

IN RE: PETITIONS FOR VARIANCE
N/S Merritt Blvd., 1020' & 1070'
SW of the c/l of Meadow Lane
(1946 & 1948 Merritt Boulevard)
12th Election District
7th Councilmanic District

Beverly Karras
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case Nos. 96-406-A & 96-407-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as combined Petitions for Variance for adjoining property known as 1946 and 1948 Merritt Boulevard, located in the vicinity of Stansbury Road in Dundalk. The Petitions were filed by the owner of the property, Beverly Karras, and the Contract Purchaser of the property at 1948 Merritt Boulevard, Shelley Ruth. In both cases, the Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve the property as an undersized lot, pursuant to Section 304 of the B.C.Z.R. However, in Case No. 96-406-A, the relief is sought for existing improvements at 1946 Merritt Boulevard, whereas, in Case No. 96-407-A, relief is sought for the proposed development of the property known as 1948 Merritt Boulevard with a single family dwelling. Both properties and the relief requested are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Beverly .
Karras, legal owner of both properties, and Jerry and Shelley Ruth, Contract Purchasers of the property known as 1948 Merritt Boulevard. There were no Protestants present.

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

Testimony and evidence offered revealed that the property known as 1946 Merritt Boulevard consists of .19 acres, more or less, (or 8,049 sq.ft.), zoned D.R. 5.5, and is improved with a single family dwelling which has existed on the property since 1946. The property known as 1948 Merritt Boulevard consists of an equal amount of land and is presently unimproved. The Contract Purchasers are desirous of developing that lot with a single family dwelling; however, in order to do so, Ms. Karras must legitimize the existing improvements at 1946 Merritt Boulevard and obtain the variance relief as set forth above in order to develop the unimproved property at 1948 Merritt Boulevard. Testimony revealed that the properties are located in an older subdivision which was laid out many years ago and that most of the lots are 50 feet wide. In fact, Ms. Karras has resided on her property since 1946 when her house was built. Testimony and evidence offered demonstrated that her home meets all side, front and rear setback requirements by today's standards; however, does not meet the 55-foot lot width required. Likewise, the adjoining lot does not meet the 55-foot lot width requirement and in order to develop the property as proposed, the requested variances are necessary. Mr. & Mrs. Jerry Ruth testified that the dwelling they propose to construct will meet all side, front and rear setback requirements, but will need a variance as to lot width requirements.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28
(1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the relief requested is not granted. It has been demonstrated that both lots were established prior to the effective date of the zoning regulations which prohibited a lot width of less than 55 feet and that strict compliance with the zoning regulations would unduly restrict development of the vacant lot. In addition, the proposed dwelling will meet all setback requirements. In the opinion of this Deputy Zoning Commissioner, the relief requested will not be detrimental to the health, safety or general welfare of the surrounding locale, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of June, 1996 that the Petition for Variance filed in Case No. 96-406-A seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot, pursuant to Section 304 of the B.C.Z.R., for the existing

dwelling at 1946 Merritt Boulevard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 96-407-A seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot, pursuant to Section 304 of the B.C.Z.R., for the proposed development of the property at 1948 Merritt Boulevard with a single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed dwelling at 1948 Merritt Boulevard must meet all side, front and rear setback requirements.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 3, 1996

Ms. Beverly Karras
1946 Merritt Boulevard
Baltimore, Maryland 21222

RE: PETITIONS FOR VARIANCE
N/S Merritt Blvd., 1020' & 1070' SW of the c/l of Meadow Lane
(1946 & 1948 Merritt Boulevard)
12th Election District - 7th Councilmanic District
Beverly Karras - Petitioner
Case Nos. 96-406-A & 96-407-A

Dear Ms. Karras:

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

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

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Jerry Ruth
8812 Hinton Avenue, Baltimore, Md. 21219

People's Counsel

File

MICROFILMED





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

96-407-A

1948 MERRITT BLVD.

which is presently zoned

OR5.5

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) 1802.3.C.1 OF B.C.Z.R. TO

PERMIT A FRONT LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED 55 FEET & TO APPROVE AN UNDERSIZED LOT PURSUANT SECTION 304 AS DETERMINED 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)

- (1) MOST LOTS IN AREA ARE 50' & MOST HOMES CONSTRUCTED IN AREA ARE ON 50' LOTS
- (2) EXISTING SETBACKS AS REQUIRED ARE MET & WILL BE MET

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:

SHELLEY RUTH

(Type or Print Name)

Shelley Ruth

Signature

8812 HINTON AVE.

Address

BALTO.

MO

21219

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

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.

Legal Owner(s):

BEVERLY KARRAS

(Type or Print Name)

Beverly Karras

Signature

(Type or Print Name)

Signature

1946 MERRITT BLVD

Address

288-3946

Phone No.

BALTO.

MO

21222

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Name

1946 MERRITT BLVD

Address

288-3946

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

1-2 hr

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

4/17/96

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink
on Recycled Paper

MICROFILMED

* set w/ # 401

96-407-A

ZONING DESCRIPTION FOR 1948 Merritt Boulevard

Beginning at a point on the North side of Merritt Avenue which is 70 feet wide at the distance of 1070 feet West of the centerline of Meadow Lane, the nearest improved intersecting street, which is 40 feet wide. Being known as lot number 57 in the subdivision of Dundalk Farms as recorded in Baltimore County Plat Book #10 , Folio #53; containing .19 acres.

Also known as 1948 Merritt Boulevard located in the 12th Election District, 7th Councilmanic District.

MICROFILMED

402

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 96-407-A
Towson, Maryland

District 13th

Date of Posting 4/22/96 5/1/96

Posted for: Ordinance

Petitioner: Barry Korman & Shelly Roth

Location of property: 1948 N. 2nd St. N/S

Location of Sign: Sign placed on property being zoned

Remarks: _____

Posted by _____

Signature

Date of return: _____

Number of Signs: 1

MICROFILMED

NOTICE OF HEARING

The Zoning Commission 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 #36-407-A

(Item 402)

1968 Meritt Boulevard
MS Meritt Boulevard, 1070'

SW of Meadow Lane
12th Election District

7th Contingent

Legal Owner(s):

Beverly Karas

Contract Purchaser:

Shady Poth

Variances: to permit a front lot width of 50 feet in lieu of the required 55 feet and for the zoning Commissioner to provide relief under Section 304 for an undersized lot.

Hearing: Thursday, May 23, 1996 at 10:00 a.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are handicapped accessible for special accommodations. Please Call 887-3333.
(2) For information concerning the file and/or Hearing, Please Call 887-3391.

5/26

May 2 2 4655

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/2, 1996

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 5/2, 1996.

THE JEFFERSONIAN,

A. H. Amick
LEGAL AD. - TOWSON

RECORDED

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

No. 0170017

DATE 4/17/12 ACCOUNT 01-615

By: WAX

Index: 402

AMOUNT \$ 85.00

RECEIVED FROM: Beverly Karras - 1948 Merritt Blvd

010-025 Var - \$ 50.00

080-1535 - \$ 35.00

\$ 85.00

FOR:

TRANSFERT

01A00W0043MTCRC

01 EQUIS:47AM04-17 16

85.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

96-407



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor 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.: 402 Petitioner: Beverly Karras

Location: 1948 Merritt Blvd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Beverly Karras

ADDRESS: 1946 Merritt Blvd

Baltimore MD 21222

PHONE NUMBER: 288-3946

RECORDED



TO: PUTUXENT PUBLISHING COMPANY
May 2, 1996 Issue - Jeffersonian

Please forward billing to:

Beverly Karras
1946 Merritt Blvd.
Baltimore, MD 21222
288-3946

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: 96-407-A (Item 402)
1946 Merritt Boulevard
N/S Merritt Boulevard, 1070' SW of c/l Meadow Lane
12th Election District - 7th Councilmanic
Legal Owner(s): Beverly Karras
Contract Purchaser: Shelley Ruth

Variance to permit a front lot width of 50 feet in lieu of the required 55 feet and for the Zoning Commissioner to provide relief under Section 304 for an undersized lot..

HEARING: THURSDAY, MAY 23, 1996 at 10:00 a.m. in Room 106, County Office Building.

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.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

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

April 25, 1996

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: 96-407-A (Item 402)

1948 1946 Merritt Boulevard

N/S Merritt Boulevard, 1070' SW of c/l Meadow Lane

12th Election District - 7th Councilmanic

Legal Owner(s): Beverly Karras

Contract Purchaser: Shelley Ruth

Variance to permit a front lot width of 50 feet in lieu of the required 55 feet and for the Zoning Commissioner to provide relief under Section 304 for an undersized lot..

HEARING: THURSDAY, MAY 23, 1996 at 10:00 a.m. in Room 106, County Office Building.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Beverly Karras
Shelley Ruth

- 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
Department of Permits and
Development Management

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

May 16, 1996

Ms. Beverly Karras
1946 Merritt Boulevard
Baltimore, MD 21222

RE: Item No.: 402
Case No.: 96-407-A
Petitioner: Beverly Karras

Dear Ms. Karras:

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 May 6, 1996.

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,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp that contains the same name in a serif font.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: April 30, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 1946 and 1948 Merritt Boulevard

INFORMATION:

Item Number:

401 & 402

Petitioner:

Karras Property

Property Size:

Zoning:

DR 5.5

Requested Action:

Variance and Undersized Lot Approval

Hearing Date:

/ /

SUMMARY OF RECOMMENDATIONS:

There appears to be a conflict between the variance application and the undersized lot application. The undersized lot application elevation drawings indicate the building width is 32 feet, which would create a side yard variance on a 50 ft. wide lot. The variance application for the adjoining ownership on an undersized lot states setbacks will be met.

The Planning Office recommends approval of the undersized lot provided no side yard setback variances are needed, and the conflict between the two plans is amended. In addition, the parking area should not be a double wide pad in front of the house.

Prepared by:

Jeffrey W. Lee

Division Chief:

Gary L. Kras

PK/JL:lw

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date. May 6, 1996

FROM: *Sub* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for May 6, 1996
Item Nos. 399, 401, 402, 405, 406, 408

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

RWB:HJO:jrb

cc: File

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/30/96

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 APRIL 29, 1996.

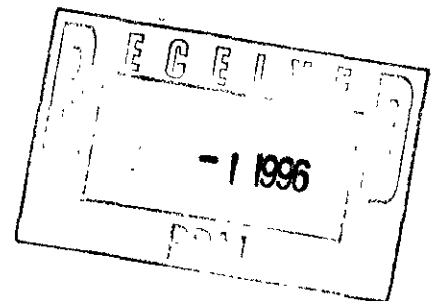
Item No.: SEE BELOW

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: 400, 401, 402, 403, 404, 405, 406, 407, 408 and 409.



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

cc: File

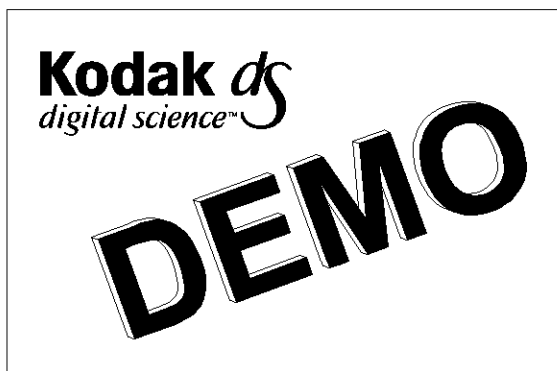
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: 4-29-96

DATE: 5-1-96

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

Item #'s: 401, (402), 404, 407, 408



RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

4-30-96

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

RE: Baltimore County
Item No. 402 (HJK)

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 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

PETITION PROBLEMS

#400 --- MJK

1. No undersized lot information.

#401 --- MJK

1. No undersized lot information.

#402 --- MJK

1. No undersized lot information.

#403 --- MJK

1. Need name of the "Heirs of Herman I. Altenburg & Augusta Altenburg".
2. Need authorization for personal representative for legal owner.
3. Need telephone number for legal owner.

#406 --- MJK

1. Notary section is incomplete/incorrect.

#407 --- JJS

1. Notary section is incomplete/incorrect.

#409 --- JCM

1. No section number or wording on petition form.
2. No telephone number for legal owner.

MICROFILMED

4/29/96

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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

B _____
Permit Number

FROM: Arnold Jablon, Director, Department of Permits & Development Management

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 & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ BEVERLY KARRAS 1946 MERRITT BLVD
Print Name of Applicant Address

☐ Lot Address 1946 MERRITT BLVD Election District 12 Council District 7 Square Feet 8409

Lot Location: N E S W / side / corner of W 1st St (Street) 1070' SW Meadow Ln (Street)

Land Owner BEVERLY KARRAS Tax Account Number 12-02-058310

Address 1946 MERRITT BLVD Telephone Number 288-3946

☐ **CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation**

- | | YES | NO |
|--|-------------------------------------|--------------------------|
| 1. This Recommendation Form (3 copies) | ☒ | ☐ |
| 2. Permit Application | ☒ | ☐ |
| 3. Site Plan | ☒ | ☐ |
| Property (3 copies) | ☒ | ☐ |
| Topo Map (available in Rm 206 C.O.B.) (2 copies) | ☒ | ☐ |
| (please label site clearly) | ☒ | ☐ |
| 4. Building Elevation Drawings | ☒ | ☐ |
| 5. Photographs (please label all photos clearly) | ☒ | ☐ |
| Adjoining Buildings | ☒ | ☐ |
| Surrounding Neighborhood | ☒ | ☐ |

Residential Processing Fee Paid
Codes 030 & 080 (\$25)

Accepted by ZADM

Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

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

MICROFILMED

Signed by: _____
for the Director, Office of Planning & Community Conservation

Date: _____

see
items
401
402

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & 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

n/a *Combrat w/ variance*

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____

Signature

Date of Posting: _____

Number of Signs: _____

RE: PETITION FOR VARIANCE
1948 Merritt Boulevard, N/S Merritt Blvd,
1070' SW of c/l Meadow Lane
12th Election District, 7th Councilmanic

Legal Owner: Beverly Karras
Contract Purchaser: Shelley Ruth
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-407-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 17th day of May, 1996, a copy of the foregoing Entry of Appearance was mailed to Beverly Karras, 1946 Merritt Boulevard, Baltimore, MD 21222, and to Shelley Ruth, 8812 Hinton Avenue, Baltimore, MD 21219, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

Property address: 1948 Merritt Blvd.
 Subdivision name: Dundalk Farms
 plat book: 10 folio: 53.

Owner: Beverly Karras
 Date: April 15, 1996
 Scale: 1"=50'

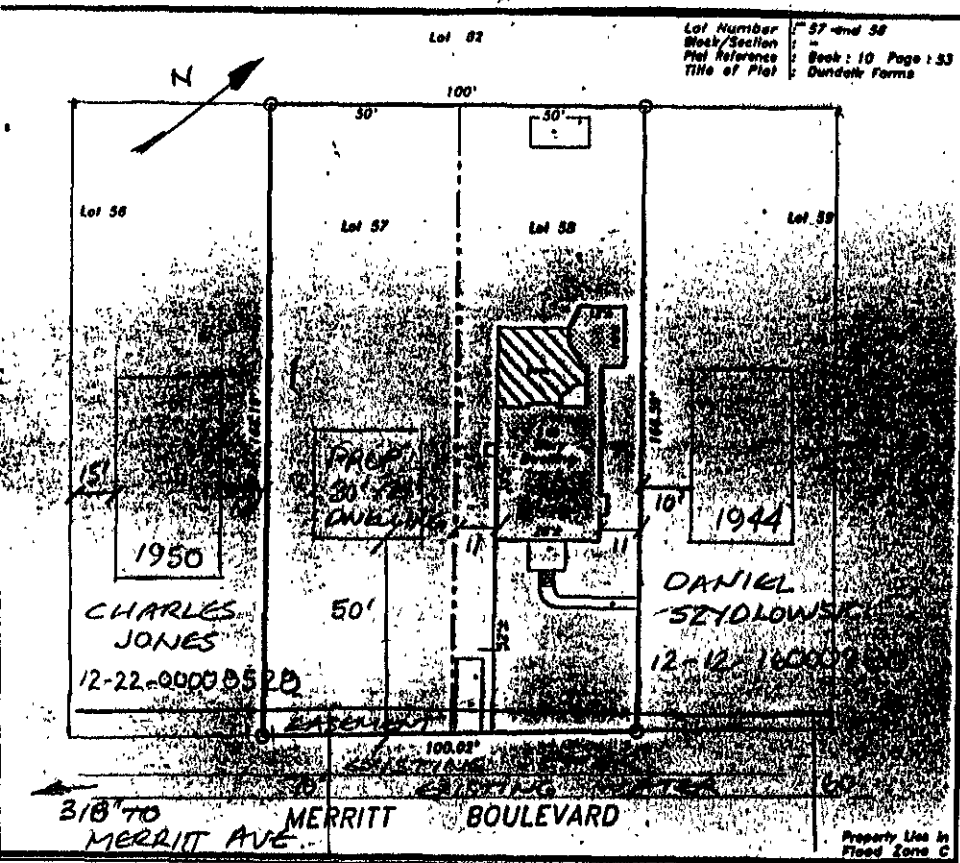
Location Information

Councilmatic District: 7
 Election District: 12
 1"=200' scale map: SE-4F
 Zoning: DR. 5.5

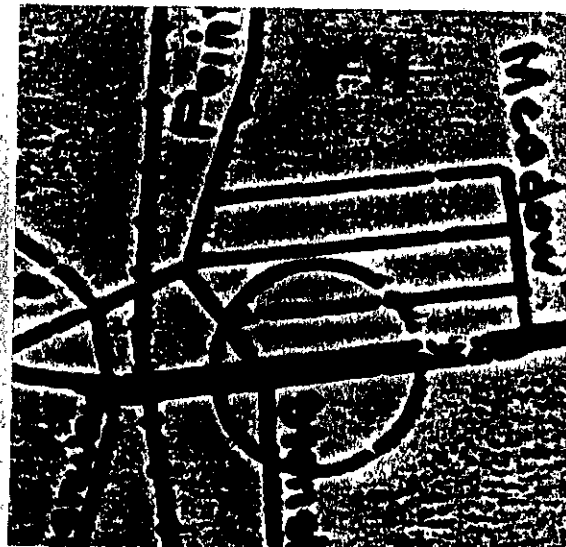
Lot size: .19 acres/ 8,049 sq. ft.
 Public sewer and water exists
 Lot does not lie in Chesapeake Bay Critical Area
 No prior zoning hearings

Zoning Office Use ONLY!

reviewed by	item #	case #
<i>WJK</i>	402	



96-407-A



VICINITY MAP
 SCALE: 1"=1000'

Pet Ex #1

MICROFILMED

IN RE: PETITIONS FOR VARIANCE * BEFORE THE
N/S Merritt Blvd., 1020' & 1070' * DEPUTY ZONING COMMISSIONER
SW of the c/l of Meadow Lane (1946 & 1948 Merritt Boulevard) * OF BALTIMORE COUNTY
12th Election District * Case Nos. 96-406-A & 96-407-A
7th Councilmanic District
Beverly Karras
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as combined Petitions for Variance for adjoining property known as 1946 and 1948 Merritt Boulevard, located in the vicinity of Stansbury Road in Dundalk. The Petitions were filed by the owner of the property, Beverly Karras, and the Contract Purchaser of the property at 1948 Merritt Boulevard, Shelley Ruth. In both cases, the Petitioner seeks relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve the property as an undersized lot, pursuant to Section 304 of the B.C.Z.R. However, in Case No. 96-406-A, the relief is sought for existing improvements at 1946 Merritt Boulevard, whereas, in Case No. 96-407-A, relief is sought for the proposed development of the property known as 1948 Merritt Boulevard with a single family dwelling. Both properties and the relief requested are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Beverly Karras, legal owner of both properties, and Jerry and Shelley Ruth, Contract Purchasers of the property known as 1948 Merritt Boulevard. There were no Protestants present.

Testimony and evidence offered revealed that the property known as 1946 Merritt Boulevard consists of .19 acres, more or less, (or 8,049 sq.ft.), zoned D.R. 5.5, and is improved with a single family dwelling which has existed on the property since 1946. The property known as 1948 Merritt Boulevard consists of an equal amount of land and is presently unimproved. The Contract Purchasers are desirous of developing that lot with a single family dwelling; however, in order to do so, Ms. Karras must legitimize the existing improvements at 1946 Merritt Boulevard and obtain the variance relief as set forth above in order to develop the unimproved property at 1948 Merritt Boulevard. Testimony revealed that the properties are located in an older subdivision which was laid out many years ago and that most of the lots are 50 feet wide. In fact, Ms. Karras has resided on her property since 1946 when her house was built. Testimony and evidence offered demonstrated that her home meets all side, front and rear setback requirements by today's standards; however, does not meet the 55-foot lot width required. Likewise, the adjoining lot does not meet the 55-foot lot width requirement and in order to develop the property as proposed, the requested variances are necessary. Mr. & Mrs. Jerry Ruth testified that the dwelling they propose to construct will meet all side, front and rear setback requirements, but will need a variance as to lot width requirements.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the relief requested is not granted. It has been demonstrated that both lots were established prior to the effective date of the zoning regulations which prohibited a lot width of less than 55 feet and that strict compliance with the zoning regulations would unduly restrict development of the vacant lot. In addition, the proposed dwelling will meet all setback requirements. In the opinion of this Deputy Zoning Commissioner, the relief requested will not be detrimental to the health, safety or general welfare of the surrounding locale, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of June, 1996 that the Petition for Variance filed in Case No. 96-406-A seeking relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot, pursuant to Section 304 of the B.C.Z.R., for the existing

dwelling at 1946 Merritt Boulevard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 96-407-A seeking relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot, pursuant to Section 304 of the B.C.Z.R., for the proposed development of the property at 1948 Merritt Boulevard with a single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed dwelling at 1948 Merritt Boulevard must meet all side, front and rear setback requirements.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

TIMOTHY M. KOTROOD
Deputy Zoning Commissioner
for Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 5/14/96
Posted for: Karras
Petitioner: Beverly Karras
Location of property: 1946 Merritt Blvd., N/C
Location of Signs: Property on 1946 Merritt Blvd. between Dundalk and Stansbury Roads
Remarks:
Posted by: [Signature] Date of return: 5/16/96
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/12, 1996
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 5/12, 1996.

THE JEFFERSONIAN,
A. HENNINGSON
LEGAL AD. - TOWSON

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-4386
June 3, 1996

Ms. Beverly Karras
1946 Merritt Boulevard
Baltimore, Maryland 21222
RE: PETITIONS FOR VARIANCE
N/S Merritt Blvd., 1020' & 1070' SW of the c/l of Meadow Lane
(1946 & 1948 Merritt Boulevard)
12th Election District - 7th Councilmanic District
Beverly Karras - Petitioner
Case Nos. 96-406-A & 96-407-A

Dear Ms. Karras:

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

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

Very truly yours,
TIMOTHY M. KOTROOD
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs
cc: Mr. & Mrs. Jerry Ruth
8812 Hinton Avenue, Baltimore, Md. 21219

People's Counsel
file

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 1946 Merritt Blvd.
96-406-A 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 situated 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) 1802.3.C.1 OF B.C.Z.R. TO PERMIT A FRONT LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED 55 FEET TO APPROVE AN UNDERSIZED LOT PURSUANT SECTION 304 AS DETERMINED 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)

- 1) MOST LOTS IN AREA ARE 50' + MOST HOMES CONSTRUCTED IN AREA ARE ON 50' LOTS
- 2) EXISTING SETBACKS AS REQUIRED ARE MET & WILL BE MET

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(s):

(Type or Print Name)

Signature

Address

City State Zip/City

Address for Petitioner:

(Type or Print Name)

Signature

Address

City State Zip/City

Who do solemnly 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.

Legal Owner(s):

(Type or Print Name)

Signature

Address

City State Zip/City

Address for Petitioner:

(Type or Print Name)

Signature

Address

City State Zip/City

Address for Petitioner:

(Type or Print Name)

Signature

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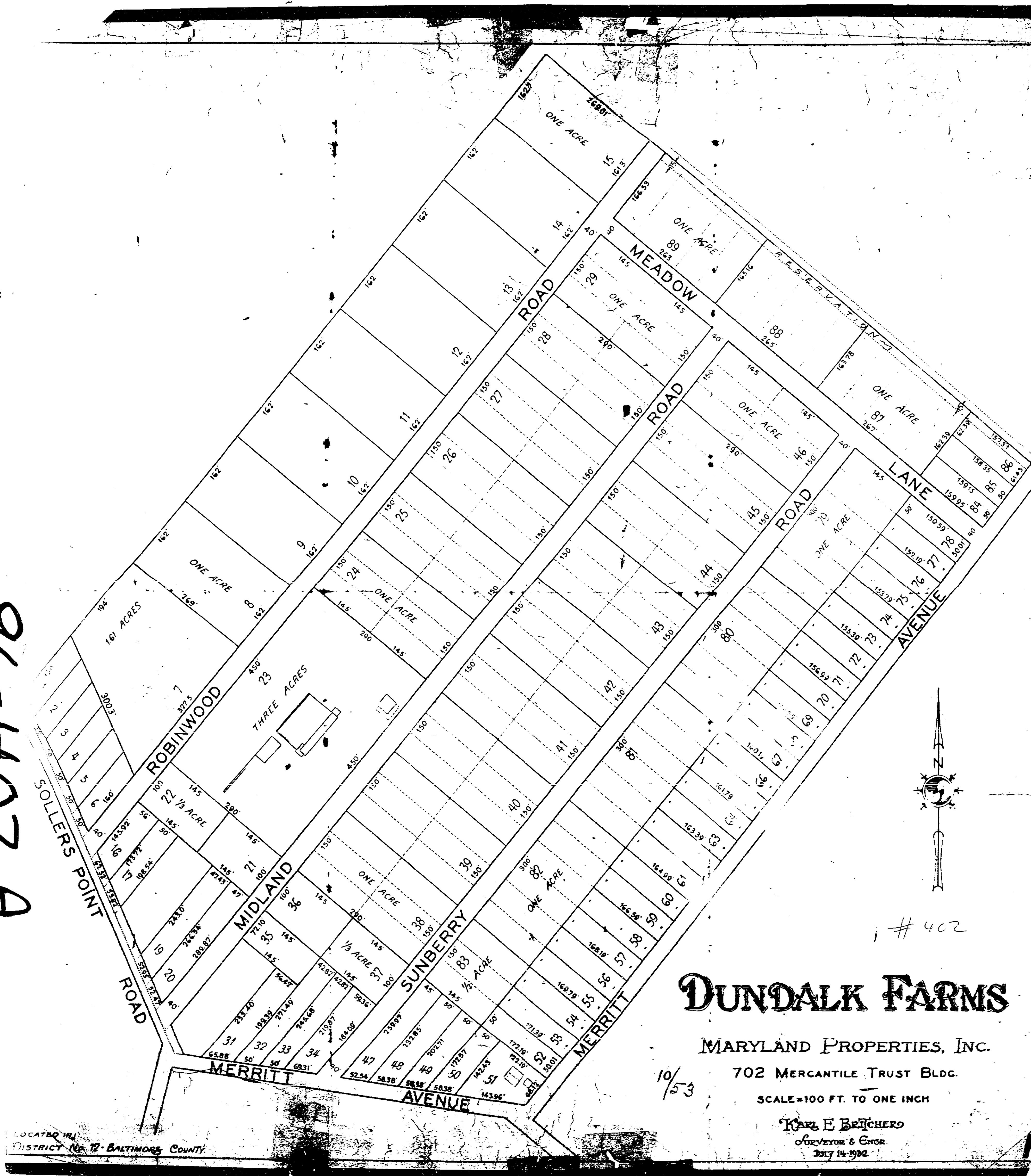
Address

City State Zip/City

Address for Petitioner:

(Type or Print Name)

96-407-A





PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	DUNDALK	SE 4-F
		DATE OF PHOTOGRAPHY DEC 1954		
Topography Compiled By Photo ABRAMS AERIAL SURVEY CORP		Photogrammetric Methods LANSING MICH		

F-SE E-SW

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96-407-A

SUBJECT
PROPERTY

#462



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE
1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

DUNDALK

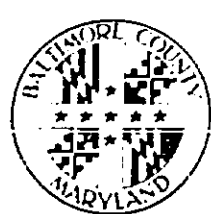
S. E.
4-F

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 4/17/96 ACCOUNT: 01-615
BY: J. J. J. AMOUNT: \$ 80.00

RECEIVED: Beverly Karras - 1946 Merritt Blvd.
FROM: 010 - 134 - \$ 80.00
010 - 134 - \$ 80.00
FOR: \$ 80.00

VALIDATION OR SIGNATURE OF CASHIER
96-406



Baltimore County
Department of Permits and
Development Management

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

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.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 401 Petitioner: Beverly Karras

Location: 1946 Merritt Blvd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Beverly Karras

ADDRESS: 1946 Merritt Blvd.

Baltimore MD 21222

PHONE NUMBER: 288-3746

Printed with Soybean Ink
on Recycled Paper

12

TO: PETITIONER BUILDING COMPANY
May 2, 1996 Issue - Jeffersonian

Please forward billing to:

Beverly Karras
1946 Merritt Blvd.
Baltimore, MD 21222
288-3946

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: 96-406-A (Item 401)

1946 Merritt Boulevard
N/8 Merritt Boulevard, 1020' SW of c/l Meadow Lane
12th Election District - 7th Councilmanic
Legal Owner(s): Beverly Karras

Variance to permit a front lot width of 30 feet in lieu of the required 55 feet and for the Zoning Commissioner to provide relief under Section 304 for an undersized lot.

HEARING: THURSDAY, MAY 23, 1996 at 10:00 a.m. in Room 106, County Office Building.

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
Department of Permits and
Development Management

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

April 25, 1996

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: 96-406-A (Item 401)

1946 Merritt Boulevard
N/8 Merritt Boulevard, 1020' SW of c/l Meadow Lane
12th Election District - 7th Councilmanic
Legal Owner(s): Beverly Karras

Variance to permit a front lot width of 30 feet in lieu of the required 55 feet and for the Zoning Commissioner to provide relief under Section 304 for an undersized lot.

HEARING: THURSDAY, MAY 23, 1996 at 10:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Beverly Karras

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.

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

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

May 16, 1996

Ms. Beverly Karras
1946 Merritt Boulevard
Baltimore, MD 21222

RE: Item No.: 401
Case No.: 96-406-A
Petitioner: Beverly Karras

Dear Ms. Karras:

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 May 6, 1996.

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: April 30, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 1946 and 1948 Merritt Boulevard

INFORMATION:

Item Number: 401 & 402

Petitioner: Karras Property

Property Size: _____

Zoning: DR 5.5

Requested Action: Variance and Undersized Lot Approval

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

There appears to be a conflict between the variance application and the undersized lot application. The undersized lot application drawings indicate the building width is 32 feet, which would create a side yard variance on a 50 ft. wide lot. The variance application for the adjoining ownership on an undersized lot states setbacks will be met.

The Planning Office recommends approval of the undersized lot provided no side yard setback variances are needed, and the conflict between the two plans is amended. In addition, the parking area should not be a double wide pad in front of the house.

Prepared by: Jeffrey M. Lee

Division Chief: Gary L. Lee

PK/JL:lw

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: May 6, 1996
Department of Permits & Development
Management

FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for May 6, 1996
Item Nos. 399, 401, 402, 405, 406, 408

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

RWB:HJC:jrb

cc: File

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4300

DATE: 04/20/96

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 APRIL 28, 1996.

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.

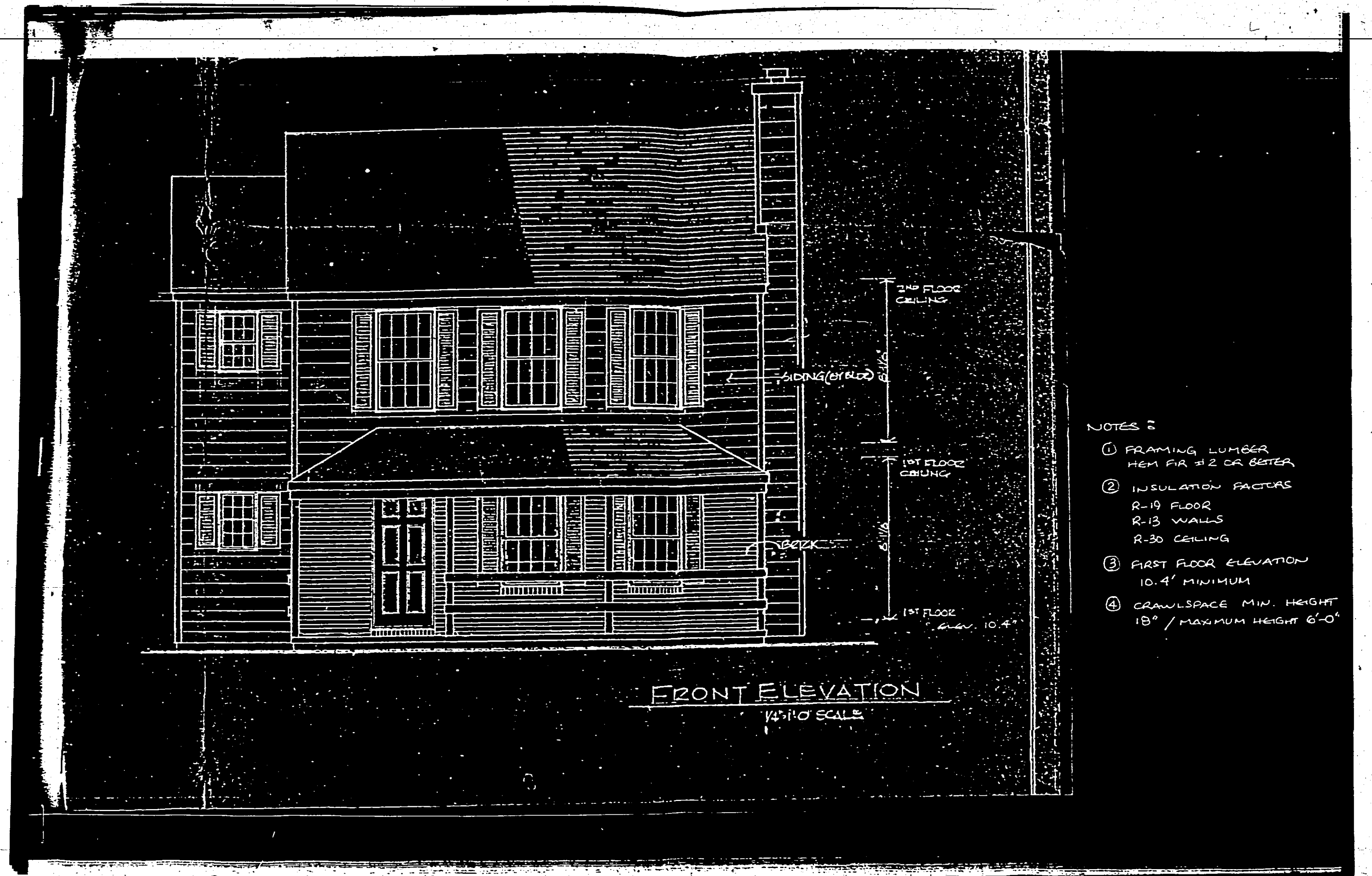
6. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 400, 401, 402, 405, 406, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office. PHONE 887-4681. MS-1102F

cc: File

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on Recycled Paper

96-406-A



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

Property address: 1946 Merritt Blvd.
Subdivision name: Dundalk Farms
plat book: 10 folio: 53

Owner: Beverly Karras
Date: April 15, 1996
Scale: 1"=50'

Location Information

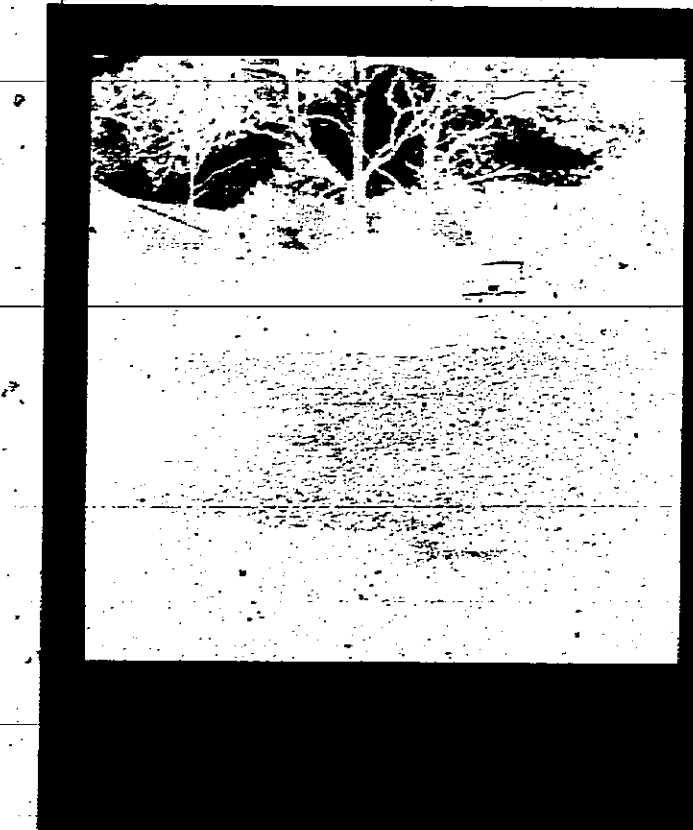
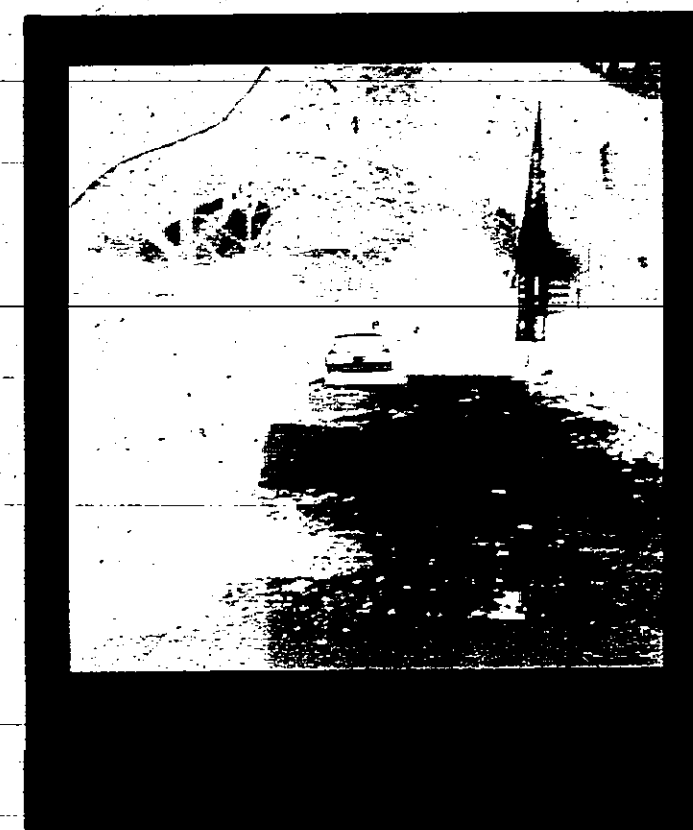
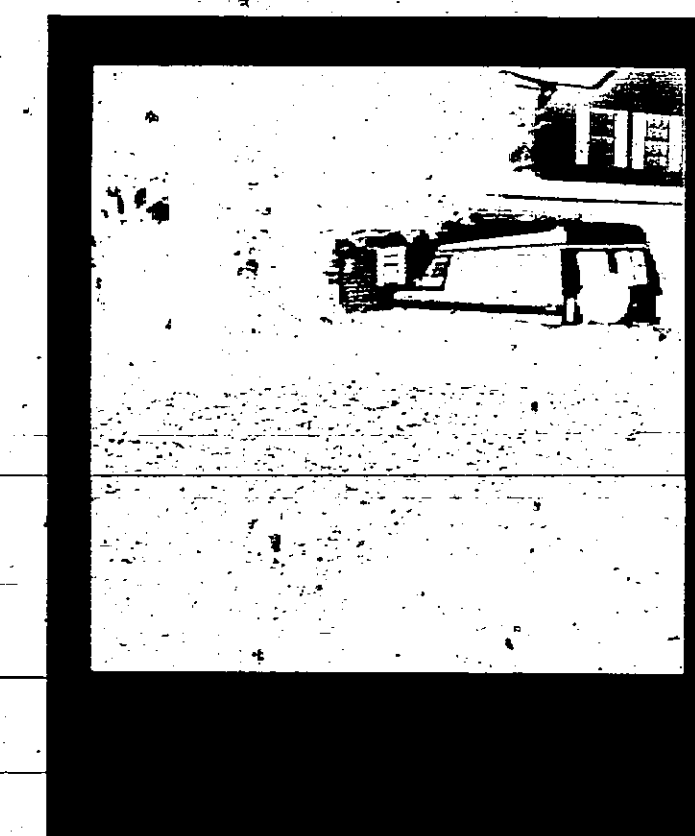
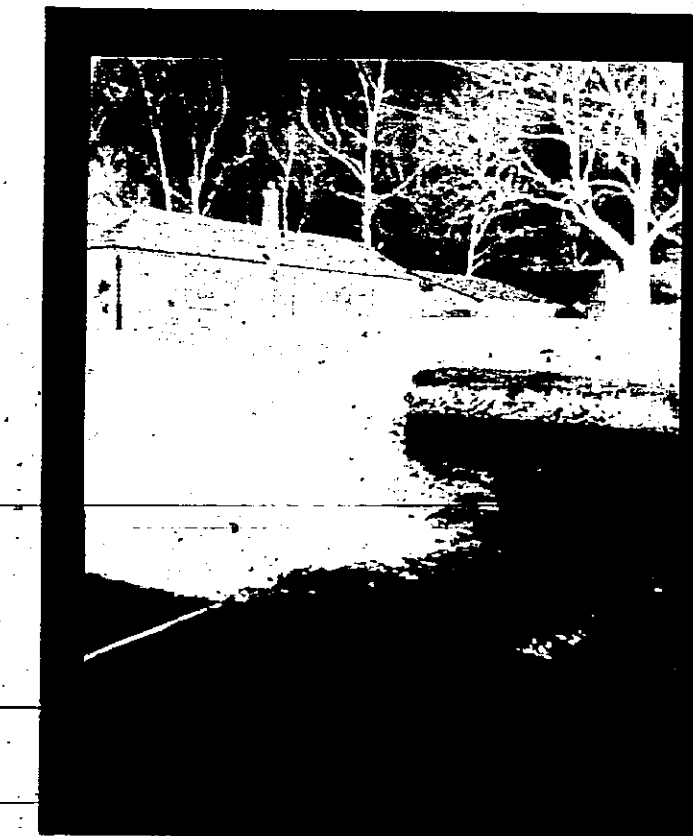
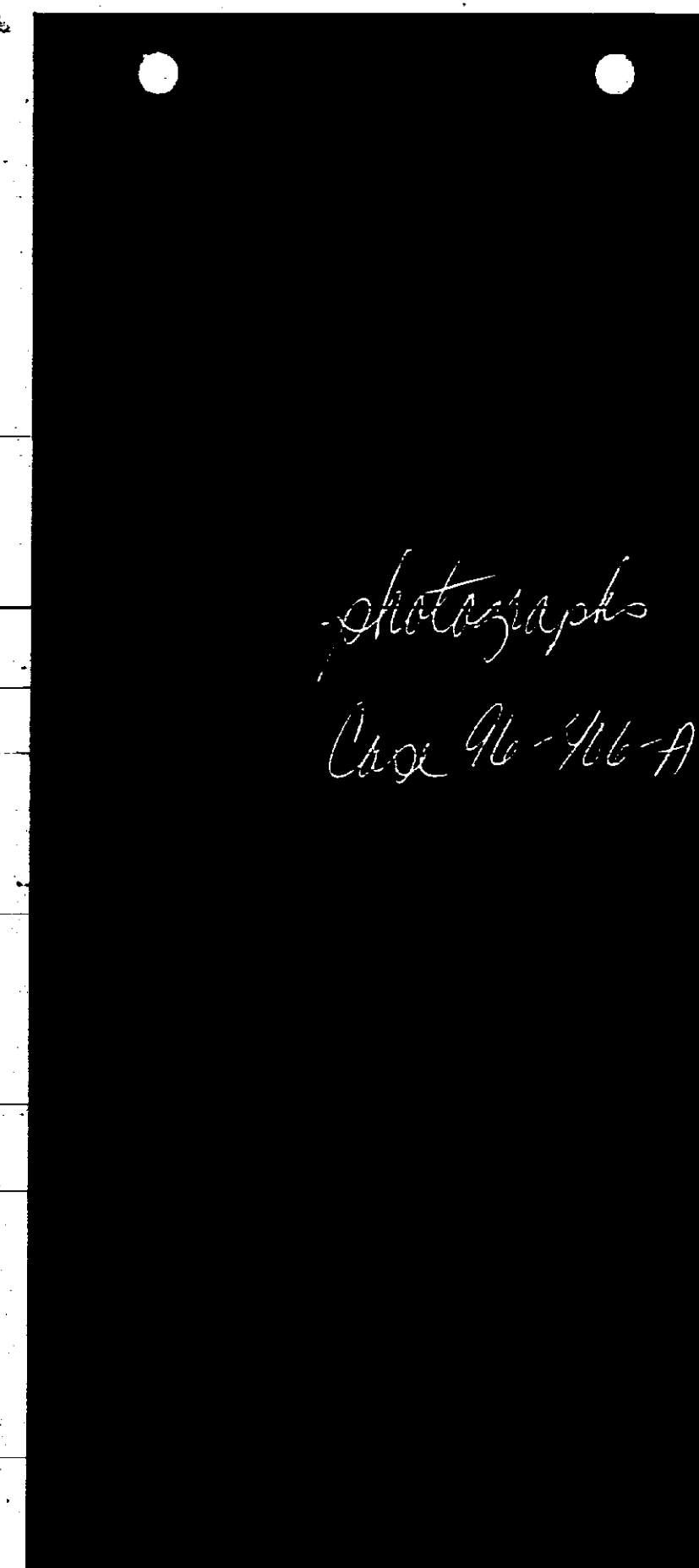
Councilmatic District: 7
Election District: 12
1"=200' scale map: SE-4P
Zoning: DR. 5.5

Lot size: .19 acres / 8,049 sq. ft.
Public sewer and water exists
Lot does not lie in Chesapeake Bay Critical Area
No prior zoning hearings

96-406-A

Ret ex #1

VICINITY MAP
SCALE: 1" = 1000'





SUBJECT
PROPERTY



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY	DUNDALK	S. E. 4-F
JANUARY 1986		# 401

96-406-A

IN RE: PETITIONS FOR VARIANCE * BEFORE THE
N/S Merritt Blvd., 1020' & 1070' * DEPUTY ZONING COMMISSIONER
SW of the c/l of Meadow Lane * OF BALTIMORE COUNTY
(1946 & 1948 Merritt Boulevard) * 12th Election District
7th Councilmanic District * Case Nos. 96-406-A & 96-407-A
Beverly Karras
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as combined Petitions for Variance for adjoining property known as 1946 and 1948 Merritt Boulevard, located in the vicinity of Stansbury Road in Dundalk. The Petitions were filed by the owner of the property, Beverly Karras, and the Contract Purchaser of the property at 1948 Merritt Boulevard, Shelley Ruth. In both cases, the Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve the property as an undersized lot, pursuant to Section 304 of the B.C.Z.R. However, in Case No. 96-406-A, the relief is sought for existing improvements at 1946 Merritt Boulevard, whereas, in Case No. 96-407-A, relief is sought for the proposed development of the property known as 1948 Merritt Boulevard with a single family dwelling. Both properties and the relief requested are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Beverly Karras, legal owner of both properties, and Jerry and Shelley Ruth, Contract Purchasers of the property known as 1948 Merritt Boulevard. There were no Protestants present.

Testimony and evidence offered revealed that the property known as 1946 Merritt Boulevard consists of .19 acres, more or less, (or 8,049 sq.ft.), zoned D.R. 5.5, and is improved with a single family dwelling which has existed on the property since 1946. The property known as 1948 Merritt Boulevard consists of an equal amount of land and is presently unimproved. The Contract Purchasers are desirous of developing that lot with a single family dwelling; however, in order to do so, Ms. Karras must legitimize the existing improvements at 1946 Merritt Boulevard and obtain the variance relief as set forth above in order to develop the unimproved property at 1948 Merritt Boulevard. Testimony revealed that the properties are located in an older subdivision which was laid out many years ago and that most of the lots are 50 feet wide. In fact, Ms. Karras has resided on her property since 1946 when her house was built. Testimony and evidence offered demonstrated that her home meets all side, front and rear setback requirements by today's standards; however, does not meet the 55-foot lot width required. Likewise, the adjoining lot does not meet the 55-foot lot width requirement and in order to develop the property as proposed, the requested variances are necessary. Mr. & Mrs. Jerry Ruth testified that the dwelling they propose to construct will meet all side, front and rear setback requirements, but will need a variance as to lot width requirements.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

- 2 -

- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the relief requested is not granted. It has been demonstrated that both lots were established prior to the effective date of the zoning regulations which prohibited a lot width of less than 55 feet and that strict compliance with the zoning regulations would unduly restrict development of the vacant lot. In addition, the proposed dwelling will meet all setback requirements. In the opinion of this Deputy Zoning Commissioner, the relief requested will not be detrimental to the health, safety or general welfare of the surrounding locale, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2nd day of June, 1996 that the Petition for Variance filed in Case No. 96-406-A seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot, pursuant to Section 304 of the B.C.Z.R., for the existing

- 3 -

dwelling at 1946 Merritt Boulevard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 96-407-A seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot, pursuant to Section 304 of the B.C.Z.R., for the proposed development of the property at 1948 Merritt Boulevard with a single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed dwelling at 1948 Merritt Boulevard must meet all side, front and rear setback requirements.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

TMS:bjs

- 4 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

June 3, 1996

(410) 887-4386

Ms. Beverly Karras
1946 Merritt Boulevard
Baltimore, Maryland 21222

RE: PETITIONS FOR VARIANCE
N/S Merritt Blvd., 1020' & 1070' SW of the c/l of Meadow Lane
(1946 & 1948 Merritt Boulevard)
12th Election District - 7th Councilmanic District
Beverly Karras - Petitioner
Case Nos. 96-406-A & 96-407-A

Dear Ms. Karras:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Variance have been granted in accordance with the attached order.

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

Very truly yours,

Timothy M. Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMS:bjs

cc: Mr. & Mrs. Jerry Ruth
8812 Hinton Avenue, Baltimore, Md. 21219

People's Counsel

File

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1948 MERRITT BLVD.
96-407-A which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated 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) 1B02.3.C.1 of B.C.Z.R. TO PERMIT A FRONT LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED 55 FEET TO APPROVE AN UNDERSIZED LOT PURSUANT SECTION 304 AS DETERMINED 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)

- 1) MOST LOTS IN AREA ARE 50' x MOST HOMES CONSTRUCTED IN AREA ARE ON 50' LOTS
- 2) EXISTING SETBACKS AS REQUIRED ARE MET & WILL BE MET

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:

SHELLEY RUTH

(Type or Print Name)

Shelley Ruth

Signature

8812 HINTON AVE.

Address

BALTO MO 21219

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Shelley Ruth

Signature

Shelley Ruth

Address

1946 MERRITT BLVD 28B-3946

Address Phone No.

BALTO MO 21222

City State Zipcode

Name, Address and phone number of representative to be contacted.

BEVERLY KARRAS

Address

1946 MERRITT BLVD 28B-3946

Address Phone No.

BALTO MO 21222

City State Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Indicate date and time for hearing

1-2 hr

Best Time for Hearing

ALL OTHER

RECEIVED BY 2006 DATE 4/17/96

54 w/ # 40

ZONING DESCRIPTION FOR 1948 Merritt Boulevard

Beginning at a point on the North side of Merritt Avenue which is 70 feet wide at the distance of 1070 feet West of the centerline of Meadow Lane, the nearest improved intersecting street, which is 40 feet wide. Being known as lot number 57 in the subdivision of Dundalk Farms as recorded in Baltimore County Plat Book #10, Folio #53; containing .19 acres. Also known as 1948 Merritt Boulevard located in the 12th Election District, 7th Councilmanic District.

96-407-A

402

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 104 Date of Posting 4/17/96

Posted for: Variance

Petitioner: Beverly Karras & Shelley Ruth

Location of property: 1948 Merritt Blvd. MD

Location of Sign: 1948 Merritt Blvd. on property being zoned

Remarks:

Posted by: Matthew Date of return: 4/17/96

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 5/2, 1996

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 5/2, 1996.

THE JEFFERSONIAN,
A. Henrichson
LEGAL AD. - TOWSON

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

No. 017054

DATE: 4/7/96 ACCOUNT: 01-615

By: J.A. 402 AMOUNT: \$ 85.00

RECEIVED: Beverly Karas - 1946 Merritt Blvd.
FROM: C/O - R's Val - \$ 50.00
C/O - R's Val - \$ 35.00
FOR: \$ 85.00

2140647943100007
26-00000000-17-36 \$85.00

VALIDATION OR SIGNATURE OF CASHIER
96-407



Baltimore County
Department of Permits and
Development Management

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

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.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 402 Petitioner: Beverly Karas

Location: 1946 Merritt Blvd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Beverly Karas

ADDRESS: 1946 Merritt Blvd

Baltimore MD 21222

PHONE NUMBER: 288-3946

Printed with Soybean Ink
on Recycled Paper

12

TO: PUTNEY PUBLISHING COMPANY
May 2, 1996 Issue - Jeffersonian

Please forward billing to:
Beverly Karas
1946 Merritt Blvd.
Baltimore, MD 21222
288-3946

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: 96-407-A (Item 402)
118 1946 Merritt Boulevard
8/5 Merritt Boulevard, 1070' SW of c/1 Meadow Lane
12th Election District - 7th Councilmanic
Legal Owner(s): Beverly Karas
Contract Purchaser: Shelley Ruth

Variance to permit a front lot width of 50 feet in lieu of the required 55 feet and for the Zoning Commissioner to provide relief under Section 304 for an undersized lot.

HEARING: THURSDAY, MAY 23, 1996 at 10:00 a.m. in Room 106, County Office Building.

LARGENCE 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
Department of Permits and
Development Management

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

April 25, 1996

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: 96-407-A (Item 402)
118 1946 Merritt Boulevard
8/5 Merritt Boulevard, 1070' SW of c/1 Meadow Lane
12th Election District - 7th Councilmanic
Legal Owner(s): Beverly Karas
Contract Purchaser: Shelley Ruth

Variance to permit a front lot width of 50 feet in lieu of the required 55 feet and for the Zoning Commissioner to provide relief under Section 304 for an undersized lot.

HEARING: THURSDAY, MAY 23, 1996 at 10:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Beverly Karas
Shelley Ruth

- 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.

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

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

May 16, 1996

Ms. Beverly Karas
1946 Merritt Boulevard
Baltimore, MD 21222

RE: Item No.: 402
Case No.: 96-407-A
Petitioner: Beverly Karas

Dear Ms. Karas:

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 May 6, 1996.

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: April 30, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 1946 and 1948 Merritt Boulevard

INFORMATION:

Item Number: 401 & 402

Petitioner: Karas Property

Property Size: _____

Zoning: DR 5.5

Requested Action: Variance and Undersized Lot Approval

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

There appears to be a conflict between the variance application and the undersized lot application. The undersized lot application elevation drawings indicate the building width is 32 feet, which would create a side yard variance on a 50 ft. wide lot. The variance application for the adjoining ownership on an undersized lot states setbacks will be met.

The Planning Office recommends approval of the undersized lot provided no side yard setback variances are needed, and the conflict between the two plans is amended. In addition, the parking area should not be a double wide pad in front of the house.

Prepared by: Jeffrey M. Lee

Division Chief: Garry L. Kline

PK/JL:lw

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: May 6, 1996
Department of Permits & Development
Management

FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for May 6, 1996
Item Nos. 399, 401, 402, 405, 406, 408

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

RWB:HJO:jrb

cc: File

20989

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/30/96

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 APRIL 29, 1996.

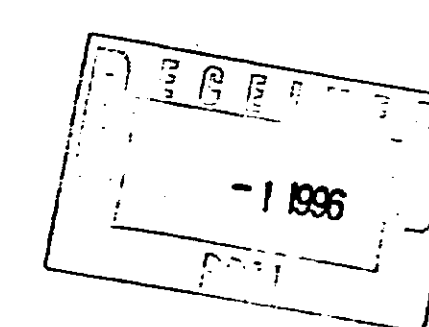
Item No.: SEE BELOW

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: 400, 401, 402, 403, 404, 405, 406, 407, 408 and 409.



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

cc: File

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on Recycled Paper

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

TO: PDM DATE: 5-1-96
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: 4-29-96

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

Item #'s: 401, 402, 404, 407, 408

RBS:sp

BRUCE2/DEPRM/TXTSBR

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. 402 (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 affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2268 Statewide Toll Free

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Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#400 --- MJK

1. No undersized lot information.

#401 --- MJK

1. No undersized lot information.

#402 --- MJK

1. No undersized lot information.

#403 --- MJK

1. Need name of the "Heirs of Herman I. Altenburg & Augusta Altenburg".
2. Need authorization for personal representative for legal owner.
3. Need telephone number for legal owner.

#406 --- MJK

1. Notary section is incomplete/incorrect.

#407 --- JJS

1. Notary section is incomplete/incorrect.

#409 --- JCM

1. No section number or wording on petition form.
2. No telephone number for legal owner.

4/29/96

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM
TO: Director, Office of Planning & Community Conservation
401 Boyley Av
Towson, MD 21204
FROM: Arnold Jablon, Director, Department of Permits & Development Management
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 & Community Conservation prior to this office's approval of a dwelling permit.
MINIMUM APPLICANT SUPPLIED INFORMATION:
1. Lot Address: 1948 Merritt Blvd
2. Lot Location: W 5 W 1/4 Subd 1 of Dundalk Farms
3. Lot Size: 1470 sq ft
4. Lot Owner: Beverly Karras
5. Address: 1948 Merritt Blvd
6. Telephone Number: 286-3446
CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation
1. This Recommendation Form (2 copies) ☒ ☐
2. Permit Application ☒ ☐
3. Site Plan ☒ ☐
4. Building Elevation Drawings ☒ ☐
5. Photographs (taken within 90 days of application) ☒ ☐
6. Surrounding Neighborhood ☒ ☐
RECOMMENDATIONS/COMMENTS:
☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:
Signed by: _____ Date: _____
Office of Planning & Community Conservation
Revised 9/5/95

RE: PETITION FOR VARIANCE
1948 Merritt Boulevard, N/S Merritt Blvd.
1070' SW of c/l Meadow Lane
12th Election District, 7th Councilmanic
Legal Owner: Beverly Karras
Contract Purchaser: Shelley Ruth
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-407-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
Carol S. Demilio
CAROL 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 17th day of May, 1996, a copy of the foregoing Entry of Appearance was mailed to Beverly Karras, 1948 Merritt Boulevard, Baltimore, MD 21222, and to Shelley Ruth, 8812 Hinton Avenue, Baltimore, MD 21219, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

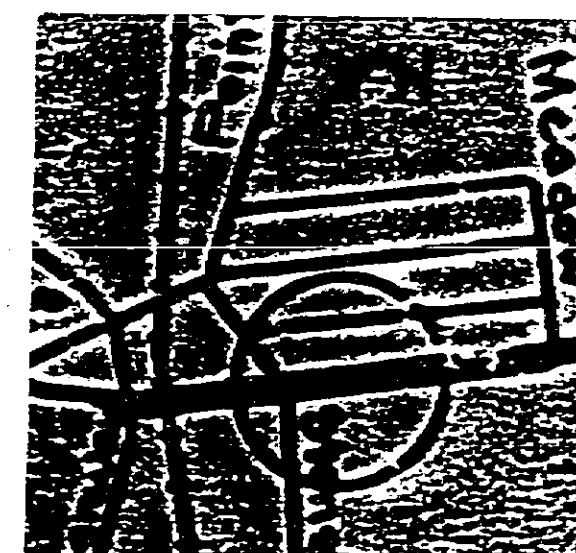
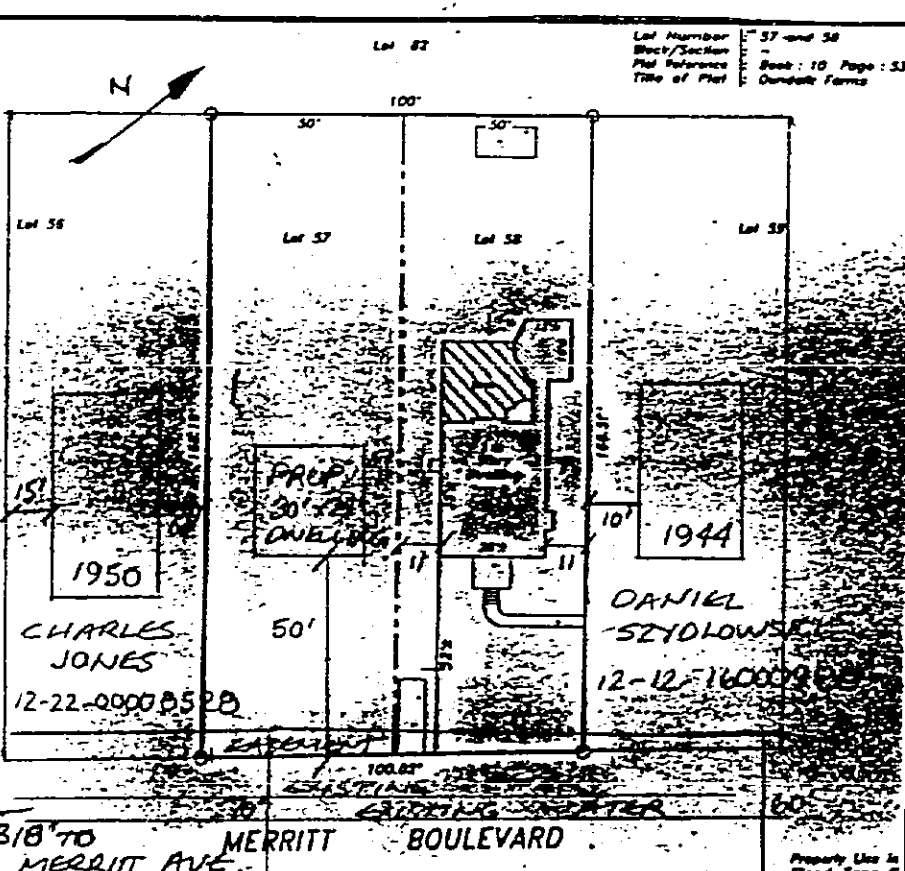
Property address: 1948 Merritt Blvd.
Subdivision name: Dundalk Farms
plat book: 10 folio: 53.
Owner: Beverly Karras
Date: April 15, 1996
Scale: 1"=50'

Zoning Office Use ONLY!

reviewed by item # case #
MJK 402

Location Information

Councilmatic District: 7 Lot size: .19 acres / 8,049 sq. ft.
Election District: 12 Public sewer and water exists
1"-200" scale map: SE-4F Lot does not lie in Chesapeake Bay Critical Area
Zoning: DR. 5.5 No prior zoning hearings



VICINITY MAP
SCALE: 1"=1000'

Pet Ex #1

U-LOH-96

