

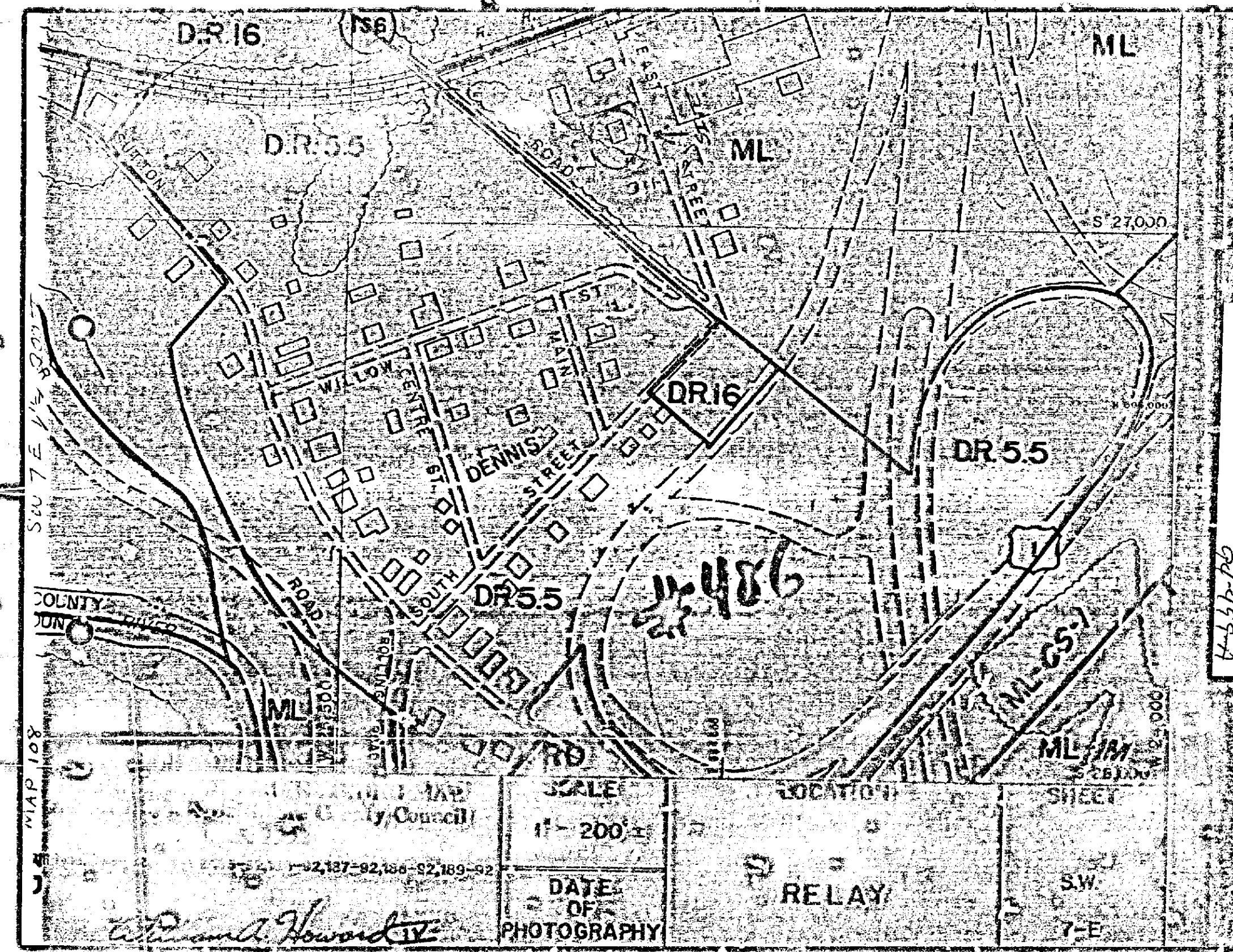


A-664-76

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE 1" = 200' ±	LOCATION	SHEET
DATE OF PHOTOGRAPHY JANUARY 1986	RELAY #486	S.W. 7-E



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1822 East Street
 Subdivision name: St. Dennis
 Plat Book: 01 folio 001, lot 125, section 00041 (Parcel #)
 OWNER: Francis & Kathy Bowers

see pages 5 & 6 of the CHECKLIST for additional required information

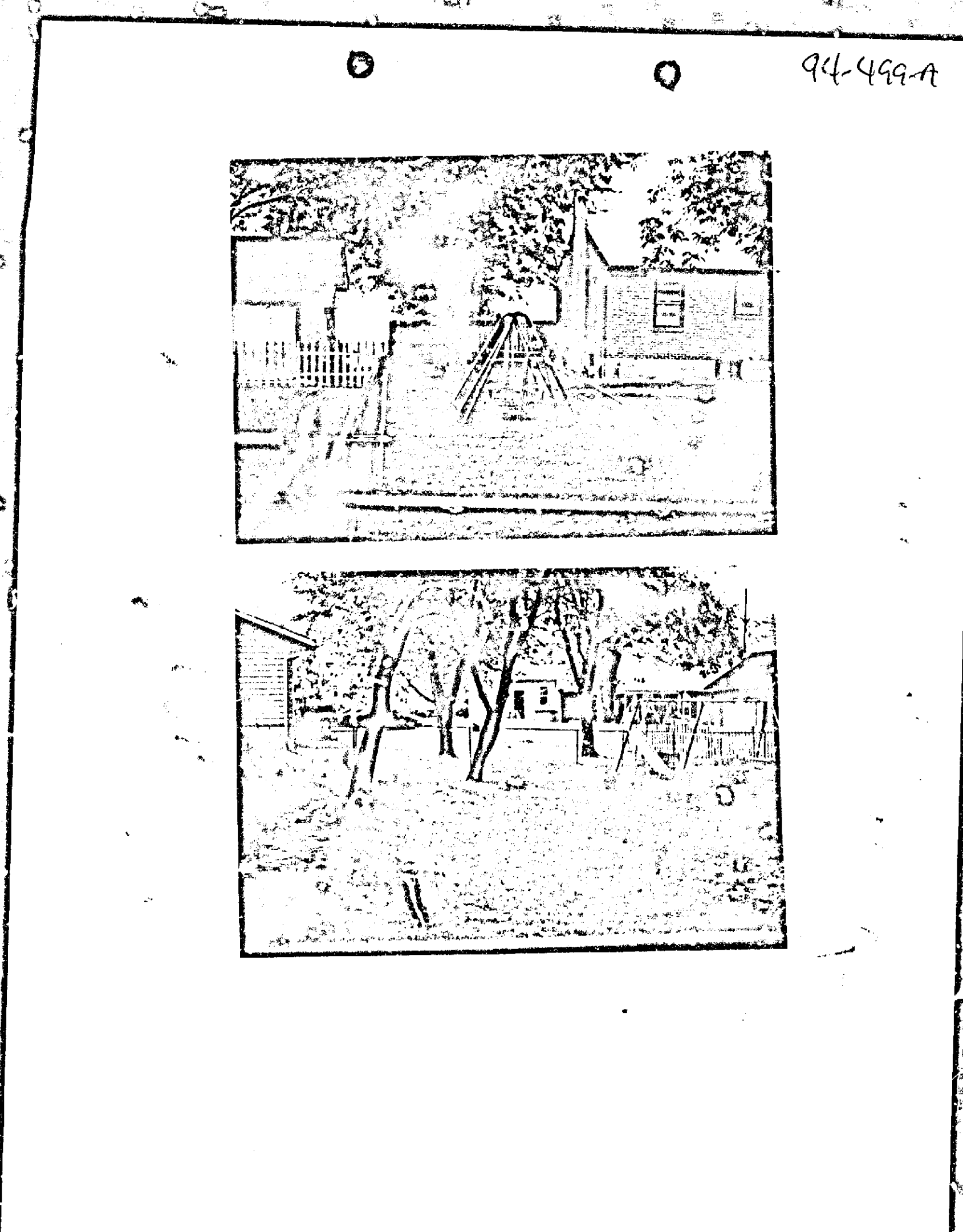
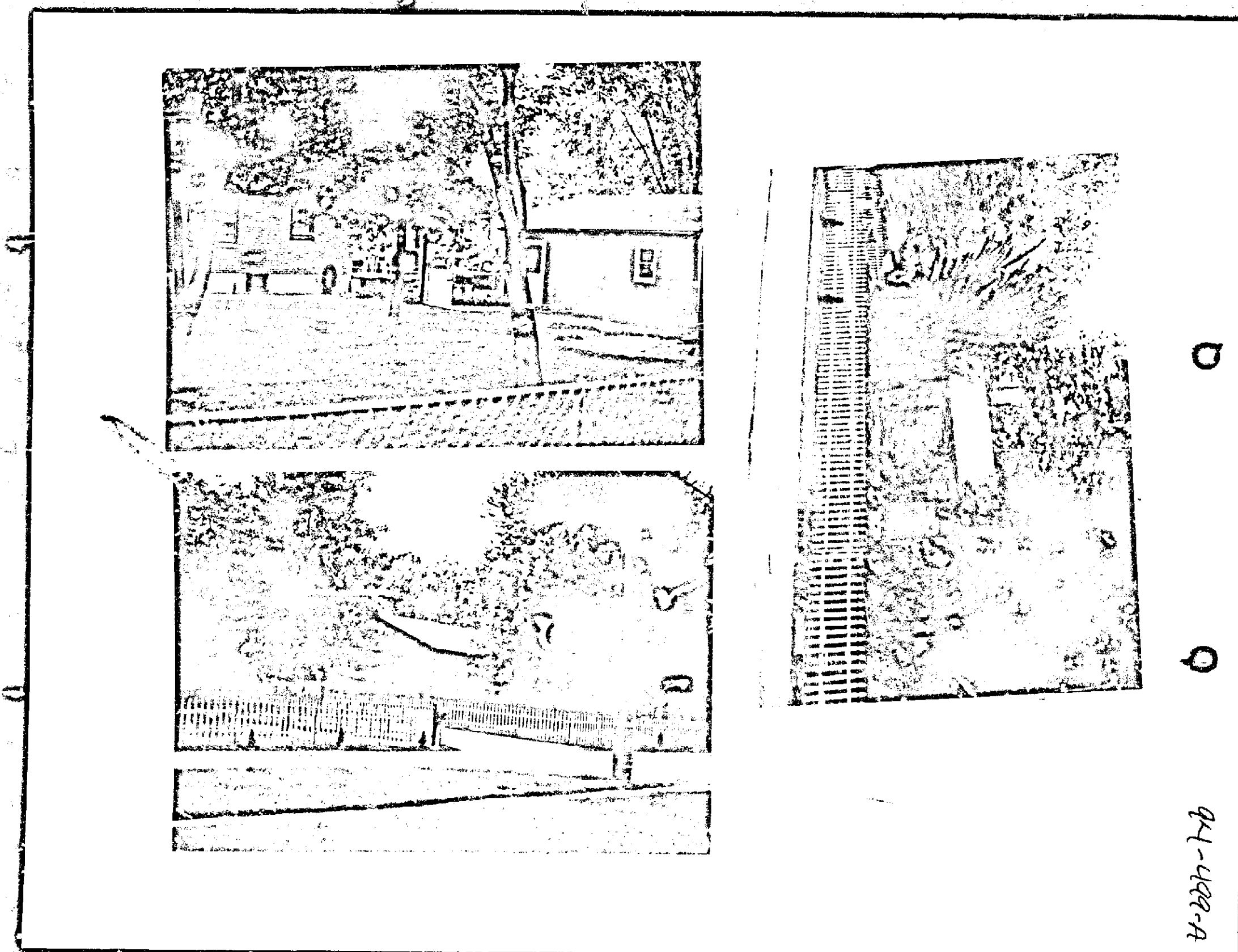
LOCATION INFORMATION

Election District: 13
 Councilmanic District: 1
 1"=200' scale map: S.W. - 7E
 Zoning: ML
 Lot size: 0.30 acreage 13,200 square feet

SEWER: ☒ ☐
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearings: ☐ ☒

Zoning Office USE ONLY!
 reviewed by: MDX ITEM #: 486 CASE: 94-486

North
 date: 6-6-94
 prepared by: KLB Scale of Drawing: 1" = 50'



Item Number: 486
Planner: MJK
Date Filed: 6-8-94

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or the Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

The following information is missing:
✓ Descriptions, including accurate beginning point
Actual address of property
Zoning
Acreage
Plats (need 12, only 1 submitted)
200 scale zoning map with property outlined
Election district
Councilmanic district
BCH section information and/or wording
Hardship/practical difficulty information
Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
Power of attorney or authorization for person signing for legal owner and/or contract purchaser
Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
Notary Public's section is incomplete and/or expired
✓ and/or commission has expired - NO EXPIRATION DATE FOR COMMISSION

PET-FLAG (TEXTSOPH)
11/17/93

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 28, 1994

Mr. and Mrs. Frank Bowers
1802 East Street
Baltimore, Maryland 21227

RE: Case No. 94-499-A, Item No. 486
Petition for Administrative Variance
Petitioner: Frank Bowers, et ux.

Dear Mr. and Mrs. Bowers:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on June 8, 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.

Zoning Plans Advisory Committee Comments
Mr. and Mrs. Frank Bowers
Date: June 28, 1994
Page 2

2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.

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If you have any questions concerning the attached comments, please feel free to contact Charlotte Minton in the zoning office at 410-887-3353 or the commenting agency.

Very truly yours,
D. Carl Richards, Jr.
D. Carl Richards, Jr.
Zoning Supervisor

WLC:cmn



Maryland Department of Transportation
State Highway Administration

Secretary
Hal Kassoff
Administrator

6-15-94

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. 486 (MJK)

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
for DAVID N. KAHSEY, 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 16, 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. 475, 476, 481, 482, 493, 484, 486 and 489.

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 887-3460.

Prepared by: Jeffrey M. Long
Division Chief: Kathy L. Davis

PK/JL:lw

ZAC.475/PZONE/ZAC1

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 06/16/94

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 Agency:

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.

3. The Fire Marshal's Office has no comments at this time, in reference to the following ITEM NUMBERS: 481, 482, 483, 484, 486, 487, 489, 493 AND 491.

RECEIVED
JUN 17 1994
ZADM

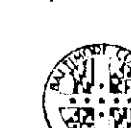
REVIEWER: LT. ROBERT P. SAUERBOLD
Fire Marshal Office, 4433E 137-4851, NS-1100F

cc: File



Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 16, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Mr. and Mrs. Frank Bowers
1802 East Street
Baltimore, Maryland 21227

RE: CASE NUMBER: 94-499-A (Item 486)
1802 East Street
SW/S East Street, 280' N of South Street
13th Election District - 1st Councilmanic
Petitioner(s): Frank Bowers and Kathy Bowers

Administrative Variance to allow a rear yard setback of 20 feet in lieu of the required 30 feet; and to permit a garage (existing) in the side yard in lieu of the rear.

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 20, 1994. The closing date (July 5, 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 reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting 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.

Carl Jablon
Arnold Jablon
Director



Printed with Soy-based Ink
on Recycled Paper

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S East Street, 280' N of
South Street
(1802 East Street)
13th Election District
1st Councilmanic District
Frank Bowers, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-499-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, Frank and Kathy Bowers. The Petitioners seek relief from Sections 302 and 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 feet in lieu of the required 30 feet for a proposed addition, and from Section 400.1 of the B.C.Z.R. to permit an existing garage to be located in the side yard in lieu of the required rear yard in accordance with the plat submitted into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements

of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of July, 1994 that the Petition for Administrative Variance seeking relief from Sections 302 and 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 feet in lieu of the required 30 feet for a proposed addition, and from Section 400.1 of the B.C.Z.R. to permit an existing garage to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 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 relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the proposed addition to be converted to a second dwelling unit and/or apartments. There shall be no kitchen facilities provided in the proposed addition.
- 3) The proposed addition shall be constructed in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1. The size of the addition is limited to 36' x 24' as shown on the plan and shall be constructed of the same or similar building materials as the existing dwelling.
- 4) In the event the Petitioners' in-laws move away from the property and the Petitioners find it necessary to provide housing for another family member, the Petitioners have the right to file for a new hearing

to determine the appropriateness of allowing another family member to reside in the subject addition.

4) Within sixty (60) days of the date of this Order and prior to the issuance of any occupancy permits, the Petitioners shall cause a copy of this Order to be recorded in the Land Records of Baltimore County so that any potential purchaser of the subject property will be on notice that this property can only be conveyed as a single family dwelling.

5) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 7/17/94
By [Signature]

- 2 -

- 3 -

Baltimore County Government
Zoning Commission
Office of Planning and Zoning



Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

July 11, 1994

(410) 887-4386

Mr. & Mrs. Frank Bowers
1802 East Street
Baltimore, Maryland 21227

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/S East Street, 280' N of South Street
(1802 East Street)
13th Election District - 1st Councilmanic District
Frank Bowers, et ux - Petitioners
Case No. 94-499-A

Dear Mr. & Mrs. Bowers:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-4391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Council

File



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 1802 East Street, Balto, MD 21227 which is presently zoned ML

This Petition shall be filed with the Office of Zoning Administration & 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)

302 and 1802.3.C.1 to allow a rear yard setback of 20' in lieu of the required 30' and 400.1 to permit a garage (existing) in the side yard in lieu of the required 30'.

To construct a 24'x36' room addition to rear of residence and variance the rear yard set back from the required 30' to 20'. The location of the existing garage and porch requires that any new addition be placed in the rear yard. Compliance with current county zoning laws would prohibit this addition. The addition would contain two rooms and a bath with a crawl space foundation. Addition would provide Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc. Upon filing of this petition, and formal agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Contract, Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zip/Code

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City State Zip/Code

A Public Hearing has been requested and/or heard to be requested. It is ordered by the Zoning Commissioner of Baltimore County, this 17th day of July, 1994, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

REVIEWED BY: TMK DATE: 6/13/94

ESTIMATED POSTING DATE: 6/19/94

Printed with Soybean Ink on Recycled Paper

ITEM #: 486

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) presently reside at 1802 East Street, Balto, MD 21227

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)

We are requesting a variance for rear yard set-back from the required 30' to 20' for a single story room addition. The existing lot size and present locations of the garage and porch make it impossible to construct an addition in any area other than the rear yard. The new addition would match the existing house in height and profile. It would contain two rooms and a bath, with a crawl space foundation. Addition would provide a garage for in-laws.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Frank Bowers
Frank Bowers
Type or Print Name

Kathy L Bowers
Kathy Bowers
Type or Print Name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, on this 17th day of July, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Frank Bowers *Kathy L Bowers*

Frank Bowers *Kathy L Bowers*

Frank Bowers *Kathy L Bowers*

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Frank Bowers *Kathy L Bowers*

Frank Bowers *Kathy L Bowers*

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Frank Bowers *Kathy L Bowers*

EXAMPLE 3 - Zoning Description

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 1802 East St., Balto, MD 21227
(address)
Election District 13 Councilmanic District 1

Beginning at a point on the Southwest side of East St (north, south, east or west)

which is 40' (number of feet of right-of-way width)

wide at a distance of 280' ± North (number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street South St. (name of street)

which is 45' (number of feet of right-of-way width) wide. *Being Lot # 103104, 105

Block 22, Section # 00041 (Parcel) in the subdivision of Saint Dennis (name of subdivision) as recorded in Baltimore County Plat

Book # 01, Folio # 009, containing

13,200 sq. ft. or 0.30 acres. (square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber #, Folio #, and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 03' E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

486

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 13th Date of Posting 6/17/94

Posted for Variance

Petitioner Frank & Kathy Bowers

Location of property 1802 East St., 280' N South St.

Location of Sign Existing rear yard, on property being varied.

Remarks: [Signature]

Posted by [Signature] Date of return 6/27/94

Number of Signs 1



Baltimore County
Zoning Administration &
Development Management
111 West Line, Suite 1000
Towson, Maryland 21204

Account: R-061-6150

Number

Date 6/15/94

Bowers, Frank - 1802 East Street

CIO - Res Variance - \$ 50.00

CBO - 1 sign posting - \$ 35.00

Total - \$ 85.00

Taken In By: TMK

Item Number: 486

Please Make Checks Payable To: Baltimore County

Cashier Validation

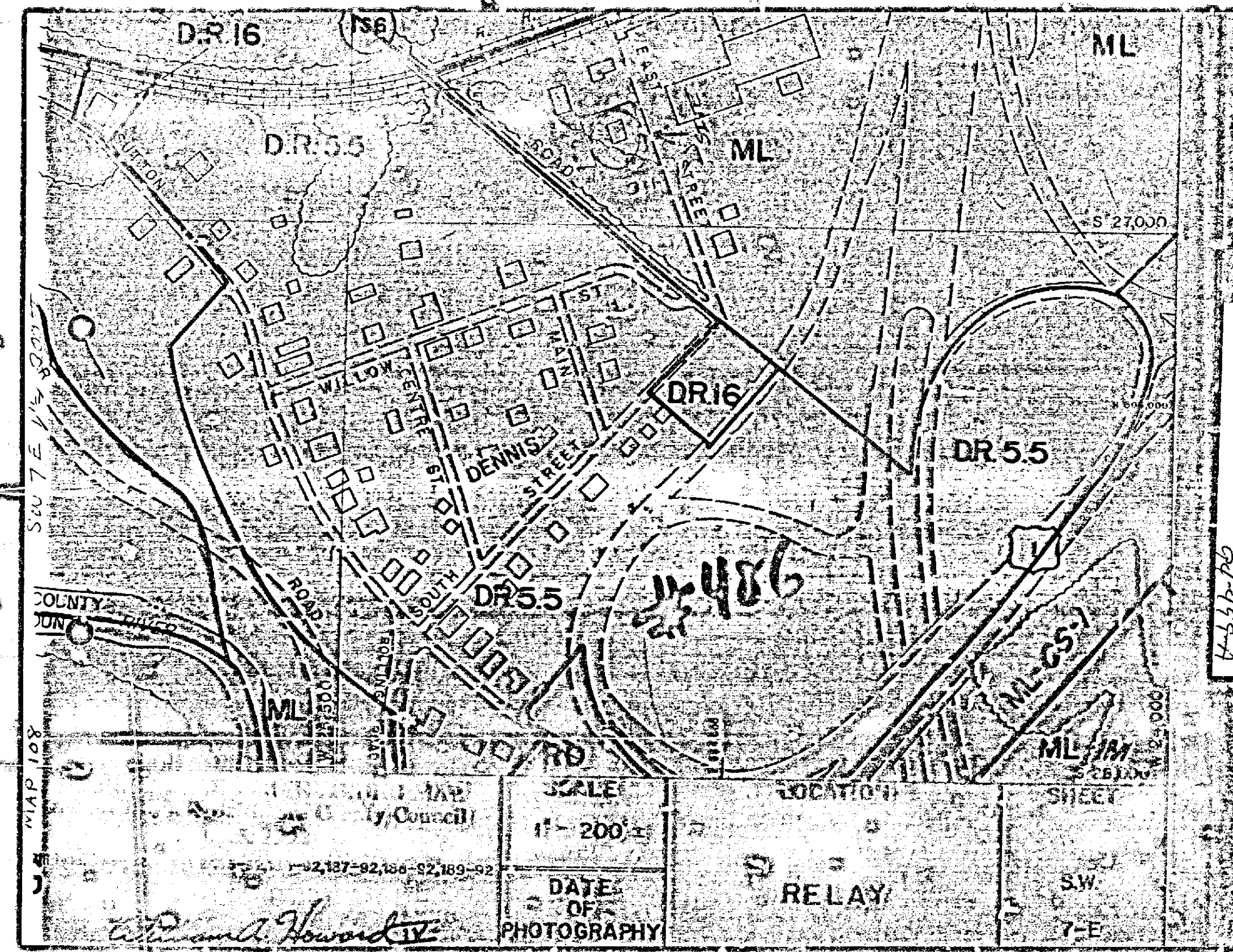


A-664-76

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE 1" = 200' ±	LOCATION	SHEET
DATE OF PHOTOGRAPHY JANUARY 1986	RELAY #486	S.W. 7-E



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1822 East Street

Subdivision name: St. Dennis

Plat book: 01 folio: 001 lot: 125 section: 00041 (Parcel #)

OWNER: Francis & Kathy Bowers

see pages 5 & 6 of the CHECKLIST for additional required information

LOCATION INFORMATION

Election District: 13

Councilmanic District: 1

1"=200' scale map: S.W. - 7E

Zoning: ML

Lot size: 0.30 acreage 13,200 square feet

SEWER: ☒ WATER: ☒

Chesapeake Bay Critical Area: ☐

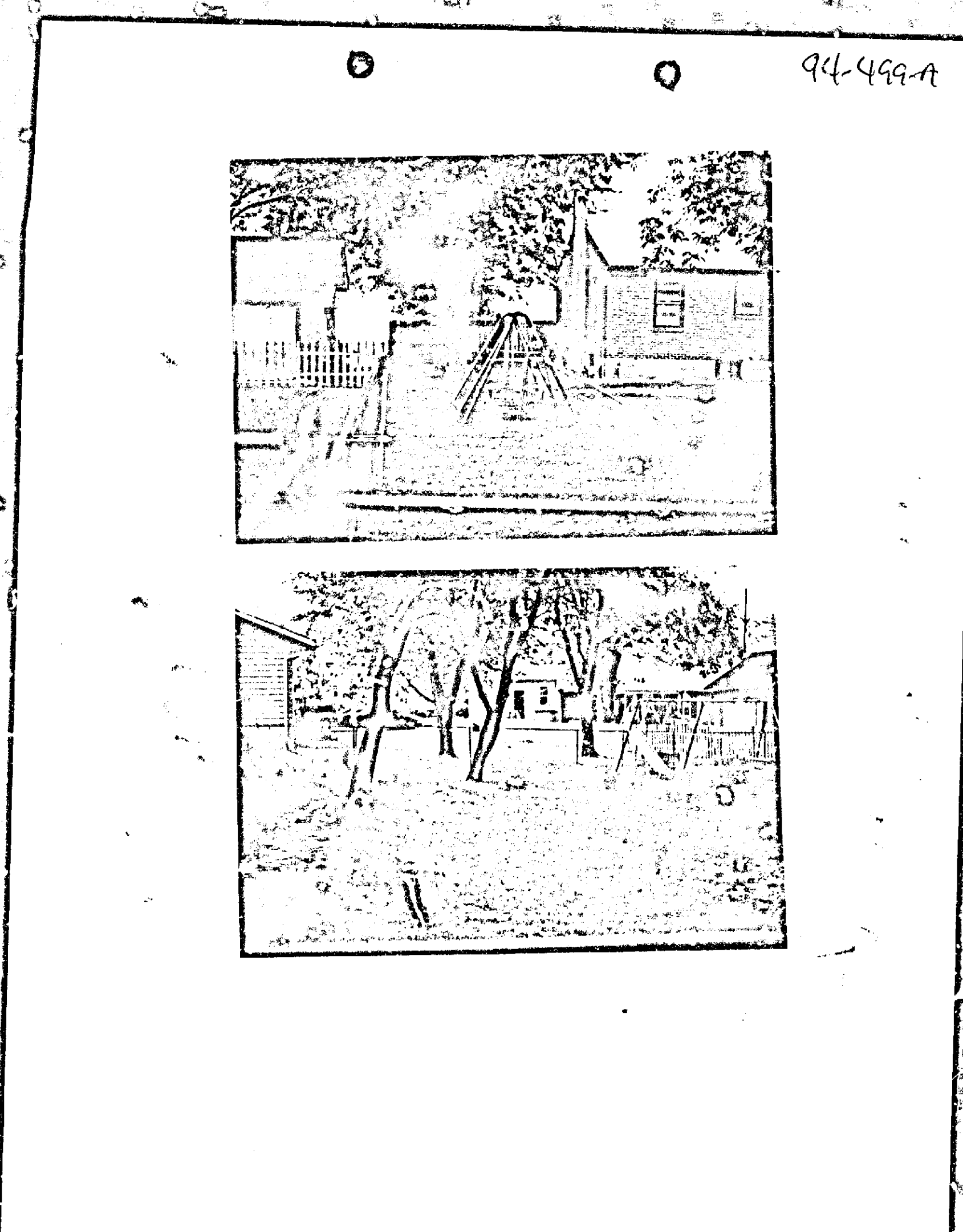
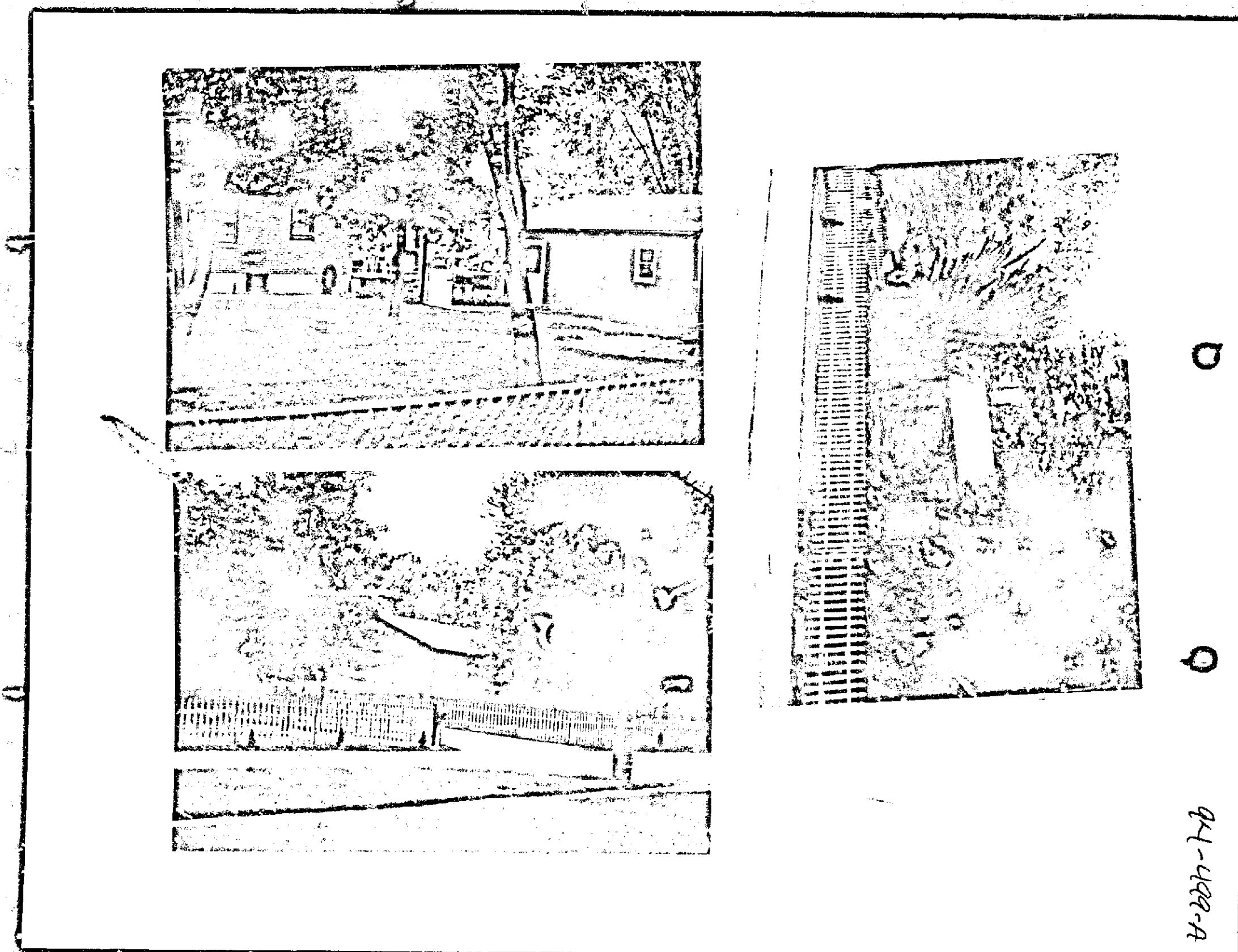
Prior Zoning Hearings: ☐

Zoning Office USE ONLY!

reviewed by: MDX ITEM #: 486 CASE: 486

North arrow pointing up.

Scale of Drawing: 1" = 50'



Item Number: 486
Planner: MJK
Date Filed: 6-8-94

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Need an attorney

The following information is missing:

- ☒ Descriptions, including accurate beginning point
- ☐ Actual address of property
- ☐ Zoning
- ☐ Acreage
- ☐ Plats (need 12, only 1 submitted)
- ☐ 200 scale zoning map with property outlined
- ☐ Election district
- ☐ Councilmanic district
- ☐ BZM section information and/or wording
- ☐ Hardship/practical difficulty information
- ☐ Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- ☐ Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
- ☐ Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
- ☐ Power of attorney or authorization for person signing for legal owner and/or contract purchaser
- ☐ Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- ☒ Notary Public's section is incomplete and/or expires
- ☐ and/or commission has expired - NO EXPIRATION DATE FOR COMMISSION

PET-FLAG (TEXTSOPH)
11/17/93

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 28, 1994

Mr. and Mrs. Frank Bowers
1802 East Street
Baltimore, Maryland 21227

RE: Case No. 94-499-A, Item No. 486
Petition for Administrative Variance
Petitioner: Frank Bowers, et ux.

Dear Mr. and Mrs. Bowers:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on June 8, 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.

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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.

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Zoning Plans Advisory Committee Comments
Mr. and Mrs. Frank Bowers
Date: June 28, 1994
Page 2

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If you have any questions concerning the attached comments, please feel free to contact Charlotte Minton in the zoning office at 887-3351 or the commenting agency.

Very truly yours,
D. Carl Richards, Jr.
D. Carl Richards, Jr.
Zoning Supervisor

WLC:cmn



Maryland Department of Transportation
State Highway Administration

Secretary
Hal Kassoff
Administrator

6-15-94

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. 486 (MJK)

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
for DAVID N. KAHSEY, 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 16, 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. 475, 476, 481, 482, 493, 484, 486 and 489.

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 887-3460.

Prepared by: Jeffrey M. Long
Division Chief: Kathy L. Long

PK/JL:lw

ZAC.475/PZONE/ZAC1

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 06/16/94

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 Agency:

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.

B. The Fire Marshal's Office has no comments at this time, in reference to the following ITEM NUMBERS: 481, 482, 483, 484, 486, 487, 489, 493 AND 491.

RECEIVED
JUN 17 1994
ZADM

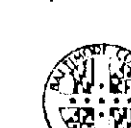
REVIEWER: LT. ROBERT P. SAUERBOLD
Fire Marshal Office, 4433E 137-4851, NS-1100F

cc: File



Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 16, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Mr. and Mrs. Frank Bowers
1802 East Street
Baltimore, Maryland 21227

RE: CASE NUMBER: 94-499-A (Item 486)
1802 East Street
SW/S East Street, 280' N of South Street
13th Election District - 1st Councilmanic
Petitioner(s): Frank Bowers and Kathy Bowers

Administrative Variance to allow a rear yard setback of 20 feet in lieu of the required 30 feet; and to permit a garage (existing) in the side yard in lieu of the rear.

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before June 20, 1994. The closing date (July 5, 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 reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting 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.

Carl Jablon
Arnold Jablon
Director



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on Recycled Paper

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S East Street, 280' N of
South Street
(1802 East Street)
13th Election District
1st Councilmanic District
Frank Bowers, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-499-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, Frank and Kathy Bowers. The Petitioners seek relief from Sections 302 and 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 feet in lieu of the required 30 feet for a proposed addition, and from Section 400.1 of the B.C.Z.R. to permit an existing garage to be located in the side yard in lieu of the required rear yard in accordance with the plat submitted into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements

of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of July, 1994 that the Petition for Administrative Variance seeking relief from Sections 302 and 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 20 feet in lieu of the required 30 feet for a proposed addition, and from Section 400.1 of the B.C.Z.R. to permit an existing garage to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 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 relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the proposed addition to be converted to a second dwelling unit and/or apartments. There shall be no kitchen facilities provided in the proposed addition.
- 3) The proposed addition shall be constructed in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1. The size of the addition is limited to 36' x 24' as shown on the plan and shall be constructed of the same or similar building materials as the existing dwelling.
- 4) In the event the Petitioners' in-laws move away from the property and the Petitioners find it necessary to provide housing for another family member, the Petitioners have the right to file for a new hearing

to determine the appropriateness of allowing another family member to reside in the subject addition.

4) Within sixty (60) days of the date of this Order and prior to the issuance of any occupancy permits, the Petitioners shall cause a copy of this Order to be recorded in the Land Records of Baltimore County so that any potential purchaser of the subject property will be on notice that this property can only be conveyed as a single family dwelling.

5) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 7/17/94
By [Signature]

Baltimore County Government
Zoning Commission
Office of Planning and Zoning



Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

July 11, 1994

(410) 887-4386

Mr. & Mrs. Frank Bowers
1802 East Street
Baltimore, Maryland 21227

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/S East Street, 280' N of South Street
(1802 East Street)
13th Election District - 1st Councilmanic District
Frank Bowers, et ux - Petitioners
Case No. 94-499-A

Dear Mr. & Mrs. Bowers:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Council

File

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 1802 East Street, Balto, MD 21227 which is presently zoned ML

This Petition shall be filed with the Office of Zoning Administration & 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)

302 and 1802.3.C.1 to allow a rear yard setback of 20' in lieu of the required 30' and 400.1 to permit a garage (existing) in the side yard in lieu of the required 30'.

To construct a 24'x36' room addition to rear of residence and variance the rear yard set back from the required 30' to 20'. The location of the existing garage and porch requires that any new addition be placed in the rear yard. Compliance with current county zoning laws would prohibit this addition. The addition would contain two rooms and a bath with a crawl space foundation. Addition would provide Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc. Upon filing of this petition, and formal agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Contract, Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City State Zipcode

A Public Hearing has been requested and/or held to be required. It is ordered by the Zoning Commissioner of Baltimore County, this 17th day of July, 1994, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

REVIEWED BY: TMK DATE: 6/13/94

ESTIMATED POSTING DATE: 6/19/94

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ITEM #: 486

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) presently reside at 1802 East Street, Balto, MD 21227

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)

We are requesting a variance for rear yard set-back from the required 30' to 20' for a single story room addition. The existing lot size and present locations of the garage and porch make it impossible to construct an addition in any area other than the rear yard. The new addition would match the existing house in height and profile. It would contain two rooms and a bath, with a crawl space foundation. Addition would provide a garage for in-laws.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Frank Bowers
Frank Bowers
Type or Print Name

Kathy L Bowers
Kathy Bowers
Type or Print Name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 17th day of July, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Frank Bowers
Frank Bowers
Type or Print Name

Kathy L Bowers
Kathy L Bowers
Type or Print Name

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their/her knowledge and belief.

AS WITNESS my hand and Notarial Seal

John G. Edwards
John G. Edwards
Notary Public

My Commission Expires: 7/1/96

EXAMPLE 3 - Zoning Description

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 1802 East St., Balto, MD 21227
(address)
Election District 13 Councilmanic District 1

Beginning at a point on the Southwest side of East St (north, south, east or west)

which is 40' (number of feet of right-of-way width)

wide at a distance of 280' ± North (number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street South St. (name of street)

which is 45' (number of feet of right-of-way width) wide. *Being Lot # 103104, 105

Block 22, Section # 00041 (Parcel) in the subdivision of Saint Dennis (name of subdivision)

as recorded in Baltimore County Plat Book # 01, Folio # 009, containing

13,200 sq. ft. or 0.30 acres. (square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber #, Folio #, and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 27' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

486

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 13th Date of Posting 6/17/94
Posted for Variance
Petitioner Frank & Kathy Bowers
Location of property 1802 East St., 280' North St.
Location of Sign Along road way, on property back yard
Remarks [Signature]
Posted by [Signature] Date of return 6/27/94
Number of Signs 1



Baltimore County
Zoning Administration &
Development Management
111 West Linn, Suite 200
Towson, Maryland 21204

Account: R-061-6150

Number

Taken In By: TMK

Item Number: 486

Date 6/15/94

Bowers, Frank - 1802 East Street

OIO - Res Variance - \$ 50.00

OIO - 1 sign posting - \$ 35.00

Total - \$ 85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation