

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353

DATE: 4/27/92

Robert J. and Janice G. Andrews
4812 King Avenue
Baltimore, Maryland 21221

RE:
CASE NUMBER: 92-375-SPH
N/S King Avenue, 175' SE of c/l Hilltop Avenue
4812 King Avenue
14th Election District - 6th Councilmanic
Petitioner(s): Robert J. and Janice Andrews

Dear Petitioner(s):

Please be advised that \$ 22.55 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 115, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon
Director

cc: Norman R. Stone, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353

April 7, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 115, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-375-SPH
N/S King Avenue, 175' SE of c/l Hilltop Avenue
4812 King Avenue
14th Election District - 6th Councilmanic
Petitioner(s): Robert J. and Janice Andrews
HEARING: MONDAY, MAY 11, 1992 at 9:00 a.m.

Special Hearing to approve an amendment to site plan and variances granted in Case #84-47-A for lots #1 and #14.

Lawrence E. Schmidt
Zoning Commissioner
Baltimore County

cc: Robert J. and Janice G. Andrews
Steven K. Broyles, P.E.
Norman R. Stone, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
May 6, 1992
(410) 887-3353

Norman R. Stone, Esquire
6905 Dunmanway
Dundalk, MD 21222

RE: Item No. 350, Case No. 92-375-SPH
Petitioner: Robert J. Andrews, et ux
Petition for Special Hearing

Dear Mr. Stone:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for March 17, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 335, 338, 339, 343, 347, 348, 349, 350, 352 and 353.

For Item 351, the site is subject to the previous minor subdivision comments.

For Item 355, the site must be submitted through the minor subdivision process for review and comments.

Robert W. Bowling, Chief
Developers Engineering Division

RWB:s

RECEIVED
MAR 17 1992

PLANNING OFFICE

Baltimore County Government
Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21204-5500
(301) 887-4500

MARCH 10, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ROBERT J. ANDREWS AND JANICE G. ANDREWS
Location: 4812 KING AVENUE

Item No.: 350 Zoning Agency: PARCE 17, 1992

gentleman:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

RECEIVED
Planning Group
Special Inspection Division
Noted and
Approved
Fire Prevention Bureau

JF/REK

RECEIVED
MAR 12 1992

ZONING OFFICE

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: April 8, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: March 17, 1992

This office has no comments for item numbers 335, 338, 339, 343, 347, 349, 350, 351, 352, 353 and 355.

Rahee J. Famili
Traffic Engineer II

RJF/lvd

RECEIVED
APR 8 1992

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: Ervin McDaniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Robert J. and Janice G. Andrews, Item No. 350

SUMMARY AND RECOMMENDATIONS:

The petitioner is requesting a special hearing to amend variances granted in Case No. 84-47-A for lots 1 and 1A known as 4812 and 4812A King Avenue. The petitioner has met with surrounding residents to address their concerns regarding this request.

Based upon the information provided and analysis conducted staff recommends APPROVAL of the petitioners request subject to the following conditions:

1. The agreements numbered 1 through 5 in the letter dated 1/30/92 by the petitioner should be attached to the order.
2. Item No. 3 of the agreement with the neighbors should be expanded to indicate more precisely what is meant by the words "the proposed home will be compatible to the existing homes on Hilltop Avenue." Elevation drawings of the proposed dwelling should be provided and the type building materials to be used should be indicated. This will assist in determining whether the proposed house is "comparable" to the existing homes in the area.

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

EM/FM/rdn
350.ZAC/ZAC1

RECEIVED
APR 10 1992

ZONING OFFICE

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353

Your petition has been received and accepted for filing this 5th day of March, 1992.

Arnold Jablon
DIRECTOR

Received By:

W. Carl Richards, Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Robert J. Andrews, et ux
Petitioner's Attorney: Norman R. Stone

UNOFFICIAL POSTPONEMENTS
Confirmation to follow

Case Number: 92-108-XA, Palmisano - Set for 4/1/92

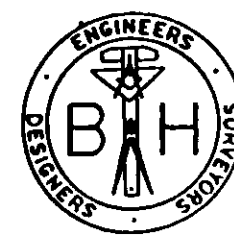
Per 3/9/92 telephone conversation with Mary of Vernon Booser's office, Mr. Booser will enter his appearance and request postponement of 4/1/92 date.

HOLDING

Item #350, Robert J. and Janice G. Andrews

Item was due a hearing date on or about April 6, 1996. Petitioners are represented by Norman Stone, who is now in session through April 6, 1992, or possibly longer. Per Karen of Mr. Stone's office, the Senator will be out of the country after the session and will return in early May.

Phone: (301)-574-2227



BROYLES, HAYES AND ASSOCIATES

Engineers • Designers • Surveyors

1922 MIDDLEBOROUGH ROAD • BALTIMORE, MD. 21221

January 30, 1992

Mr. Arnold Jablon
Director
Office of Zoning Administration and Development Management
Office of Planning & Zoning
Baltimore County Government
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Special Hearing
4812 King Avenue
Robert J. Andrews & Janice G. Andrews

STATEMENT OF JUSTIFICATION

I am requesting a zoning special hearing, on behalf of Robert J. Andrews & Janice G. Andrews. The request is to amend the variances granted in Case Number 84-47-A for lots 1 and 1A as shown on the attached site plan and there are no requested variances for lots 1 and 1A. The project has been designed to comply with zoning setback requirements on lots 1 and 1A.

The owners have revised the project to eliminate and or mitigate those items which the local community was opposed to. Please find attached an agreement, dated 9/27/91 signed by Mr. and Mrs. Andrews and sixteen of their neighbors whom have no objection to the project as revised. The attached agreement addresses the following items:

1. All requests for variances for lot 1 and 1A are being withdrawn.
2. The signatories have no objection to one home being built on lot 1A if it can meet all Baltimore County zoning setbacks.
3. The proposed home will be comparable to the existing homes on Hilltop Avenue.
4. Tree removal will be kept to a minimum. See attached tree survey by Mr. Robert J. Andrews dated 9/30/91, of 50 existing trees on lot 1A only eight are being removed and half of the trees being removed are immature.
5. Trees removed will be replaced on a 2 to 1 basis with the new trees planted in a area mutually agreeable to the contiguous neighbors. The Andrews have agreed to replant sixteen trees, there are no current regulations requiring reforestation on a project of this type.

350

The agreement signed by sixteen of the Andrews' neighbors includes ten neighbors who are contiguous and do not object to the revised project. The chart below lists those contiguous neighbors whom have signed the attached agreement. Lot numbers and plat references are listed next to names and addresses to assist you in locating these individuals on our revised site plan.

Name	Address	Lot	Plat	Comments
Robert L. Mann	7907 Hilltop Ave.	16	18/73	Orig. Protestant
Dorothy L. Frado	7909 Hilltop Ave.	17	18/73	Orig. Protestant
Edwin W. Frado	7907 Hilltop Ave.	17	18/73	Orig. Protestant
Antonette R. Schultz	7911 Hilltop Ave.	1	18/73	Orig. Protestant
Michael J. Dunn	7913 Hilltop Ave.	2	18/73	Orig. Protestant
Angela R. Dunn	7913 Hilltop Ave.	2	18/73	Orig. Protestant
Elwood B. Quinn	4810 King Ave.	13	18/73	Orig. Protestant
Owen Quinn	4810 King Ave.	13	18/73	Orig. Protestant
Charles L. Holleman	4816 King Ave.	2	50/122	
Virginia J. Holleman	4816 King Ave.	2	50/122	

When reviewing this case please consider the following items:

1. Lots 1 and 1A are existing lots of record and were recorded among the Land Records of Baltimore County on October 25, 1989.
2. There are no setback variances being requested for lots 1 and 1A.
3. Mr. and Mrs. Andrews have gone to great effort to consult with their neighbors and the local community to identify problems with this project. The Andrews' have revised the project to address the neighbors' concerns. Furthermore they have exceeded some development requirements such as offering to replant trees removed in an effort to mitigate the minor impact of this project.
4. Strict compliance with the original variance case No. 84-47-A would unreasonably prevent the use of the property for the permitted purpose, building a dwelling on a lot of record.
5. Amending the original variance case No. 84-57-A to included lot 1A with no additional variances would not do substantial injustice to the other property owners. Furthermore ten contiguous property owners signed a letter of no objection for the project as revised.

6. Amending the original variance case No. 84-57-A to included lot 1A with no additional variances would be within the spirit and intent of the Baltimore County Zoning Regulations. The project as revised will observe and secure public safety and welfare by conforming to all required regulations.

Thank you for your consideration in this matter. If you have any questions do not hesitate to call me.

Very Truly Yours

Steven K. Broyles P.E.

current jobs/andrzon2.sph

Steven K. Broyles

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
<i>John L. Greely</i>	<i>4903 Linda Ave 21236</i>
<i>Kenneth L. Wilkins</i>	<i>4901 Linda Ave 21236</i>
<i>Brian G. Greely</i>	<i>4903 Linda Ave 21236</i>
<i>Lucy J. Greely</i>	<i>4901 Linda Ave 21236</i>

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Robert J. Andrews</i>	<i>4812 King Ave</i>
<i>Janice G. Andrews</i>	<i>2227 Measuring Rd</i>

5/18/92

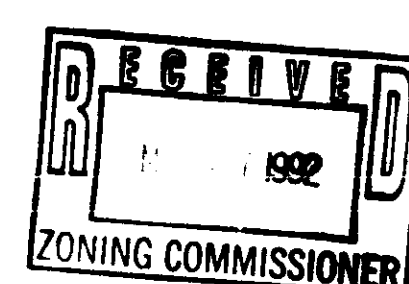
Walter S. Clay
4818 King Ave
Baltimore MD
21236
(410) 6612433
(410) 8259020

Dear Mr. Schmidt,

Due to a mix up, I missed hearing 92-375SH. I felt as though this hearing 92-375SH and Case # 91468 SPHA, which is scheduled to be heard by the County Board of Appeals on July 22, 1992, are practically the same issues. I had hoped to express this through my attorney, Mr. John V. Murphy, at hearing # 92-375SH. Could you look into this matter, and let me know if anything can be done.

Gratofully,

Walt Clay



TREE SURVEY ON LOT 1-A by OWNER

ROBERT ANDREWS *Robert J. Andrews*

2" TO 8"	= 30
12" AND OVER	= 20
TOTAL	= 50

ESTIMATE OF TREE REMOVAL TO build COMPARABLE HOME TO THOSE ON HILLTOP AVE.

UNDER 12"	= 4
OVER 12"	= 4
(LARGEST 14")	
TOTAL	= 8

State Department of Assessments and Taxation

Baltimore County Office
113 West Chesapeake Avenue
Towson, Maryland 21204
(301) 321-2380

PLEASE PRINT CLEARLY

NAME: *Robert J. Andrews*
ADDRESS: *4812 King Ave*

PROPERTY TAX VALUE	PROPERTY TAX VALUE	PROPERTY TAX VALUE
13,320	16,660	16,660
13,320	16,660	16,660

DISTRICT	PROPERTY NUMBER	CARD NUMBER	DEED REFERENCE
14	21 00	014525	06097X
PROPERTY DESCRIPTION (LOCATION)			
ATKINS PROPERTY			
PT LTS 1-2 .37 AC			
KING AV			
RESIDENTIAL			

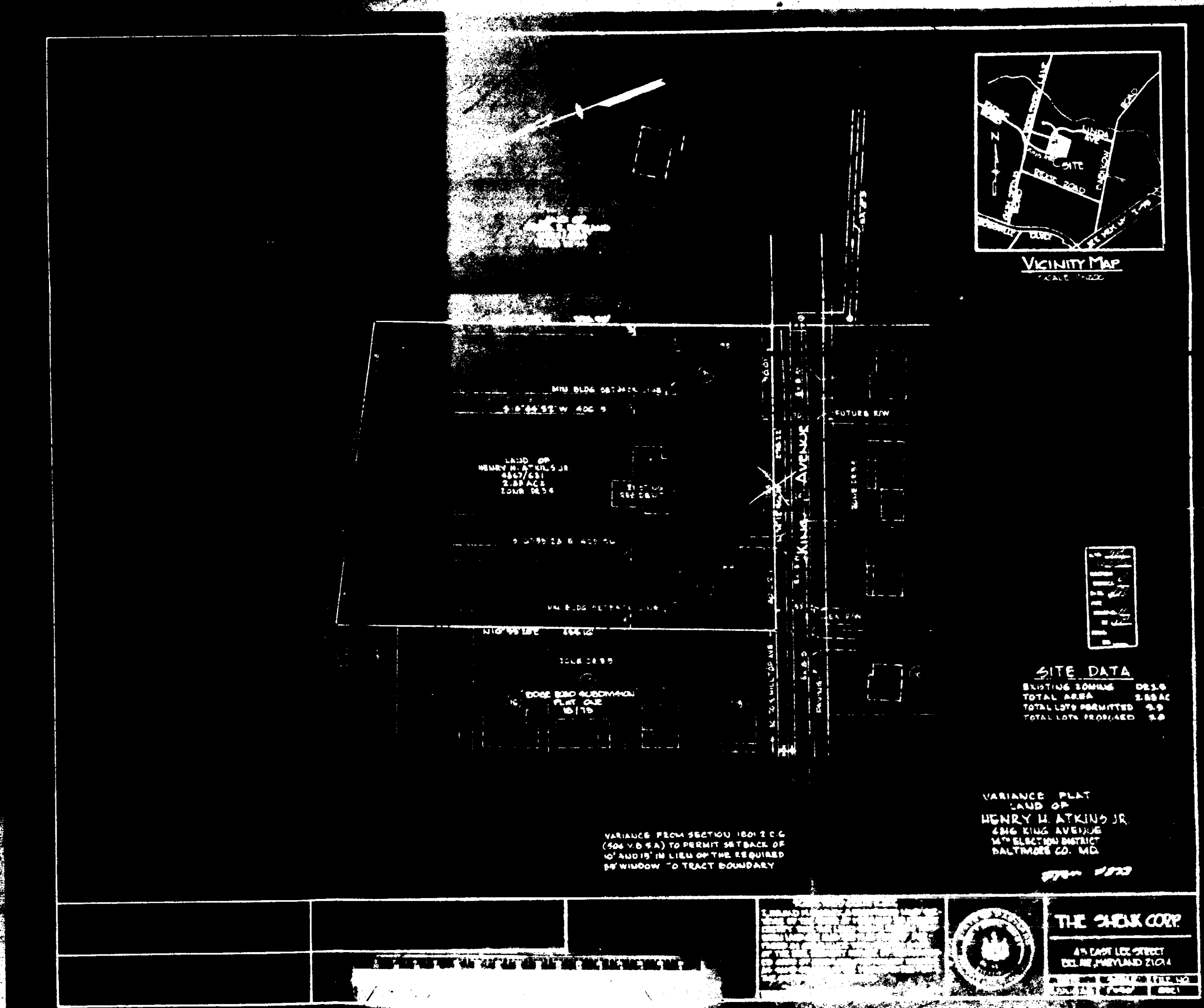
21-00-014525 1620
ANDREWS, ROBERT J.
ANDREWS, JANICE
4812 KING AV
BALTIMORE, MD 21236

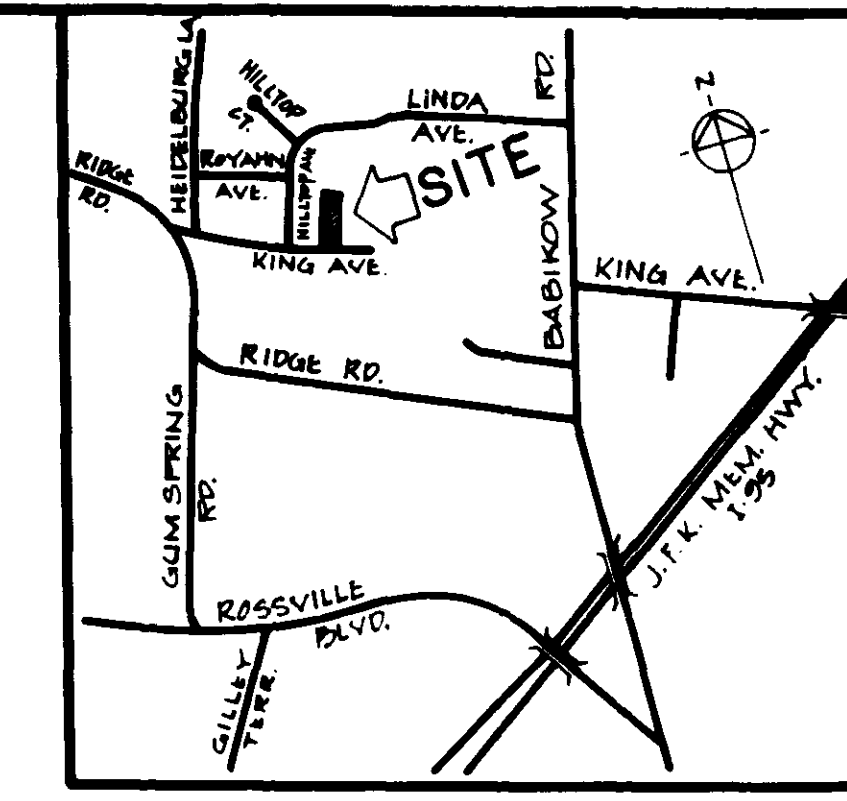
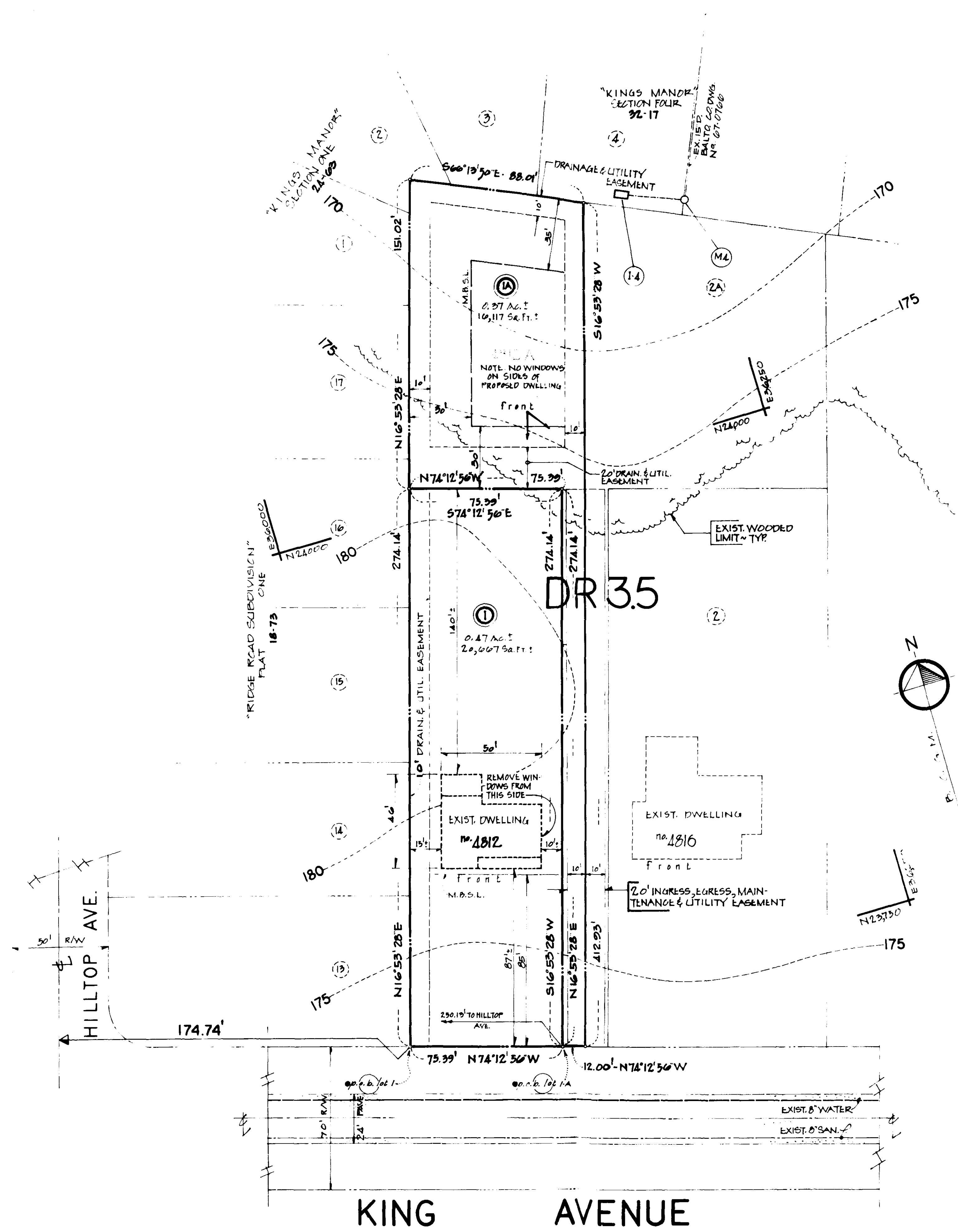
APPEAL COPY

SUPERVISOR OF ASSESSMENTS

PETITIONER'S EXHIBIT 1

#92 278-5P





GENERAL NOTES

- SITE DATA FOR
4812 & 4812A KING AVENUE
- NET SITE AREA LOT 1 = 20,667 sf (0.47 ac)
LOT 1A = 16,117 sf (0.37 ac)
GROSS SITE AREA LOT 1 = 22,929 sf (0.53 ac)
LOT 1A = 16,135 sf (0.37 ac)
 - CURRENT ZONING: DR-3.5
ZONING HISTORY:
ZONING VARIANCE 84-47-A; TO PERMIT SIDEYARD SETBACKS OF 10' AND 15' IN LIEU OF THE REQUIRED 35' FOR A WINDOW TO TRACT BOUNDARY, GRANTED 8/18/83.
ZONING SPECIAL HEARING 91-468-SPHA; TO AMEND THE VARIANCES GRANTED IN CASE 84-47-A, DENIED 9/11/91
ZONING VARIANCE 91-468-SPHA; FROM SECTION 1801.2.C2.a AND 1801.2.C6 (CMDP V.5.A) TO PERMIT A WINDOW TO TRACT BOUNDARY OF 15 FEET IN LIEU OF THE REQUIRED 35 FEET (LOT 1A) AND 1801.2.C6 (CMDP V.B.6.b) TO ALLOW WINDOW TO PROPERTY LINE DISTANCES OF 10 FEET (LOT 1) 10 FEET (LOT 1A) AND 12 FEET (LOT 2) IN LIEU OF THE REQUIRED 15 FEET, DENIED 9/11/91.
 - PROPERTY REFERENCE LOT 1: 8318/697
LOT 1A: 8318/692
TAX IDENTIFICATION NUMBER LOT 1: 21-00-014524
LOT 1A: 21-00-014525
 - 14th ELECTION DISTRICT, 6th COUNCILMANIC DISTRICT
 - OWNER: ROBERT J. & JANICE ANDREWS
 - EXISTING USE: RESIDENTIAL SINGLE FAMILY
 - PROPOSED USE: RESIDENTIAL SINGLE FAMILY
 - PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE EXISTING ON SITE
 - THERE ARE NO KNOWN TIDAL OR NON TIDAL WETLANDS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, CHESAPEAKE BAY CRITICAL AREAS, 100 YEAR FLOOD PLAINS, UNDERGROUND STORAGE TANKS OR HAZARDOUS MATERIALS SITES ON THIS PROPERTY

92-375-SPH

PETITIONER'S
EXHIBIT 6

STEVEN K. BROYLES
MD PE No. 14429

BROYLES, HAYES & ASSOC.
ENGINEERS-DESIGNERS • SURVEYORS
1922 MIDDLEBOROUGH RD.
BALTO, MD. 21221
(301)-574-2227

4812 & 4812-A KING AVE.
PROPERTY OF ROBERT J. & JANICE ANDREWS
DALLIMORE CO. MARYLAND

PROJECT: SITE PLAN TO ACCOMPANY ZONING SPECIAL HEARING
DATE: JAN. 27, 1992
SCALE: 1"=30'

DWG. BY: rampol

REVISIONS

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

SHEET

1

#350