

94-430-A
N

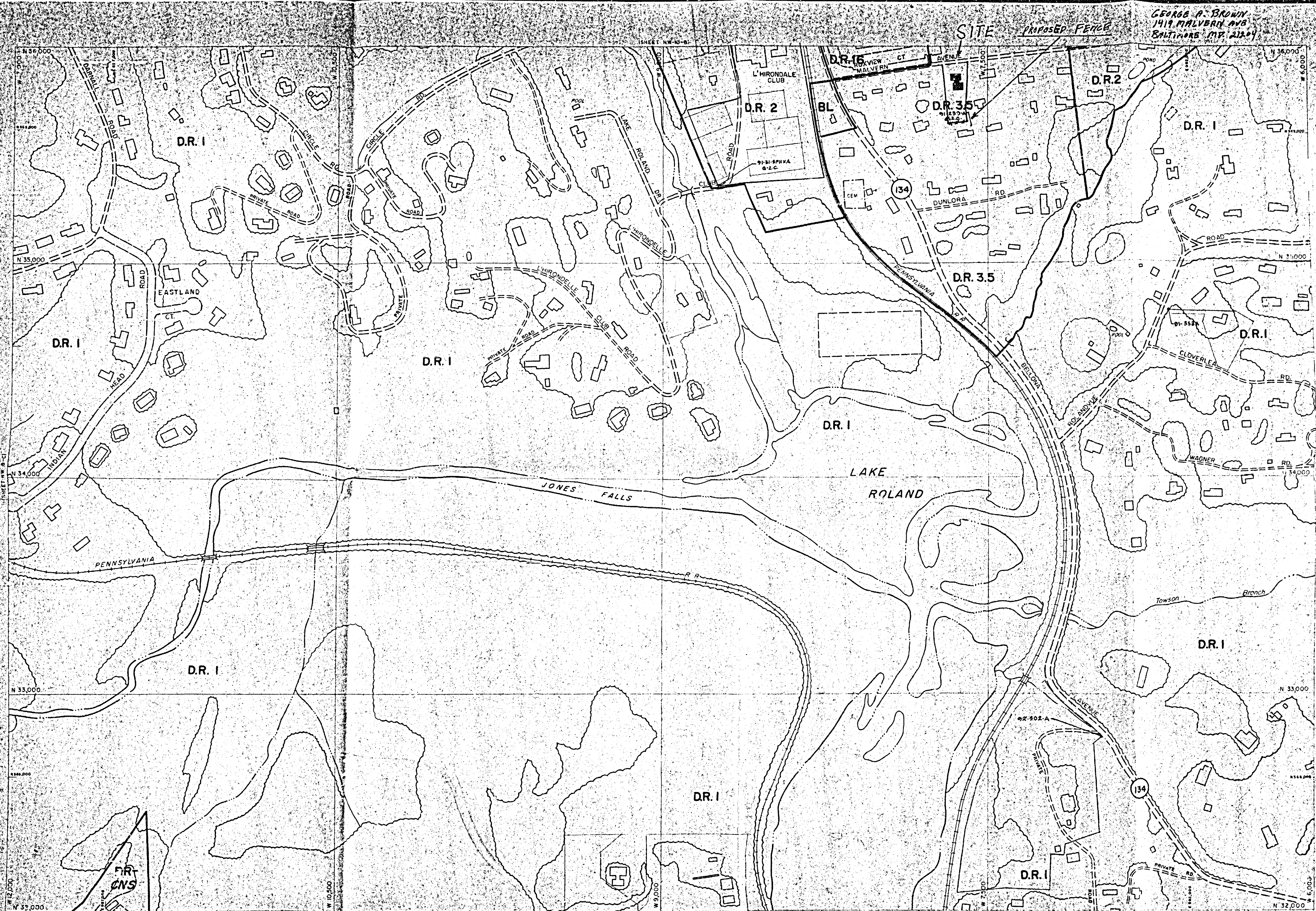


BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	LAKE ROLAND RUXTON	NW 9-B
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED



GEORGE P. BROWN
1419 MALVERN AVE
BALTIMORE, MD 21204

1968 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1968
Baltimore County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
PHOTOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCKHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Baltimore County Council

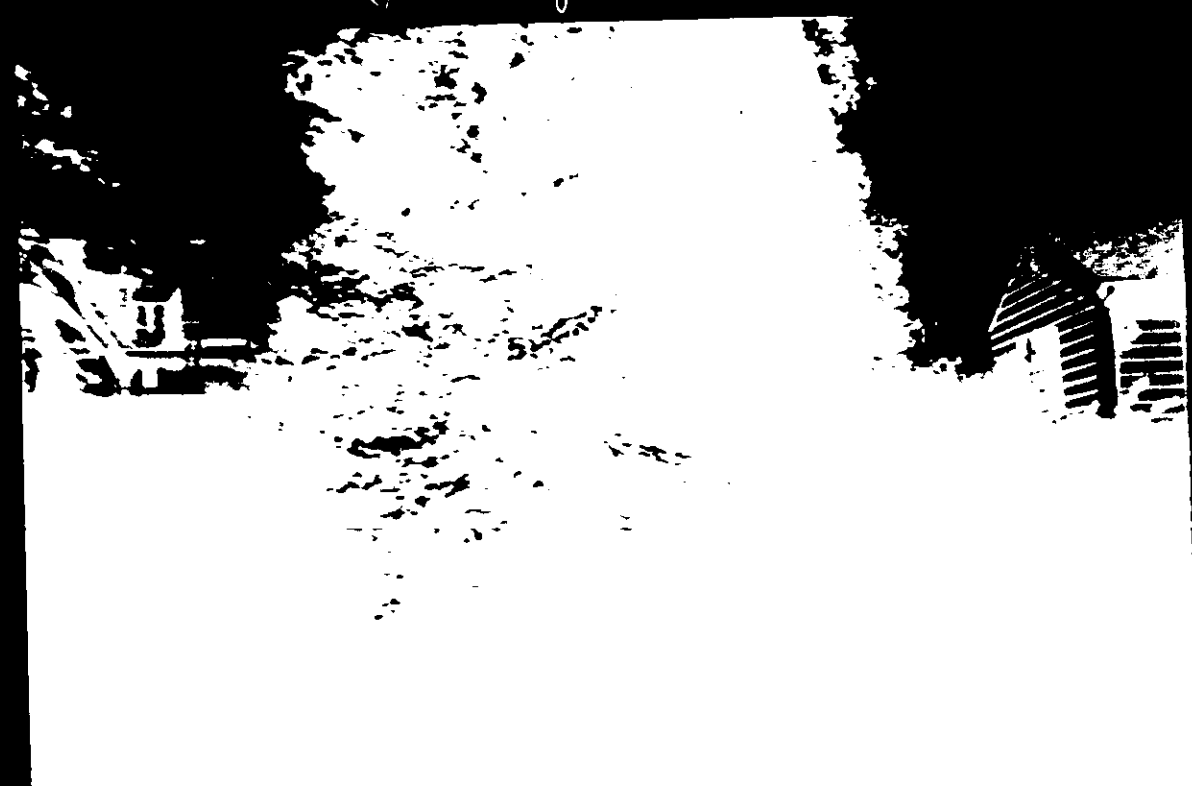
SCALE	LOCATION	SHEET
1" = 200'	LAKE ROLAND RUXTON	NW 9-B
DATE OF PHOTOGRAPHY		
JANUARY 1986		

94-430-A 422

TO PLAN FOR VARIANCE

BROWN 1419 MALVERN AVE. 21204

George Brown



#4 LOOKING EAST FROM SOUTH WEST CORNER



#5 LOOKING WEST FROM SOUTH WEST CORNER

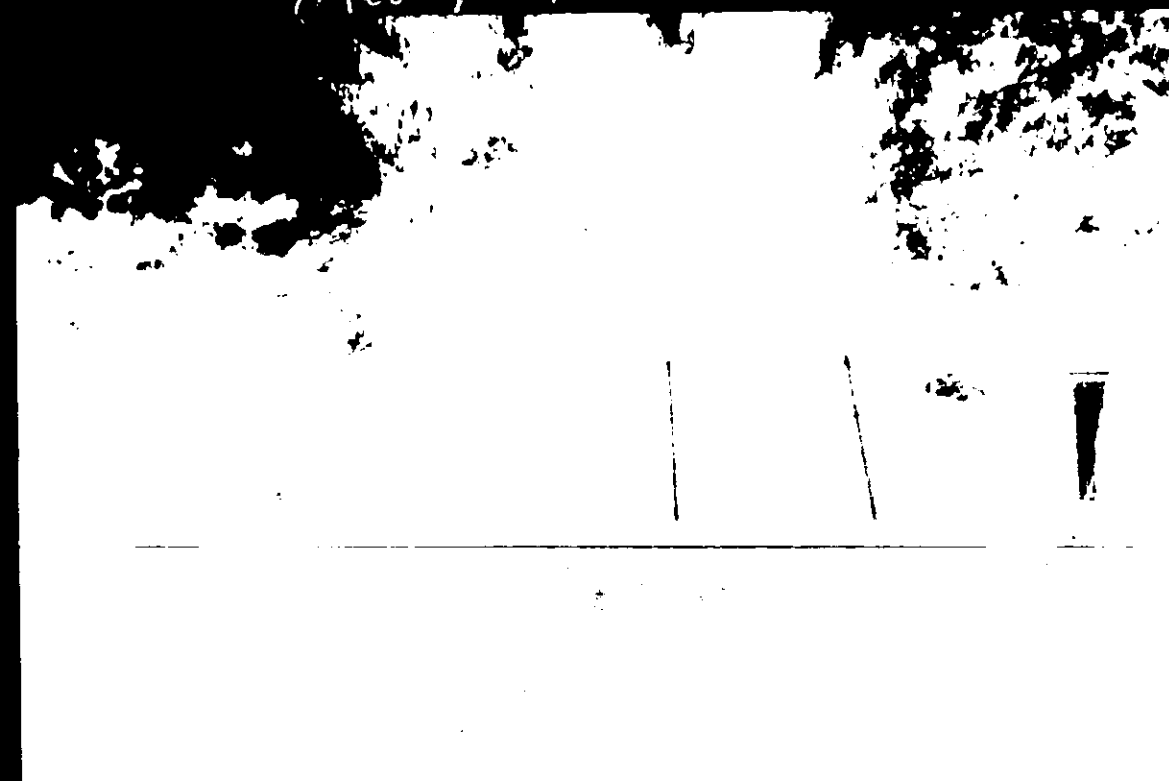
422

42

PLAN FOR VARIANCE

1419 MALVERN AVE. 21204

George Brown



#1 LOOKING SOUTH

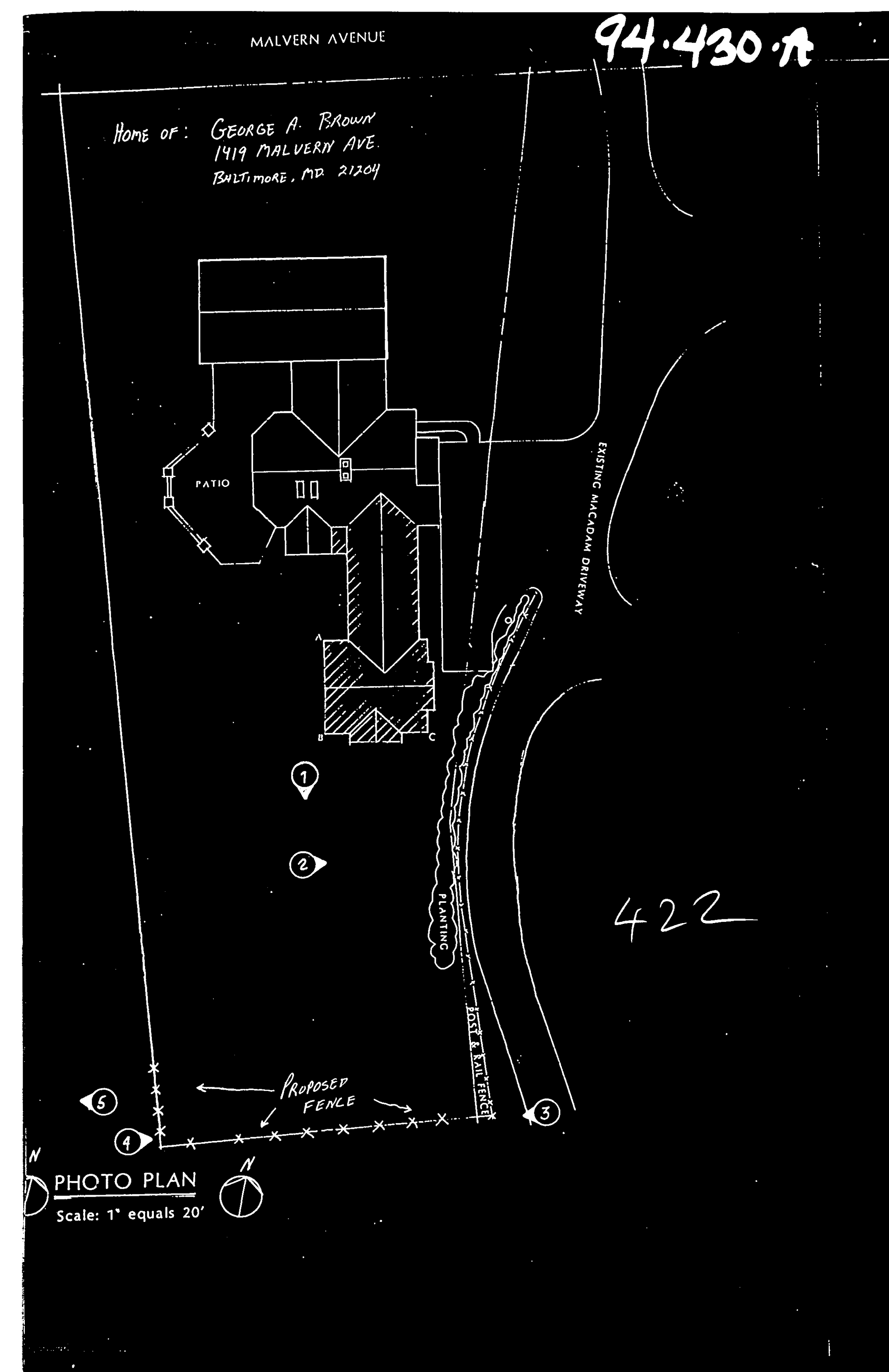


*2 LOOKING EAST



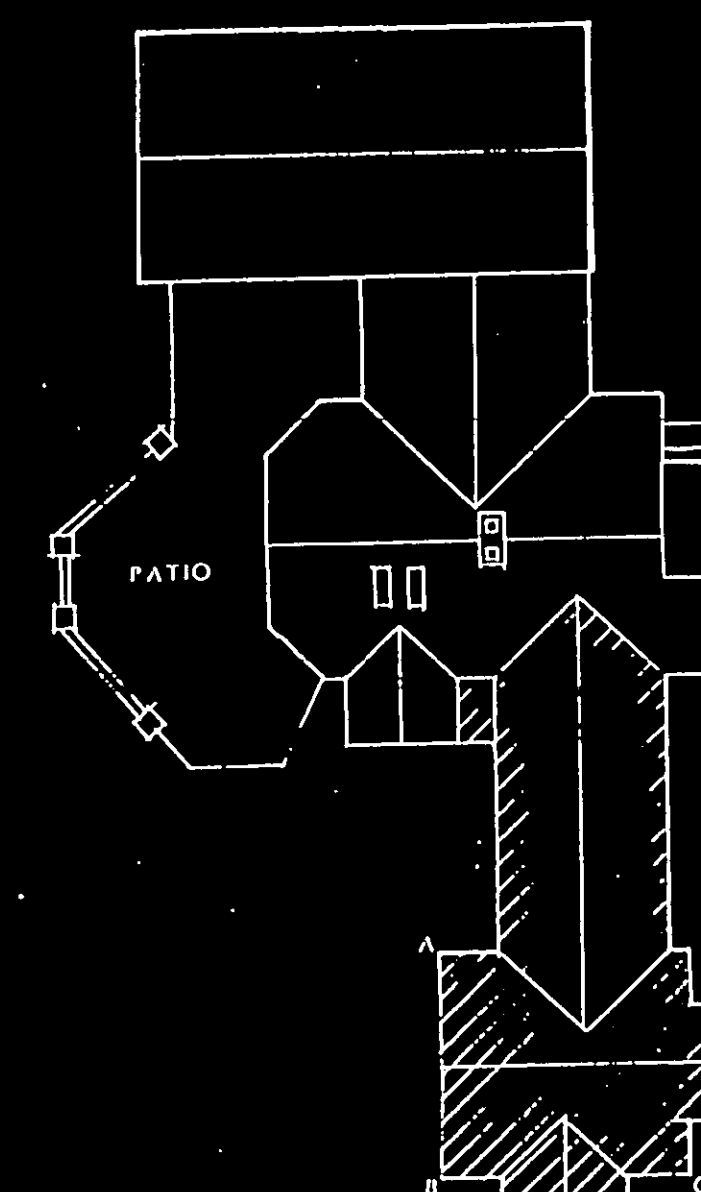
#3 LOOKING WEST FROM SOUTH EAST CORNER

422



MALVERN AVENUE

HOME OF: GEORGE A. BROWN
1419 MALVERN AVE.
BALTIMORE, MD 21204



ENDAM DRIVEWAY

PLANTING

POST & RAIL FENCE

PHOTO PLAN

Scale: 1" equals 20'

422

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 23, 1994

Mr. and Mrs. George A. Brown
1419 Malvern Avenue
Baltimore, Maryland 21204

RE: Case No. 94-430-A, Item No. 422
Petitioner: George A. Brown, et. ux.
Petition for Administrative Variance

Dear Mr. and Mrs. Brown:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 4, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but 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.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

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.



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 422 (701)

Dear Ms. Minton:

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 effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

DAVID R. KANIS, Acting Chief
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

May 23, 1994

(410) 887-3353

Mr. and Mrs. George A. Brown
1419 Malvern Avenue
Baltimore, Maryland 21204

RE: Case No. 94-430-A, Item No. 422
Petition for Administrative Variance

Dear Mr. and Mrs. Brown:

Enclosed are copies of comments received from the Office of Planning and Zoning on May 23, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Charlotte Minton
Charlotte Minton

Enclosure

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 23, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for May 23, 1994
Item No. 422

The Developers Engineering Section has reviewed the subject zoning item. We recommend a 10-foot setback with plantings on the neighbor's side of the fence.

RWB:ew

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/17/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP 1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

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.

8. The Fire Prevention Bureau has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 415, 416, 417, 418, 419, 420, 422, 423, 425.

RECEIVED
MAY 18 1994

ZADM

REVIEWER: LT. ROBERT F. CORNBOLD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 23, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for May 23, 1994
Item No. 422

The Developers Engineering Section has reviewed the subject zoning item. We recommend a 10-foot setback with plantings on the neighbor's side of the fence.

RWB:ew

BALTIMORE COUNTY
DEPT. OF PUBLIC WORKS

- ☐ Review of Landscape Plan
- ☒ Modification of Landscape Requirements Approved
- ☒ Plan Preparation by Landscape Architect Waived

BY: E. Quayle
DATE: 5-29-94

NO SETBACK NECESSARY
E.A.H.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: May 18, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

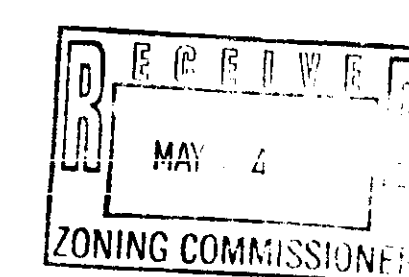
Item Nos. 401, 403, 408, 413, 415, 416, 417, 418, 419, 421, 422, 425 and 426.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Cheryl L. Kern

PK/JL:lw



ZAC. 401/PZONE/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

MAY 12, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: George and Nancy Brown
1419 Malvern Avenue
Baltimore, Maryland 21204

Re: CASE NUMBER: 94-430-A (Item 422)
1419 Malvern Avenue
5/8 Malvern Avenue, 650' E of c/l Ballona Avenue
9th Election District - 4th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 16, 1994. The closing date (May 31, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

Printed with Soybean Ink
on Recycled Paper

94-430-A
N

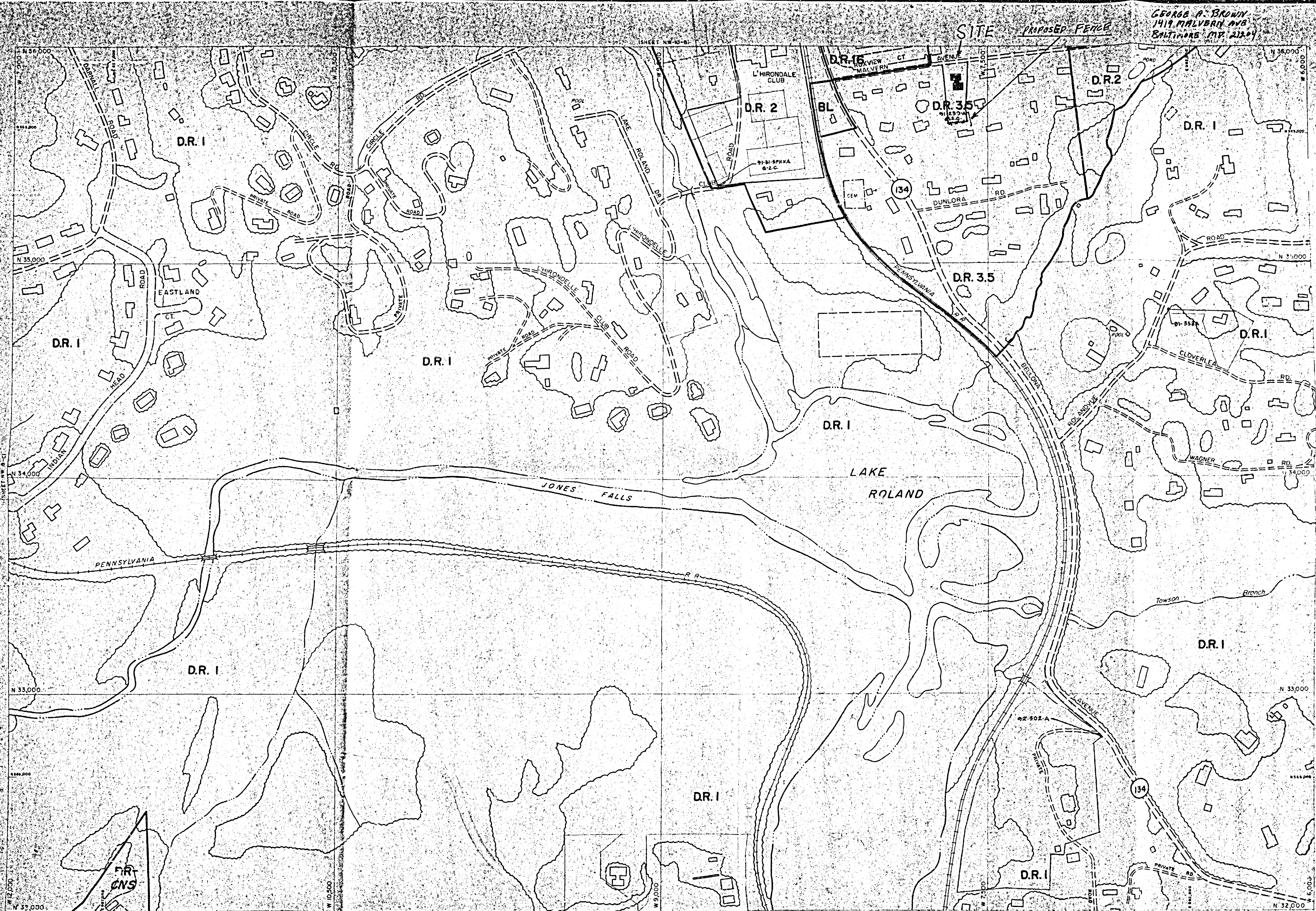


BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	LAKE ROLAND RUXTON	NW 9-B
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED



GEORGE P. BROWN
1419 MALVERN AVE
BALTIMORE, MD 21204

1968 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1968
Baltimore County Council
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
PHOTOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY SICKMART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Baltimore County Council
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	LAKE ROLAND RUXTON	NW 9-B
DATE OF PHOTOGRAPHY JANUARY 1986		

94-430-A 422

TO PLAN FOR VARIANCE

BROWN 1419 MALVERN AVE. 21204
George Brown



#4 LOOKING EAST FROM SOUTH WEST CORNER



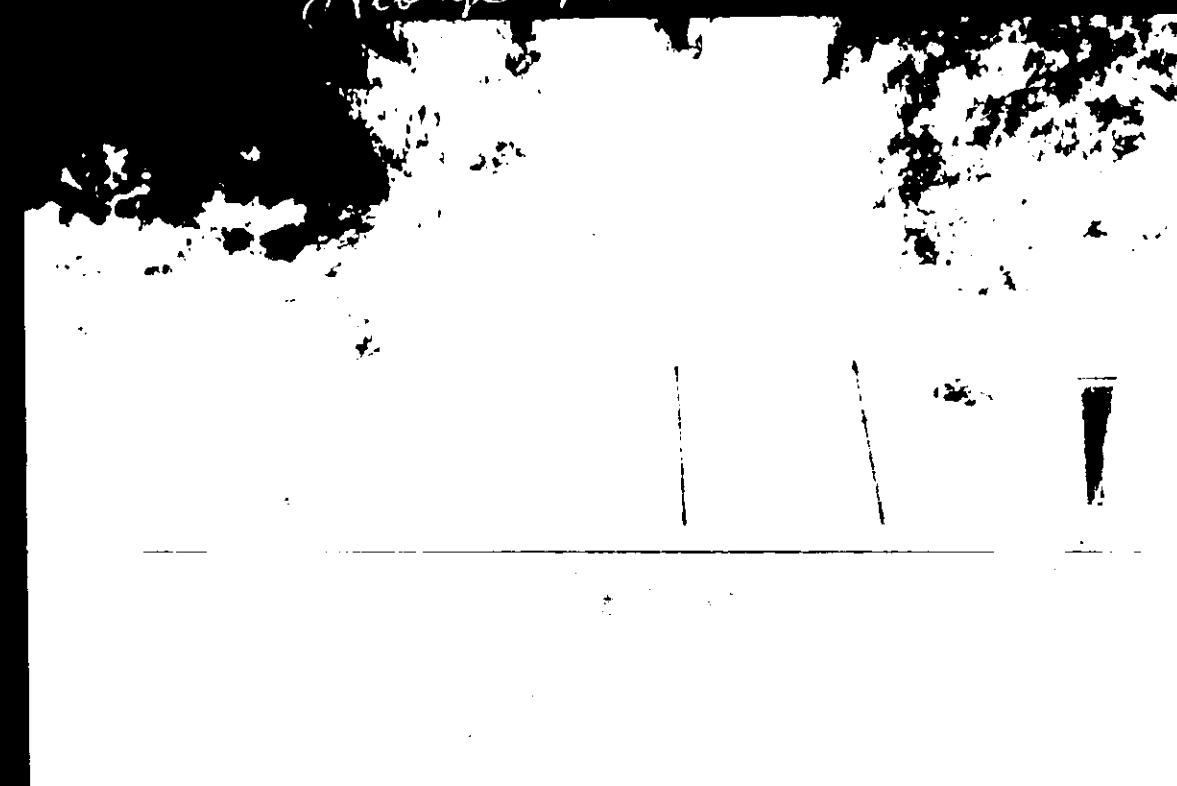
#5 LOOKING WEST FROM SOUTH WEST CORNER

432

42

PLAN FOR VARIANCE

1419 MALVERN AVE. 21204
George Brown



#1 LOOKING SOUTH

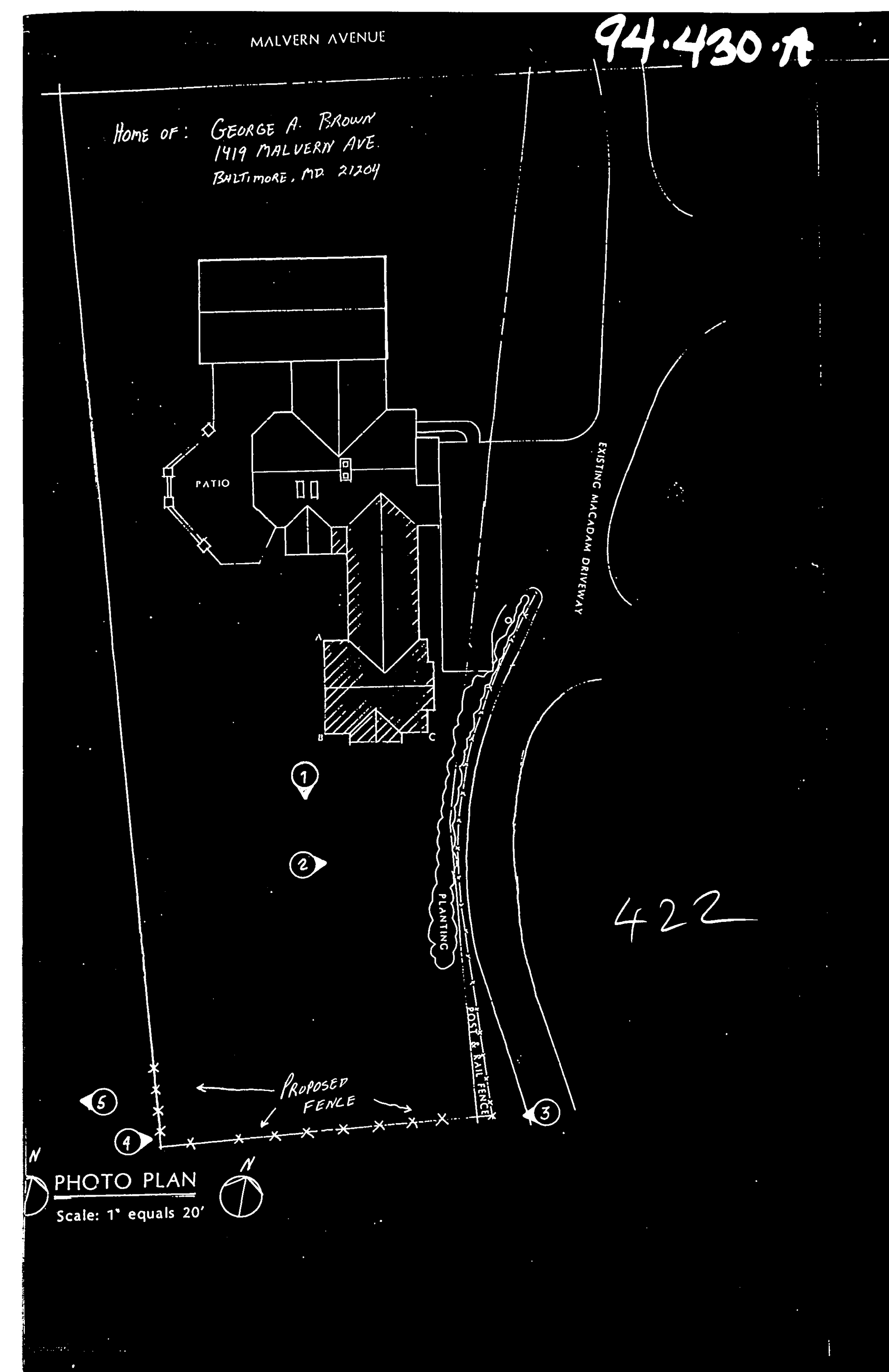


#2 LOOKING EAST



#3 LOOKING WEST FROM SOUTH EAST CORNER

422



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 23, 1994

Mr. and Mrs. George A. Brown
1419 Malvern Avenue
Baltimore, Maryland 21204

RE: Case No. 94-430-A, Item No. 422
Petitioner: George A. Brown, et. ux.
Petition for Administrative Variance

Dear Mr. and Mrs. Brown:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 4, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but 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.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

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.



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 422 (701)

Dear Ms. Minton:

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 effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

DAVID R. KANIS, Acting Chief
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

May 23, 1994

(410) 887-3353

Mr. and Mrs. George A. Brown
1419 Malvern Avenue
Baltimore, Maryland 21204

RE: Case No. 94-430-A, Item No. 422
Petition for Administrative Variance

Dear Mr. and Mrs. Brown:

Enclosed are copies of comments received from the Office of Planning and Zoning on May 23, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Charlotte Minton
Charlotte Minton

Enclosure

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 23, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for May 23, 1994
Item No. 422

The Developers Engineering Section has reviewed the subject zoning item. We recommend a 10-foot setback with plantings on the neighbor's side of the fence.

RWB:ew

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/17/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP 1105

RE: Property Owner SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

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.

1. The Fire Prevention Bureau has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 415, 416, 417, 418, 419, 420, 422, 423, 425.

RECEIVED
MAY 18 1994

ZADM

REVIEWER: LT. ROBERT F. CORNBOLD
Fire Marshal Office, PHONE 887-4881, MS-1105F

cc: File

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 23, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for May 23, 1994
Item No. 422

The Developers Engineering Section has reviewed the subject zoning item. We recommend a 10-foot setback with plantings on the neighbor's side of the fence.

RWB:ew

BALTIMORE COUNTY
DEPT. OF PUBLIC WORKS

- ☐ Review of Landscape Plan
- ☒ Modification of Landscape Requirements Approved
- ☐ Plan Preparation by Landscape Architect Waived

BY: E. Quayle
DATE: 5-29-94

NO SETBACK NECESSARY
E.A.H.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: May 18, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

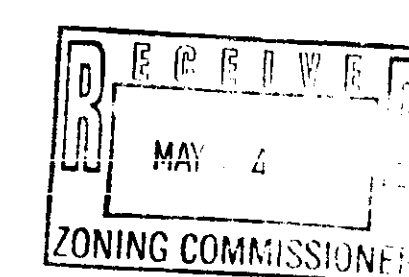
Item Nos. 401, 403, 408, 413, 415, 416, 417, 418, 419, 421, 422, 425 and 426.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Cheryl L. Kern

PK/JL:lw



ZAC. 401/PZONE/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

MAY 12, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: George and Nancy Brown
1419 Malvern Avenue
Baltimore, Maryland 21204

Re: CASE NUMBER: 94-430-A (Item 422)
1419 Malvern Avenue
5/8 Malvern Avenue, 650' E of c/l Ballona Avenue
9th Election District - 4th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 16, 1994. The closing date (May 31, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

Printed with Soybean Ink
on Recycled Paper

