

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
N/S Grove Avenue, 15 ft. E of
c/l Drexel Road
900 Grove Avenue
15th Election District
7th Councilmanic District
Benjamin E. Pritchett, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-234-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Benjamin E. Pritchett and DiAnn Pritchett, his wife, for that property known as 900 Grove Avenue in the Oakleigh Beach subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached garage) with a height of 20 ft. in lieu of the permitted 15 ft. maximum. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a 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 variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING
Date 1/11/96
By M. Shosh

MICROFILMED

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.

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.), upon completion of their findings. The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of January 1996, that the Petition for a Residential Variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached garage) with a height of 20 ft. in lieu of the permitted 15 ft. maximum, 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

ORDER RECEIVED FOR FILING
Date 1/11/96
By M. Horak

3. Compliance with the Department of Environmental Protection and Resource Management recommendations to be submitted upon completion of their review of this matter.

4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

Date

11/11/96

By

M. G. Goad

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 10, 1996

Mr. and Mrs. Benjamin E. Pritchett
900 Grove Avenue
Baltimore, Maryland 21222

RE: Petition for Administrative Zoning Variance
Case No. 96-234-A
Property: 900 Grove Avenue

Dear Mr. and Mrs. Pritchett:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, 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,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

MICROFILMED



Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 900 Grove Ave.
address
Baltimore, MD 21222
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 in need of storage space, we have no basement in
our house.

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

Benjamin Eric Pritchett
(signature)
Benjamin Eric Pritchett
(type or print name)



DiAnn D'Anna Pritchett
(signature)
DiAnn D'Anna Pritchett
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of November, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Benjamin Eric Pritchett DiAnn D'Anna Pritchett

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 his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

11/15/95
date

Helen Hope Witt
NOTARY PUBLIC

My Commission Expires: 6/1/99

MICROFILMED



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 900 Grove Ave.
which is presently zoned D.R.5.5

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) 400.5

To allow an accessory structure (detached garage) with a height of 20 ft. in lieu of the permitted 15 ft. maximum.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
We are in need of storage space, we have no basement in our house.

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.

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

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

Benjamin Eric Prithcett
(Type or Print Name)

Signature

Benjamin Eric Prithcett
Signature

Address

DiAnn D'Anna Pritchett
(Type or Print Name)

City State Zipcode

DiAnn D'Anna Pritchett
Signature

Attorney for Petitioner

900 Grove Ave 4779389
Address Phone No

(Type or Print Name)

Baltimore, MD. 21222
City State Zipcode
Name, Address and phone number of representative to be contacted

Signature

James Mc Kinney E-Z Permit Service
Name

Address Phone No

7633 South Bend rd. 477-1677
Address Phone No

City State Zipcode

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ 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 reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JH

DATE: 12-8-95

ESTIMATED POSTING DATE: 12/17

TENTATIVE

Printed with Soybean Ink
on Recycled Paper

ITEM #: 242

ZONING DESCRIPTION FOR 900 GROVE AVENUE

Beginning at a point on the North side of Grove ~~Rd.~~ which is 30 feet wide at a distance of 15 feet East of Drexel Rd. which is 30 feet wide.

Being Lot 91 in the subdivision of Oakleigh Beach as recorded in Baltimore County Plat Book No. 12, Folio 46, containing 7500 square feet.

Also known as 900 Grove Avenue and located in the 15th Election District 7th Councilmanic District.

96-734-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1978 Date of Posting 12/17/95
Posted for: Variano
Petitioner: Benjamin & Patricia Pritchett
Location of property: 900 Grove Ave
Location of Sign: Facing roadway on property being zoned
Remarks: _____
Posted by M. H. H. Date of return: 12/22/95
Signature
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

Item No. 2112
011155

DATE 12-8-95 ACCOUNT K-001-6150

AMOUNT \$ 85.00
JAMES B E Pritchett Ste: 900 GROVE AVE
RECEIVED E. Z Permit Service
FROM: 900-RHS Variano ADMN - 117
080-Sign + Post - 4
FOR: _____

RECEIVED BALADO#0157MICHRC
RECEIVED BALADO#0157MICHRC
RECEIVED BALADO#0157MICHRC

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-234-A (Item 242)
900 Grove Avenue
N/S Grove Avenue, 15' E of c/l Drexel Road
15th Election District - 7th Councilmanic
Legal Owner: Benimin Eric Pritchett and DiAnn D'Anna Pritchett

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 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before December 17, 1995. The closing date (January 2, 1996) 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.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Benjamin and DiAnna Pritchett
James McKinney

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 29, 1995

Mr. and Mrs. Benjamin E. Pritchett
900 Grove Avenue
Baltimore, MD 21222

RE: Item No.: 242
Case No.: 96-234-A
Petitioner: B. E. Pritchett

Dear Mr. and Mrs. Pritchett:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 8, 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 (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, PDM

DATE: December 28, 1995

FROM: Arnold F. 'Pat' Keller, III, Director, PO

SUBJECT: 900 Grove Avenue

INFORMATION:

Item Number: 242

Petitioner: Pritchett Property

Property Size: _____

Zoning: DR-5.5

Requested Action: Administrative Variance

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

Staff does not oppose the applicant's request provided that the following conditions are attached to the Order:

- The petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

Prepared by: Jeffrey W. Long

Division Chief: DF Keller

PK/JL

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: Dec. 26, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for December 26, 1995
Items 232, 233, 234, ~~235~~, 236, 238, 239,
240, 241 and 242

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 12/22/95

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 DEC. 18, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

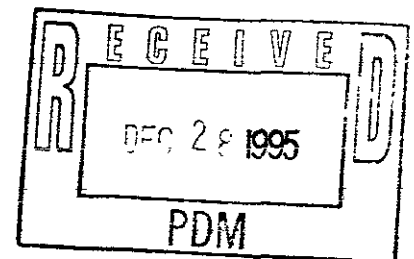
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 232, 233, 234, 235, 236,
237, 238, 239, 240, 241 AND 242.

MICROFILMED

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

cc: File



Printed with Soybean Ink
on Recycled Paper



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

12-18-95

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

RE: Baltimore County
Item No. 242 (JSS)

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 affected by any State Highway Administration projects.

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/es

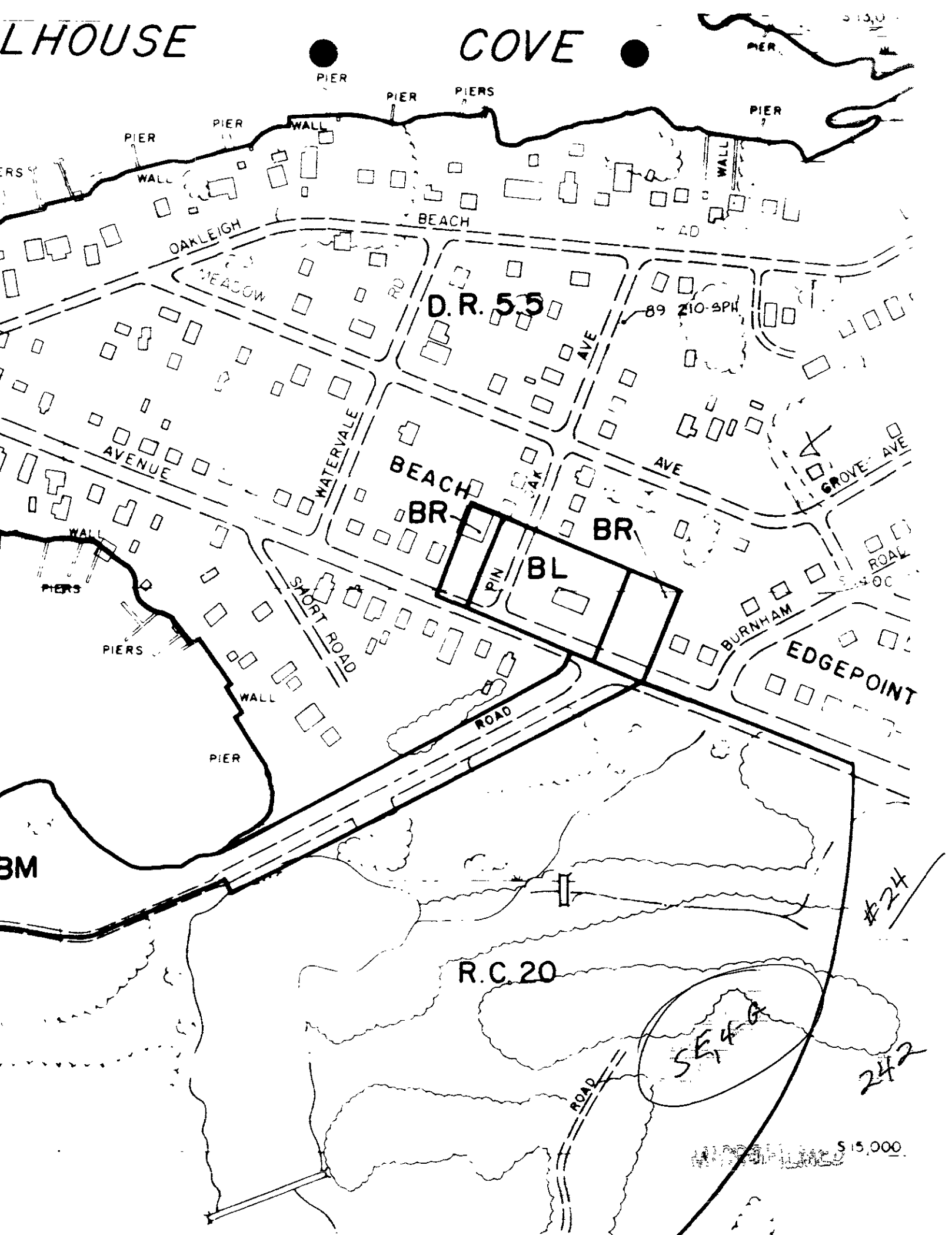
My telephone number is _____

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

LHOUSE

COVE





242



242



242

908 Meadow Ave
Tx# 1519511280

LOT 92
08 Meadow

DREXEL RD

Prior Zoning hearings: None

Ed McClelland 25 Waterview Rd 477-9136 Date: 11/24/95

LOT 104

N 68° 58' E 48.4'

NORTH

Proposed Garage
14' x 32' x 20' High
1 st y masonry w/ Loft

18" OAK
31'-15"

18' POOL

Existing Dwelling
1 1/2 st y Ft.

#900 Grove

PLANTER

SITE PLAN
1" = 20'

31'-15"

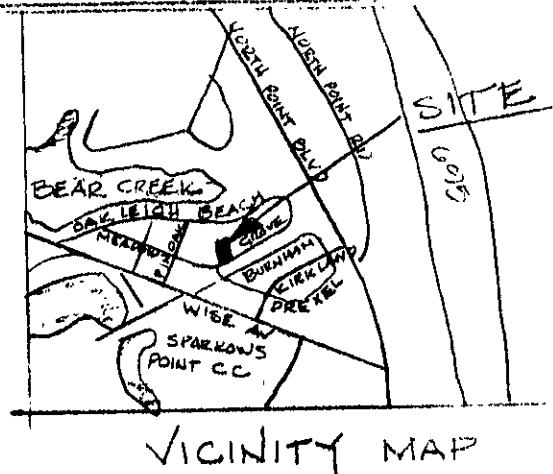
28'-10"

15'-0"

LOT 90
#900 Grove

GROVE ROAD

Plat No 1



VICINITY MAP

PLAT TO ACCOMPANY PETITION FOR
ZONING VARIANCE

Property Add: 900 Grove Ave
Baltimore, Md 21222
Owner: Benjamin E. Fritchett
Subdivision: Oakleigh Beach
Lot 91, Plat Ref 12/46; Map 104 G
Elect. Dist: 15 7th Councilmanic Dist.
Zoning: DR5.5 Tx# 1502650010
200 Scale Map No.: SE 4G
Lot Size: 7500 sf. .172 Ac.
Site is located in the Chesapeake Bay
Critical Area.
Public Water & Sewer Exists on Site

JPL
#242

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
N/S Grove Avenue, 15 ft. E of
c/1 Drexel Road
900 Grove Avenue
15th Election District
7th Councilmanic District
Benjamin E. Pritchett, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-234-A
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Benjamin E. Pritchett and DiAnn Pritchett, his wife, for that property known as 900 Grove Avenue in the Oakleigh Beach subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached garage) with a height of 20 ft. in lieu of the permitted 15 ft. maximum. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a 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 variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, 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.

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.), upon completion of their findings. The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of January 1996, that the Petition for a Residential Variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached garage) with a height of 20 ft. in lieu of the permitted 15 ft. maximum, 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. Compliance with the Department of Environmental Protection and Resource Management recommendations to be submitted upon completion of their review of this matter.

4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

LES:mmn

ORDER RECEIVED FOR FILING
Date 1/11/96
By M. J. J. J.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 10, 1996

Mr. and Mrs. Benjamin E. Pritchett
900 Grove Avenue
Baltimore, Maryland 21222

RE: Petition for Administrative Zoning Variance
Case No. 96-234-A
Property: 900 Grove Avenue

Dear Mr. and Mrs. Pritchett:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, 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
encl.

ORDER RECEIVED FOR FILING
Date 1/11/96
By M. J. J. J.

-2-

-3-



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 900 Grove Ave. which is presently zoned D.R.5.5

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 which is a part hereof, hereby petition for a Variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow an accessory structure (detached garage) with a height of 20 ft. in lieu of the permitted 15 ft. maximum.

To allow an accessory structure (detached garage) with a height of 20 ft. in lieu of the permitted 15 ft. maximum.

of the Zoning Regulations of Baltimore County, is the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) We are in need of storage space, we have no basement in our house.

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/Lessee
(Type or Print Name)
Signature
Address
City State Zipcode
Attorney for Petitioner
(Type or Print Name)
Signature
Address
City State Zipcode

I, the undersigned, declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Benjamin Eric Pritchett
(Type or Print Name)
Benjamin Eric Pritchett
Signature
DiAnn D'Anna Pritchett
(Type or Print Name)
DiAnn D'Anna Pritchett
Signature

900 Grove Ave. 477-9389
Baltimore, MD. 21222
City State Zipcode

James Mc Kinney B-Z Permit Service
7633 South Bend rd. 477-1677
Address Phone No. City State Zipcode

A Public Hearing having been requested and/or held to be required, it is ordered by the Zoning Commissioner of Baltimore County, 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 *JA* DATE 12-8-95
ESTIMATED POSTING DATE 12/17/95

Printed with Soybean Ink on Recycled Paper

ITEM # 242

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s), and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 900 Grove Ave.
Baltimore, MD 21222
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: (please describe in precise detail)

We are in need of storage space, we have no basement in our house.

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

Benjamin Eric Pritchett
Benjamin Eric Pritchett
(Type or Print Name)
DiAnn D'Anna Pritchett
DiAnn D'Anna Pritchett
(Type or Print Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:
I HEREBY CERTIFY, this 15th day of November, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Benjamin Eric Pritchett
DiAnn D'Anna Pritchett
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 his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.
11/15/95
My Commission Expires 6/1/99

NOTARY PUBLIC
Nelson Hope White

ZONING DESCRIPTION FOR 900 GROVE AVENUE

Beginning at a point on the North side of Grove Ave. which is 30 feet wide at a distance of 15 feet East of Drexel Rd. which is 30 feet wide. Being Lot 91 in the subdivision of Oakleigh Beach as recorded in Baltimore County Plat Book No. 12, Folio 46, containing 7500 square feet. Also known as 900 Grove Avenue and located in the 15th Election District 7th Councilmanic District.

242

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting 12/17/95
Posted for: Variance
Petitioner: Benjamin E. Pritchett, DiAnn Pritchett
Location of property: 900 Grove Ave.
Location of Sign: 7633 South Bend rd. Property: 900 Grove Ave.
Remarks:
Posted by: *McKinney* Signature Date of return: 12/17/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

Item No. 242
011155

DATE 12-8-95 ACCOUNT R-001-4150

OWNER: B.E. Pritchett AMOUNT \$ 85.00
RECEIVED E.Z. Permit Service
\$ 010-RS Variance ADAM - 11/17/95 - 450.00
+ 080-Sign + Postage 35.00
FOR: 85.00

01A00H0157MCHRC
BA 00110AM12-08-95 10:00 AM 85.00

VALIDATION OR SIGNATURE OF CASHIER
[Signature]



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-234-A (Item 242)
900 Grove Avenue
W/S Grove Avenue, 15' E of c/1 Drexel Road
15th Election District - 7th Councilmanic
Legal Owner: Benjamin Eric Pritchett and Diana D'Anna Pritchett

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 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before December 17, 1995. The closing date (January 2, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notices of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

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

Arnold Jablon

Arnold Jablon
Director

cc: Benjamin and Diana Pritchett
James McKinney



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 20, 1995

Mr. and Mrs. Benjamin E. Pritchett
900 Grove Avenue
Baltimore, MD 21222

RE: Item No.: 242
Case No.: 96-234-A
Petitioner: B. E. Pritchett

Dear Mr. and Mrs. Pritchett:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 8, 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 (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, PDM

DATE: December 28, 1995

FROM: Arnold F. 'Pat' Keller, III, Director, PO

SUBJECT: 900 Grove Avenue

INFORMATION:

Item Number: 242

Petitioner: Pritchett Property

Property Size:

Zoning: DR-5.5

Requested Action: Administrative Variance

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Staff does not oppose the applicant's request provided that the following condition are attached to the Order:

- The petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

Prepared by: *Jeffrey W. Long*

Division Chief: *DF New TS*

PK/JL

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Dec. 26, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for December 26, 1995
Items 232, 233, 234, 235, 236, 238, 239,
240, 241 and 242

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 12/22/95

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 DEC. 18, 1995.

Item No.: SEE BELOW Zoning Agenda:

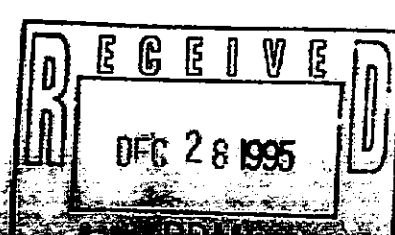
Gentlemen:

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

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 232, 233, 234, 235, 236, 237, 238, 239, 240, 241 AND 242.

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

cc: File



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

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

RE: Baltimore County
Item No. 242 (JTS)

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 affected by any State Highway Administration projects.

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,

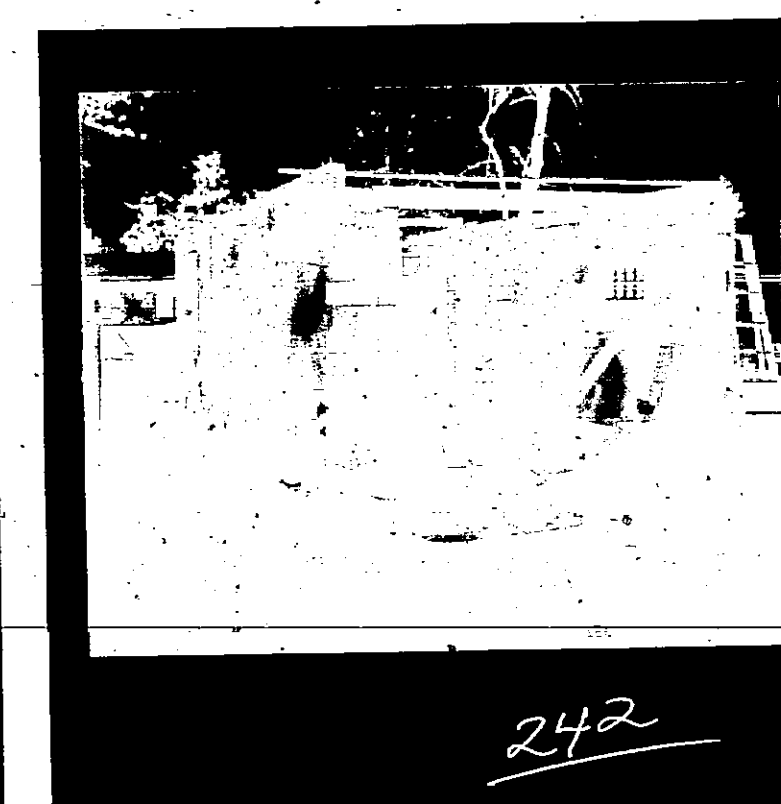
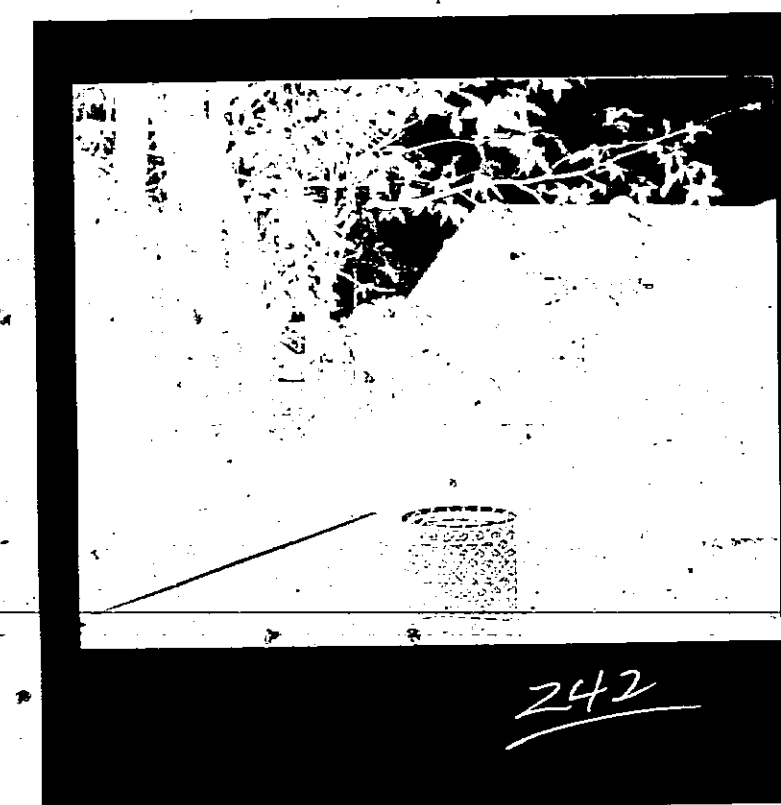
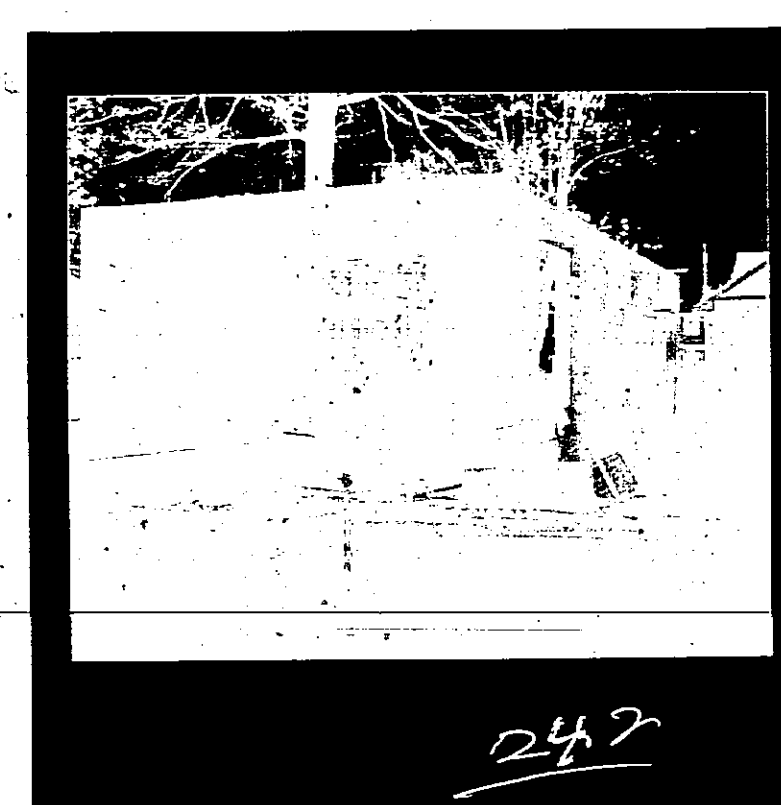
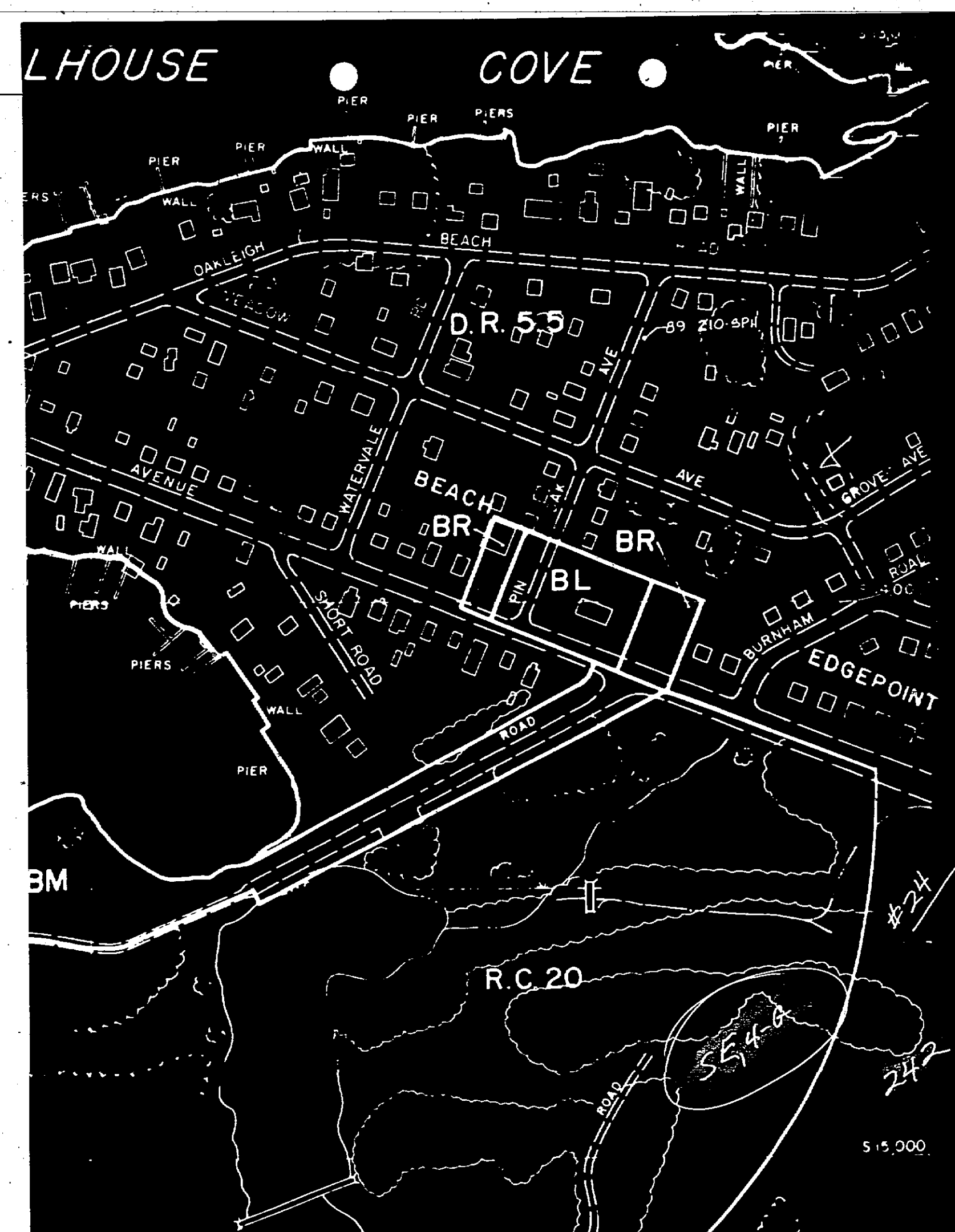
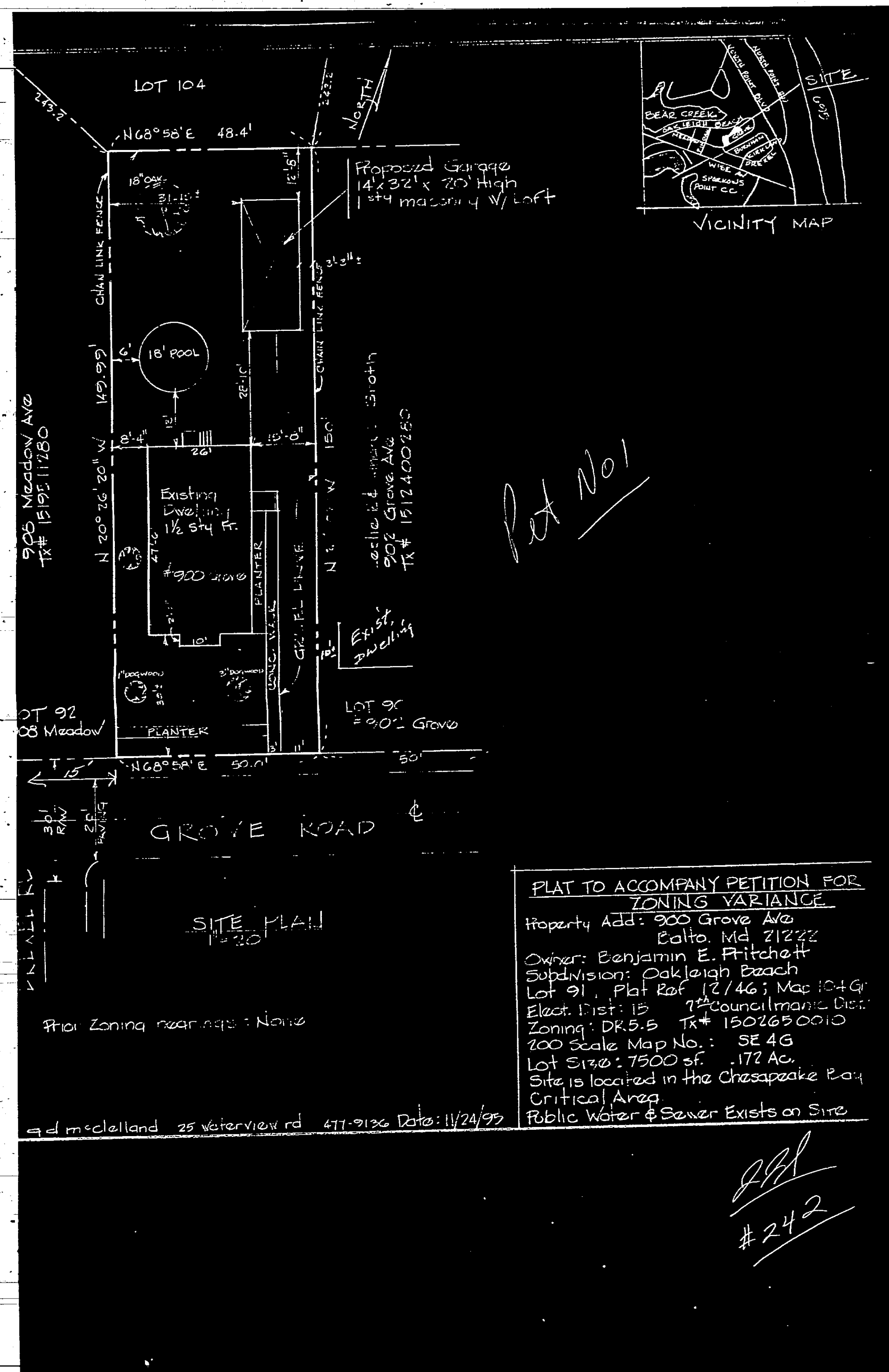
Bob Small

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2250 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202





242

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
NORTH POINT
INVERNESS

SHEET
S.E.
4-G