owner: Deidre Bosley
Contract Purchaser:
04/03/2006

ADMINISTRATIVE VARIANCE To permit an accessory structure (pool house) to have a height of 28 feet in lieu of the required maximum height of 15 feet and to permit an accessory structure (swimming pool) in the side yard in lieu of the required placement in the rear yard.

Hearing: , at ,

Zoning Enforcement

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

ZONING VIOLATION ASSIGNMENT RECORD

CASE NO. C-95-742 ZONING:

LOCATION: 7924 ELLENHAM AVENUE

NEAREST INTERSECTION:

ALLEGED VIOLATIONS: VARIANCE ORDER

( ) RFA ( ) LETTER ( ) IN-PERSON ( ) PICK-UP FROM:

ASSIGNED TO: ( ) K. CONNOR ( ) G. FREUND ( ) D. THOMPSON
( ) C. MCGRAW ( ) L. WASILEWSKI (X) T. FITTS
( ) D. PROPALIS ( )

ELECTION DISTRICT: 9TH TAX ACCOUNT #

COMMENTS:

ACKNOWLEDGEMENT NOTICE

DEAR MS. FORD: DATE: OCTOBER 7, 1994

PLEASE BE ADVISED THAT YOUR COMPLAINT, INVOLVING THE ABOVE REFERENCED PROPERTY, HAS BEEN RECEIVED BY THIS OFFICE. AN INSPECTOR HAS BEEN ASSIGNED TO THE CASE AND WILL VISIT THE LOCATION AS SOON AS POSSIBLE. SHOULD THIS MATTER BE SCHEDULED FOR A DISTRICT COURT TRIAL, YOU WILL BE NOTIFIED OF THE DATE.

ZONING ENFORCEMENT SECTION TELEPHONE: 887-3351

ZONING VIOLATION INSPECTION RECORD

No. C-742

e: 10-3 | Inspector:

ing: | Location: 7924 ELLENHAM AVE.

trict: | Int./Landmark:

rce: In-Person ☐ | Structure: Apartment ☐
Letter ☐ | Dwelling ☐
Pick-Up ☐ | Other ☐

) Complaintant: MEGAN FORD | Phone: 296-3039

dress: 7922 ELLENHAM AVE. 21204

Phone:

) Attorney:

dress:

Phone:

) Occupant:

ldress:

Phone:

) Owner:

ldress:

Phone:

) Attorney:

ddress:

ETAILS OF COMPLAINT: VARIANCE ORDER VIOLATION
91-27A SETBACK ARE IN VIOLATION OF ORDER.

INSPECTOR'S REPORT

NITIAL INSPECTION | Day: Date: Time:

robable Violation: Yes☐ No☐ Section(s):
Non-Conforming Use Claimed: Yes☐ No☐ Year:

11.21.94
Case will not be processed at this time. Fed will re-contact after 1st Day

Send Day Card - Correction: No. Photos:

RE-INSPECTION | Day: Date: Time:

Warning, notices will be issued to the property owner & both her & her husband.

Close Case ( ) No. Photos:
Set for Hearing ( )

RE-INSPECTION | Day: Date: Time:

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND LICENSES

TOWSON, MARYLAND 21204

BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B[illegible] CONTROL #: PO DIST: [illegible] PREC: [illegible]
DATE ISSUED: 09/[illegible] TAX ACCOUNT #: 09[illegible] CLASS: 04

PLANS: CONST A PLOT O R PLAT V DATA O FIRE NO PLUM NO
LOCATION: 7922 FILLMHAM AVE
SUBDIVISION: [illegible] JOPPA RD

OWNERS INFORMATION
NAME: FORD M. MORAN [illegible] & GEORGE
ADDR: 7922 FILLMHAM AVE.

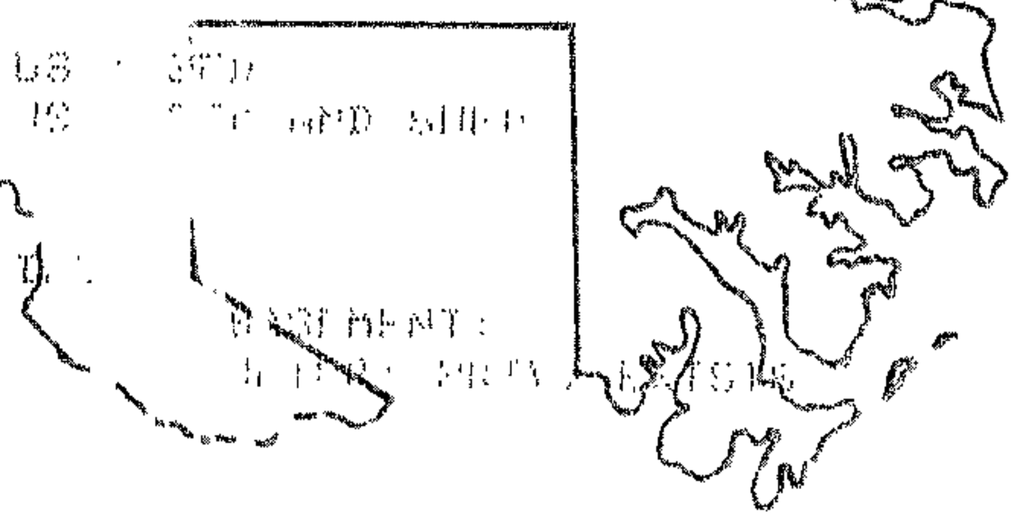
TENANT:
CONTRACTOR: OWNER
ENGRS:
ARCH:
MDEP: RAZE EXISTING SHED ON FRONT OF LINE OF PROPERTY, TO BE TORN DOWN. APPROX [illegible] YRS OLD. RES UNSANITARY, DEBRIS TO BE HAULED TO APPROVED SANITARY LANDFILL IN ACCORDANCE W/APPLICABLE COUNTY AND STATE REGULATIONS.

BLDG. CODE: [illegible] AND [illegible]
RESIDENTIAL DWELLING. OWNERSHIP: PRIVATELY OWNED

ESTABLISH: PROPOSED USE: SFD
[illegible] EXISTING USE: [illegible] AND SHED

TYPE: IMPRV OTHER
USE: SINGLE - RESIDENTIAL
FOUNDATION: BASEMENT:
SEWAGE: PUBLIC WATER: PUBLIC

LOT SIZE AND SETBACKS
[illegible]
LOT: [illegible]
[illegible] COUNTY BOUNDARY
SIDE STREET
FRONT SETB. [illegible]
REAR SETB. [illegible]
[illegible] STR SETB
FRONT SETB. [illegible]



PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204

BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B211947 CONTROL #: MR DIST: 09 PREC: 01
DATE ISSUED: 09/14/94 TAX ACCOUNT #: 0913920570 CLASS: 04

PLANS: CONST 0 PLOT 1 R PLAT 0 DATA 0 ELEC NO PLUM NO
LOCATION: 7922 ELLENHAM AVE
SUBDIVISION: 1000 S JOPPA RD

OWNERS INFORMATION
NAME: FORD,MEGAN M. & GEORGE C.
ADDR: 7922 ELLENHAM AVE. 21204

TENANT:
CONTR: OWNER
ENGNR:
SELLR:
WORK: ERECT A 4' HIGH SPLIT-RAIL FENCE ALONG REAR & SIDE OF PROPERTY.ANY FENCE ERECTED WITHIN AN ESMT. MUST BE REMOVED @ OWNER'S EXPENSE,IF REQUIRED.CANNOT FENCE IN WALKWAY ESMTS. 210 LF.

BLDG. CODE: BOCA CODE
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

ESTIMATED $ PROPOSED USE: SFD & FENCE
400.00 EXISTING USE: SFD

TYPE OF IMPRV: NEW BULDING CONTRUCTION
USE: OTHER - RESIDENTIAL
FOUNDATION. BASEMENT:
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 0063.50 X 0000.00
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: NC/0'
SIDE STR SETB:
REAR SETB: 0'

THIS PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

ZONING OFFICE
BALTIMORE COUNTY
40-F3351
887

GARY C. FREUND
Zoning Enforcement

TIM
FITTS

111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

(410) 666-5467
Fax (410) 583-4688

DuVal & Associates, P.A.
Engineers • Surveyors

8 Edgarwood Court
Phoenix, Maryland 21131

Douglas W. DuVal, L.S.

James H. Thompson
Zoning Supervisor — Enforcement Section

Baltimore County
Zoning Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

(301) 887-3351

IN RE: PETITION FOR ZONING VARIANCE W/S Ellenham Avenue, 250' S of Joppa Road (7924 Ellenham Avenue) 9th Election District 4th Councilmanic District Dr. James Paskert, et ux Petitioner	* BEFORE THE * DEPUTY ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 91-27-A *	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a rear yard setback of 3 feet in lieu of the required 30 feet for a proposed second story addition, a rear yard setback of 5 feet in lieu of the minimum required 22.5 feet for a proposed open porch, and to permit an existing detached garage in the side yard with a side setback of 0 feet in lieu of the minimum required 2.5 feet, all as more particularly described on Petitioner's Exhibit 1.

The Petitioners appeared and testified. Also appearing on behalf of the Petition was Gary Wheatley, Builder. There were no Protestants.

Testimony indicated that the subject property, known as 7924 Ellenham Avenue, consists of .25 acres more or less zoned D.R. 3.5 and is improved with a detached garage and a two story single family dwelling which has been Petitioners' residence since October 1988. Petitioners are desirous of expanding the existing dwelling, which is an old farm house dating back to the early 1900s, to provide more habitable space for their family. Due to the size of the lot and the location of existing improvements thereon, the requested variances are necessary for the proposed addition and porch. Petitioner testified the existing garage was constructed approximately 30 to 40 years ago on the rear property line, as depicted on Petitioner's Exhibit 1, thereby necessitating the requested

variance. Testimony indicated that the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of September, 1990 that the Petition for Zoning Variance to permit a rear yard setback of 3 feet in lieu of the required 30 feet for a proposed second story addition, a rear yard setback of 5 feet in lieu of the minimum required 22.5 feet for a proposed open porch, and to permit an existing detached garage in the side yard with a side setback of 0 feet in lieu of the minimum required 2.5 feet, 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 such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is

reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

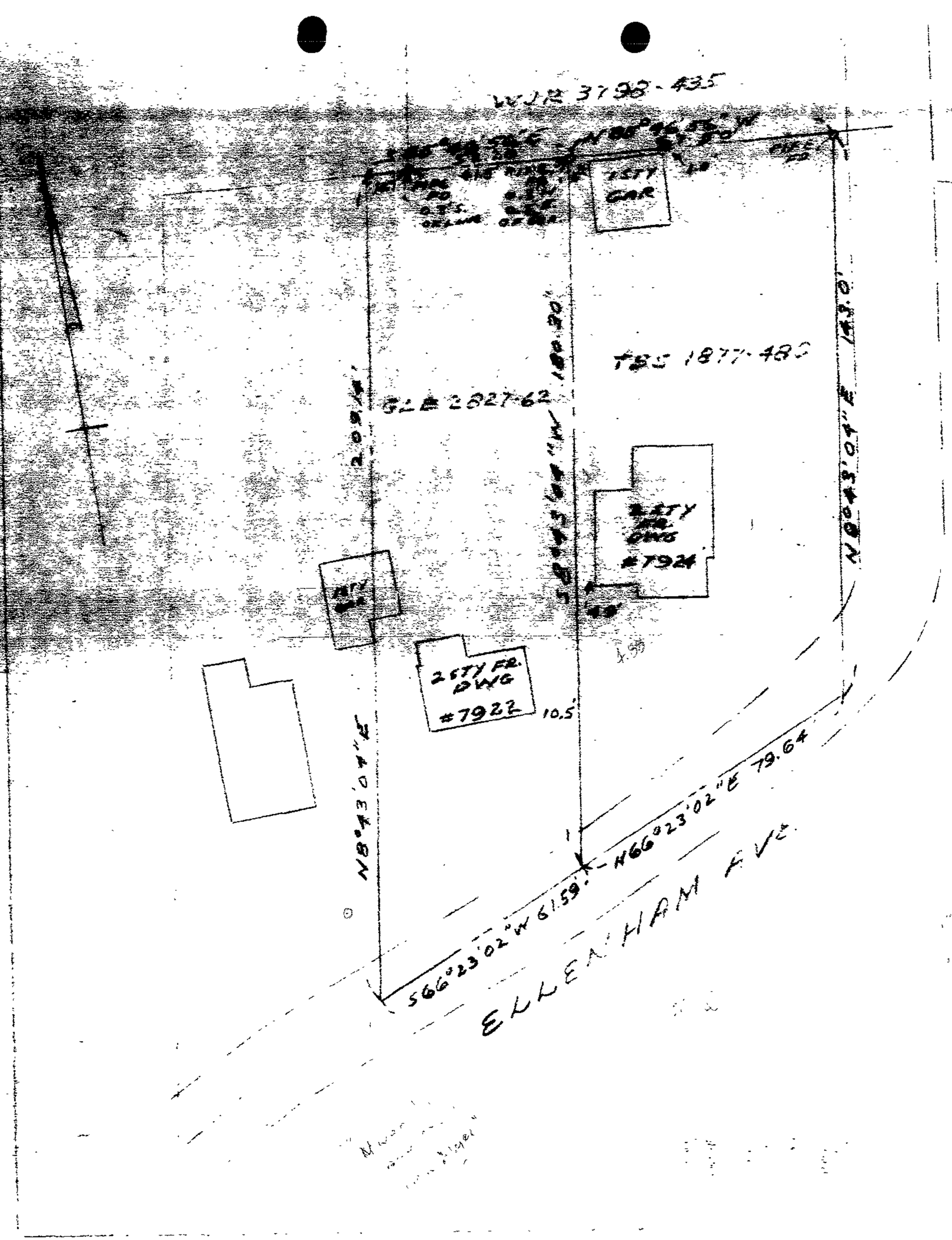
AMN:bjs

ZONING MAP

7924 ELLENHAM AVE.

WILHELM PROPERTY

06-428-A



OUTLINE SURVEY
7924 ELLENHAM AVE
7922 ELLENHAM AVE
9TH DISTRICT
BALTIMORE CO, MD

STATE OF MARYLAND
ROBERT E. SPELLMAN
No. 4503
REGISTERED
PROFESSIONAL LAND SURVEYOR

SPELLMAN, LARSON & ASSOCIATES INC.

Towson, Maryland 21204
823-3535

SCALE 1" = 30 JAN. 15, 1988

87002

PLAT FOR ZONING VARIANCE

OWNER: JAMES & MICHELLE PASKERT

DISTRICT - 9 ZONED DR 3.5
COUNCIL - 4TH

ADDRESS: 7924 ELLENHAM AVENUE

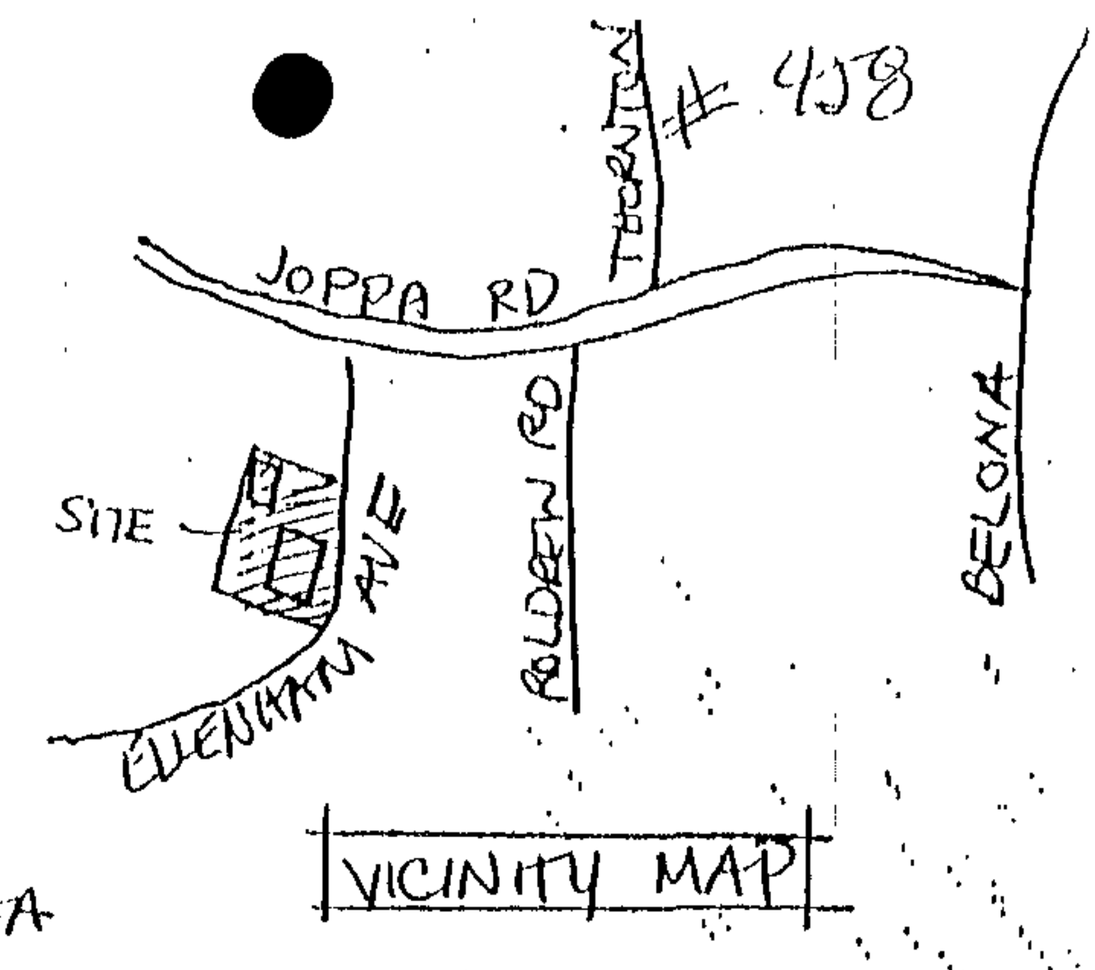
LIBER 1877, FOLIO 480

EXISTING PUBLIC WATER.

EXISTING PRIVATE SEPTIC SYSTEM

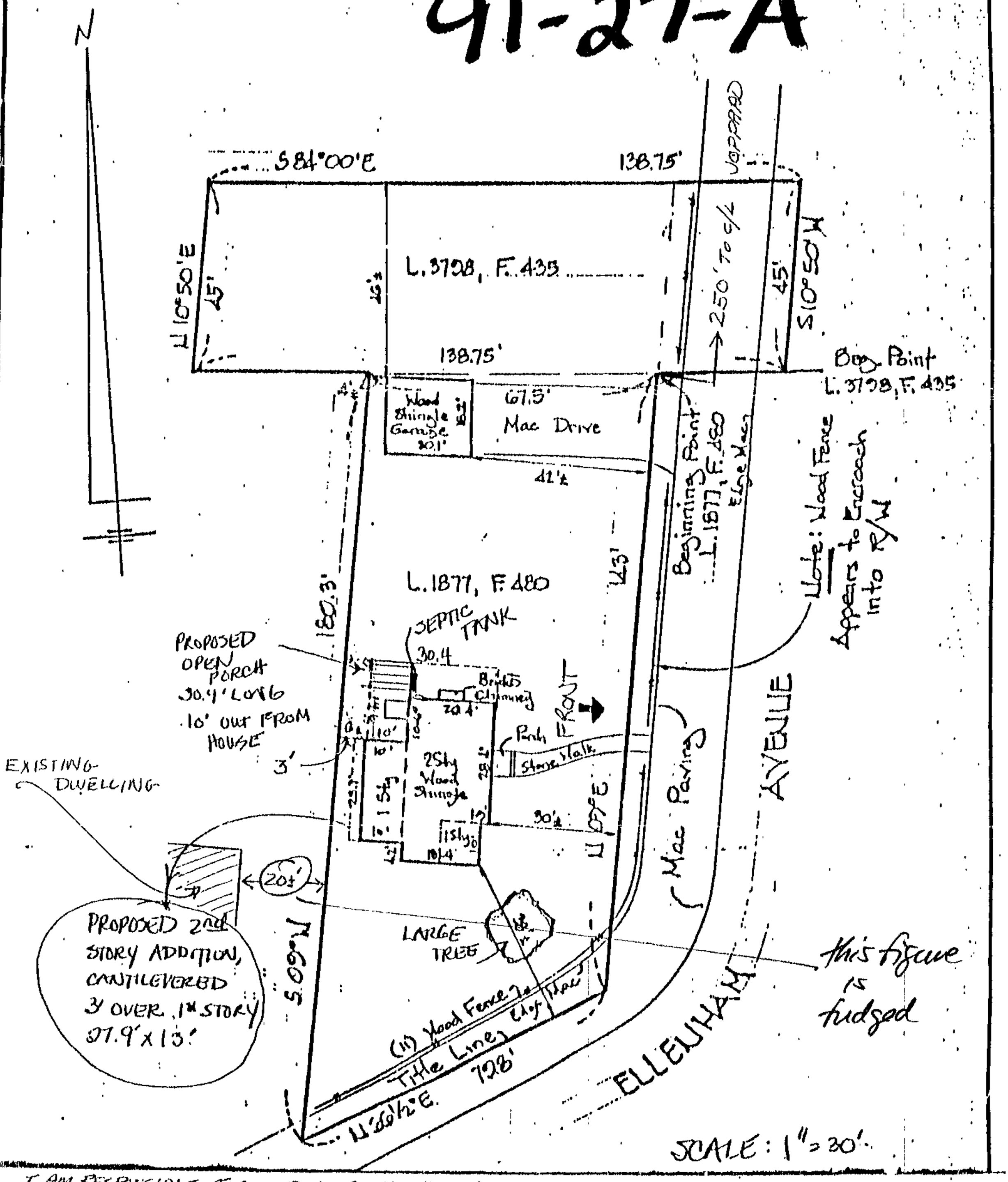
THIS PROPERTY IS NOT IN A CRITICAL AREA

.75 AC. ±



VICINITY MAP

91-27-A



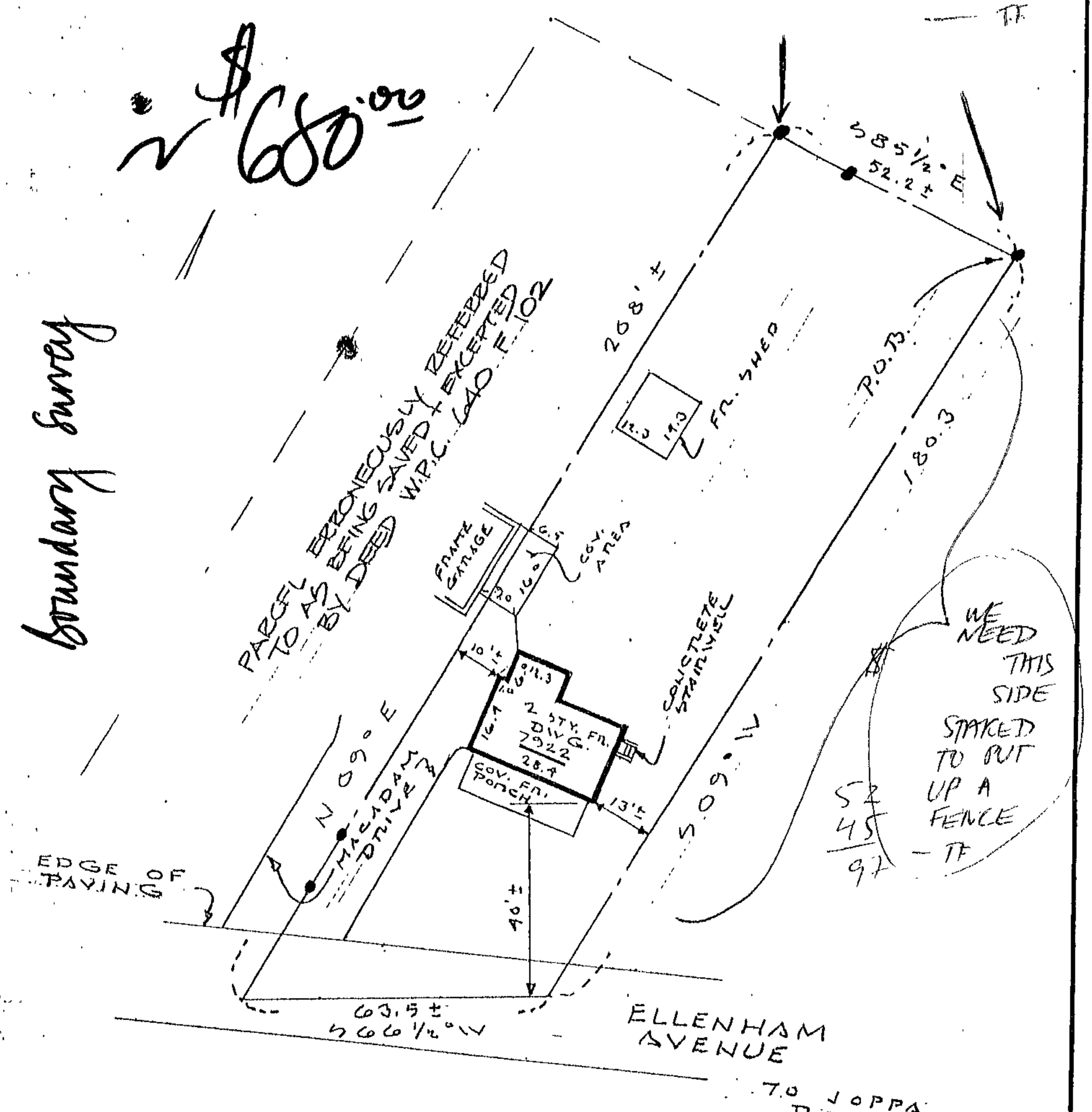
I AM RESPONSIBLE FOR AND VERIFY THE ACCURACY OF THE INFORMATION ON THIS PLAN AS DRAWN BY BALTO. CO.

DATE 6/4/90

This property is not located in a H.U.D. Identified Special Flood Hazard Area. Flood Hazard Map Interpretation though believed accurate is not guaranteed.

Submitted for Boundary Survey

$680.00



* NOTE:
COV. AREA EXTENDS BEYOND PROPERTY LINE.

This reproduction subject to 1% reduction in scale.

I hereby certify that I have made a survey of this lot for the purpose of locating the improvements thereon and that they are located as shown.

2/7/91

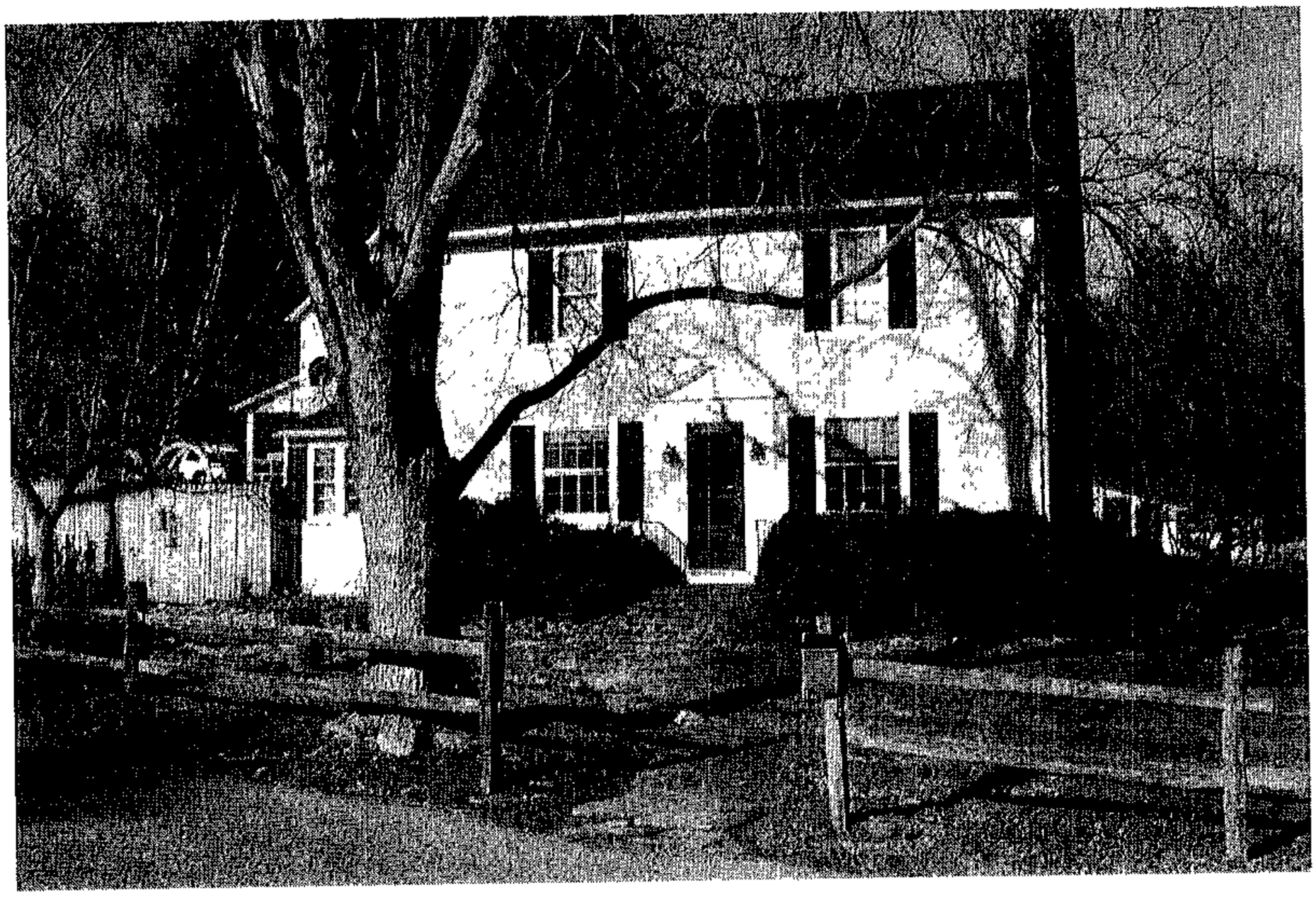
This plat is not to be used for the establishment of property lines.

REG. NO. 8675

STATE OF MARYLAND — ROMALD M. HERBERT, SR. — NO. 8675 — REGISTERED PROFESSIONAL LAND SURVEYOR

LOCATION SURVEY	SCALE
7922 ELLENHAM AVENUE, BALTIMORE COUNTY, MD.	1"= 30'
OFFICE OF	DATE
MANK & KUNST	2/7/91
408 YORK ROAD	JOB NO.
TOWSON, MARYLAND 21204	67/91 D

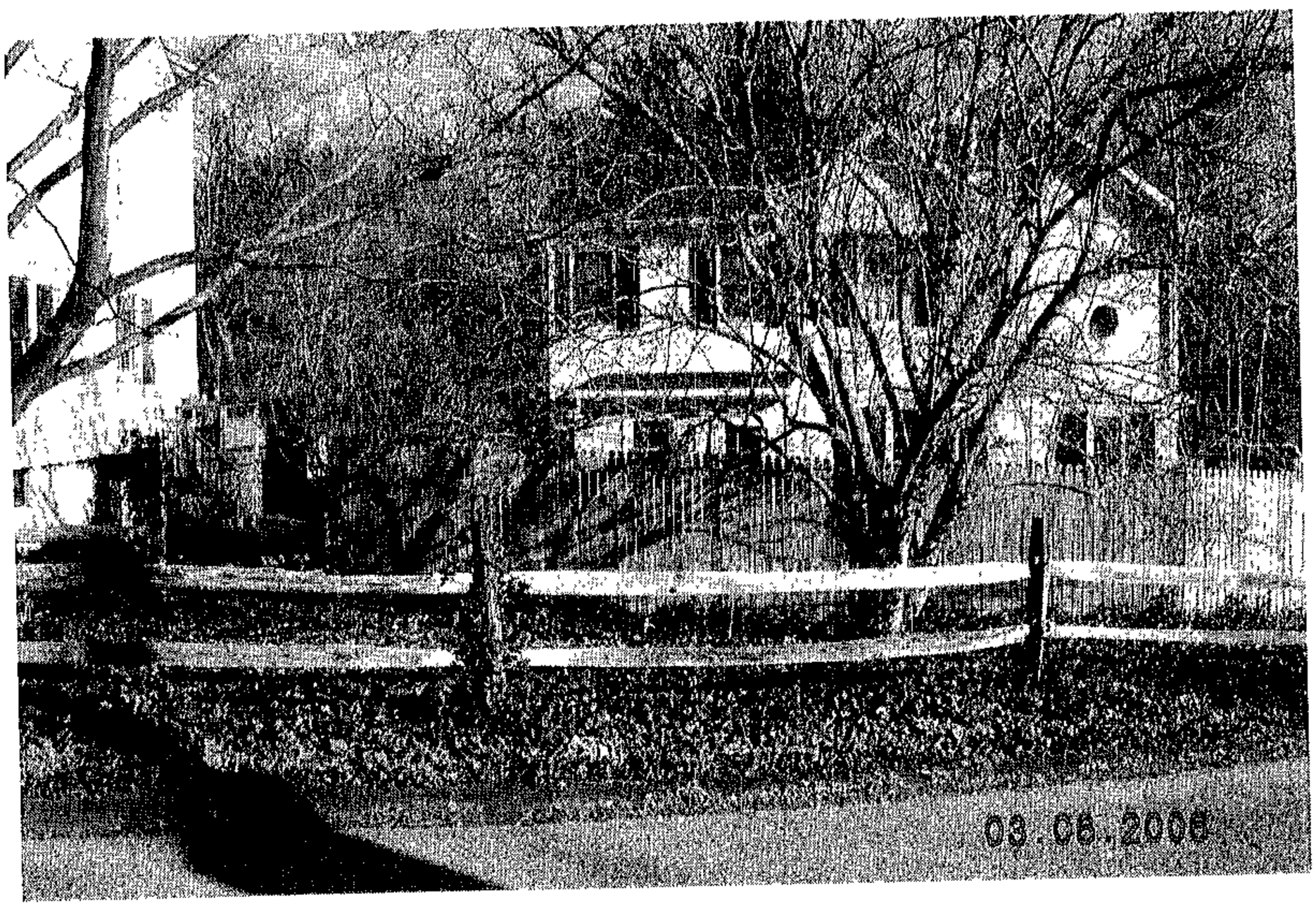
7924 EX. GARAGE



#7924 EX DWELLING FRONT

06-428-A

#7924 EX FRONT / LEFT SIDE



#7924 LEFT SIDE

06-428-A

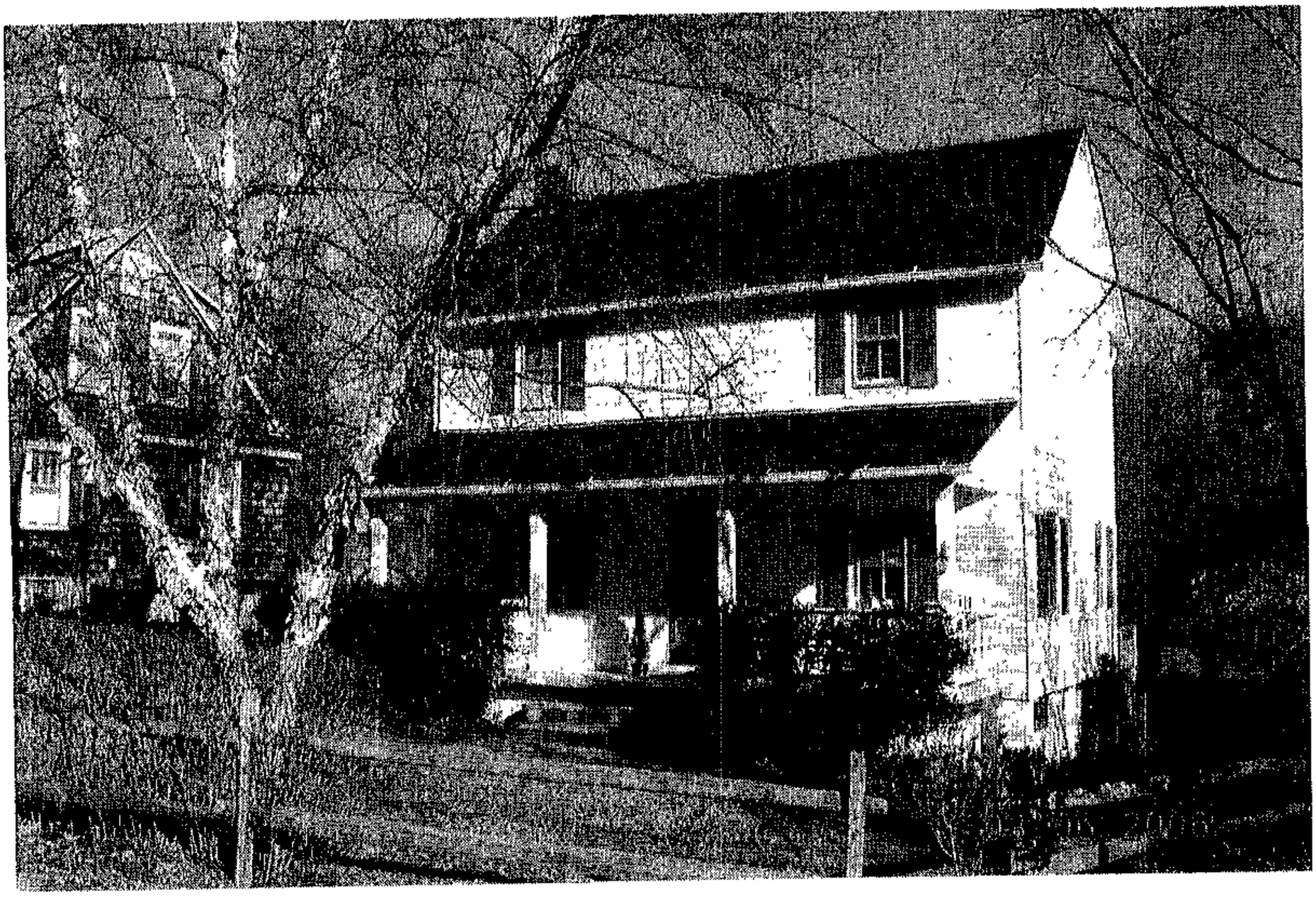
' PARK SCHOOL OF BALTIMORE
OLD COURT ROAD PO BOX 8200 BROOKLANDVILLE MD 21 491
410 339-7070

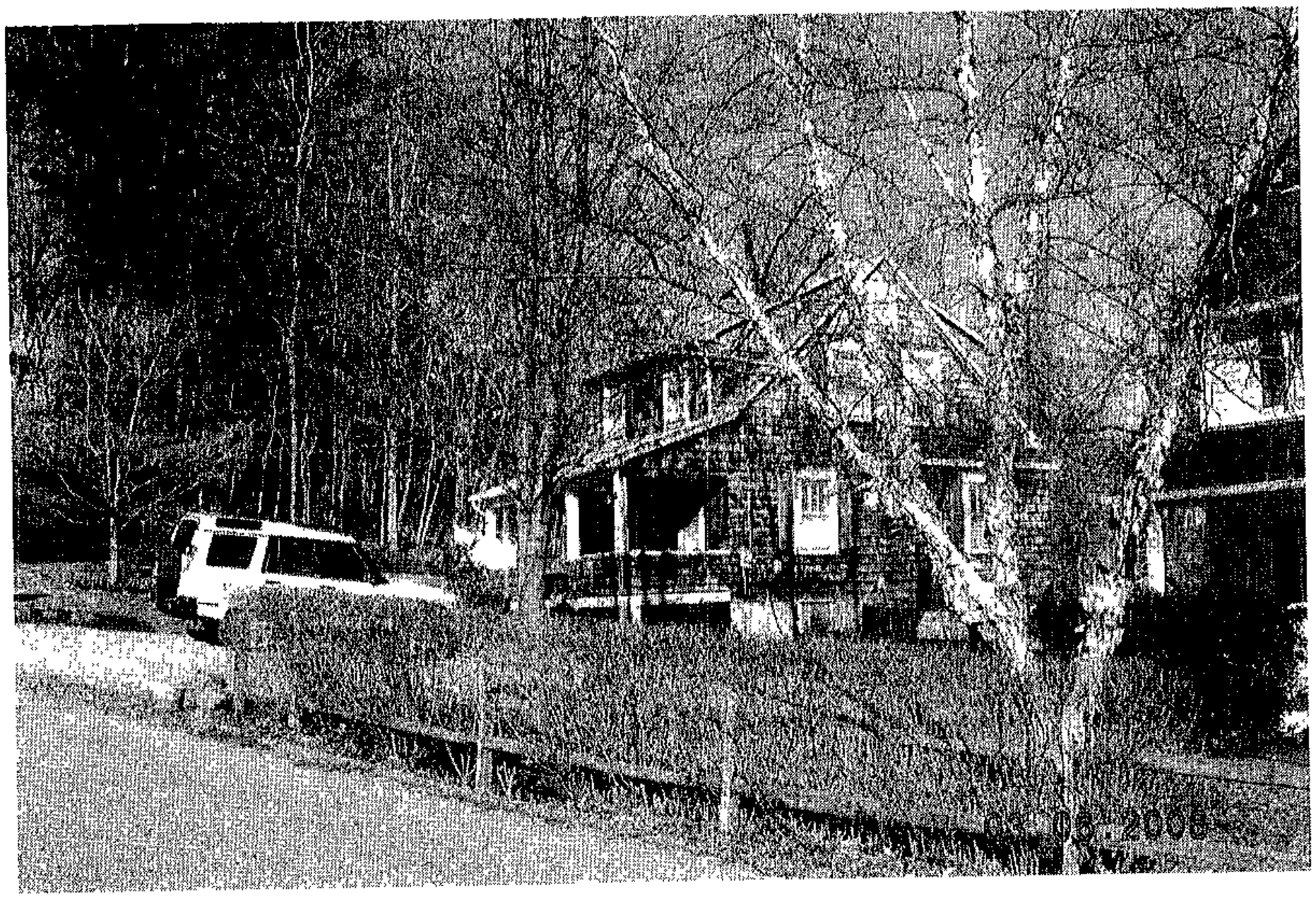
410 296 3039 evenings

PARK

MEGAN FORD
DIRECTOR OF PRIMARY LEVEL ADMISSION
410-339-4133 FAX 410-339-4127 E-Mail mford@parkschool.net

#7922 ELLENHAM FRONT

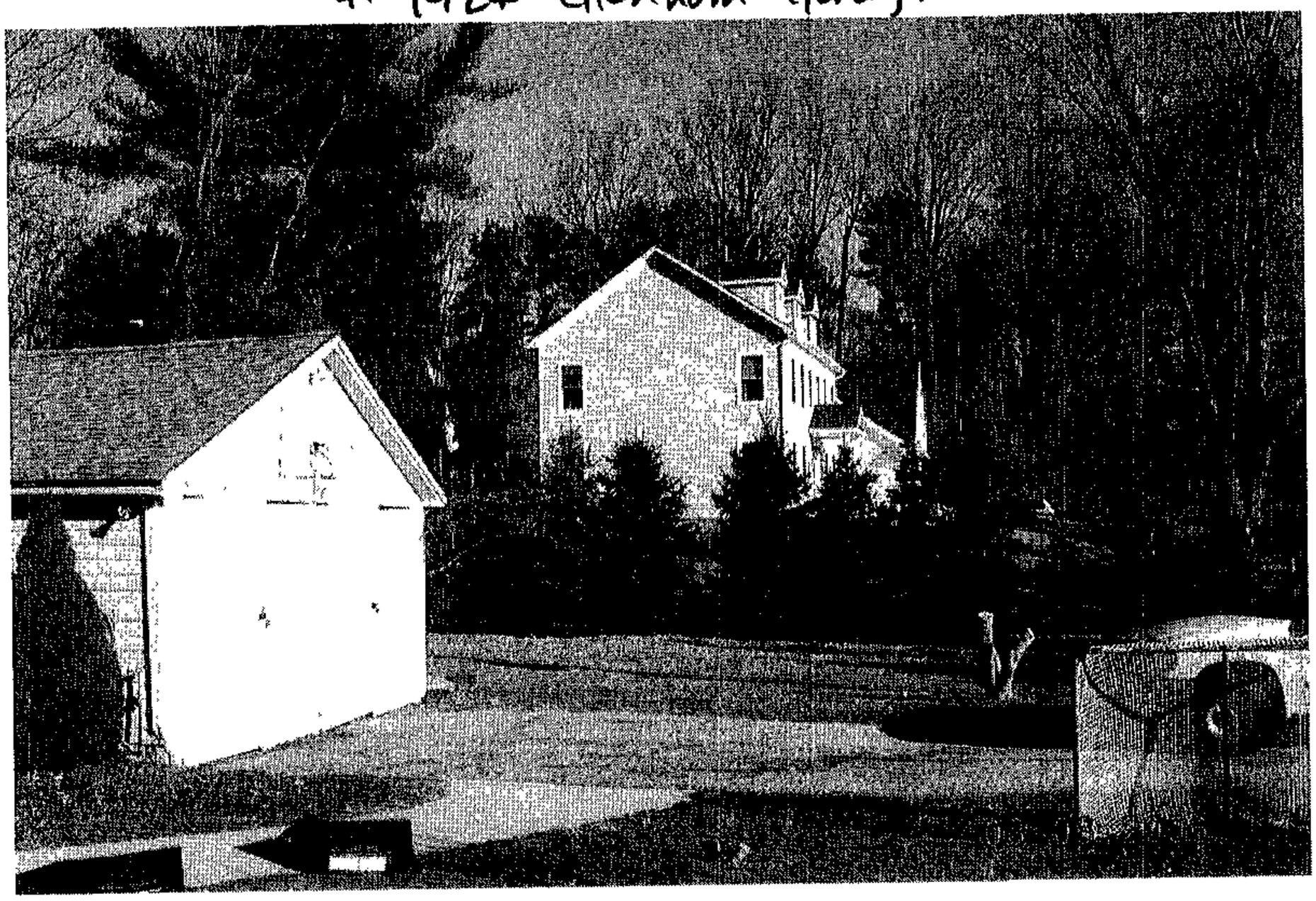


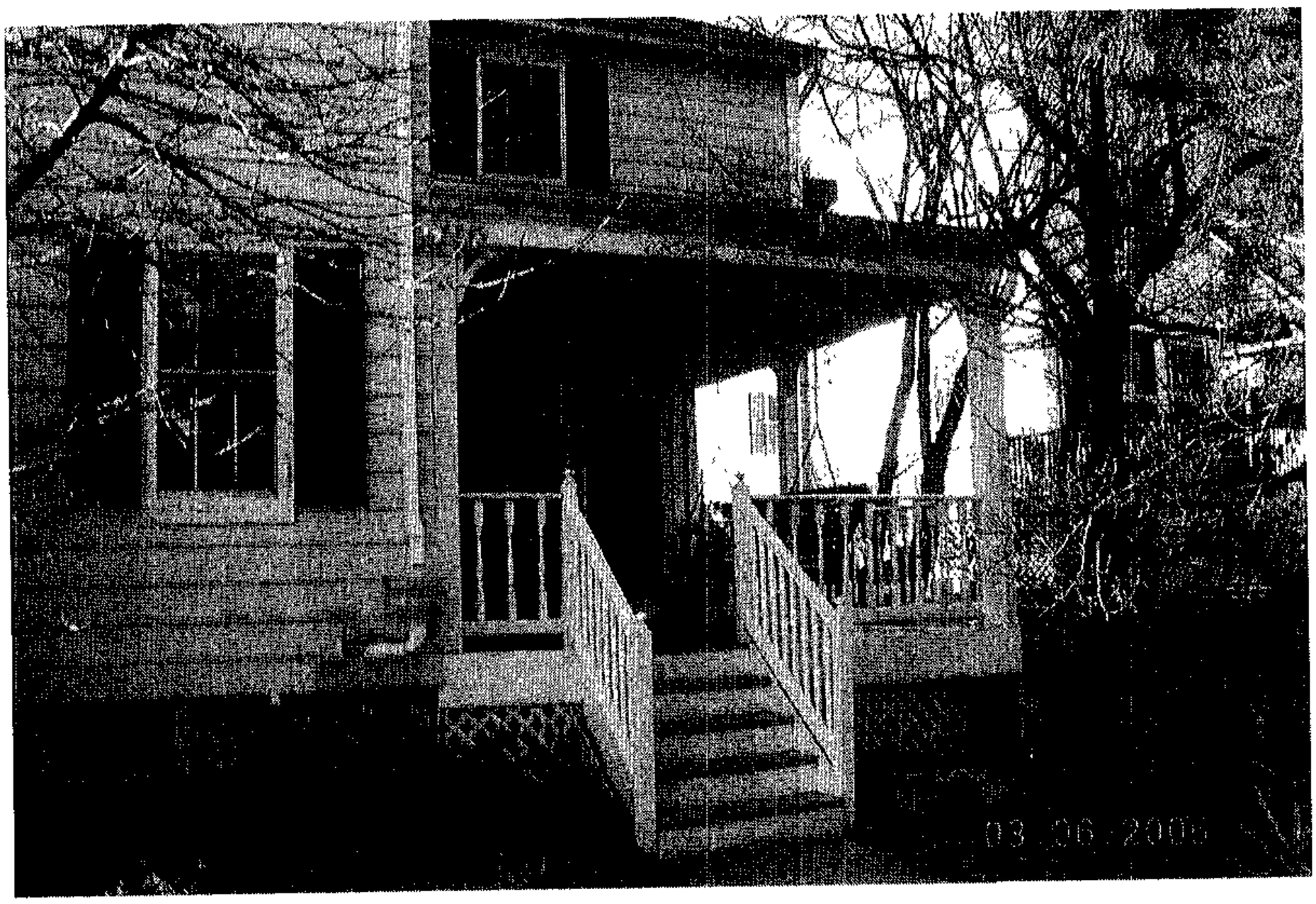


#7920 ELLENHAM

06-428-A

#7930 ELLENHAM LEFT SIDE
#7924 Ellenham Garage

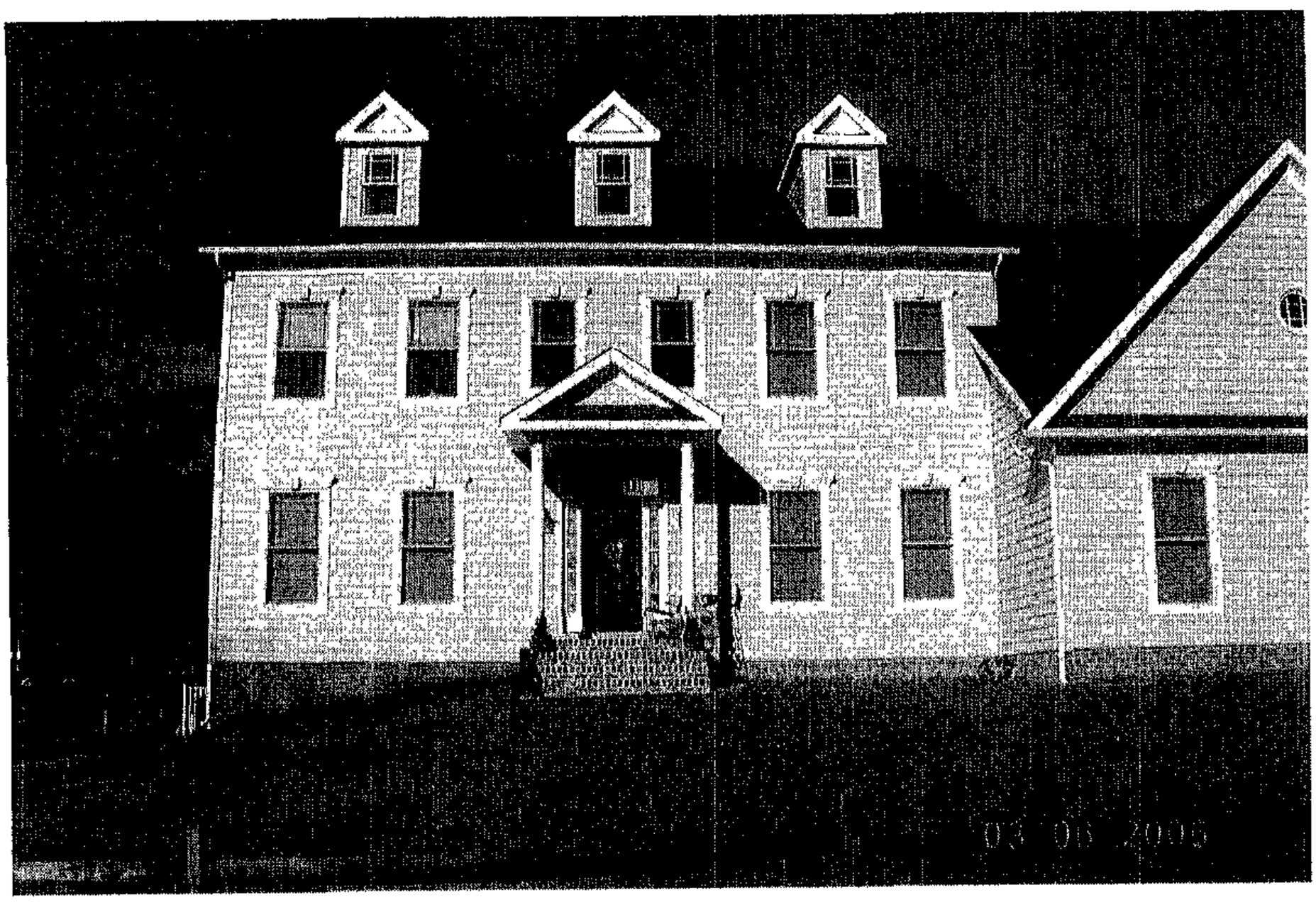




#7924 RIGHT SIDE Ex Covered Deck

06-428-A

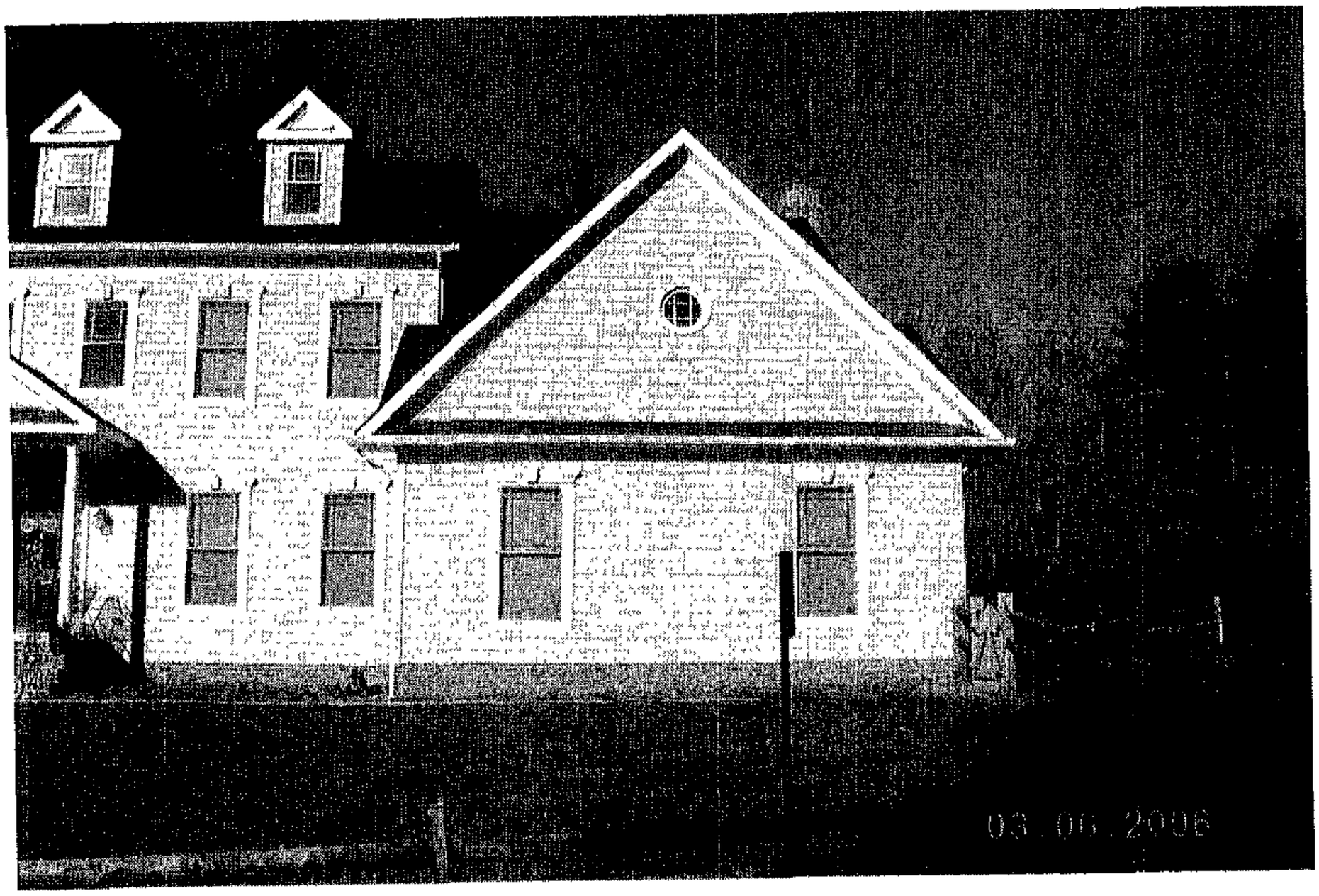
#7927 Ellenham Front



#7930 Ellenham FRONT

06-428-A

7930 Ellenham FRONT Garage



7930 Ellenham RIGHT SIDE (Taken From Joppa & Ellenham Intersection

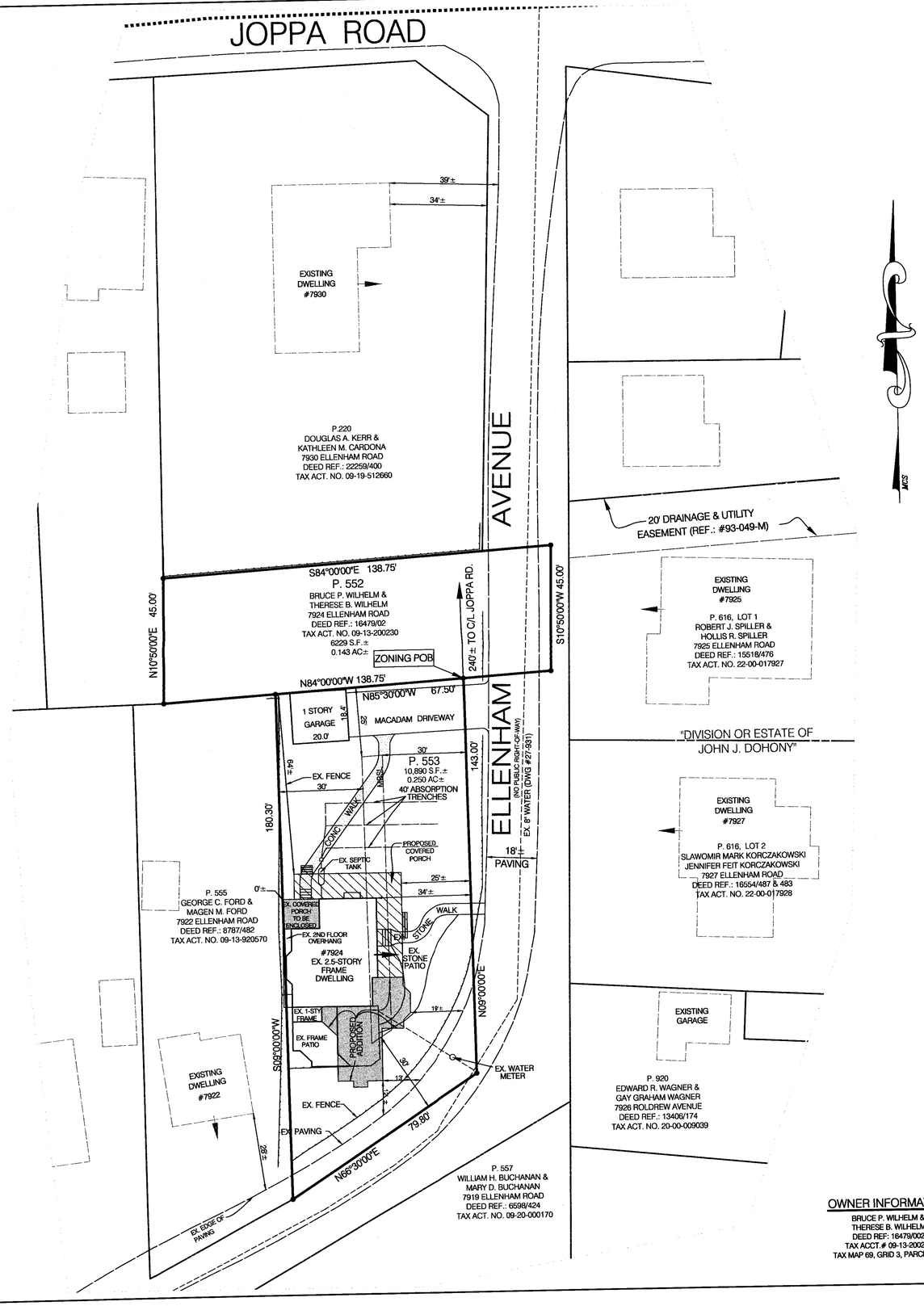
06-428-A

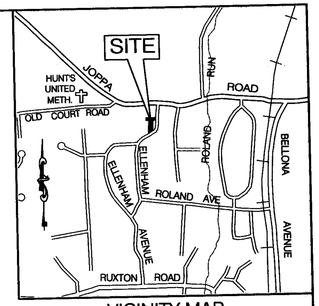
GENERAL NOTES

1. THERE HAVE BEEN NO PRIOR ZONING HEARINGS, DEVELOPMENT PLANS, CRG PLANS, OR DRC MEETINGS FOR THIS PROPERTY.
2. THIS SITE IS SERVED BY PRIVATE WELL AND PRIVATE SEPTIC SYSTEMS.
3. THIS SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN.
4. THERE ARE NO STREAMS, WETLANDS, OR STORMWATER MANAGEMENT SYSTEMS WITHIN 50 FEET OF THIS SITE.
5. THIS SITE LIES ON 200 SCALE ZONING MAP NO. 69B1
6. EXISTING USE OF PROPERTY: (RESIDENTIAL)
7. THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).

SITE DATA

1. GROSS AREA OF SITE=	0.250 AC.±
2. NET AREA OF SITE=	0.250 AC.±
3. EXISTING ZONING=	DR-3.5
4. 2000 CENSUS TRACT:	490400
5. 2000 CENSUS BLOCK GROUP:	4904001
6. REGIONAL PLANNING DISTRICT:	314
7. ELEMENTARY SCHOOL DISTRICT:	RIDERWOOD ES
8. MIDDLE SCHOOL DISTRICT:	DUMBARTON MS
9. HIGH SCHOOL DISTRICT:	TOWSON HS
10. WATERSHED:	JONES FALLS
11. SUBSEWERSHED:	56
12. COUNCILMANIC DISTRICT:	2ND
13. ELECTION DISTRICT:	9TH
14. SITE IS LOCATED ON BALTIMORE COUNTY ZONING MAP:	69B1
15. ZIP CODE:	21204
16. TAX MAP 69, GRID 3, PARCEL 552 & 553	





VICINITY MAP

SCALE: 1"=1000'

OWNER INFORMATION

BRUCE P. WILHELM &
THERESE B. WILHELM
DEED REF: 16479/002
TAX ACCT.# 09-13-200230
TAX MAP 69, GRID 3, PARCEL 553

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE

7924 ELLENHAM ROAD
"WILHELM PROPERTY"

9TH ELECTION DISTRICT
SCALE: 1"= 20'

BALTIMORE COUNTY, MARYLAND
DATE: JANUARY 12, 2006

McKEE & ASSOCIATES, INC.
Engineering – Land Planning – Land Surveying
Natural Resource Planning – Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

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