

IN RE: PETITION FOR ZONING VARIANCE  
W/S Glenwood Avenue, N/S of  
Lavonia Place  
34 Glenwood Avenue  
1st Election District  
1st Councilmanic District  
RRIG Corporation  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
Case No. 95-329-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for the property located at 34 Glenwood Avenue in the Catonsville section of Baltimore County. The Petition was filed by RRIG Corporation, property owner, through its President, Isaac Gheiler. Variance relief is requested from the strict application of Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a 10 ft. side street setback in lieu of 25 ft., and to approve an undersized lot or other variances as required. The subject lot and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the site plan.

Appearing at the requisite public hearing held for this case was Isaac Gheiler, on behalf of RRIG Corporation. Also appearing on behalf of the Petitioner was Thomas E. Phelps, a Registered Property Line Surveyor. Mr. Phelps prepared the aforementioned site plan. Appearing in opposition to the request were several neighboring property owners including Nicole D. Salisbury, Kathleen L. Hoffman, Doris M. Scheihing and Donald H. Scheihing.

Testimony and evidence presented established that the subject lot is a small parcel, measuring 40 ft. in width and 95 ft. in depth. The total lot area is 3800 sq. ft. The property is zoned D.R.5.5. The property is located at the northwest corner of the intersection of Glenwood Avenue and Lavonia Place in Catonsville.

ORDER RECEIVED FOR FILING  
Date 6/16/95  
By M. D. [Signature]

MICROFILMED

Mr. Gheiler desires to construct on the lot a two story single family dwelling. Several elevation drawings were submitted which depict potential construction. However, the Petitioner indicated that he had settled on that style shown as elevation "I". That building plan shows that the proposed dwelling will be two stories in height and 20 x 30 ft. in footprint. Moreover, a 25 ft. front yard setback to Glenwood Avenue will be maintained as well as a 40 ft. rear yard setback to the adjacent property. A 10 ft. side yard setback on both sides is proposed.

It is of note that this case comes before the Zoning Commissioner as a Petition for Variance pursuant to Section 307 of the BCZR. This case does not come before me for approval for construction on an undersized lot pursuant to Section 304 of the regulations. This is particularly noteworthy in view of the fact that recently the Deputy Zoning Commissioner approved construction on a nearby property (20 Glenwood Avenue) pursuant to the provisions of Section 304 of the regulations.

Specifically, Section 304 allows the owner of an undersized lot to develop same with a single family dwelling if three criteria are satisfied. First, it must be established that the subject property is part of a subdivision which was duly recorded prior to 1955. Secondly, the Petitioner must not own adjacent lands which, when combined with the subject lot would result in a lot large enough to meet the regulations. Third, the Petitioner must demonstrate that all other height, area and setback regulations are being followed. If the above criteria are satisfied, a lot may be developed as of right upon the approval of building plans for same. In the case involving the property at 20 Glenwood Avenue, Deputy Commissioner Kotroco approved the building plans and found that the proposed dwelling was compatible with the surrounding locale.

ORDER RECEIVED FOR FILING

5:45

6/16/95  
By M. Park

However, as noted above, this case does not come before the Zoning Commissioner under Section 304. Although the subject lot is part of an old subdivision and the Petitioner does not own adjacent property, strict compliance with height, area and setback regulations is not possible. Specifically, owing to the fact that this lot is in an intersection, a 25 ft. side street setback must be maintained. As noted above, only 10 ft. is being provided.

In support of the variance, the Petitioner argued that the required side yard setbacks, when combined, would total 35 ft. (25 ft. on the side street on Lavonia Place and 10ft. on the other side). Owing to the fact that the lot is only 40 ft. wide, construction of any house over 5 ft. in width would not be possible. Obviously, such a dwelling is not feasible. Moreover, the Petitioner argues that strict adherence to these regulations would result in the property owner sustaining a practical difficulty, as required for a variance to be granted. I agree.

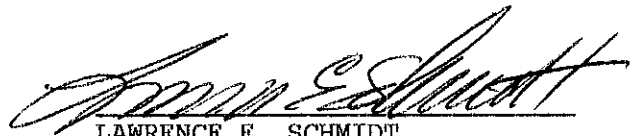
Although the regulations require that the Petitioner demonstrate that a practical difficulty would be suffered if strict adherence were required, that is not the only test that the Petitioner must satisfy in order for a variance to be approved. The Petitioner must demonstrate that such relief is consistent with the spirit and intent of the zoning regulations and would not adversely affect the surrounding locale. In this case, I am not convinced that the Petitioner has satisfied its burden. It is of particular note that the subject lot is extremely small (only 3800 sq.ft.). It is significantly less than the area required for a lot zoned D.R.5.5 (6,000 sq. ft.). Another difficulty is the fact that the lot is a corner property. The Petitioner proposes only a 10 ft. side yard setback towards Lavonia Place. Although that roadway is only 22 ft. wide and is set on a 50 ft. right of way, the house will still be set very close to the actual

6/16/95  
M. B. Borch

paving of the road. This Zoning Commissioner is particularly concerned over sight distances and traffic flows with construction of a house so close to the property line. For this reason, I cannot approve the variance which has been requested. Utilization of undersized lots, particularly interior properties, is sometimes warranted, when other houses in the community are on similar lots. However, I am concerned over development at this intersection. Quite simply, this corner is just too small to be developed in a prudent manner.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16<sup>th</sup> day of June, 1995 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a 10 ft. side street setback in lieu of 25 ft., and to approve an undersized lot or other variances as required, be and is hereby DENIED.



LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING  
Date 6/16/95  
By W. Grant

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 16, 1995

Mr. Isaac Gheiler, President  
RRIG Corporation  
3403 Old Post Drive  
Baltimore, Maryland 21208

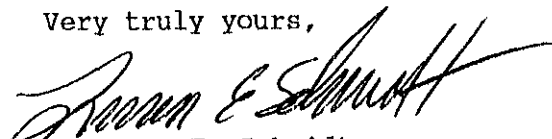
RE: Case No. 95-329-A  
Petition for Zoning Variance  
Property: 34 Glenwood Avenue  
RRIG Corporation, Petitioner

Dear Mr. Gheiler:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been denied in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.

cc: Mrs. Nicole D. Salisbury  
Mrs. Kathleen L. Hoffman  
Mr. and Mrs. Donald H. Scheihing

MICROFILMED

#323



# Petition for Variance

95-329-A

## to the Zoning Commissioner of Baltimore County

for the property located at 34 Glenwood Avenue  
which is presently zoned DR5.5

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)

*1302.3.C.1 to permit a 10' side street setback in lieu of 25' and to approve an undersized lot or approve other variances as determined needed by the Zoning Commissioner*

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Without a variance to the side street set back line this lot only has a 5' buildable strip. Also this lot needs an undersize lot approval.

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 further 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 I/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 Phone No

City State Zipcode

Legal Owner(s)

RRI Corporation  
(Type or Print Name)

Signature

Issoc Gheiler PRESIDENT  
(Type or Print Name)

Signature

3403 Old Post Drive 486 5693  
Address Phone No

Balt Md 21208  
City State Zipcode

Name, Address and phone number of representative to be contacted

Thomas Phelps  
Name

945 Barron Ave 574 6744  
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr.  
unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL  OTHER \_\_\_\_\_

REVIEWED BY: [Signature] DATE 3/21/85



Printed with Soybean ink on Recycled Paper

# EXAMPLE 3 - Zoning Description

- 3 copies

95-329-A

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 34 Glenwood Ave.  
(address)  
Election District 1 Councilmanic District 1

Beginning at a point on the Northwest side of Glenwood  
(north, south, east or west)

Avenue which is 50 foot  
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 25 feet Northeast of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Lavonia Place  
(name of street)

which is 50 foot wide. \*Being Lot # 100,  
(number of feet of right-of-way width)

Block \_\_\_\_\_, Section # \_\_\_\_\_ in the subdivision of  
East Catonsville as recorded in Baltimore County Plat  
(name of subdivision)

Book # 1, Folio # 215, containing  
3800 square feet  
(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.

# 323

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-329-A

District 1st Date of Posting 3/31/95

Posted for: Variance

Petitioner: R.R.I. Co. Corp.

Location of property: 34 Glenwood Ave, W/S

Location of Signs: Facing roadway on property being zoned

Remarks: \_\_\_\_\_

Posted by M. L. Shibus Date of return: 4/7/95  
Signature

Number of Signs: 1





**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 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland

21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-329-A  
(Item 323)  
34 Glenwood Avenue  
corner W/S Glenwood Avenue,  
N/S Lavonia Place  
1st Election District  
1st Councilmanic  
Legal Owner(s):  
RRIG Corporation  
Hearing: Tuesday,  
April 25, 1995 at 10:00  
a.m. in Rm. 118, Old  
Courthouse.

Variance to permit a 10-foot side street setback in lieu of 25 feet and to approve an undersized lot or approve other variances as determined needed by the Zoning Commissioner.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.  
4/027 April 6.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD.,

April 7, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 6, 1995.

**THE JEFFERSONIAN,**

*A. Henriksen*  
LEGAL AD. - TOWSON

~~Residing at:~~



Baltimore City  
 Zoning Administration &  
 Development Management  
 111 West Chesapeake Avenue  
 Towson, Maryland 21284

receipt  
 95-329-A

Account: H-001-6150

Number

Date 3/21/95

Taken In B...  
 I-Item Number 323

RRIG Corp - 34 Glenwood Avenue

010 - Zoning Variance - \$ 50.00

080 - 1 sign posting - \$ 35.00

Total - \$ 85.00

EXHIBIT

FOR THE BALTIMORE CITY  
 ZONING DEPARTMENT

Please Make Checks Payable To: Baltimore County



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations 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 and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 323

Petitioner: RRIG Corporation

Location: 34 Glenwood Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Issac Gheir

ADDRESS: 3403 Old Post Drive

Baltimore MD 21208

PHONE NUMBER: 486-5693

AJ:ggg

(Revised 04/09/93)



TO: PUTUMENT PUBLISHING COMPANY  
April 6, 1995 Issue - Jeffersonian

Please forward billing to:

Issac Gheiler  
3403 Old Post Drive  
Baltimore, MD 21208  
486-5693

---

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 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-329-A (Item 323)  
34 Glenwood Avenue  
corner W/S Glenwood Avenue, N/S Lavonia Place  
1st Election District - 1st Councilmanic  
Legal Owner(s): RRIIG Corporation  
HEARING: TUESDAY, APRIL 25, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to permit a 10-foot side street setback in lieu of 25 feet and to approve an undersized lot or approve other variances as determined needed by the Zoning Commissioner.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 30, 1995

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 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-329-A (Item 323)

34 Glenwood Avenue

corner W/S Glenwood Avenue, N/S Lavonia Place

1st Election District - 1st Councilmanic

Legal Owner(s): RRIIG Corporation

HEARING: TUESDAY, APRIL 25, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to permit a 10-foot side street setback in lieu of 25 feet and to approve an undersized lot or approve other variances as determined needed by the Zoning Commissioner.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: RRIIG Corporation  
Thomas Phelps

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

April 17, 1995

Mr. Isaac Gheiler, President  
RRIG Corporation  
3403 Old Post Drive  
Baltimore, Maryland 21208

RE: Item No.: 323  
Case No.: 95-329-A  
Petitioner: Isaac Gheiler, et al

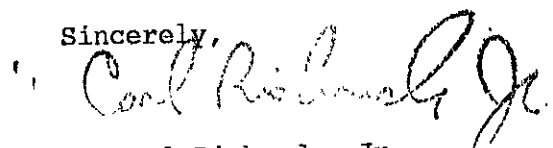
Dear Mr. Gheiler:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 21, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

  
W. Carl Richards, Jr.  
Zoning Supervisor


WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director   
Office of Planning and Zoning

DATE: April 10, 1995

SUBJECT: 34 Glenwood Avenue

INFORMATION:

Item Number: 323  
Petitioner: RRIG Corporation  
Property Size: \_\_\_\_\_  
Zoning: DR-5.5  
Requested Action: Variance  
Hearing Date:   /  /  

SUMMARY OF RECOMMENDATIONS:

The applicant requests a Variance to permit a 10' side yard setback in lieu of 25', and approval of an undersized lot.

The applicant's request does not meet the requirements of Section 304.1B of the Baltimore County Zoning Regulations and should, therefore, be denied.

Prepared by: Jeffrey M. Long

Division Chief: Carol Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM Joyce Watson

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 4/3/95  
ZAC Comments

DATE: 4/11/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 321  
323  
324  
325  
326  
327  
328

LŞ:sp

LETTY2/DEPRM/TXTSBP



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director            DATE: April 10, 1995  
Zoning Administration and Development Management

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

RE:        Zoning Advisory Committee Meeting  
          for April 10, 1995  
          Items 322, 323, 324, 325, 326, and 327

The Developers Engineering Section has reviewed  
the subject zoning item and we have no comments.

RWB:sw

Baltimore County Government  
Fire Department



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

(410) 887-4500

DATE: 04/04/95

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

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF APR. 3, 1995.

Item No.: SEE BELOW

Zoning Agenda: SEE BELOW

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: 321, 322, 323, 324, 325  
326 & 327. 5

RECEIVED  
APR 6 1995  
ZADM

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

cc: File





**Maryland Department of Transportation  
State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

3-31-95

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

Re: Baltimore County  
Item No.: \$ 323 (MJK)

Dear Ms. Watson:

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*

Ronald Burns, 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

Section 304-- USE OF UNDERSIZED SINGLE-FAMILY LOTS [B.C.Z.R., 1955;  
Bill No. 47, 1992.]

- 304.1 A one-family detached or semi-detached dwelling may be erected on a lot having an area or width at the building line less than that required by the area regulations contained in these regulations if:
- A. Such lot shall have been duly recorded either by deed or in a validly approved subdivision prior to March 30, 1955; {B.C.Z.R., 1955; Bill No. 47, 1992.}
  - B. All other requirements of the height and area regulations are complied with; and {B.C.Z.R., 1955.}
  - C. The owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in these regulations. [B.C.Z.R., 1955; Bill No. 47, 1992.]
- 304.2 A. Any person desiring to erect a dwelling pursuant to the provisions of this section shall file with the office of zoning administration, at the time of application for a building permit, plans sufficient to allow the office of planning and zoning to prepare the guidelines provided in subsection B below. Elevation drawings may be required in addition to plans and drawings otherwise required to be submitted as part of the application for a building permit. Photographs representative of the neighborhood where the lot or tract is situated may be required by the office of planning and zoning in order to determine appropriateness of the proposed new building in relation to existing structures in the neighborhood. {Bill No. 47, 1992.}
- B. At the time of application for the building permit, as provided above, the director of the office of zoning administration shall request comments from the director of the office of planning and zoning (the director). Within 15 days of receipt of a request from the director of the office of zoning administration, the director shall provide to the office of zoning administration written recommendations concerning the application with regard to the following: {Bill No. 47, 1992.}
- 1. Site design. New buildings shall be appropriate in the context of the neighborhood in which they are proposed to be located. Appropriateness shall be evaluated on the basis of new building size, lot coverage, building orientation, and location on the lot or tract.

**BALTIMORE COUNTY, MARYLAND**  
**Inter-Office Memorandum**

DATE: March 21, 1995

TO: Hearing Officer

FROM: Mitchell J. Kellman  
Planner II  
ZADM

SUBJECT: Item #323  
34 Glenwood Avenue

This petition was filed with a corporate name; however, the president does not wish to use an attorney. The petitioner's engineer was advised that he needs an attorney since he is incorporated.

Also, adjacent buildings were not shown so there is no way to see if front average will be met. One of the restrictions, if granted, is that the dwelling must meet front average.

Any questions, let me know.

MJK:scj

**PETITION PROBLEMS  
AGENDA OF APRIL 3, 1995**

**#321 ---JRF**

1. Property is in critical area (folder/petition not marked as such).

**#322 --- JRA**

1. Review information not completed on bottom of petition form.

**#323 --- MJK**

1. No attorney (see memo to hearing officer from Mitch).
2. No undersized lot papers in the folder.

**#327 --- JJS**

1. Wording on petition has wrong case number (should be 94-13-SPHA, not 94-135-SPHA; case number is correct on the plat).

MICROFILMED

APPLICATION FOR PERMITS  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING ENGINEER  
TOWSON, MARYLAND 21204

DATE: 16 Feb 95

OEA: JP/DMN  
HISTORIC DISTRICT/BLDG.

Tax # 01-03-470780  
PERMIT #: 225900  
RECEIPT #: A 114980  
CONTROL #: NK  
XREF #:

PROPERTY ADDRESS: 100 GREENWOOD AVE  
SUBDIV: WESTWOOD EAST CAROLINE PLACE  
TAX ACCOUNT #: 01-03-470780

YES  NO  
 DO NOT KNOW

FEES: 100.45  
PAID: 1105.00  
PAID BY: APP  
INSPECTOR: 01-03

OWNER'S INFORMATION (LAST, FIRST)  
NAME: THOMAS FIELDS  
ADDR: 3403 OLD POST RD. 21208

DOES THIS BLDG. HAVE SPRINKLERS  
YES  NO

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION

NAME: THOMAS FIELDS  
COMPANY: THOMAS F. FIELDS ASSOC, INC.  
STREET: 245 BARREN AVE  
CITY, ST, ZIP: BALTY, MD, 21221  
PHONE #: (410) 574 6744 MHIC LICENSE #:  
APPLICANT SIGNATURE: Thomas Fields TRACT: 101 BLOCK: 2  
PLANS: CONST 2 PLOT 2 PLAT DATA EL 1 PL 1  
TENANT  
CONTR: VENMAN HOMES, R R I G CORP.  
ENGRN:  
SELLR: Walter Hutton & Co. 120 South Wood Ave. 21228

BUILDING 1 or 2 FAM. CODE CODE ✓  
BOCA CODE

- TYPE OF IMPROVEMENT
- NEW BLDG CONST
  - ADDITION
  - ALTERATION
  - REPAIR
  - WRECKING
  - MOVING
  - OTHER

DESCRIBE PROPOSED WORK: CONSTRUCT NEW HOME, (SINGLE 20' x 30' x 28' = 1,800 SF)  
3 bedrooms

TYPE OF USE

RESIDENTIAL

- ONE FAMILY
- TWO FAMILY
- THREE AND FOUR FAMILY
- FIVE OR MORE FAMILY (ENTER NO UNITS) \_\_\_\_\_
- SWIMMING POOL
- GARAGE
- OTHER

NON-RESIDENTIAL

- AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- CHURCH, OTHER RELIGIOUS BUILDING
- FENCE (LENGTH HEIGHT \_\_\_\_\_)
- INDUSTRIAL, STORAGE BUILDING
- PARKING GARAGE
- SERVICE STATION, REPAIR GARAGE
- HOSPITAL, INSTITUTIONAL, NURSING HOME
- OFFICE, BANK, PROFESSIONAL
- PUBLIC UTILITY
- SCHOOL, COLLEGE, OTHER EDUCATIONAL
- SIGN
- STORE MERCANTILE RESTAURANT SPECIFY TYPE \_\_\_\_\_
- SWIMMING POOL SPECIFY TYPE \_\_\_\_\_
- TANK, TOWER
- TRANSIENT HOTEL, MOTEL (NO. UNITS \_\_\_\_\_)
- OTHER

TYPE FOUNDATION

- |  |   |
|--|---|
| 1. <input checked="" type="checkbox"/> SLAB  | 1. <input checked="" type="checkbox"/> FULL |
| 2. <input checked="" type="checkbox"/> BLOCK | 2. <input type="checkbox"/> PARTIAL         |
| 3. <input type="checkbox"/> CONCRETE         | 3. <input type="checkbox"/> NONE            |

TYPE OF CONSTRUCTION

- MASONRY
- WOOD FRAME
- STRUCTURE STEEL
- REINF. CONCRETE

TYPE OF HEATING FUEL

- GAS
- OIL
- ELECTRICITY
- COAL

TYPE OF SEWAGE DISPOSAL

- |   |  |  |
|---|--|--|
| 1. <input checked="" type="checkbox"/> PUBLIC SEWER | <input checked="" type="checkbox"/> EXISTS | <input checked="" type="checkbox"/> PROPOSED |
| 2. <input type="checkbox"/> PRIVATE SYSTEM          | <input type="checkbox"/> SEPTIC            | <input type="checkbox"/> EXISTS              |
|   | <input type="checkbox"/> PRIVY             | <input type="checkbox"/> EXISTS              |
|   |  | <input type="checkbox"/> PROPOSED            |

CENTRAL AIR: 1.  2.   
ESTIMATED COST: \$ 45,000.00

- |  |  |                                   |
|--|--|-----------------------------------|
| 1. <input checked="" type="checkbox"/> PUBLIC SYSTEM | <input checked="" type="checkbox"/> EXISTS | <input type="checkbox"/> PROPOSED |
| 2. <input type="checkbox"/> PRIVATE SYSTEM           | <input checked="" type="checkbox"/> EXISTS | <input type="checkbox"/> PROPOSED |

OF MATERIALS AND LABOR  
PROPOSED USE: SINGLE FAMILY  
EXISTING USE: OPEN LOT

OWNERSHIP

- PRIVATELY OWNED
- PUBLICLY OWNED
- SALE
- RENTAL

RESIDENTIAL CATEGORY:

- |   |                                       |                                   |                                     |                                     |
|---|---------------------------------------|-----------------------------------|-------------------------------------|-------------------------------------|
| 1. <input checked="" type="checkbox"/> DETACHED | 2. <input type="checkbox"/> SEMI-DET. | 3. <input type="checkbox"/> GROUP | 4. <input type="checkbox"/> TOWNHSE | 5. <input type="checkbox"/> MIDRISE |
| #EFF: _____                                     | #1BED: _____                          | #2BED: _____                      | #3BED: _____                        | TOT BED: _____                      |
| 1 FAMILY BEDROOMS _____                         |                                       | BATHROOMS _____                   |                                     | CLASS <u>04</u>                     |
| GARBAGE DISPOSAL <u>Y</u>                       |                                       | POWDER ROOMS <u>1</u>             |                                     | LIBER _____                         |
| KITCHENS _____                                  |                                       | FOLIO _____                       |                                     |                                     |

BUILDING SIZE LOT SIZE AND SETBACKS  
FLOOR 1800 SIZE 40 x 95  
WIDTH 20 FRONT STREET 30'  
DEPTH 30 SIDE STREET 30'  
HEIGHT 28 FRONT SETBK 25  
STORIES 2 1/2 SIDE SETBK 10  
LOT #'S 100 SIDE STR SETBK 25  
CORNER LOT REAR SETBK 30  
1.  Y 2.  N ZONING RR 5.5

APPROVAL SIGNATURES

BLD INSP :	:	:
BLD PLAN :	:	:
FIRE :	:	:
SEDI CTL :	:	:
ZONING : <u>R-107</u>	<u>02/16/95</u>	
PUB SERV :	:	:
ENVRMNT :	:	:
(OWNER) : <u>R-123</u>	<u>02/16/95</u>	
PERMITS :	:	:

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

75-29 A

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

B 225900  
Permit Number

RE: **Undersized Lots**  
Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Issac Gheiler 3403 Old Post Drive Balt., MD 21208 486 5693  
Print Name of Applicant Address Telephone Number

Lot Address 34 Glenwood Ave Election District 1 Council District 1 Square Feet 3800

Lot Location: N E S (W) side / corner of Glenwood Ave, 0 feet from (N) E S W corner of Lavonia Place  
(street) (street)

Land Owner RRIG Corporation Tax Account Number 0103470780

Address 3403 Old Post Drive Telephone Number 486 5693  
Balt., MD 21208

CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)

	PROVIDED?	
	YES	NO
1. This Recommendation Form (3 copies)	<u>X</u>	___
2. Permit Application	<u>X</u>	___
3. Site Plan		
Property (3 copies)	<u>X</u>	___
Topo Map (available in Rm 204 C.O.B.) (2 copies) (please label site clearly)	<u>X</u>	___
4. Building Elevation Drawings	<u>/</u>	___
5. Photographs (please label all photos clearly)		
Adjoining Buildings	<u>/</u>	___
Surrounding Neighborhood	<u>/</u>	___

Residential Processing Fee Paid  
Codes 030 & 080 (\$85)

Accepted by ZADM

Date \_\_\_\_\_

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATIONS/COMMENTS:

Approval     Disapproval     Approval conditioned on required modifications of the permit to conform with the following recommendations:

1. Use elevation I.

*(Faint handwritten signature)*

Signed by: Francis Morley

Date: April 3, 1995



SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING  
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted for filing by \_\_\_\_\_ on \_\_\_\_\_ Date (A)

A sign indicating the proposed Building must be posted on the property for fifteen (15) days before a decision can be rendered. \*The cost of filing is \$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

\*SUGGESTED POSTING DATE \_\_\_\_\_ D (15 Days Before C)

DATE POSTED \_\_\_\_\_

HEARING REQUESTED-YES \_\_\_\_\_ NO \_\_\_\_\_ -DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) \_\_\_\_\_ C (B-3 Work Days)

TENTATIVE DECISION DATE \_\_\_\_\_ B (A + 30 Days)

\*Usually within 15 days of filing

-----  
CERTIFICATE OF POSTING

District \_\_\_\_\_

Location of property: \_\_\_\_\_

Posted by: \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Signature

Number of Signs: \_\_\_\_\_

CK/UNDER.LOT (TXTSOPH)

RE: PETITION FOR VARIANCE  
34 Glenwood Avenue, Corner W/S Glenwood  
Avenue, N/S Lavonia Place, 1st  
Election District, 1st Councilmanic

RRIG Corporation  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 95-329-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10<sup>th</sup> day of April, 1995, a copy of the foregoing Entry of Appearance was mailed to Thomas Phelps, 945 Barron Avenue, Baltimore, MD 21221, representative for Petitioner.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

RECEIVED  
APR 11 1995

ZADM

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

NICOLE D. SALSBURY  
KATHLEEN L. HOFFMAN  
DORIS M. SCHEITING  
Donald H. Scheraga

30 Glenwood Ave Catonsville MD 21228  
36 Glenwood Ave. Catonsville Md. 21228  
17 DELREY AVE. CATONSVILLE, MD.  
17 Delrey Ave Catonsville, MD 21228

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

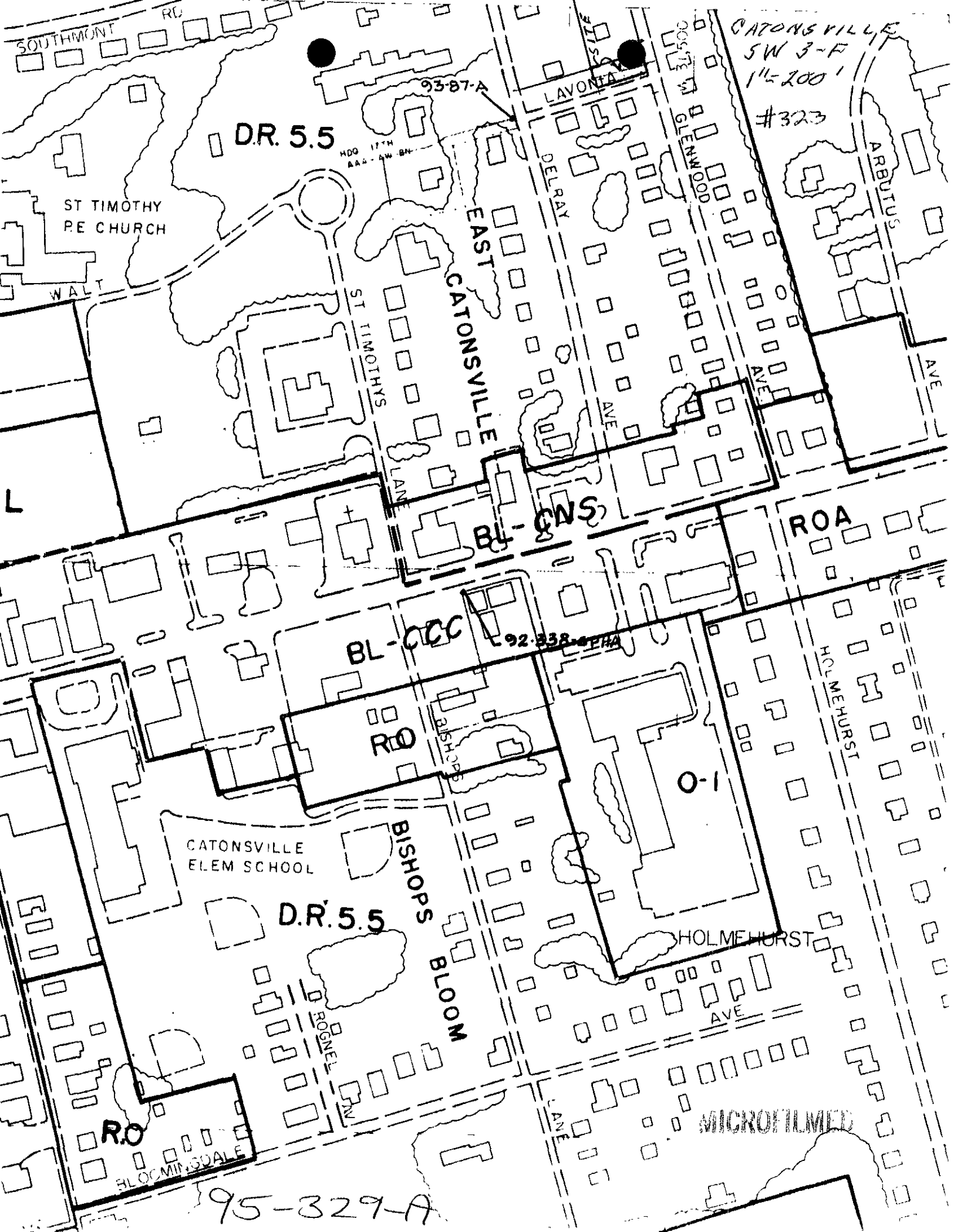
ADDRESS

Isaac Gheilly

3403 Old Post Dr. - 21208

~~Isaac Gheilly~~  
THOMAS PHELPS

945 BARRON AVE



SOUTHMONT RD

CATONSVILLE  
SW 3-F  
115-200  
#323

DR. 5.5

93-87-A

ST TIMOTHY  
RE CHURCH

EAST  
CATONSVILLE

LAVONIA

DELRAY

GLENWOOD

ARBUTUS

WALT

ST TIMOTHY'S

LANE

AVE

AVE

BL-ONS

ROA

BL-CCC

92-338-4PHA

RO

BISHOP'S

CATONSVILLE  
ELEM SCHOOL

D.R. 5.5

BISHOP'S

BLOOM

HOLMEHURST

AVE

HOLMEHURST

O-1

RO

BLOOMSDALE

BOGNE

LANE

MICROFILMED

95-329-A

CATONSVILLE  
5W 3F  
11-2001

SOUTH

ST. TIMOTHY  
500  
PE. CHURCH

HCG 17TH  
AAA-LAW BY

WALT

WATERSHED  
WATERSHED

ST. TIMOTHY'S  
LANE

DELAZ

AVE.

512 M  
GLENWOOD

AVE.

AVE.

480

486

493-594

LANE

480

BISHOPS

CATONSVILLE  
ELEM. SCHOOL 476

473

DROGNET  
AVE

RIVER  
RUN

LANE

BLOOMINGDALE

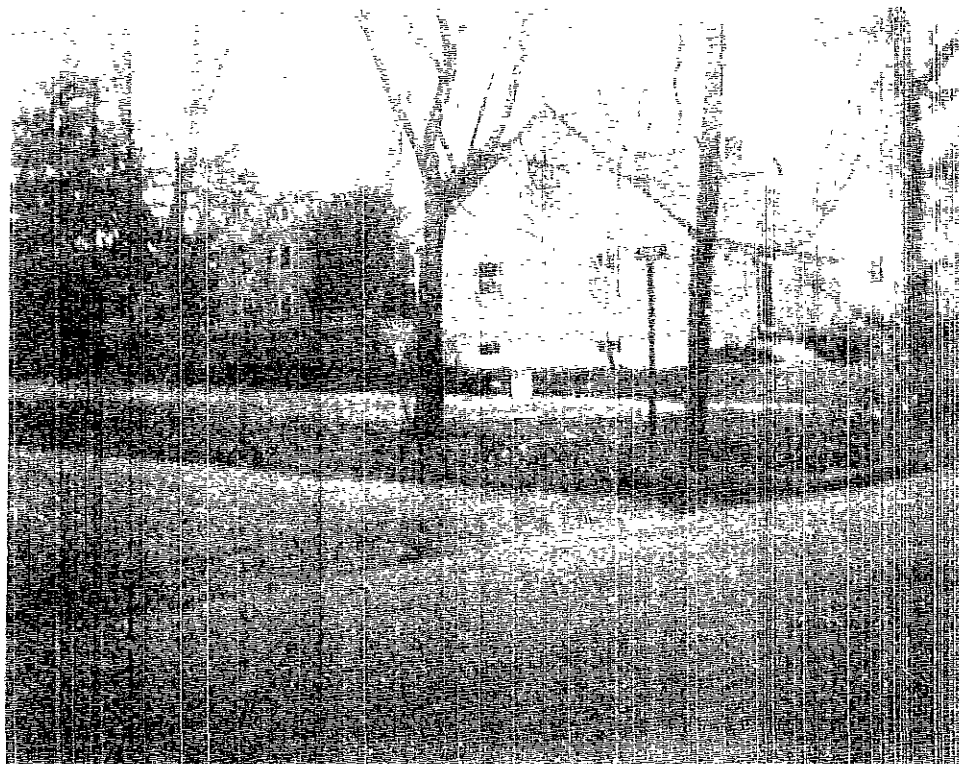
466

MEADOWBROOK  
AVE.

473

460

95-329-A



Vacant corner lot at 34 Glenwood Ave.



House across the street of subject lot.

MICROFILMED

95-329-A



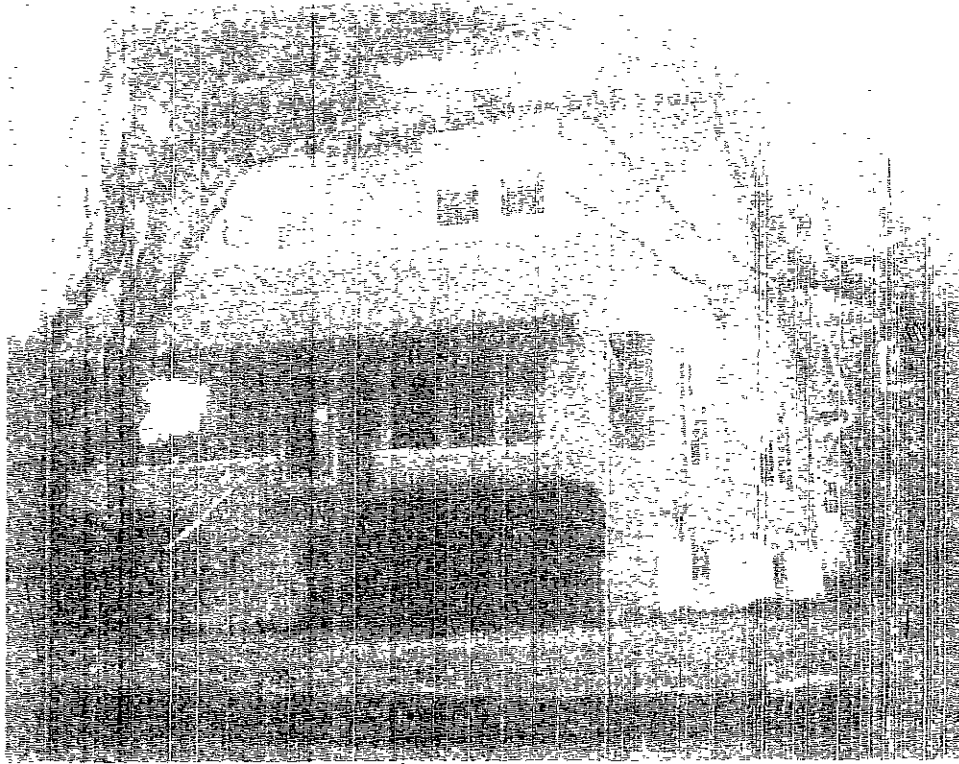
House across the street of subject lot.



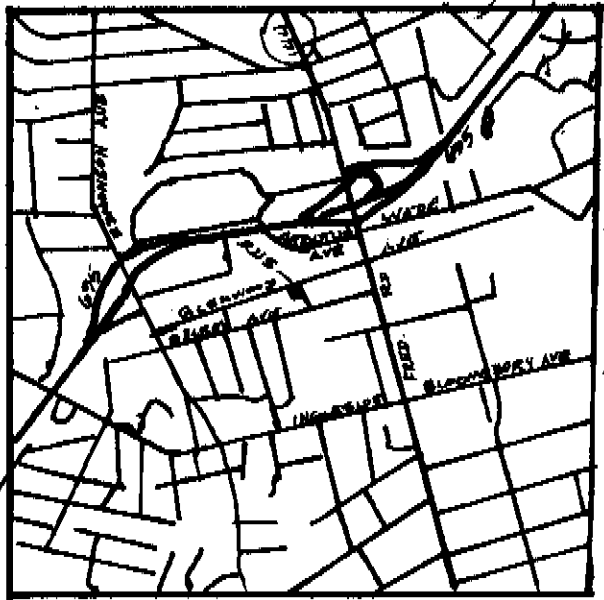
House next door to subject property.



95-329-A



House at south corner lot (#32) Glenwood  
Ave. corner w/ Laronia



**NOTES**

- 1 PROPERTY ZONED DR 5.5
- 2 NOT IN CHEAPEAKE BAY CRITICAL AREA
- 3 ELECTION DIST. 1 CENSUS TRACT 4006
- 4 REGIONAL PLANNING DIST. 324A
- 5 COUNCILMANIC DIST 1
- 6 NO PRIOR TONING HERRINGS
- 7 AREA OF LOT 3,800 SQ FT

OWNER: R.RIG CORPORATION  
 3907 Old Post Road BALD, MD, 21204  
 PHONE 410-323-7600 FAX 410-323-7078

*Handwritten signature*

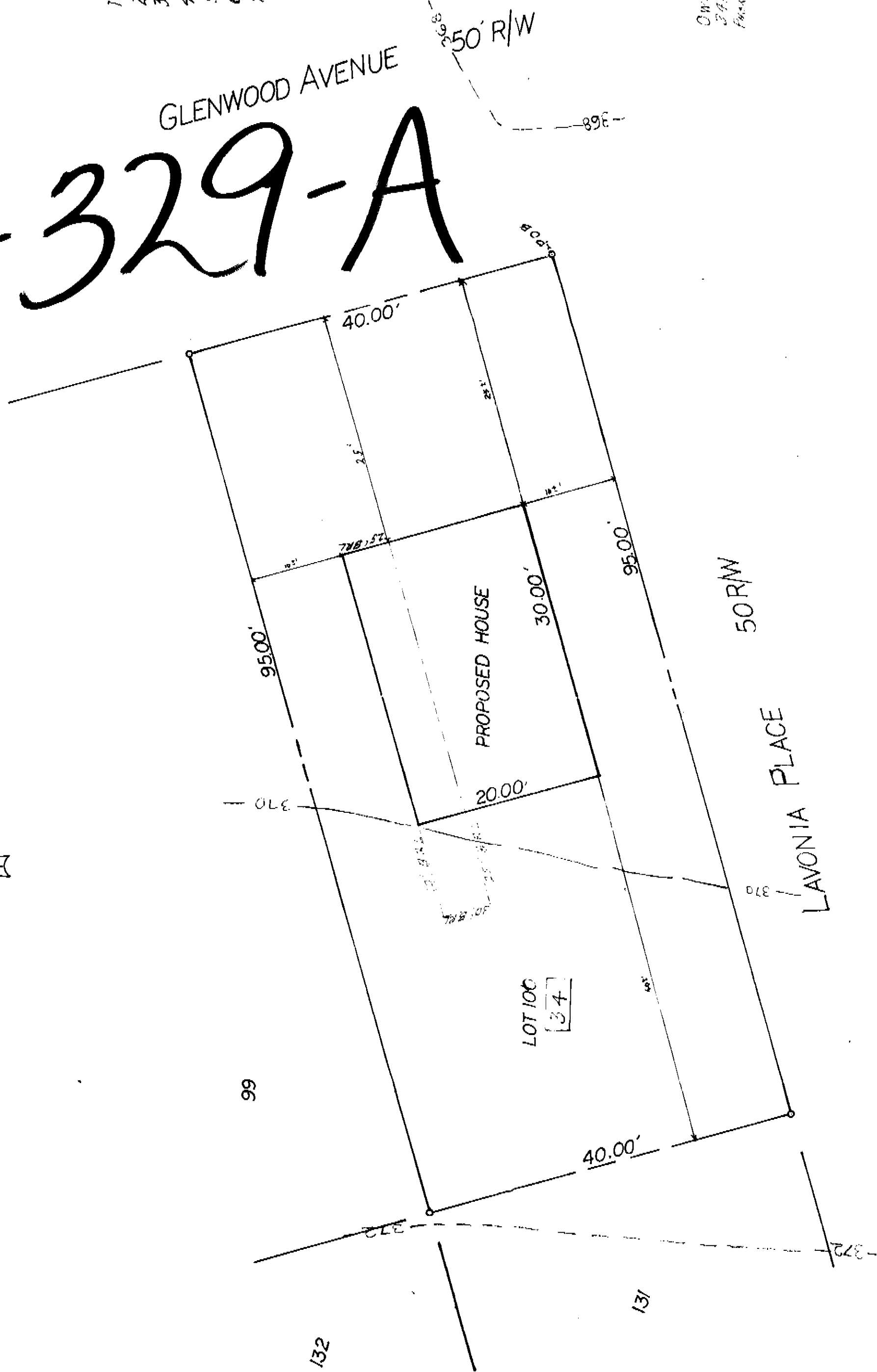
# 323

THOMAS E. PHELPS & ASSO., INC.  
 945 BARRON AVENUE  
 BALTIMORE MARYLAND  
 PHONE (410) 574-6744

REVISIONS	
NO	ITEM

VARIANCE SITE PLAN	
GLENWOOD AVENUE	
LOT 100 OF "EAST CATONSVILLE" PLAT 1/2-215	
BALTIMORE Co., MARYLAND	
DRAWN BY: TWV	DATE: 2-3-95
CHECKED BY: T.P.	SCALE: 1" = 10'

**95-329-A**



GLENWOOD AVENUE

50' R/W

PROPOSED HOUSE

50' RW

LAVONIA PLACE

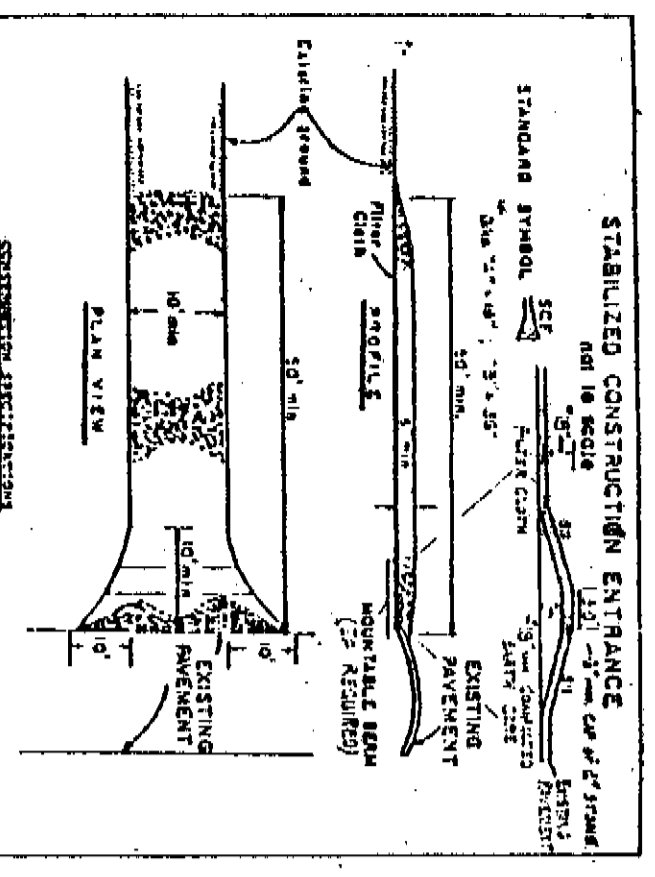
LOT 100  
34

99

132

131



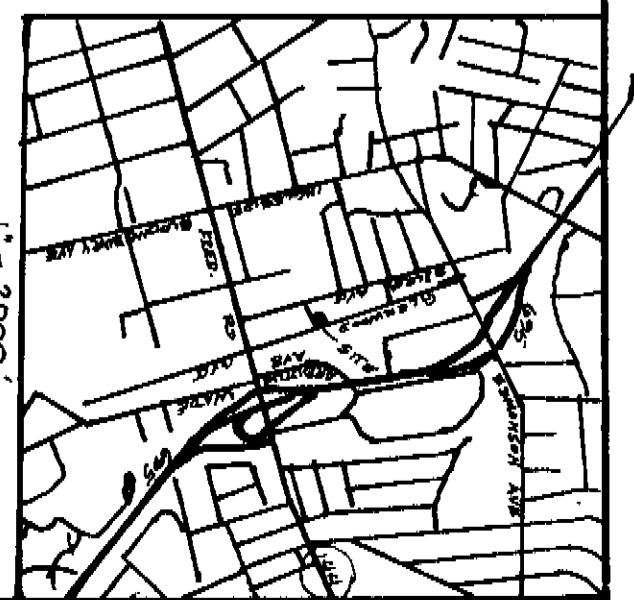
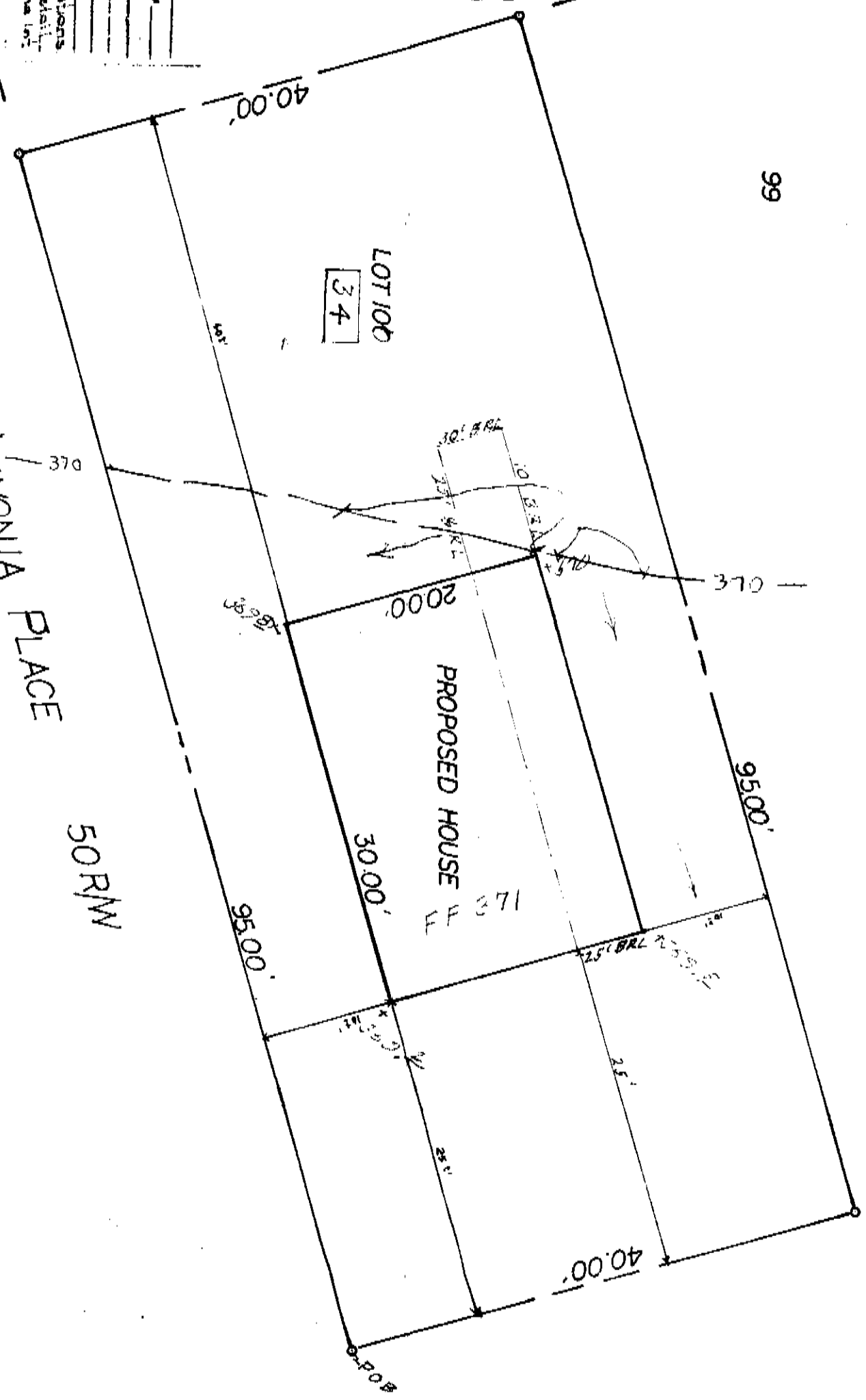


**STABILIZED CONSTRUCTION ENTRANCE**  
 NOT TO SCALE  
 1.03

STANDARD SYMBOL  
 10' 12'

EXISTING PAVEMENT  
 EXISTING SIDEWALK

PLAN VIEW



- NOTES**
- 1 PROPERTY ZONED DR 5.5
  - 2 NOT IN CHESSAPEAKE BAR CRITICAL AREA
  - 3 ELECTION DIST. 1 CENSUS TRACT 4006
  - 4 REGIONAL PLANNING DIST. 324 A
  - 5 COUNCILMANIC DIST. 1
  - 6 NO PRIORITIZING NEIGHBORHOOD
  - 7 AREA OF LOT 3, 800 SQ FT

OWNER: R RIG CORPORATION  
 3407 JESSE STREET DRIVE BALDWIN, MD, 21204  
 PHONE 436 5833 TW # 010347079C

MICROFILMED

THOMAS E. PHELPS & ASSOC., INC.  
 945 BARRON AVENUE  
 BALTIMORE MARYLAND  
 PHONE (410) 574-6744

VARIANCE SITE PLAN  
 GLENWOOD AVENUE  
 LOT 100 OF "EAST CATONSVILLE" PLAT 1/2-215  
 BALTIMORE CO., MARYLAND

NO	ITEM	DATE

REVISIONS

DRAWN BY: TWV DATE: 2-3-95 SCALE: 1" = 10'

CHECKED BY: T.P.

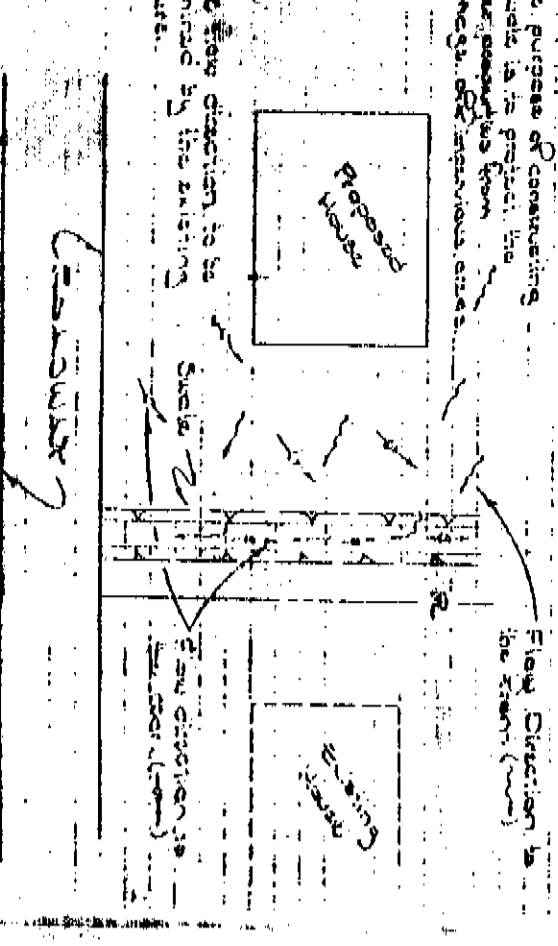
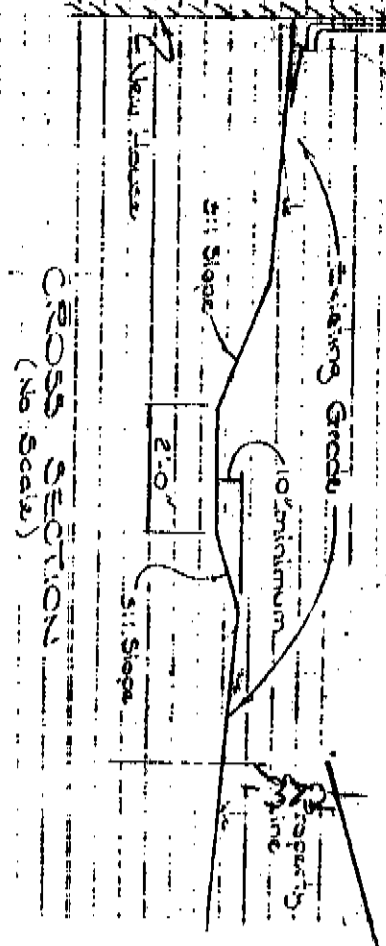
BUREAU OF ENGINEERING  
 13/

PROJECT LOCATION: 13/

SHEET NO. 91

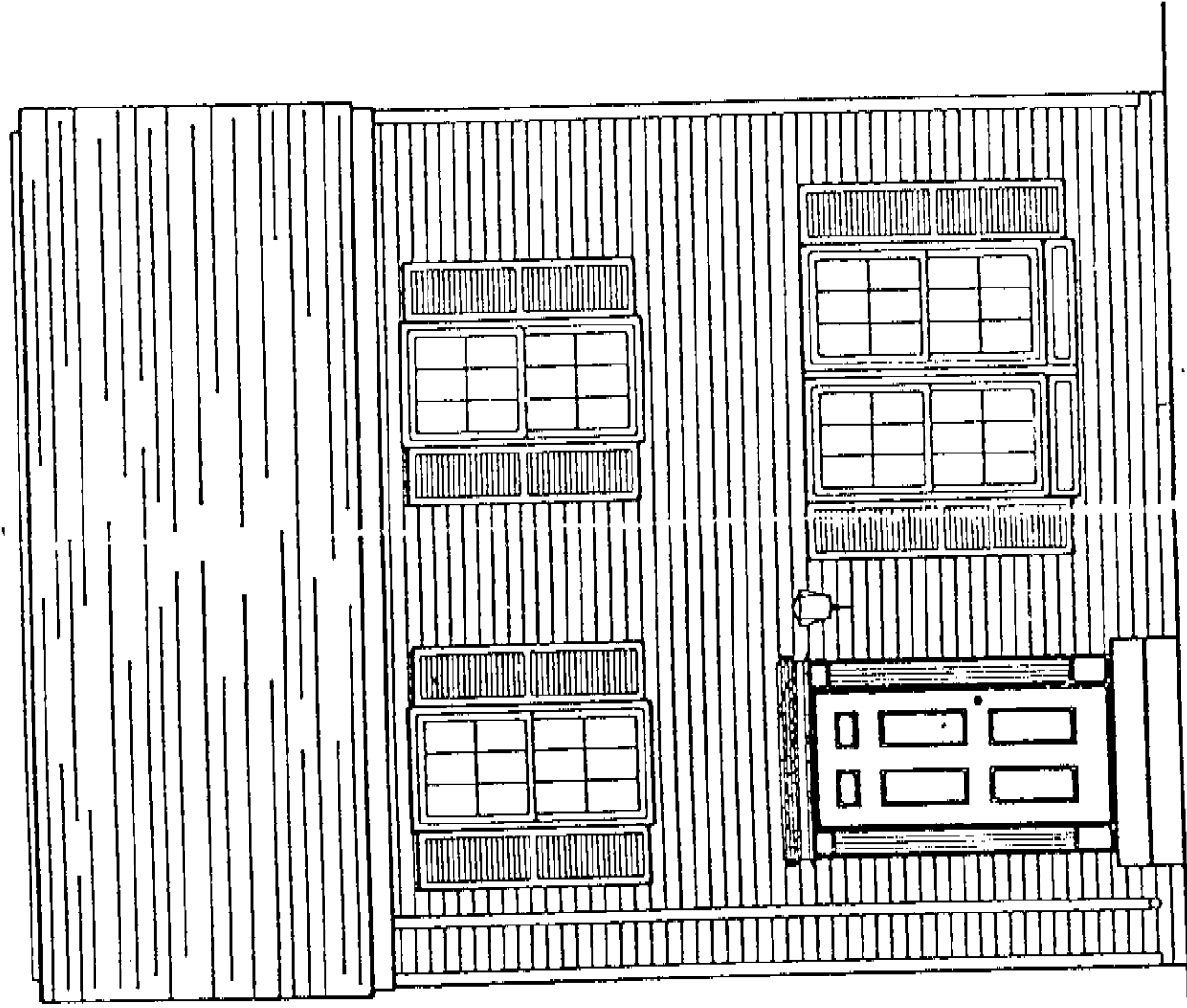
DATE: 13/

132



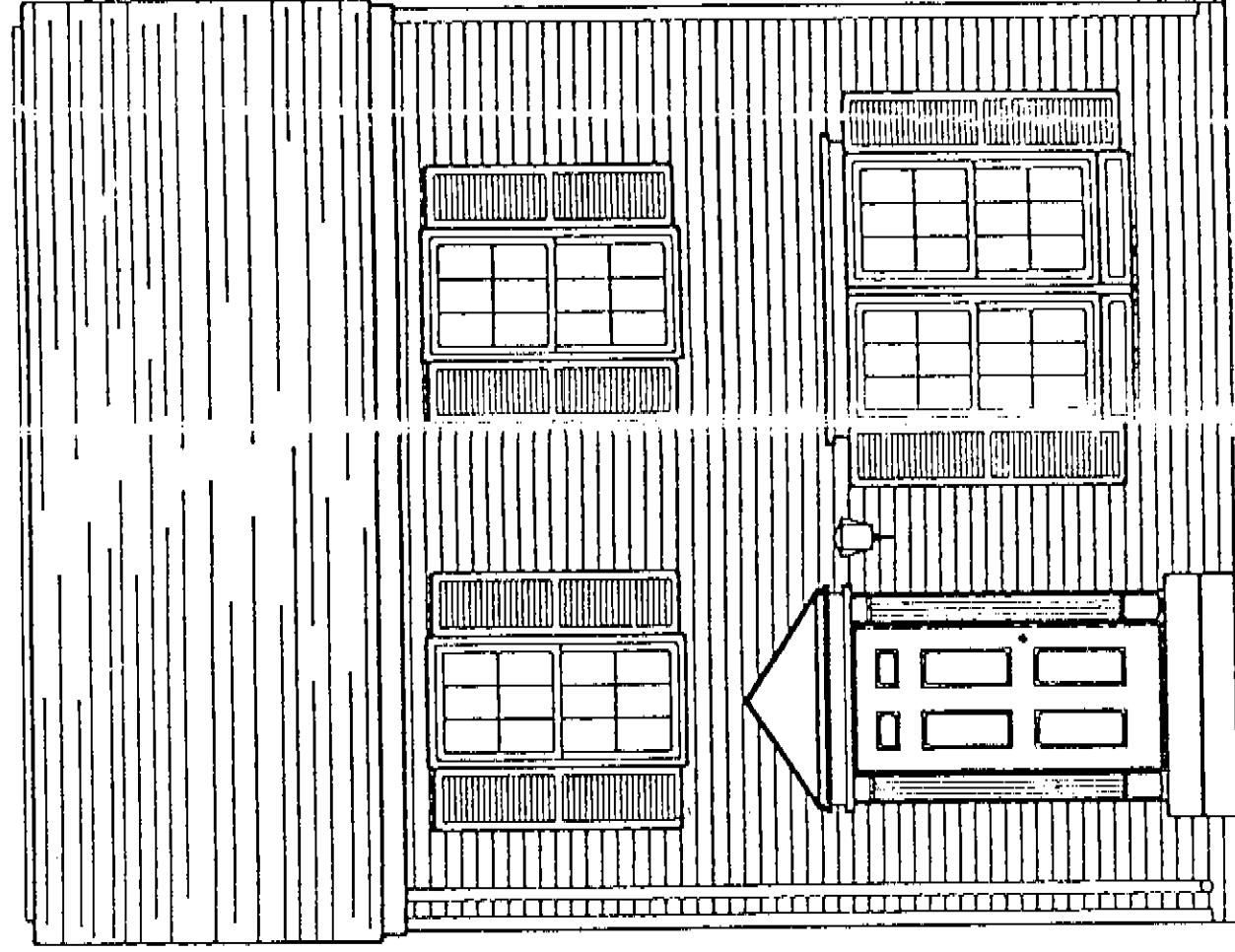
PLAN VIEW (NO SCALE)

95-329-A



3068 DR.  
2852 (ABOVE)  
TWIN 2852 W/PANELS  
2852 (ABOVE)

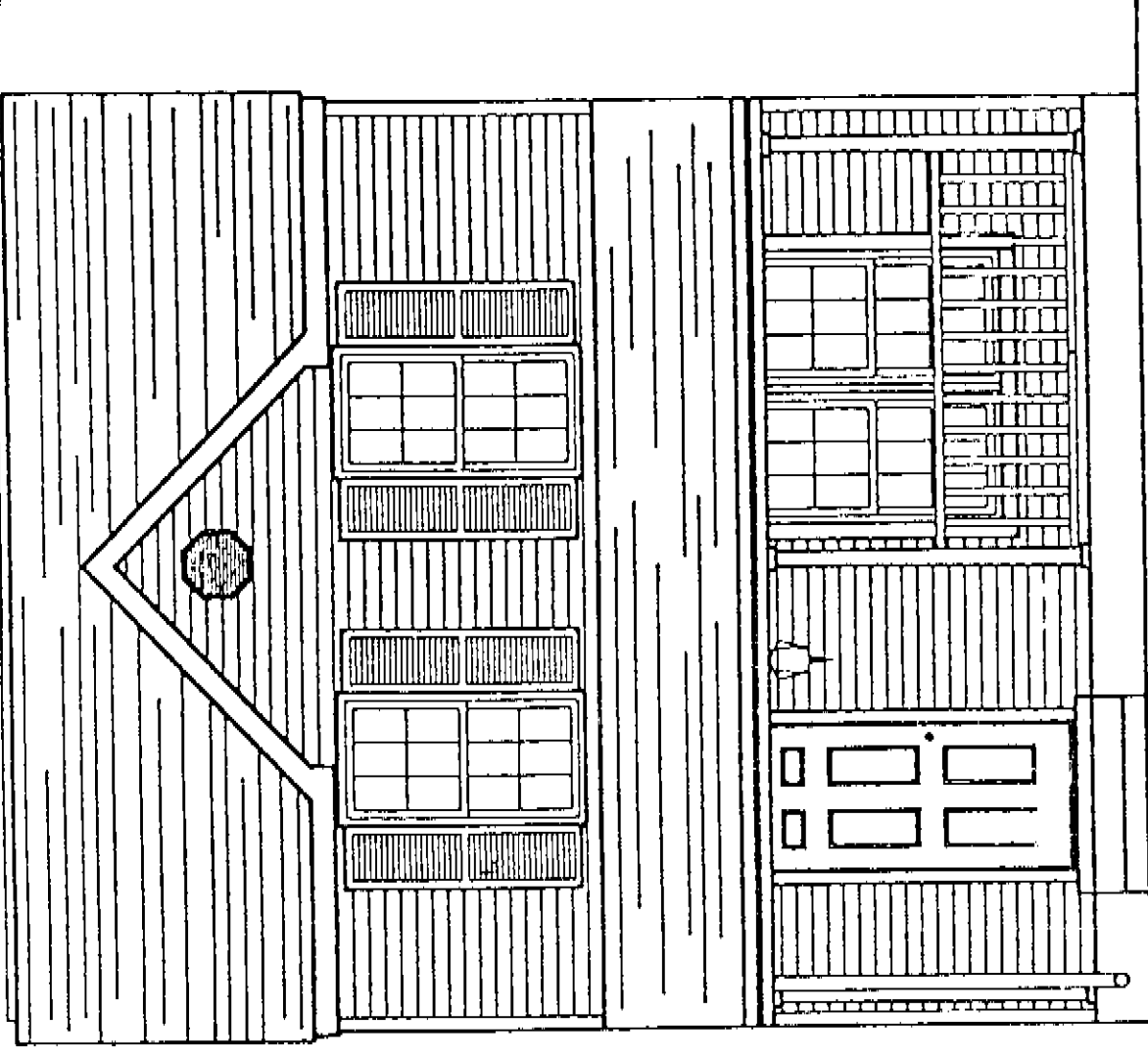
ELEVATION "A"



3068 DR.  
2852 (ABOVE)

TWIN 2852  
2852 (ABOVE)

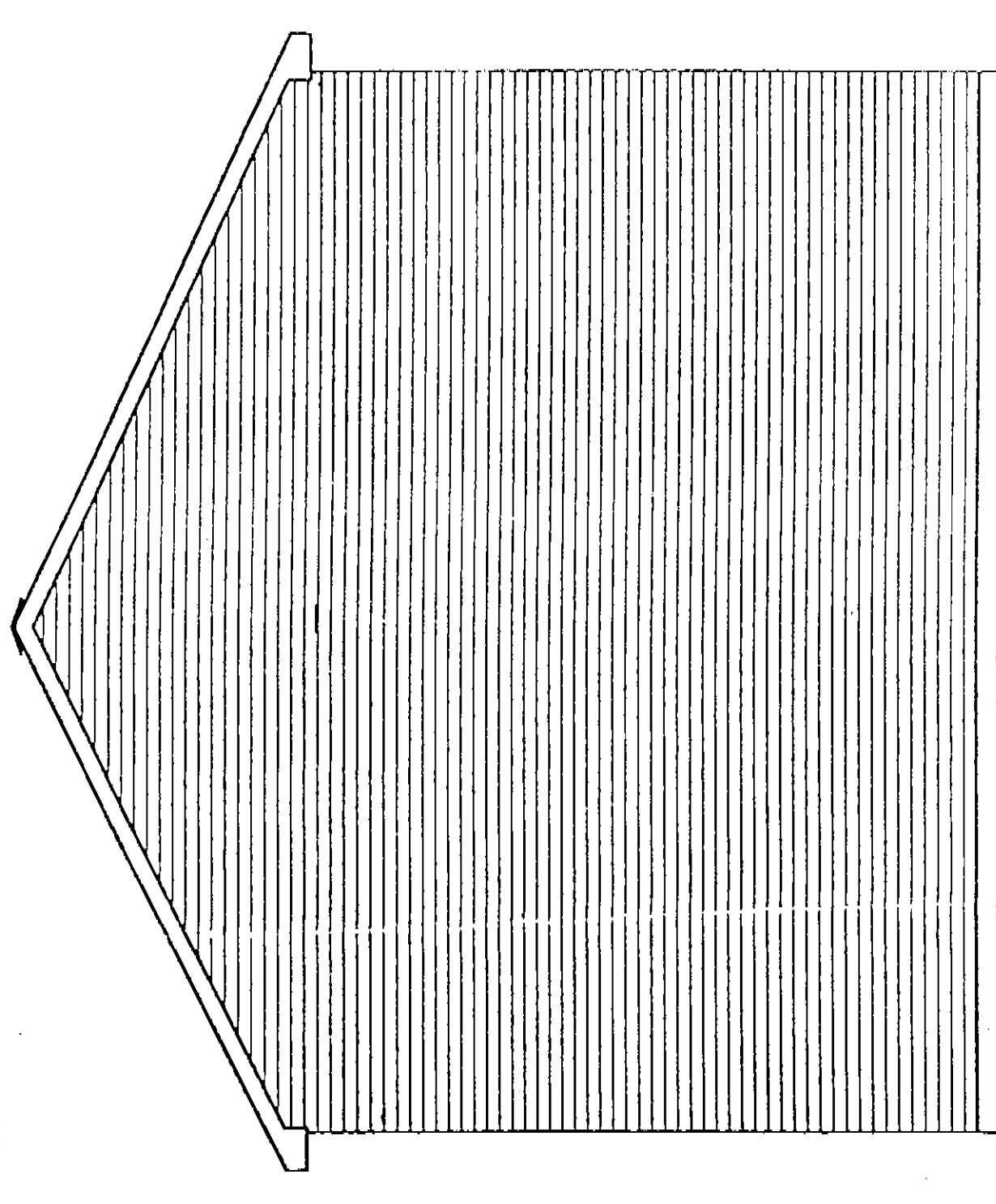
ELEVATION "C"



3069 DR.  
2852 (ABOVE)

TWIN 2852  
2852 (ABOVE)

ELEVATION "I"



SIDE ELEVATION (TYPICAL)

1/4" = 1'-0"

ELEVATIONS

SCALE: 1/4" = 1'-0"

RRIG BUILDING CORP

CHERRY HEIGHTS

LOTS: 76.78 & 80

MAY 26. 1990

2852  
2852 DR. W/2858 S.L. (15-LITE)  
2852 TWIN (ABOVE)

REAR ELEV.

A 7

IN RE: PETITION FOR ZONING VARIANCE  
W/S Glenwood Avenue, N/S of  
Lavonia Place  
34 Glenwood Avenue  
1st Election District  
1st Councilmanic District  
RRIG Corporation  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
Case No. 95-329-A  
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for the property located at 34 Glenwood Avenue in the Catonsville section of Baltimore County. The Petition was filed by RRIG Corporation, property owner, through its President, Isaac Gheiler. Variance relief is requested from the strict application of Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a 10 ft. side street setback in lieu of 25 ft., and to approve an undersized lot or other variances as required. The subject lot and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the site plan.

Appearing at the requisite public hearing held for this case was Isaac Gheiler, on behalf of RRIG Corporation. Also appearing on behalf of the Petition was Thomas E. Phelps, a Registered Property Line Surveyor. Mr. Phelps prepared the aforementioned site plan. Appearing in opposition to the request were several neighboring property owners including Nicole D. Salisbury, Kathleen L. Hoffman, Doris M. Scheihing and Donald H. Scheihing.

Testimony and evidence presented established that the subject lot is a small parcel, measuring 40 ft. in width and 95 ft. in depth. The total lot area is 3800 sq. ft. The property is zoned D.R.5.5. The property is located at the northwest corner of the intersection of Glenwood Avenue and Lavonia Place in Catonsville.

Mr. Gheiler desires to construct on the lot a two story single family dwelling. Several elevation drawings were submitted which depict potential construction. However, the Petitioner indicated that he had settled on that style shown as elevation "I". That building plan shows that the proposed dwelling will be two stories in height and 20 x 30 ft. in footprint. Moreover, a 25 ft. front yard setback to Glenwood Avenue will be maintained as well as a 40 ft. rear yard setback to the adjacent property. A 10 ft. side yard setback on both sides is proposed.

It is of note that this case comes before the Zoning Commissioner as a Petition for Variance pursuant to Section 307 of the BCZR. This case does not come before me for approval for construction on an undersized lot pursuant to Section 304 of the regulations. This is particularly noteworthy in view of the fact that recently the Deputy Zoning Commissioner approved construction on a nearby property (20 Glenwood Avenue) pursuant to the provisions of Section 304 of the regulations.

Specifically, Section 304 allows the owner of an undersized lot to develop same with a single family dwelling if three criteria are satisfied. First, it must be established that the subject property is part of a subdivision which was duly recorded prior to 1955. Secondly, the Petitioner must not own adjacent lands which, when combined with the subject lot would result in a lot large enough to meet the regulations. Third, the Petitioner must demonstrate that all other height, area and setback regulations are being followed. If the above criteria are satisfied, a lot may be developed as of right upon the approval of building plans for same. In the case involving the property at 20 Glenwood Avenue, Deputy Commissioner Kotroco approved the building plans and found that the proposed dwelling was compatible with the surrounding locale.

However, as noted above, this case does not come before the Zoning Commissioner under Section 304. Although the subject lot is part of an old subdivision and the Petitioner does not own adjacent property, strict compliance with height, area and setback regulations is not possible. Specifically, owing to the fact that this lot is in an intersection, a 25 ft. side street setback must be maintained. As noted above, only 10 ft. is being provided.

In support of the variance, the Petitioner argued that the required side yard setbacks, when combined, would total 35 ft. (25 ft. on the side street on Lavonia Place and 10 ft. on the other side). Owing to the fact that the lot is only 40 ft. wide, construction of any house over 5 ft. in width would not be possible. Obviously, such a dwelling is not feasible. Moreover, the Petitioner argues that strict adherence to these regulations would result in the property owner sustaining a practical difficulty, as required for a variance to be granted. I agree.

Although the regulations require that the Petitioner demonstrate that a practical difficulty would be suffered if strict adherence were required, that is not the only test that the Petitioner must satisfy in order for a variance to be approved. The Petitioner must demonstrate that such relief is consistent with the spirit and intent of the zoning regulations and would not adversely affect the surrounding locale. In this case, I am not convinced that the Petitioner has satisfied its burden. It is of particular note that the subject lot is extremely small (only 3800 sq.ft.). It is significantly less than the area required for a lot zoned D.R.5.5 (6,000 sq. ft.). Another difficulty is the fact that the lot is a corner property. The Petitioner proposes only a 10 ft. side yard setback towards Lavonia Place. Although that roadway is only 22 ft. wide and is set on a 50 ft. right of way, the house will still be set very close to the actual

paving of the road. This Zoning Commissioner is particularly concerned over sight distances and traffic flows with construction of a house so close to the property line. For this reason, I cannot approve the variance which has been requested. Utilization of undersized lots, particularly interior properties, is sometimes warranted, when other houses in the community are on similar lots. However, I am concerned over development at this intersection. Quite simply, this corner is just too small to be developed in a prudent manner.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16<sup>th</sup> day of June, 1995 that a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a 10 ft. side street setback in lieu of 25 ft., and to approve an undersized lot or other variances as required, be and is hereby DENIED.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn

COPIES RECEIVED FOR FILING  
By: *[Signature]*

COPIES RECEIVED FOR FILING  
By: *[Signature]*

COPIES RECEIVED FOR FILING  
By: *[Signature]*

COPIES RECEIVED FOR FILING  
By: *[Signature]*

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204 (410) 887-4386

June 16, 1995

Mr. Isaac Gheiler, President  
RRIG Corporation  
3403 Old Post Drive  
Baltimore, Maryland 21208

RE: Case No. 95-329-A  
Petition for Zoning Variance  
Property: 34 Glenwood Avenue  
RRIG Corporation, Petitioner

Dear Mr. Gheiler:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been denied in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,  
*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.  
cc: Mrs. Nicole D. Salisbury  
Mrs. Kathleen L. Hoffman  
Mr. and Mrs. Donald H. Scheihing

**Petition for Variance**  
to the Zoning Commissioner of Baltimore County  
for the property located at 34 Glenwood Avenue  
which is presently zoned DR5.5

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 Sections 1802.3.C.1 to permit a 10' side street setback in lieu of 25' and to approve an undersized lot or approve other variances as determined needed by the Zoning Commissioner.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Without a variance to the side street set back line this lot only has a 5' buildable strip. Also this lot needs an undersize lot approval.

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 further 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.

Contract Purchaser Name: RRIG Corporation  
Signature: *[Signature]*  
Isaac Gheiler PRESIDENT  
Address: 3403 Old Post Drive 486 5693  
City: Balt Md 21208  
Name: Thomas Phelps  
Address: 945 Barron Ave 574 6744  
City: Baltimore Md 21212

ESTIMATED LENGTH OF HEARING: 10'  
REVIEWED BY: *[Signature]* DATE: 6/16/95

**EXAMPLE 3 - Zoning Description** - 3 copies  
95-329-A

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 34 Glenwood Ave. (address)  
Election District 1 Councilmanic District 1

Beginning at a point on the Northwest side of Glenwood Avenue which is 50 foot (street on which property fronts) (number of feet of right-of-way width)

wide at a distance of 25 feet Northeast of the centerline of the nearest improved intersecting street Lavonia Place (number of feet) (north, south, east or west) (name of street)

which is 50 foot wide. \*Being lot # 100 (number of feet of right-of-way width)

Block 1, Section 1 in the subdivision of East Catonsville (name of subdivision) as recorded in Baltimore County Plat

Book # 1, Folio # 215, containing 3800 square feet (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.

7/323

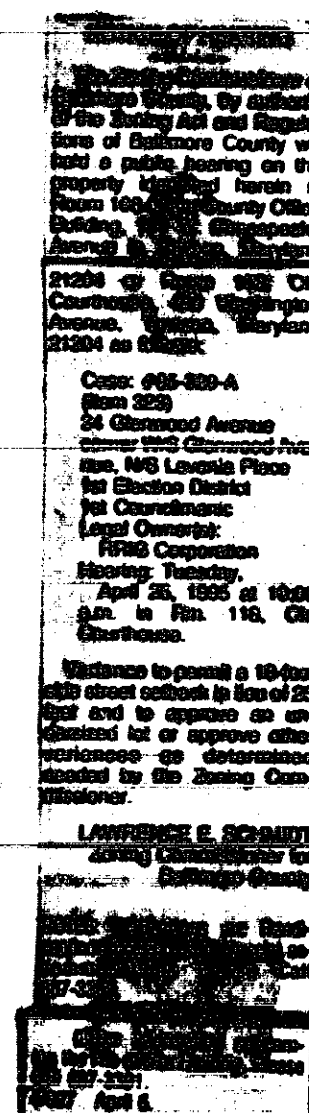
**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland 95-329-A

District: 1st  
Posted for: Variance Date of Posting: 6/14/95  
Petitioner: R.R.I.G. Corp.  
Location of property: 34 Glenwood Ave., W/2  
Location of Sign: Property road way, on property being zoned  
Remarks: *[Signature]*  
Posted by: *[Signature]* Date of return: 6/17/95  
Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., April 7, 1995  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 7, 1995.

THE JEFFERSONIAN,  
*A. Henikson*  
LEGAL AD. - TOWSON



**receipt**  
95-329-A

Account: R001-6150  
Number: \_\_\_\_\_

Date: 3/21/95

RRIG Corp - 34 Glenwood Avenue  
010 - zoning variance - \$ 50.00  
050 - 1 sign posting - \$ 35.00  
Total - \$ 85.00

Please Make Checks Payable To: Baltimore County  
Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management # 303

111 West Chesapeake Avenue  
Towson, MD 21284 (410) 887-3353

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood 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 and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

*Carl Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
Item No.: 323  
Petitioner: RRIG Corporation  
Location: 34 Glenwood Avenue

PLEASE FORWARD ADVERTISING BILL TO:  
NAME: Isaac Gheiler  
ADDRESS: 3403 Old Post Drive  
Baltimore, MD 21208  
PHONE NUMBER: 486-5693

Al:ggg (Revised 04/09/93)

**NOTICE OF HEARING**

TO: PYPERKEY PUBLISHING COMPANY  
April 6, 1995 Issue - Jeffersonian

Please forward billing to:  
Isaac Gheiler  
3403 Old Post Drive  
Baltimore, MD 21208  
486-5693

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 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21284 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21284 as follows:

CASE NUMBER: 95-329-A (Item 323)  
34 Glenwood Avenue  
corner W/S Glenwood Avenue, N/S Lavanaia Place  
1st Election District - 1st Councilmanic  
Legal Owner(s): RRIG Corporation  
HEARING: TUESDAY, APRIL 25, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to permit a 10-foot side street setback in lieu of 25 feet and to approve an undersized lot or approve other variances as determined needed by the Zoning Commissioner.

EMERGENCY E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21284 (410) 887-3353

March 30, 1995 **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 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21284 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21284 as follows:

CASE NUMBER: 95-329-A (Item 323)  
34 Glenwood Avenue  
corner W/S Glenwood Avenue, N/S Lavanaia Place  
1st Election District - 1st Councilmanic  
Legal Owner(s): RRIG Corporation  
HEARING: TUESDAY, APRIL 25, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to permit a 10-foot side street setback in lieu of 25 feet and to approve an undersized lot or approve other variances as determined needed by the Zoning Commissioner.

*Carl Jablon*  
ARNOLD JABLON  
Director

cc: RRIG Corporation  
Thomas Phelps

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21284 (410) 887-3353

April 17, 1995

Mr. Isaac Gheiler, President  
RRIG Corporation  
3403 Old Post Drive  
Baltimore, Maryland 21208

RE: Item No.: 323  
Case No.: 95-329-A  
Petitioner: Isaac Gheiler, et al

Dear Mr. Gheiler:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on March 21, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: April 10, 1995  
SUBJECT: 34 Glenwood Avenue

INFORMATION:  
Item Number: 323  
Petitioner: RRIG Corporation  
Property Size: \_\_\_\_\_  
Zoning: DR-5.5  
Requested Action: Variance  
Hearing Date: 4/11

SUMMARY OF RECOMMENDATIONS:  
The applicant requests a Variance to permit a 10' side yard setback in lieu of 25', and approval of an undersized lot.  
The applicant's request does not meet the requirements of Section 304.1B of the Baltimore County Zoning Regulations and should, therefore, be denied.

Prepared by: *Jeffrey M. Lind*  
Division Chief: *Carol Kerns*  
PK/JL

ITEM323/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM Joyce Watson DATE: 4/14/95

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 4/13/95  
ZAC Comments

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 321  
323  
324  
325  
326  
327  
328

LJ:sp  
LETTV2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: April 10, 1995  
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting  
for April 10, 1995  
Items 322, 323, 324, 325, 326, and 327

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:ew

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

(410) 887-4500

DATE: 04/04/95

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

RE: Property Owner: SEE BELOW

LOCATION: DISTRIEUTION MEETING OF APR. 3, 1995.

Item No.: SEE BELOW Zoning Agenda: SEE BELOW

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 Marshal's Office has no comments at this time IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 321, 322, 323, 324, 325, 326 & 327.

RECEIVED  
APR 6 1995  
ZADM

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

cc: File

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

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

Re: Baltimore County  
Item No. 323 (MJK)

Dear Ms. Watson:

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*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2256 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

APPLICATION FOR PERMITS  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING ENGINEER  
TOWSON, MARYLAND 21204

DATE: 10 Feb 95  
OEA: JF/DMN  
HISTORIC DISTRICT/BLDG. \_\_\_\_\_

PERMIT # 775900  
RECEIPT # 119980  
CONTROL # NR  
XREF # \_\_\_\_\_

PROPERTY ADDRESS: 34 Glenwood Ave  
SUBDIV: 1954  
TAX ACCOUNT # 010-03-470780  
DISTRICT/PERCENT \_\_\_\_\_

OWNER'S INFORMATION (LAST, FIRST)  
NAME: \_\_\_\_\_  
ADDR: \_\_\_\_\_

PAID BY: \_\_\_\_\_  
PAID: \_\_\_\_\_

INSPECTOR: \_\_\_\_\_

APPLICANT INFORMATION  
NAME: Thomas F. Phelps, Inc  
COMPANY: \_\_\_\_\_  
STREET: 345 Barron Ave  
CITY, ST, ZIP: Baltimore, MD, 21204  
PHONE: \_\_\_\_\_

APPLICANT SIGNATURE: \_\_\_\_\_ TRACT: 101 BLOCK: 2  
PLANS: CONST 2 PLOT 7 PLAT DATA EL 1 PL 1  
CONTR: \_\_\_\_\_  
ENGR: \_\_\_\_\_  
SELLER: \_\_\_\_\_

DESCRIBE PROPOSED WORK: CONSTRUCT NEW HOME (SINGLE)  
20' x 30' x 28' = 1,800 SF

TYPE OF USE  
RESIDENTIAL  
01. ONE FAMILY  
02. TWO FAMILY  
03. THREE AND FOUR FAMILY  
04. FIVE OR MORE FAMILY  
05. SWIMMING POOL  
06. BRIDGE  
07. OTHER

NON-RESIDENTIAL  
08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY  
09. CHURCH, OTHER RELIGIOUS BUILDING  
10. FENCE (LENGTH HEIGHT)  
11. INDUSTRIAL, STORAGE BUILDING  
12. PARKING GARAGE  
13. SERVICE STATION, REPAIR GARAGE  
14. HOSPITAL, INSTITUTIONAL, NURSING HOME  
15. OFFICE, BANK, PROFESSIONAL  
16. PUBLIC UTILITY  
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL  
18. SIGN  
19. STORE, MERCANTILE, RESTAURANT  
20. SWIMMING POOL  
21. TANK, TOWER  
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)  
23. OTHER

TYPE OF FOUNDATION  
1. SLAB  
2. BLOCK  
3. CONCRETE

BASEMENT  
1. FULL  
2. PARTIAL  
3. NONE

TYPE OF CONSTRUCTION  
1. MASONRY  
2. WOOD FRAME  
3. STRUCTURE STEEL  
4. REINF. CONCRETE

TYPE OF HEATING FUEL  
1. GAS  
2. OIL  
3. ELECTRICITY  
4. COAL

TYPE OF SEWAGE DISPOSAL  
1. PUBLIC SEWER  
2. PRIVATE SYSTEM  
3. EXISTS  
4. EXISTS

CENTRAL AIR: 1. Y 2. N  
ESTIMATED COST: \$4,000

PROPOSED USE: SINGLE FAMILY  
EXISTING USE: OTHER LOT

OWNERSHIP  
1. PRIVATELY OWNED  
2. PUBLICLY OWNED  
3. SALE  
4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET 3. GROUP 4. TOWNHOUSE 5. MIDRISE  
REFF: 1. BED 2. BATH 3. NOT BED 4. NOT APPT/CONDOS 5. MIXTURE

1. FAMILY BEDROOMS  
2. GARAGE DISPOSAL 1. Y 2. N  
3. BATHROOMS 4. CLASS 5. LIBR 6. POLIO

APPROVAL SIGNATURES  
BUILDING SIZE: 2,400 SF  
LOT SIZE AND SETBACKS  
FLOOR: 1800  
WIDTH: 20  
DEPTH: 20  
HEIGHT: 28  
STORIES: 2  
LOT'S: 100  
CORNER LOT: \_\_\_\_\_

APPROVAL SIGNATURES  
BLD INSP: \_\_\_\_\_  
FIRE: \_\_\_\_\_  
ELECT: \_\_\_\_\_  
PLUMB: \_\_\_\_\_  
MECH: \_\_\_\_\_  
ENV: \_\_\_\_\_  
INSUR: \_\_\_\_\_  
OTHER: \_\_\_\_\_

DATE: \_\_\_\_\_

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO MONEY REFUND

Section 304-- USE OF UNDERSIZED SINGLE-FAMILY LOTS [B.C.Z.R., 1955;  
Bill No. 47, 1992.]

- 304.1 A one-family detached or semi-detached dwelling may be erected on a lot having an area or width at the building line less than that required by the area regulations contained in these regulations if:
  - A. Such lot shall have been duly recorded either by deed or in a validly approved subdivision prior to March 30, 1955; (B.C.Z.R., 1955; Bill No. 47, 1992.)
  - B. All other requirements of the height and area regulations are complied with; and (B.C.Z.R., 1955.)
  - C. The owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in these regulations. [B.C.Z.R., 1955; Bill No. 47, 1992.]
- 304.2 A. Any person desiring to erect a dwelling pursuant to the provisions of this section shall file with the office of zoning administration, at the time of application for a building permit, plans sufficient to allow the office of planning and zoning to prepare the guidelines provided in subsection B below. Elevation drawings may be required in addition to plans and drawings otherwise required to be submitted as part of the application for a building permit. Photographs representative of the neighborhood where the lot or tract is situated may be required by the office of planning and zoning in order to determine appropriateness of the proposed new building in relation to existing structures in the neighborhood. (Bill No. 47, 1992.)
- B. At the time of application for the building permit, as provided above, the director of the office of zoning administration shall request comments from the director of the office of planning and zoning (the director). Within 15 days of receipt of a request from the director of the office of zoning administration, the director shall provide to the office of zoning administration written recommendations concerning the application with regard to the following: (Bill No. 47, 1992.)
  - 1. Site design. New buildings shall be appropriate in the context of the neighborhood in which they are proposed to be located. Appropriateness shall be evaluated on the basis of new building size, lot coverage, building orientation, and location on the lot or tract.

REV 1/95

3-3

BALTIMORE COUNTY, MARYLAND  
Inter-Office Memorandum

DATE: March 21, 1995  
TO: Hearing Officer  
FROM: Mitchell J. Kellman  
Planner II  
ZADM  
SUBJECT: Item #323  
34 Glenwood Avenue

This petition was filed with a corporate name, however, the president does not wish to use an attorney. The petitioner's engineer was advised that he needs an attorney since he is incorporated.

Also, adjacent buildings were not shown so there is no way to see if front average will be met. One of the restrictions, if granted, is that the dwelling must meet front average.

Any questions, let me know.

MJK:scj

PETITION PROBLEMS  
AGENDA OF APRIL 3, 1995

#321 --JRF

- 1. Property is in critical area (folder/petition not marked as such).

#322 --JRA

- 1. Review information not completed on bottom of petition form.

#323 --MJK

- 1. No attorney (see memo to hearing officer from Mitch).
- 2. No undersized lot papers in the folder.

#327 --JJS

- 1. Wording on petition has wrong case number (should be 94-13-SPHA, not 94-135-SPHA; case number is correct on the plat).

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning  
Attn: Ervin McDonald  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204  
FROM: Arnold Jablon, Director, Zoning Administration and Development Management

8 225900  
Permit Number

RE: Undersized Lots  
Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

o Isaac Chelmer 3403 Old Post Drive Balt., MD 21208 486 5693  
o Lot Address: 34 Glenwood Ave Elective District 1 Council District 1 Square Feet 3800  
Lot Location: E 400' side / corner at Glenwood Ave 0 West base @ S W corner Lavonia Place  
Lead Owner: RRG Corporation Tax Account Number: 0103470780  
Address: 3403 Old Post Drive Telephone Number: 486 5693  
Balt., MD 21208

CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)

REVIEWER	YES	NO
1. This Recommendation Form (2 copies)	X	
2. Permit Application	X	
3. Site Plan Property (2 copies) Topic Map (available to the City Clerk) (2 copies) (please label the copies)	X	
4. Elevation Drawings	X	
5. Photographs (same label as photos above) Adjacent Buildings Surrounding Neighborhood	X	

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATION/COMMENTS:  
 Approved  Disapproved  Approval conditioned on required modifications of the permit to conform with the following recommendations:

- 1. Use elevation I.

Signed by: Frances Morley

Date: April 3, 1995

RE: PETITION FOR VARIANCE  
34 Glenwood Avenue, Corner W/S Glenwood  
Avenue, N/S Lavonia Place, 1st  
Election District, 1st Councilmanic  
RRIG Corporation  
Petitioner

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 95-329-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County  
*Carole S. Denilio*  
CAROLE S. DENILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10<sup>th</sup> day of April, 1995, a copy of the foregoing Entry of Appearance was mailed to Thomas Phelps, 945 Barron Avenue, Baltimore, MD 21221, representative for Petitioner.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN

RECEIVED  
APR 11 1995  
ZADM

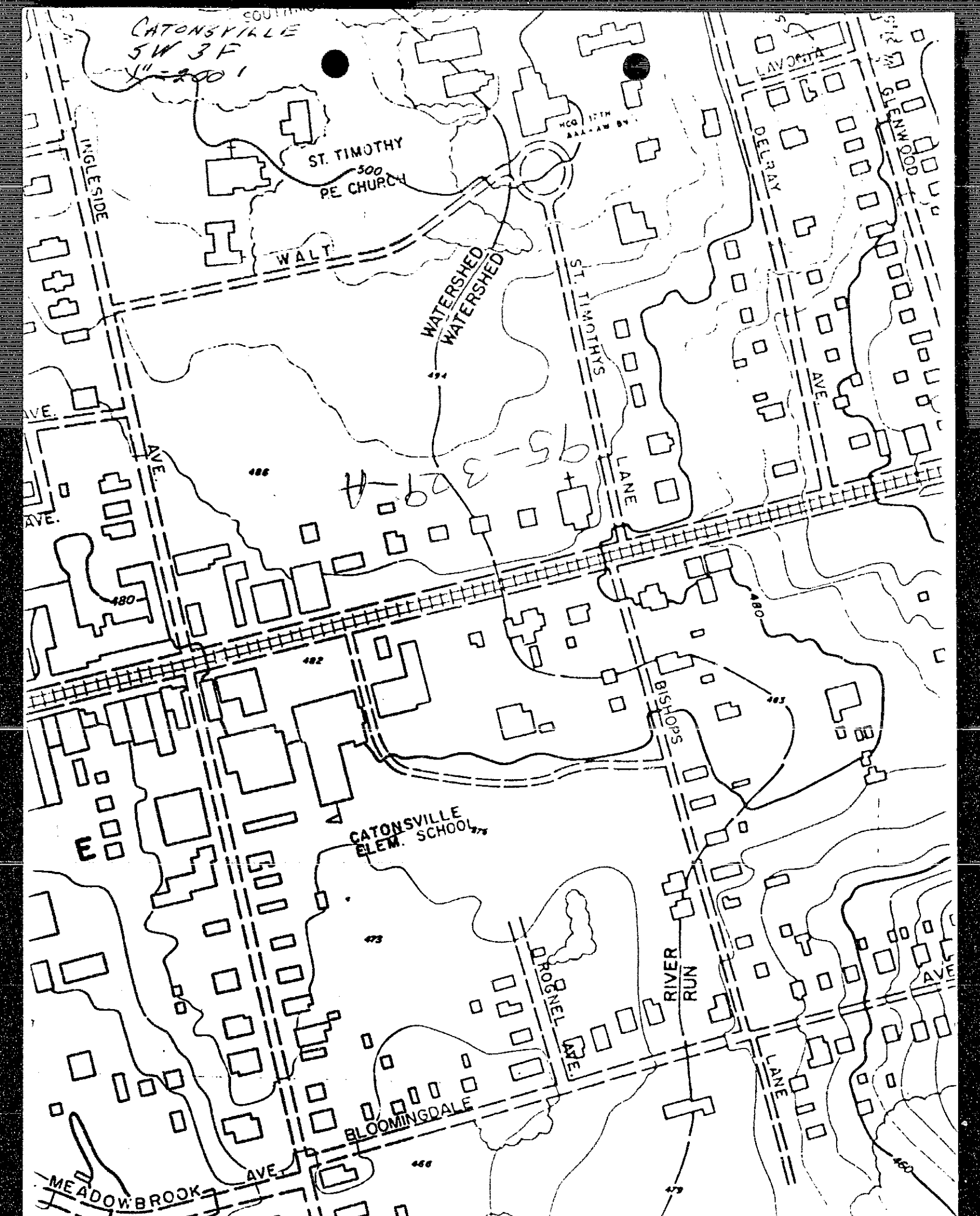
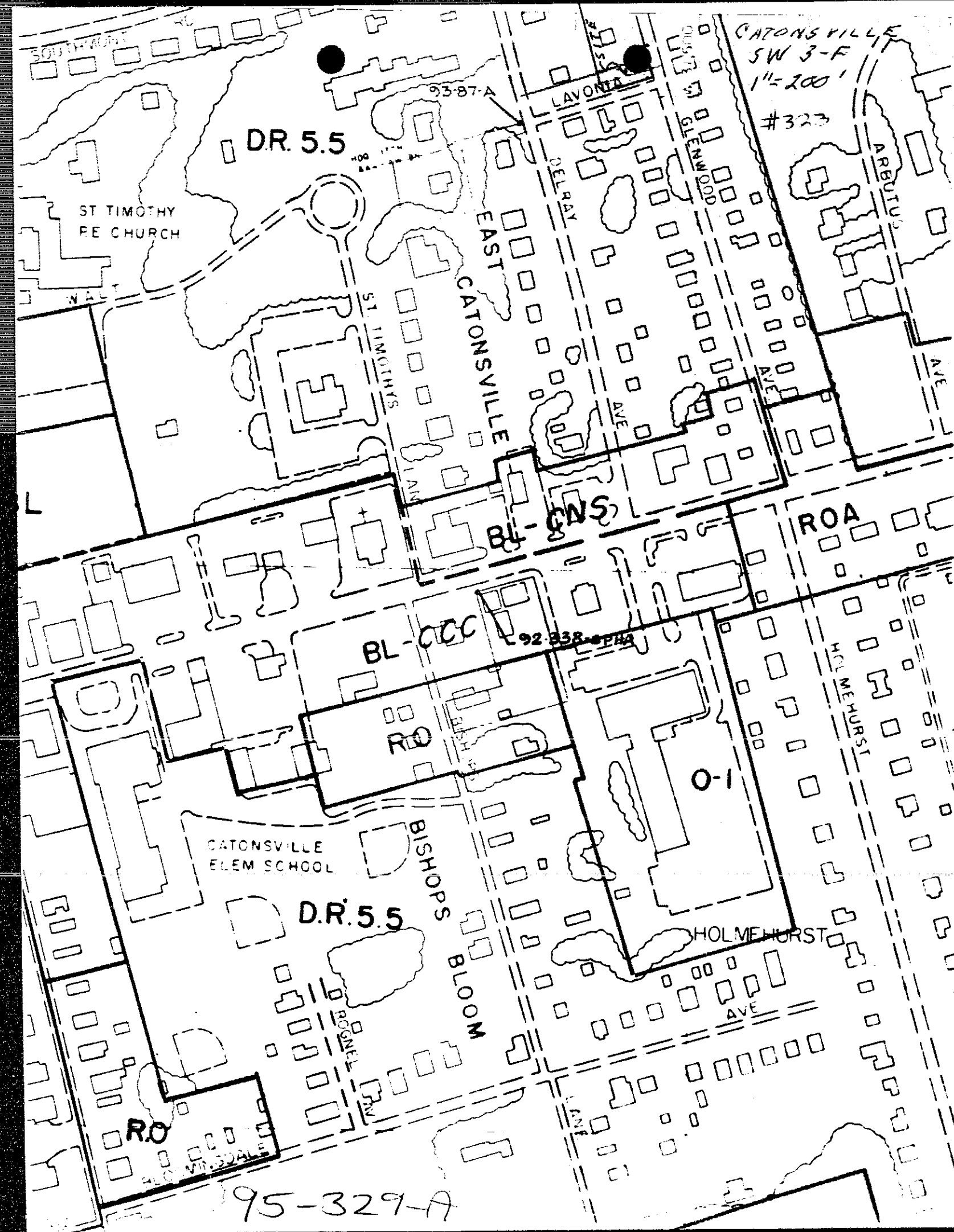


PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Nicole D. Silvers	30 Glenwood Ave. Catonsville MD 21228
Kathleen L. Holloway	36 Glenwood Ave. Catonsville MD 21228
Deirdre M. McMillin	17 Delray Ave. Catonsville MD 21228
Deborah H. Silvers	17 Delray Ave. Catonsville MD 21228

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Isaac Ghilly	3403 Old Post Dr. - 21208
Thomas Phelps	945 Barkov Ave



Vacant corner lot at 34 Glenwood Ave.



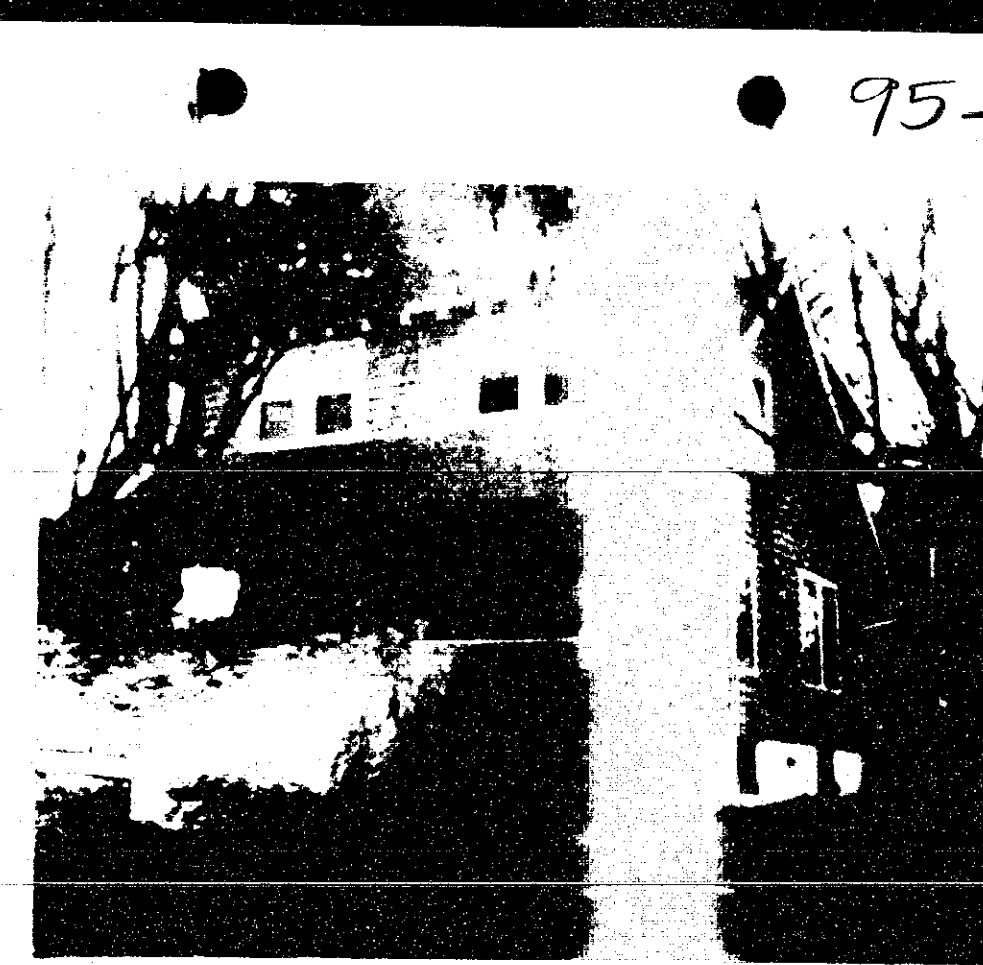
House across the street of subject lot.



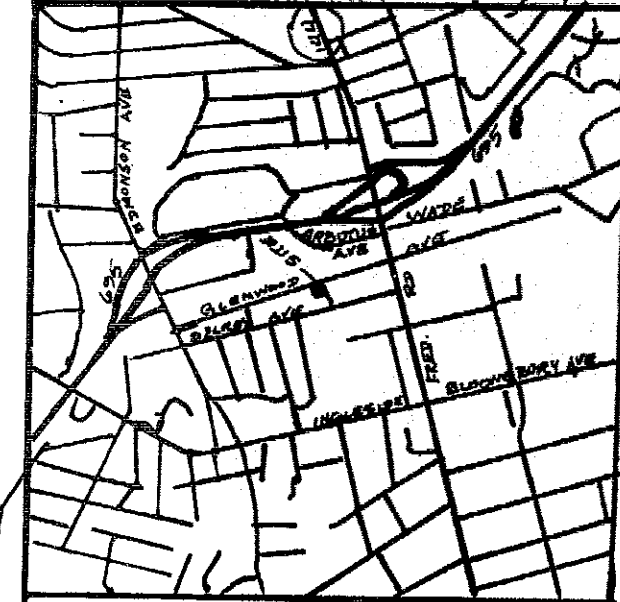
House across the street of subject lot.



House next door to subject property.



House at south corner lot (#32) Glenwood Ave. corner w/ Laramie



NOTES

- 1 PROPERTY ZONED DR 5.5
- 2 NOT IN CHESSPEAK BAY CRITICAL AREA
- 3 ELECTION DIST. 1 CENSUS TRACT 4006
- 4 REGIONAL PLANNING DIST. 329A
- 5 COUNCILMANIC DIST. 1
- 6 NO PENDING HEARINGS
- 7 LOT AREA 3,800 SQ FT 750

GLENWOOD AVENUE  
50' R/W

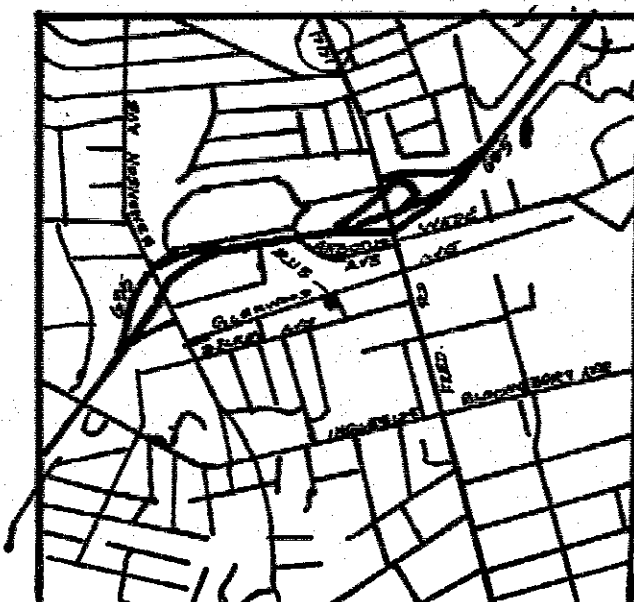
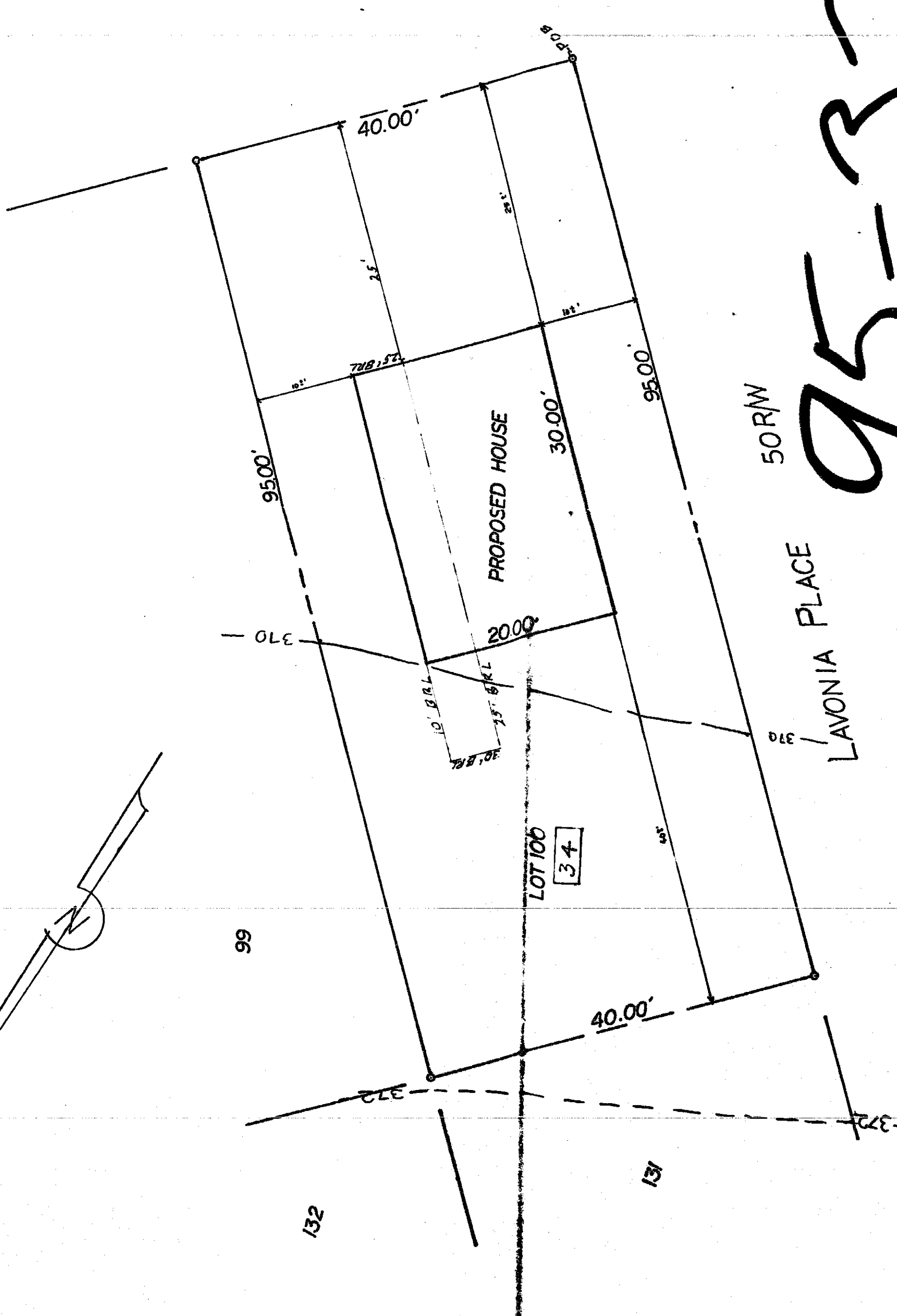
OWNER: R.RIG CORPORATION  
 10000 FORT DRIVE BALTIMORE, MD 21208  
 PHONE 410-574-7700 FAX 410-574-7700

95-329-A

THOMAS E. PHELPS & ASSO., INC.  
 945 BARRON AVENUE  
 BALTIMORE MARYLAND  
 PHONE (410) 574-6744

REVISIONS		DATE
No.	ITEM	DATE

VARIANCE SITE PLAN		DATE	SCALE
GLENWOOD AVENUE <td>2-3-95 <td>1" = 10'</td> </td>		2-3-95 <td>1" = 10'</td>	1" = 10'
LOT 100 OF "EAST CATONSVILLE" PLAT		1/2-215	
BALTIMORE CO., MARYLAND			
DRAWN BY: T.W.			
CHECKED BY: T.P.			



NOTES

- 1 PROPERTY ZONED DR 5.5
- 2 NOT IN CHESSPEAK BAY CRITICAL AREA
- 3 ELECTION DIST. 1 CENSUS TRACT 4006
- 4 REGIONAL PLANNING DIST. 329A
- 5 COUNCILMANIC DIST. 1
- 6 NO PENDING HEARINGS
- 7 AREA OF LOT 3,800 SQ FT

GLENWOOD AVENUE  
50' R/W

OWNER: R.RIG CORPORATION  
 10000 FORT DRIVE BALTIMORE, MD 21208  
 PHONE 410-574-7700 FAX 410-574-7700

102 N01

# 323

THOMAS E. PHELPS & ASSO., INC.  
 945 BARRON AVENUE  
 BALTIMORE MARYLAND  
 PHONE (410) 574-6744

REVISIONS		DATE
No.	ITEM	DATE

VARIANCE SITE PLAN		DATE	SCALE
GLENWOOD AVENUE		2-3-95	1" = 10'
LOT 100 OF "EAST CATONSVILLE" PLAT		1/2-215	
BALTIMORE CO., MARYLAND			
DRAWN BY: T.W.			
CHECKED BY: T.P.			

95-329-A

