IN RE:	PETITION FOR ZONING VARIANCE S/S Coralthorn Road, 7 ft. E of c/l Kingston Road 2200 Coralthorn Road 15th Election District 5th Councilmanic District Jay Reed, et ux, Petitioners	* * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 97-10-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Administrative Variance for the property located at 2200 Coralthorn Road, located in the subdivision known as Hawthorne in eastern Baltimore County. The Petition is filed by Jay P. Reed and Edith E. Reed, his wife, property owners. Variance relief is requested from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (BCZR) to permit a garage to be located outside the third of the lot farthest removed from any street; within 9.5 ft. of the centerline of an alley in lieu of the required 15 ft.; and with an area exceeding 50% of the area of the 1/3 of the yard. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1. Numerous photos of the site were also submitted which clearly depict the subject property and I conducted a site visit in order to familiarize myself with the property and surrounding locale.

This matter was originally submitted as a Petition for Administrative Variance, in accordance with Section 26-127 of the Baltimore County Code. That section allows variance relief to be granted without a public hearing in certain circumstances. Specifically, an owner who occupies a residentially used property can seek variance relief pursuant to the administrative process. Certain documentation is submitted in support of the administrative variance to the Zoning Commissioner and the property is posted with notice of the request for a period of 15 days. If, during that period, a neighbor residing within 1,000 ft. of the property requests a

hearing or, in the alternative, the Zoning Commissioner deems that a public hearing is appropriate, a hearing is convened and the property is re-posted with notice of same. In this case, the Zoning Commissioner received an inquiry about the proposed relief and based on same, and the nature of the relief requested, a public hearing was conducted on October 9, 1996.

Appearing at the public hearing held for this case were Jay P. and Edith E. Reed, property owners. Also present in support of the request was Bob Brocato who resides immediately next to the subject property at 2202 Coralthorn Road. There were no other persons present, either in support or opposed to the Petition. However, a letter was received in opposition to the request which had been signed by a number of residents of the surrounding locale. Their objections will be discussed hereinafter.

Testimony and evidence presented at the hearing was that the property is a corner lot located in the subdivision known as Hawthorne, not far from Eastern Boulevard in eastern Baltimore County. The property fronts Coralthorn Road with its side yard adjacent to Kingston Road. The rear property line abuts a 16 ft. wide alley. On the other side of the alley are the rear of those homes which front Redthorn Road.

The property is approximately 33 ft. wide and 102 ft. deep. It is improved with an end of group rowhouse in which the Petitioners reside. This is a rowhouse community comprised of brick homes. The subject property contains a wood porch attached to the front of the dwelling and a wood deck to the rear. A small parking pad exists on the rear of the subject lot adjacent to the alley. The Petitioners propose to replace this parking pad with the subject garage.

The garage which is proposed is quite large. As shown on the plan, it is 20 ft. by 20 ft. in dimension and will occupy a significant portion

of the back yard. The Petitioners propose to set the garage back from the side property line from Mr. Brocato's property by a distance of 3 ft. With the 20 ft. proposed width, a 10 ft. setback to the side property line adjacent to Kingston Road will be maintained.

In support of their request, The Petitioners testified that the garage is needed for storage purposes. In this regard, the Petitioners produced a series of photographs depicting a pop-up camper recently owned by them. Previously, this camper was parked in front of the house on Coralthorn Road. However, as the photographs submitted show, the camper was struck by a vehicle driving on that road and destroyed. The Petitioners are concerned about the safety of vehicles owned by them which are parked on the road and, thus, propose construction of this garage. The Petitioners also testified that they are a family with small children and additional storage is needed. Thus, an addition to vehicles, the garage would be utilized to store household items, such as a lawn mower, toys, outside furniture and the like.

As noted above, no opponents of the request were present at the hearing, thus, I did not have the opportunity to observe or question these witnesses about their objections. However, as noted above, a letter was received setting forth three objections to the proposed garage. They were; (1) that the garage is out of character with the neighborhood; (2) that it will block traffic utilizing the alley; and (3) that the Petitioner will utilize same for business purposes (i.e. auto repair shop).

As to the objection that same is out of character with the neighborhood, I do not agree based on my site visit. During my inspection, it was observed that many of the rear yards of the homes in Hawthorne have been converted for a variety of uses. There are a number of garages in the yards, as well as carports and parking pads. Some yards have been covered

by concrete or macadam surfaces. Many of those which do not have carports or garages contain sheds. Moreover, a number of items were observed being stored in these rear yards, including campers, vehicles and similar items. Thus, it is clear that the existence of a garage in the rear yard is not out of the ordinary for this community, although admittedly, the proposed structure is quite large.

As to the second objection, I drove through the alley behind the subject property on several occasions to ensure that there will be no interference with sight distance for vehicles entering and exiting the alley onto Kingston Road. The garage, where proposed, is sufficiently setback from that intersection so as to not cause a problem. Moreover, as noted above, the property presently features a parking pad which is utilized by the Petitioners to park their motor vehicles. Many of the neighboring rear yards abutting the alley contain similar parking pads. Vehicles exiting the Petitioners' yard into the alley will have no greater impact on traffic in the alley, if the garage is constructed. That is, impact on traffic in the alley will be the same whether the vehicles are exiting from the proposed garage or existing parking pad. Therefore, I find no detrimental impact on traffic associated with the garage.

The third concern is the most troubling. Apparently neighbors are concerned over the Petitioners' use of the garage. As noted above, the Petitioner testified at the hearing that the garage will be used solely for uses accessory to the residential utilization of this site. Clearly, storage of household materials and vehicles in the garage is appropriate. Moreover, the Petitioner is free to work on his own car or conduct a reasonable hobby within the garage. However, any commercial/business use is prohibited. The Petitioner did indicate that he is an auto mechanic by trade, however, testified that his place of employment is in Dundalk. It

must be clearly understood by the Petitioners that any business operations conducted within the garage are prohibited and would subject the Petitioners to prosecution for a zoning violation. Thus, the grant of any relief is conditioned by the Petitioner observing such activity.

Upon due deliberation of the testimony and evidence presented, I am persuaded to grant a modification of the the Petitioners' request. In my judgment, denial of the variance would surely result in practical difficulty upon the Petitioner. It would prohibit them from utilizing their property for a permissible purpose; that is, the construction of an accessory residential garage. Moreover, based on the character of the locale, I do not believe that the construction of a garage would cause adverse impact on the neighborhood.

However, the relief which has been requested will be modified. Specifically, I will permit only a garage with dimensions 20 ft. in depth by 15 ft. in width. Simply stated, the proposed garage is too wide. I believe that a garage smaller in dimension will not dominate the rear yard as much but still provide the Petitioner with a reasonably sized storage area. It will also allow for increased distance from the intersection of the alley in Kingston Road. Thus, the Petitioners may construct a garage 20 ft. in depth by 15 ft. in width, thereby leaving a 3 ft. setback from the property at 2202 Coralthorn Road and a 15 ft. setback from the property line adjacent to Kingston Road. Thus, the variance shall be granted as modified above.

I also impose restrictions governing the use of the garage to allay the neighbors' fears. This restriction shall be a condition precedent to the grant of the relief and shall be enforceable by a provision permitting inspection of the use of the property by a representative of the Zoning Office.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of October, 1996 that a variance from Sections 400.1 and 400.2 of the BCZR to permit a garage, 20 ft. in depth by 15 ft. in width, in lieu of the requested 20 ft. x 20 ft., and to be located outside the third of the lot farthest removed from any street; within 9.5 ft. of the centerline of an alley in lieu of the required 15 ft.; and with an area exceeding 50% of the area of the 1/3 of the yard, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The 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 Petitioner 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. There shall be no commercial or business related activities performed within the structure or on the subject property at any time.

4. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to ensure compliance with this Order.

5. 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/mmn

ORDER RECEIVED FOR FILING
Date 10/28/96
By M. Nortz

MICROFILMED

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2200 CORALTHORN RD.

97-10-A

which is presently zoned DR 10.5

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) 400.1 & 400.2, BCZR, TO PERMIT A GARAGE TO BE LOCATED OUTSIDE THE THIRD OF THE LOT FARTHEST REMOVED FROM ANY STREET, WITHIN 9.5' OF THE CENTERLINE OF THE ALLEY IN LIEU OF THE REQUIRED 15' AND WITHIN AN AREA EXCEEDING 50% OF THE AREA OF THE ONE THIRD OF THE YARD.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) BY PLACING THE PROPOSED GARAGE AT THE REQUIRED 15 FOOT SETBACK FROM THE CENTERLINE OF THE ALLEY, THE GARAGE WOULD BE CONSTRUCTED AT THE BASE OF THE EXISTING REAR PORCH WHICH WOULD RESTRICT THE ACCESS IN AND OUT OF THE DWELLING. ALSO, THE PROPOSED LOCATION OF THE GARAGE IS CONSISTENT WITH OTHER EXISTING GARAGES ALONG THE BLOCK. PLACING THE GARAGE BACK WOULD BE OUT OF CHARACTER WITH THE EXISTING RESIDENCES AND GARAGES.

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

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

Legal Owner(s)

JAY P. REED
(Type or Print Name)

Jay P. Reed
Signature

EDITH E. REED
(Type or Print Name)

Edith E. Reed
Signature

2200 CORALTHORN RD. 391-8651
Address Phone No

BALTIMORE MD. 21220
City State Zipcode

Name, Address and phone number of representative to be contacted

JAY P. REED
Name

2200 CORALTHORN RD. 391-8651
Address Phone No

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: JWM DATE: 7-10-96

ESTIMATED POSTING DATE: 7-21-96

Printed with Soybean Ink on Recycled Paper

ITEM #: 15

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 2200 CORALTHORN RD.
address

BALTIMORE MD. 21220
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)

BY PLACING THE PROPOSED GARAGE AT THE REQUIRED 15 FOOT SETBACK FROM THE CENTERLINE OF THE ALLEY, THE GARAGE WOULD BE CONSTRUCTED AT THE BASE OF THE EXISTING REAR PORCH WHICH WOULD RESTRICT THE ACCESS IN AND OUT OF THE DWELLING. ALSO, THE PROPOSED LOCATION OF THE GARAGE IS CONSISTENT WITH OTHER EXISTING GARAGES ALONG THE BLOCK. PLACING THE GARAGE BACK WOULD BE OUT OF CHARACTER WITH THE EXISTING RESIDENCES AND GARAGES.

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.

Jay P Reed
(signature)
JAY P. REED
(type or print name)

BALTIMORE COUNTY MARYLAND

Edith E Reed
(signature)
EDITH E. REED
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of JUNE, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JAY P. REED AND EDITH E. REED

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(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.

6-26-96
date

Robert V. Brocato
NOTARY PUBLIC

My Commission Expires:

ROBERT V. BROCATO
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 11, 1999

EXAMPLE 3 – Zoning Description – 3 copies

97-10-A

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

ZONING DESCRIPTION FOR 2200 CORALTHORN RD.
(address)

Election District 15 Councilmanic District 5

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

ROAD which is 60
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 70 EAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street KINGSTON ROAD
(name of street)

which is 60 wide. *Being Lot #_____,
(number of feet of right-of-way width)

Block 16, Section # 5 in the subdivision of

HAWTHORNE as recorded in Baltimore County Plat
(name of subdivision)

Book # 19, Folio # 141, containing

2970 S.F. OR 0.0682 Ac.±.
(square feet and acres)

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

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

15

MICROFILMED

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

97-10-A

District 1st

Date of Posting 7/29/96

Posted for: Variance

Petitioner: Jap P. & Edith E. Reed

Location of property: 2200 Coolthorn Rd S/S

Location of Signs: Facing roadway on property being posted

Remarks:

Posted by [signature] Signature

Date of return: 7/29/96

Number of Signs: 1

MICROFILMED

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

15 No. 022899

97-10-A

DATE 7-10-96 ACCOUNT R001-6150

AMOUNT $ 85.00

JAY REED

RECEIVED
FROM:

FOR:

RV + SIGN

MICROFILMED

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

97-10-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 15th Date of Posting 9/24/96

Posted for: Oct 9, 1996 VARIANCE HEARING

Petitioner: JAY P. Reed, et ux

Location of property: 2200 Ceralthorn Rd

Location of Signs:

Remarks:

Posted by Dave Taylor Date of return:

Signature

Number of Signs:

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: #97-10-A
(Item 15)
200 Coralthorn Road
S/S Coralthorn Road, 70' E of c/l Kingston Road
15th Election District
5th Councilmanic
Legal Owner(s):
Jay P. Reed and Edith E. Read

Variance: to permit a garage to be located outside the third of the lot farthest removed from any street, within 9.5 feet of the centerline of the alley in lieu of the required 15 feet and with an area exceeding 50% of the area of one third of the yard.

Hearing: Wednesday, September 4, 1996 at 2:00 p.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 887-3353.
(2) For information concerning the File and/or Hearing, Please Call 887-3391.

8/158 August 8. C72899

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/8, 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 8/8, 1996.

THE JEFFERSONIAN,

G. Henderson

LEGAL AD. - TOWSON

[redacted]

MICROFILMED

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/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

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

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed 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.: 15 Petitioner: JAY P. & EDITH E. REED

Location: 2200 CAROLTHORN RD., BALTO., MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JAY P. REED

ADDRESS: 2200 CAROLTHORN ROAD

BALTIMORE, MARYLAND 21220

PHONE NUMBER: 410-391-8651

TO: PUTUXENT PUBLISHING COMPANY
August 8, 1996 Issue - Jeffersonian

Please foward billing to:

Jay and Edith Reed
2200 Coralthorn Road
Baltimore, Maryland 21220
391-8651

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: 97-10-A (Item 15)
200 Coralthorn Road
S/S Coralthorn Road, 7-' E of c/l Kingston Road
15th Election District - 5th Councilmanic
Legal Owner(s); Jay P. Reed and Edith E. Reed

Variance to permit a garage to be located outside the third of the lot farthest removed from any street, within 9.5 feet of the centerline of the alley in lieu of the required 15 feet and with an area exceeding 50% of the area of one third of the yard.

HEARING: WEDNESDAY, SEPTEMBER 4, 1996 at 2:00 p.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, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

DIRECTOR

BUILDINGS ENGINEER

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

Baltimore County
Department of Permits and
Development Management

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

August 2, 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: 97-10-A (Item 15)
200 Coralthorn Road
S/S Coralthorn Road, 7-' E of c/l Kingston Road
15th Election District - 5th Councilmanic
Legal Owner(s); Jay P. Reed and Edith E. Reed

Variance to permit a garage to be located outside the third of the lot farthest removed from any street, within 9.5 feet of the centerline of the alley in lieu of the required 15 feet and with an area exceeding 50% of the area of one third of the yard.

HEARING: WEDNESDAY, SEPTEMBER 4, 1996 at 2:00 p.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Jay and Edith Reed

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 CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

FROM 02/14/96 TO 07/15/96

PERMIT NUMBER	DATE OF APPLIC/ISSUE	CNTL #
B263893	03/21/96	MR
B263895	03/21/96	C-
B263898	04/12/96	TT
B263899	03/21/96	MR
B263903	04/12/96	NR
B263906	03/21/96	MR
B263907	03/21/96	MR
B263908	03/21/96	MR
B263911	04/18/96	NR
B263912	04/17/96	FD-96
B263917	03/21/96	MR
B263919	03/21/96	TT
B263922	03/21/96	NR
B263923	07/08/96	RA
B263925	03/21/96	MR
B263926	03/29/96	NR
B263927	04/25/96	NR
B263928	03/21/96	RS
B263942	03/22/96	RS
B263944	04/09/96	C-
B263945	03/25/96	RS
B263947	03/22/96	MR
B263948	03/22/96	MR
B263950	03/22/96	MR
B263951	03/25/96	MR
B263952	03/22/96	MR
B263954	03/22/96	MR
B263956	03/22/96	MR
B263961	04/09/96	TT
B263962	03/22/96	SI-12244
B263965	03/22/96	SI-12247
B263967	03/22/96	SI-12245
B263978	04/25/96	NR
B263982	04/04/96	NR
B263983	04/17/96	NR
B263985	03/22/96	MR
B263987	03/22/96	C-
B263988	03/29/96	NR
B263989	03/29/96	NR
B263991	03/29/96	NR
B263992	04/19/96	WF
B263993	03/29/96	NR
B263994	03/22/96	MR
B263995	03/22/96	MR
B263996	03/29/96	NR
B264002	04/18/96	WFC-
~~B264011~~	~~04/03/96~~	~~NR~~
B264018	03/22/96	MR
B264026	03/22/96	FD-96
B264027	03/22/96	C-

Baltimore County
Department of Permits and
Development Management

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

September 13, 1996

NOTICE OF REASSIGNMENT

Rescheduled from 9/4/96
CASE NUMBER: 97-10-A (Item 15)
2200 Coralthorn Road
S/S Coralthorn Road, 7-' E of c/l Kingston Road
15th Election District - 5th Councilmanic
Legal Owner(s); Jay P. Reed and Edith E. Reed

Variance to permit a garage to be located outside the third of the lot farthest removed from any street, within 9.5 feet of the centerline of the alley in lieu of the required 15 feet and with an area exceeding 50% of the area of one third of the yard.

HEARING: WEDNESDAY, OCTOBER 9, 1996 at 2:00 p.m in Room 106 County Office Building, 111 W. Chesapeake Avenue.

ARNOLD JABLON
DIRECTOR

cc: Jay and Edith Reed

Baltimore County
Department of Permits and
Development Management

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

July 18, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-10-A (Item 15)
200 Coralthorn Road
S/S Coralthorn Road, 7-' E of c/l Kingston Road
15th Election District - 5th Councilmanic
Legal Owner(s); Jay P. Reed and Edith E. Reed

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 July 21, 1996. The closing date (August 5, 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.

Arnold Jablon
Director

cc: Jay and Edith Reed

Rescheduled from 1/16/96
CASE NUMBER: 96-245-SPH (Item 245)
7200 Green Bank Road
N/S Green Bank Road, 25' E of c/l Choptank Road
15th Election District - 5th Councilmanic
Legal Owner: Paul D. Kiebler and Jean A. Kiebler

Special Hearing to determine whether the divisional lines established on the plat accompanying this Petition are in compliance with the provisions of Section 417.3 and such other actions which will be required to construct the piers as shown on the plat; further to determine that the adjacent properties designated as Lot #31 and #32 are not in compliance with the provisions of B.C.Z.R. contained in Section 417; and to determine such items which may be presented at the hearing relative to this issue.

HEARING: WEDNESDAY, APRIL 3, 1996 at 9:00 a.m. in Room 106, County Office Building.

Rescheduled from 11/29/95 and 2/21/96
CASE NUMBER: 96-168-SPHA (Item 162)
2260 Cromwell Bridge Road
Sanders Corner
NW/S Cromwell Bridge Road, 78' SW of c/l Loch Raven Road
9th Election District - 6th Councilmanic
Legal Owner: Ronald Sanders

Special Hearing to allow commercial parking in a residential zone; to amend a previous site plan dated 10/23/90 (case #91-256-SPH); to confirm an existing non-conforming use; and to approve a modified parking plan.
Variance to allow for a reduction in the required number of parking spaces from 72 to 39.

HEARING: WEDNESDAY, APRIL 3, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-317-SPH (Item 316)
5 Celebrie Court
E/S Celebrie Court, approximately 500' S of Glenbaur Road
11th Election District - 5th Councilmanic
Legal Owner: Sharon L. Rose

Special Hearing to approve an addition for an in-law apartment with self-contained facilities and kitchen for owner's parents.

HEARING: WEDNESDAY, APRIL 3, 1996 at 11:00 a.m. in Room 106, County Office Building.

CASE NUMBER: 96-318-A (Item 319)
1633 Jeffers Road
S/S Jeffers Road, 145' NE of c/l Thornton Road
8th Election District - 4th Councilmanic
Legal Owner: Charles M. Hughes and Lynnallen Hughes

Variance to permit two storage sheds to be situated in the side yard in lieu of the rear yard.

HEARING: WEDNESDAY, APRIL 3, 1996 at 2:00 p.m. in Room 106, County Office Building.

CASE NUMBER: 96-319-SPH (Item 318)
600 Reisterstown Road
4th Election District - 3rd Councilmanic
Legal Owner: Pikesville Plaza Building Company
Contract Purchaser/Lessee: L & J Associates, Inc.

Special Hearing to approve the use of the premises as a beauty shop with accessory massage services.

HEARING: THURSDAY, APRIL 4, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-320-SPH (Item 328)
600 Reisterstown Road
NWC Reisterstown Road and Slade Avenue
4th Election District - 3rd Councilmanic
Legal Owner: Frank Scarfield/Pikesville Plaza Building Company
Contract Purchaser/Lessee: Progressive Ambulance Company/Millard C. Sheppard

Special Hearing to approve an amendment to the site plan and parking variance granted in case #74-232-A to allow a total of 161 spaces provided in lieu of of the total 172 spaces permitted and to reduce the total by 12 spaces used for storage and parking by ambulances and limousines for a new total of 149 spaces.
Special Exception to permit a service garage providing for storage and parking of ambulances and limousines.

HEARING: THURSDAY, APRIL 4, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

Baltimore County
Department of Permits and
Development Management

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

August 2, 1996

Jay and Edith Reed
2200 Coralthorn Road
Baltimore, MD 21220

RE: Item No.: 15
Case No.: 97-10-A
Petitioner: Jay P. Reed, et ux

Dear Mr. and Mrs. Reed:

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 July 10, 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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

DIRECTOR

BUILDINGS ENGINEER

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: July 19, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 10, 11, 12, 13, 15, and 16

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Darryl L. Kerns

PK/JL

MICROFILMED

ITEM10/PZONE/TXTJWL

8. Site plan will be retained BY P&L;

9. Construction plans for the specific development will be required by P&L, and if permanent plans are previously filed and maintained by plans review, immediate plan review verification and approval will occur;

10. Central processing in P&L will record all other agency sign-offs on computer approval screen and building permits will be issued;

11. If permanent construction plans are not on file, permit application will be accepted by P&L but then forwarded to Plans Review for review for compliance with building, fire and life safety requirements. Upon completion, central processing will record approvals and will issue permits;

12. All other applications for permits by builders and individual applicants shall proceed through the process as is now in place, except that zoning will accept the developer certification, as described in paragraph 4 above, so that zoning review and approval will be expedited.

AJ:lb

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 07/23/96

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 JULY 22. 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:008,009,010,013,014, 015 AND 016.

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

MICROFILMED

cc: File

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

BUILDING PERMIT

PERMIT #: 97047048 CONTROL #: MR DIST: 01 PREC: 04
DATE ISSUED: 07/12/96 TAX ACCOUNT #: 0119322760 CLASS: 04

DIRECTOR

BUILDINGS ENGINEER

PLANS: CONST 0 PLOT 1 R PLAT 0 DATA 0 ELEC NO PLUM NO
LOCATION: 406 CROSBY RD
SUBDIVISION: WOODBRIDGE VALLEY

OWNERS INFORMATION
NAME: BOHAN, MICHAEL
ADDR: 406 CROSBY RD BALTO MD 21228

TENANT: OWNER
CONTR: OWNER
ENGNR:
SELLR:
WORK: CONSTRUCT OPEN WOOD DECK ON REAR OF SFD.
NO ROOF. 29'X20'X2'=580SF IRR.

BLDG. CODE: 1 AND 2 FAM. CODE
RESIDENTIAL CATEGORY: OWNERSHIP:

ESTIMATED $ PROPOSED USE: SFD & DECK
1500.00 EXISTING USE: SFD

TYPE OF IMPRV: ADDITION
USE: ONE FAMILY
FOUNDATION: BASEMENT:
SEWAGE: WATER:

LOT SIZE AND SETBACKS

SIZE: 0068.04 X 0000.00
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: NC/NC
SIDE STR SETB:
REAR SETB: 200'

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

7-22-96

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

RE: Baltimore County
Item No. 015 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected 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 plan.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

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

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 7/19/90

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: July 22

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

Item #'s: 8
9
10
15
16

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

Date: July 22, 1996

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

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for July 22, 1996
Item Nos. 008, 009, 010, 015 & 016

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

RWB:HJO:jrb

cc: File

MICROFILMED

ZONE19

94-1151

5/35-95

11/7/95

TO JT

Baltimore County
Office of Law

400 Washington Avenue
Towson, Maryland 21204
(410) 887-4420
Fax: (410) 296-0931

November 3, 1995

WAYNE

DID Moorefield or Claude have something against 8448 Lock Raven Blvd

J.T

The Honorable John H. Garmer
Judge of the District Court for Baltimore County
Judge's Chambers
120 E. Chesapeake Avenue
Towson, Maryland 21286

RE: Baltimore County v. Greg and Dorothy White
Case No. SP00610-95

Dear Judge Garmer:

This it to advise that Greg and Dorothy White have paid $285.00 toward their bill.

Very truly yours,

WILLIAM O. JENSEN, JR.
Assistant County Attorney

WOJ,JR:ak

cc: Greg and Dorothy White
cc/Enc.: Arnold Jablon, Director, PDM, M.S. 1105
cc/Enc.: James Gibson, Director, Finance, M.S. 2111

P.S.: Arnold Jablon: Do they owe us another $285.00? Have we billed them?

Bill, This is P.I.F. $285.00 for Services Rendered. Thank you, Close Case, Wayne Plan Ass't. Code Enf Sup.

RECEIVED
NOV - 7 1995
PDM

Baltimore County
Department of Permits and
Development Management

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

August 2, 1996

Jay and Edith Reed
2200 Coralthorn Road
Baltimore, Maryland 21220

Re: Case Number: 97-10-A
2200 Coralthorn Road

Dear Petitioners:

It has been determined by the Zoning Commissioner's Office that this matter should be set in for public hearing. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary that we repost the property and run notice of the hearing in a newspaper of general circulation.

The reposting charge in the amount of $35.00 is now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

ARNOLD JABLON, DIRECTOR

AJ:ggs

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FROM 02/14/96 TO 07/15/96

PERMIT NUMBER	DATE OF APPLIC/ISSUE	CNTL #
B263727	03/20/96	MR
B263729	03/20/96	MR
B263743	03/20/96	MR
B263747	03/20/96	MR
B263753	04/18/96	SDC-
B263755	03/20/96	MR
B263757	03/20/96	MR
B263760	03/20/96	FD-96
B263771	04/01/96	FD-96
B263774	03/20/96	MR
B263777	03/20/96	MR
B263778	03/20/96	MR
B263780	03/20/96	MR
B263782	03/20/96	C-
B263784	03/20/96	MR
B263785	04/15/96	C-
B263786	04/15/96	MR
B263787	03/27/96	MR
B263789	03/20/96	TAC-
B263793	03/20/96	C-
B263797	04/03/96	C-
B263798	04/03/96	MR
B263799	04/24/96	C-
B263800	03/20/96	MR
B263801	04/25/96	C-
B263802	03/20/96	MR
B263803	04/24/96	MC-
B263804	03/28/96	MR
B263816	03/21/96	MR
B263820	03/28/96	C-
B263822	03/28/96	C-
B263824	04/17/96	NR
B263831	03/21/96	RA
B263833	05/10/96	TAC-
B263834	03/21/96	MR
B263835	05/10/96	C-
B263837	03/28/96	NR
B263848	04/15/96	MR
B263850	03/22/96	NR
B263851	03/21/96	C-
B263852	03/26/96	NR
B263854	03/26/96	NR
B263855	03/22/96	NR
B263862	06/28/96	NR
B263866	06/28/96	RA
B263867	04/23/96	NR
B263868	03/21/96	TA
B263869	03/29/96	MRFP
B263879	04/03/96	NR
B263888	03/21/96	MR

To Larry

Date 8/8 Time ☐ AM ☐ PM

WHILE YOU WERE OUT

M Mr. Reed

of

Phone ( )
Area Code Number Extension

TELEPHONED		PLEASE CALL	✓
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		URGENT	

RETURNED YOUR CALL

Message 96-10-A

Admin Varance

Set in for Hearing

8/5

MICROFILMED

Operator

AMPAD EFFICIENCY®

You did!

REORDER #23-000

Garage is large;
end of group
+ Nhse, T/C from
neighbor* is
concerned about
business operation
Set for hearing

(*Call from Mrs Fletcher)

Set in
for Hearing

Helen Sparks	2208 Cordthorn Rd.
Rosemarie [illegible]	2201 Redthorn Rd
William Butler	2207 Redthorn Rd
Connie Hineline	2207 Redthorn Rd
Barbara J. Kimmell	2209 Redthorn Rd.
Ronald W. Burnham	2211 Redthorn Rd.
Albert L. Beck	2215 Redthorn Rd.
Dorothy Nicely	2225 Redthorn Rd.
Theresa Minter	2227 Redthorn Rd
Inge Stolz	2201 Redthorn Rd.
Donald F. Grayson	2208 Rethorn Rd
Frank Weber	2205 Redthorn Rd
Mike Wagner	2224 Cordthorn Rd
Betty J. Lyston	2210 Cordthorn Rd.

PLEASE PRINT CLEARLY

PETITIONERS
~~PETITIONER~~
~~[illegible]~~(S) SIGN-IN SHEET

NAME	ADDRESS
Edith + Jay Reed	2200 Coralthorn Rd 21220
Bob Bnocato (witness)	2202 Coralthorn Rd. 21220

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

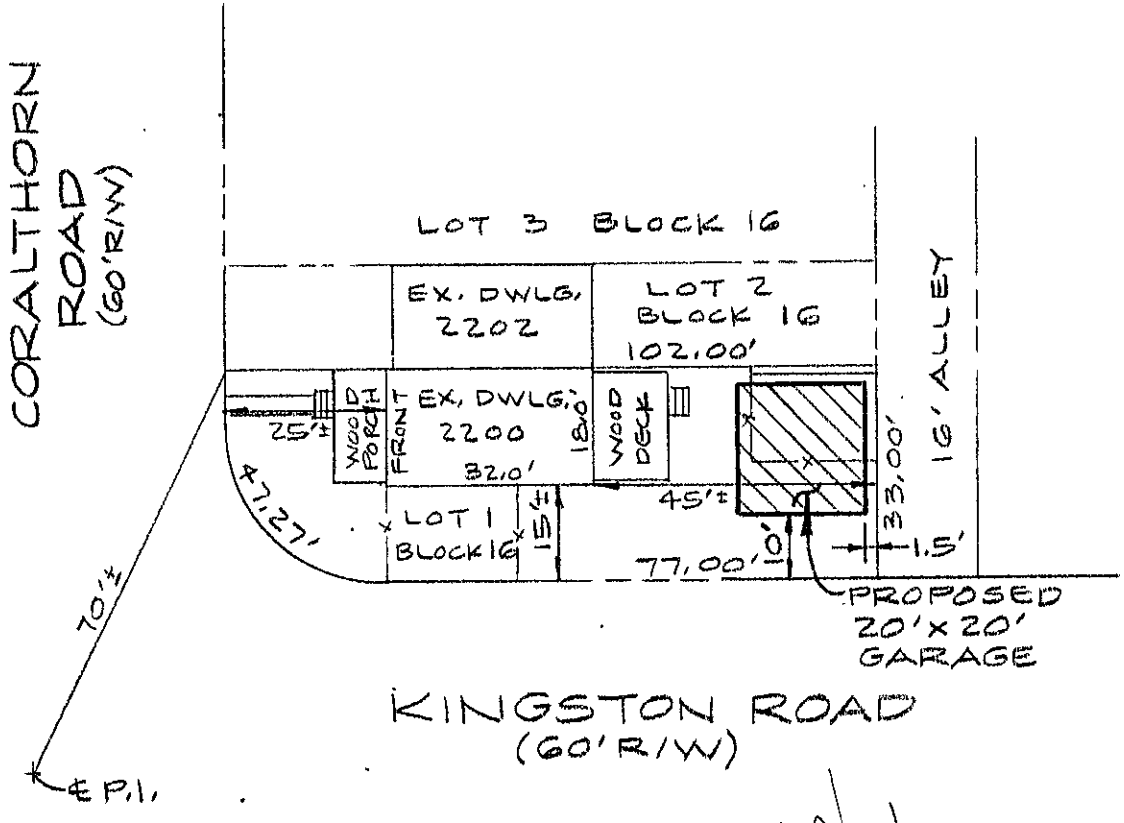
PROPERTY ADDRESS: 2200 CORALTHORN ROAD

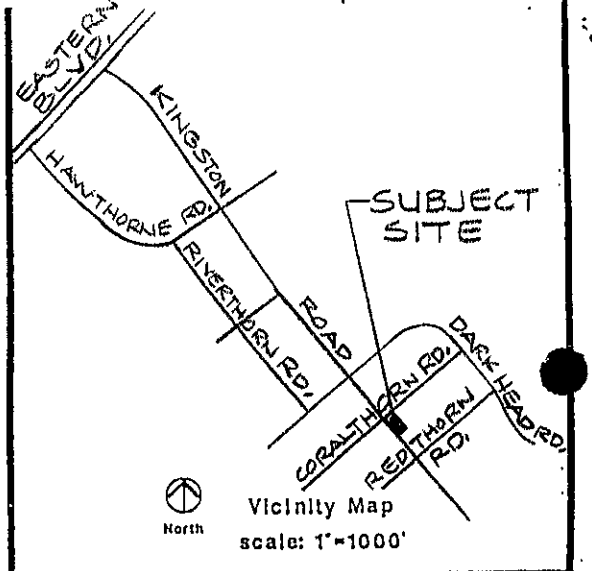
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: HAWTHORNE
plat book# 19 ,folio# 141 ,lot# 1 ,section# 5

97-10-A

OWNER: JAY P. & EDITH E. REED





LOCATION INFORMATION

Councilmanic District: 5

Election District: 15

1"=200' scale map#: NE 13 I

Zoning: DR 10.5

Lot size: 0.0682 acreage 2970 square feet

	public	private
SEWER:	☒	☐
WATER:	☒	☐

	yes	no
Chesapeake Bay Critical Area:	☐	☒

Prior Zoning Hearings: NONE

Pet No 1

MICROFILMED

North

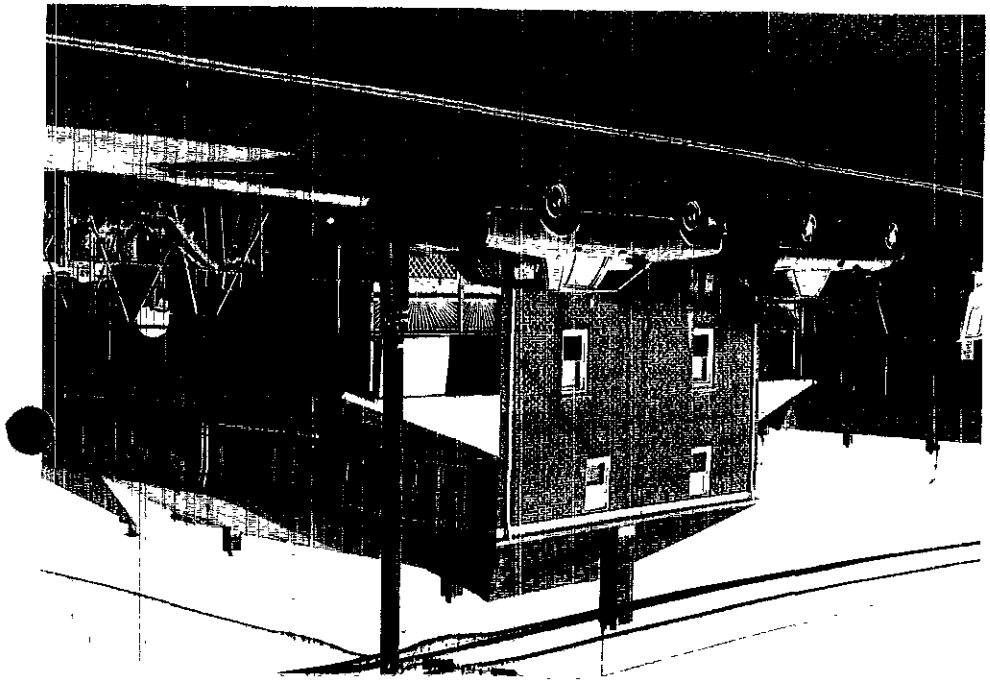
date: 6-28-96

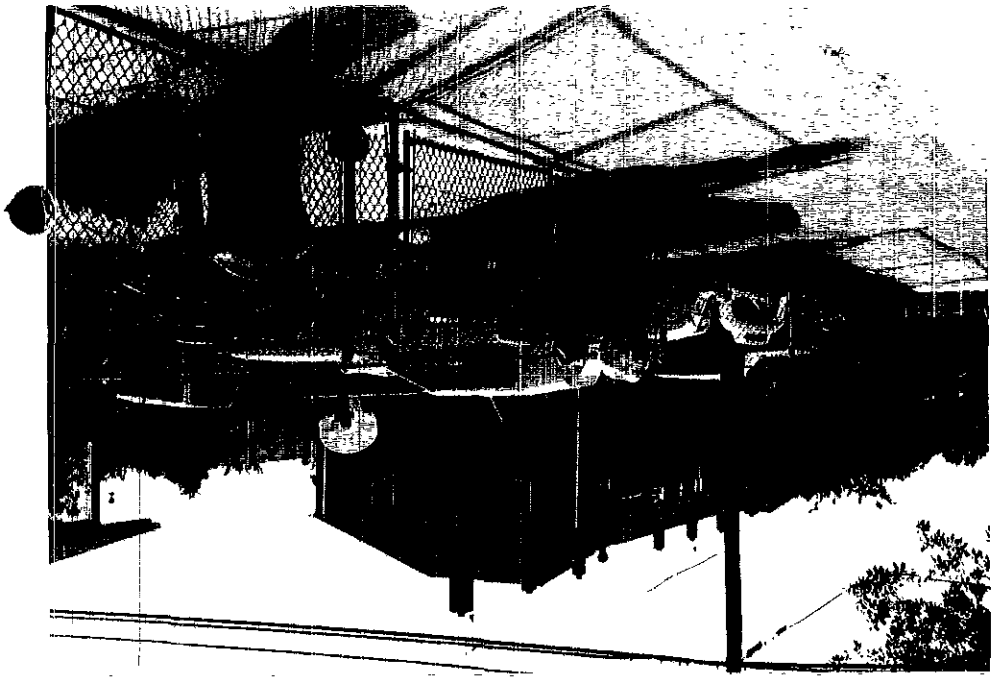
prepared by: R.V.B.

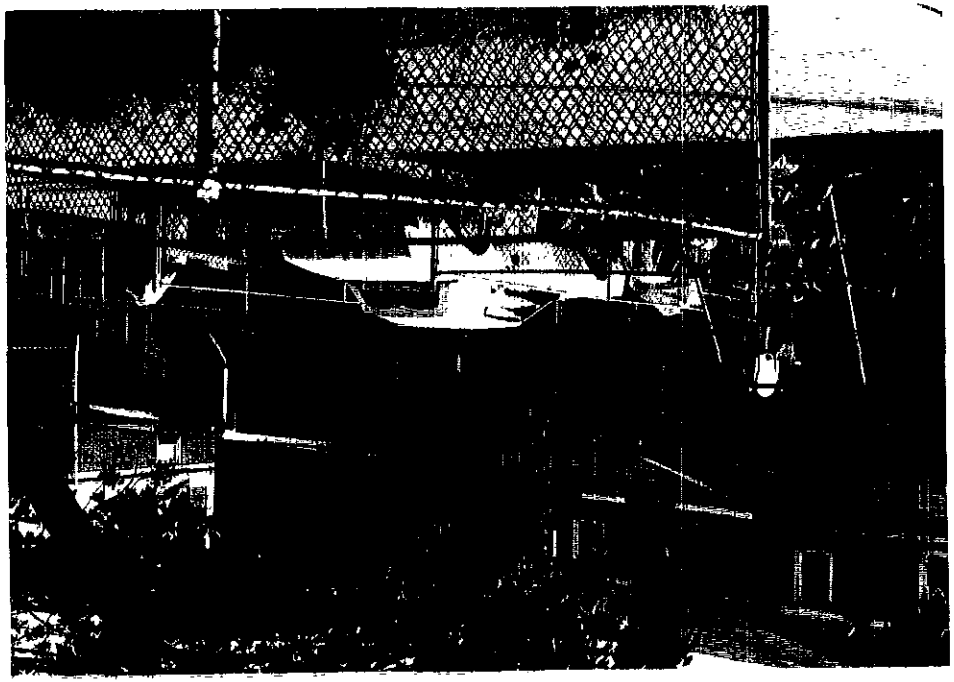
Scale of Drawing: 1"= 30'

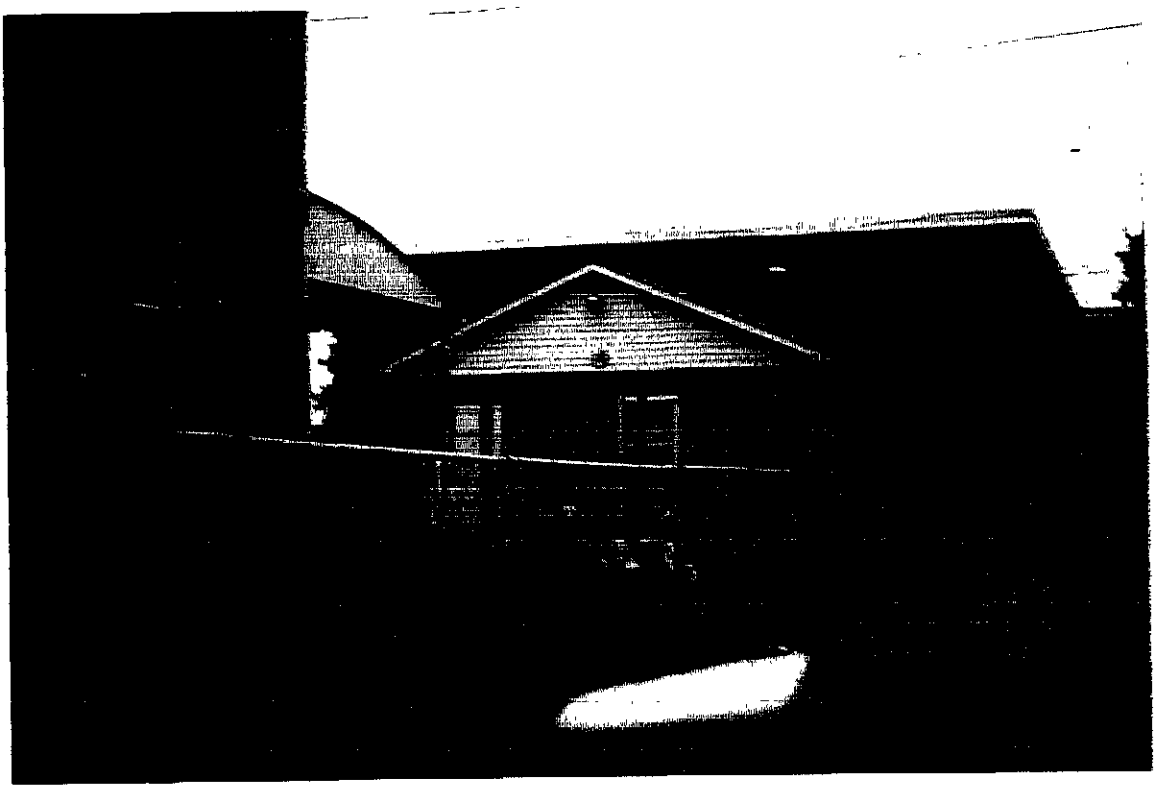
Zoning Office USE ONLY!

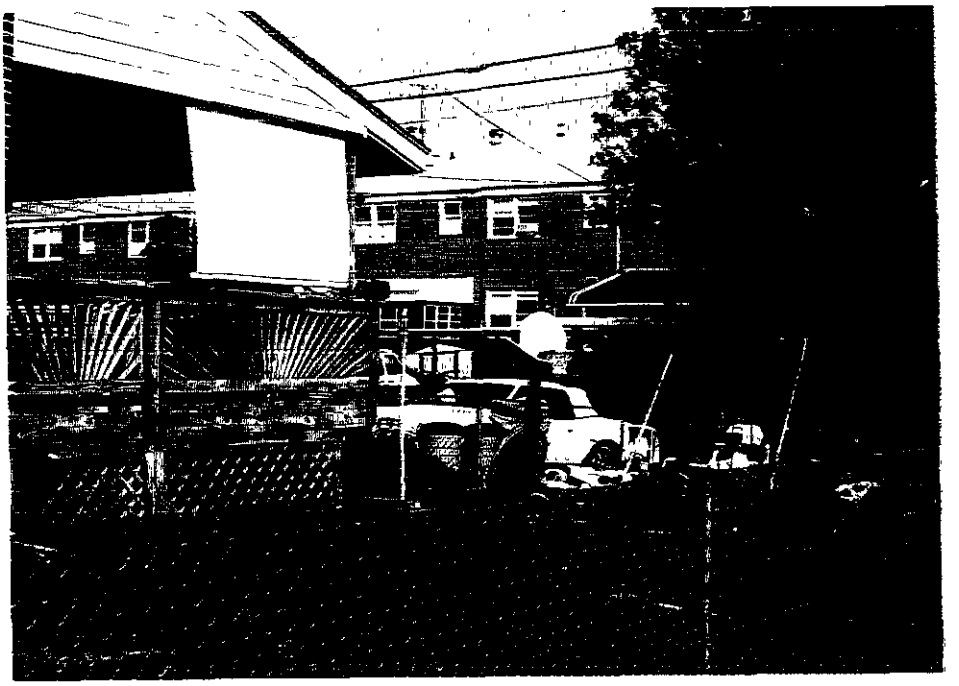
reviewed by:	ITEM #:	CASE#:
JAM	15	

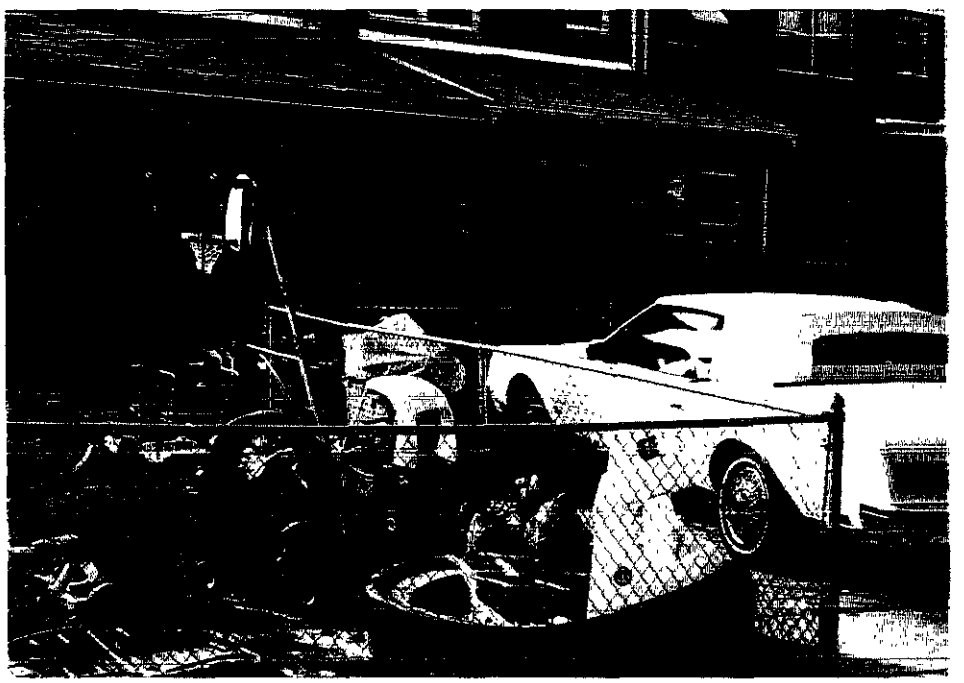


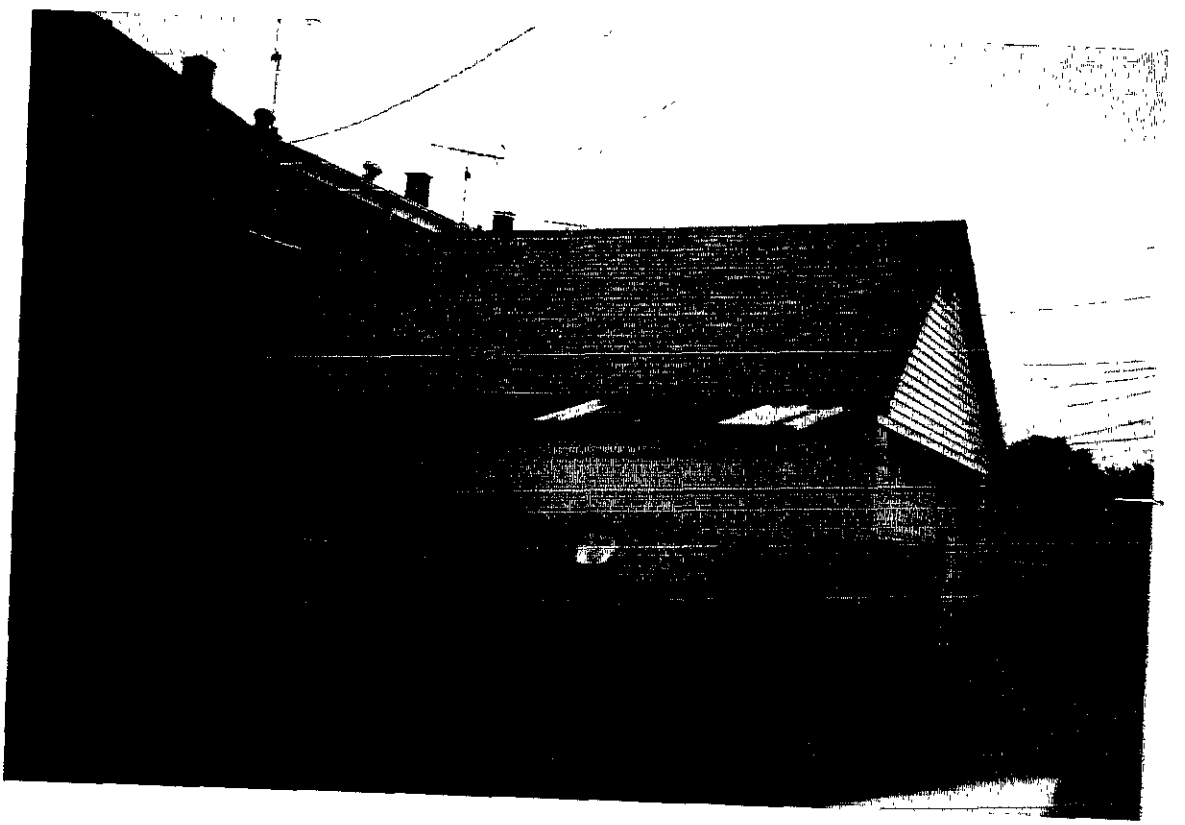










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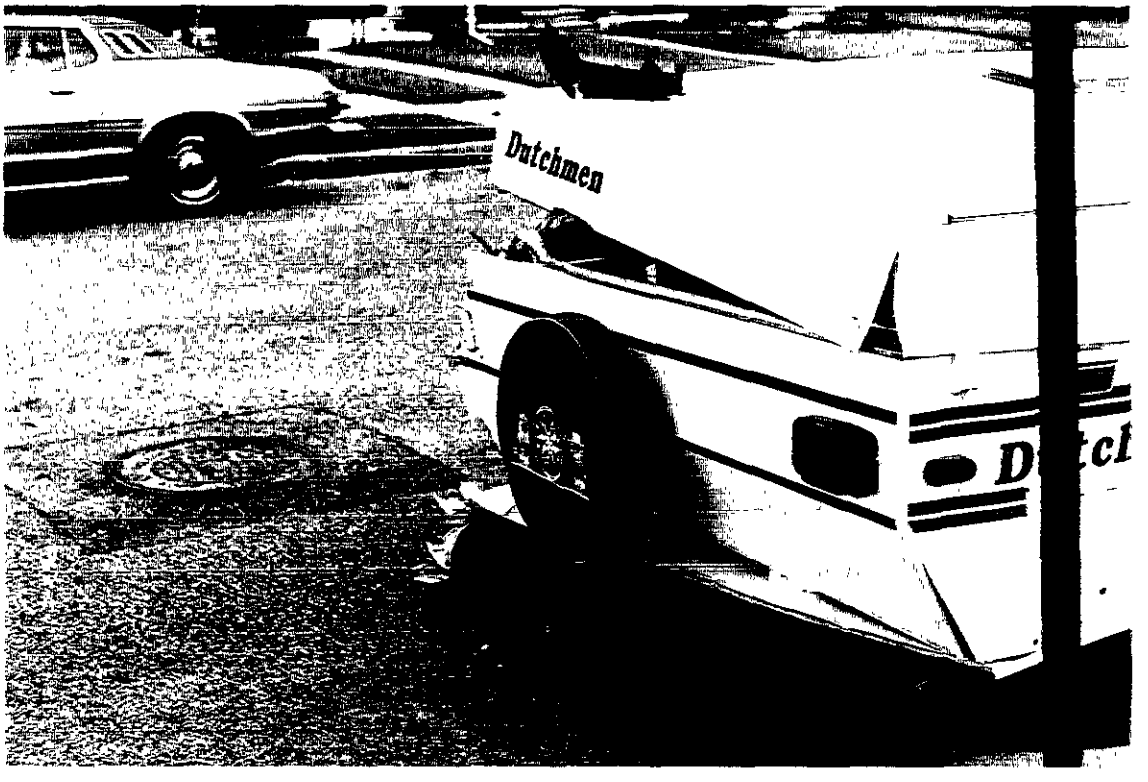
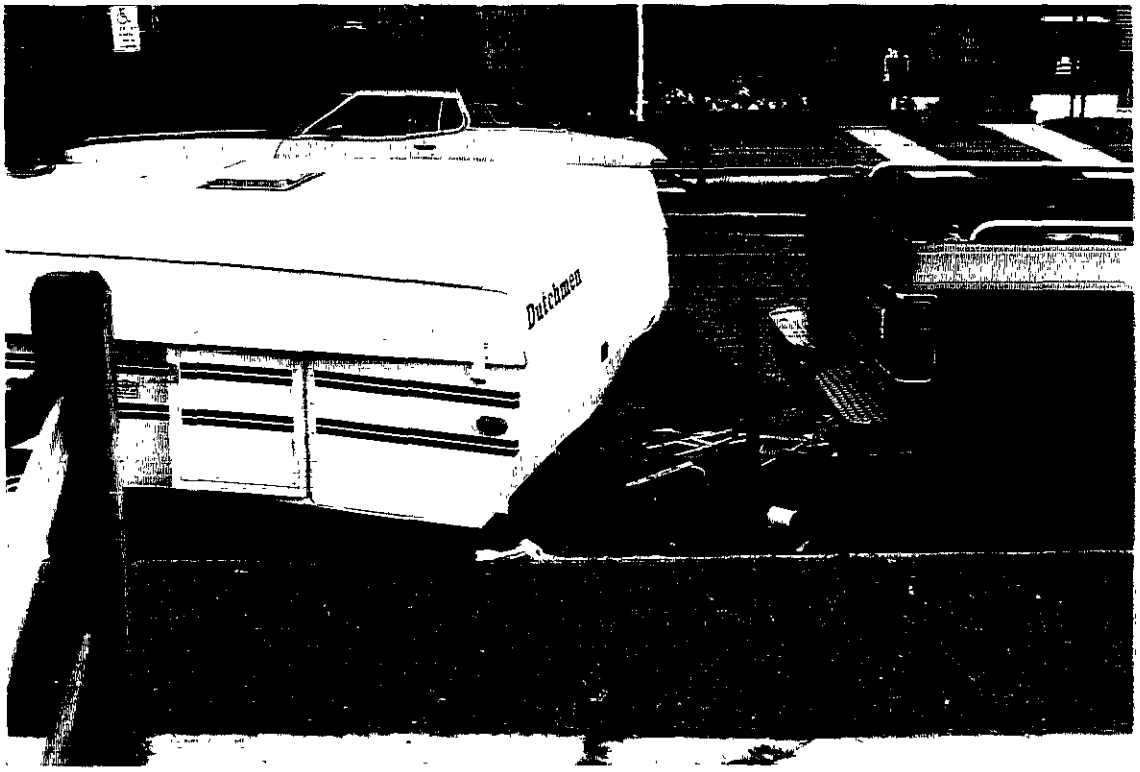

Dutchmen


Dut


Dutchmen
Dutchmen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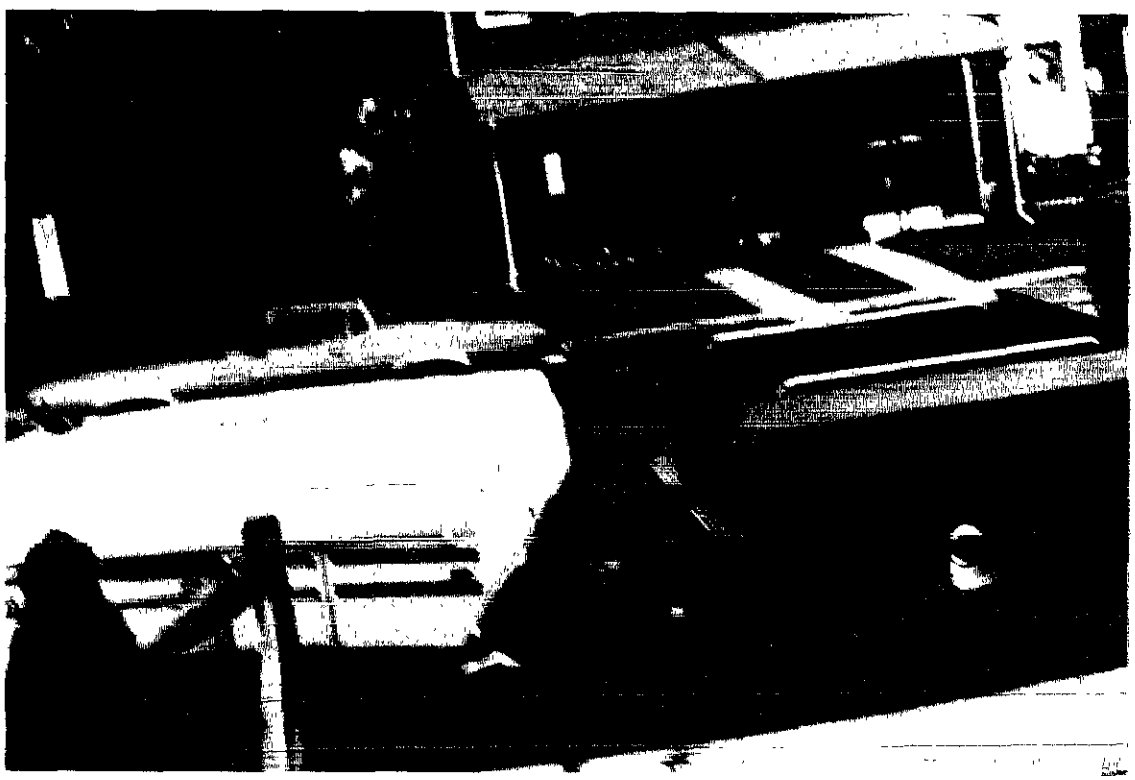


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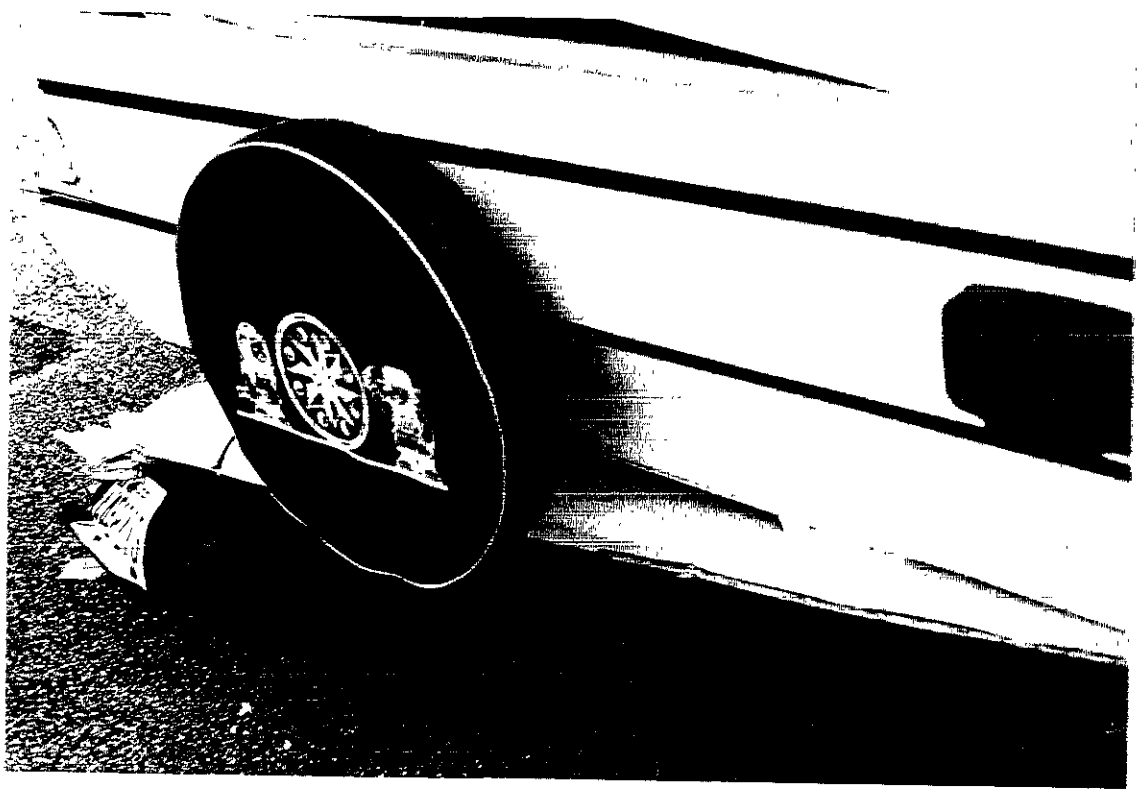


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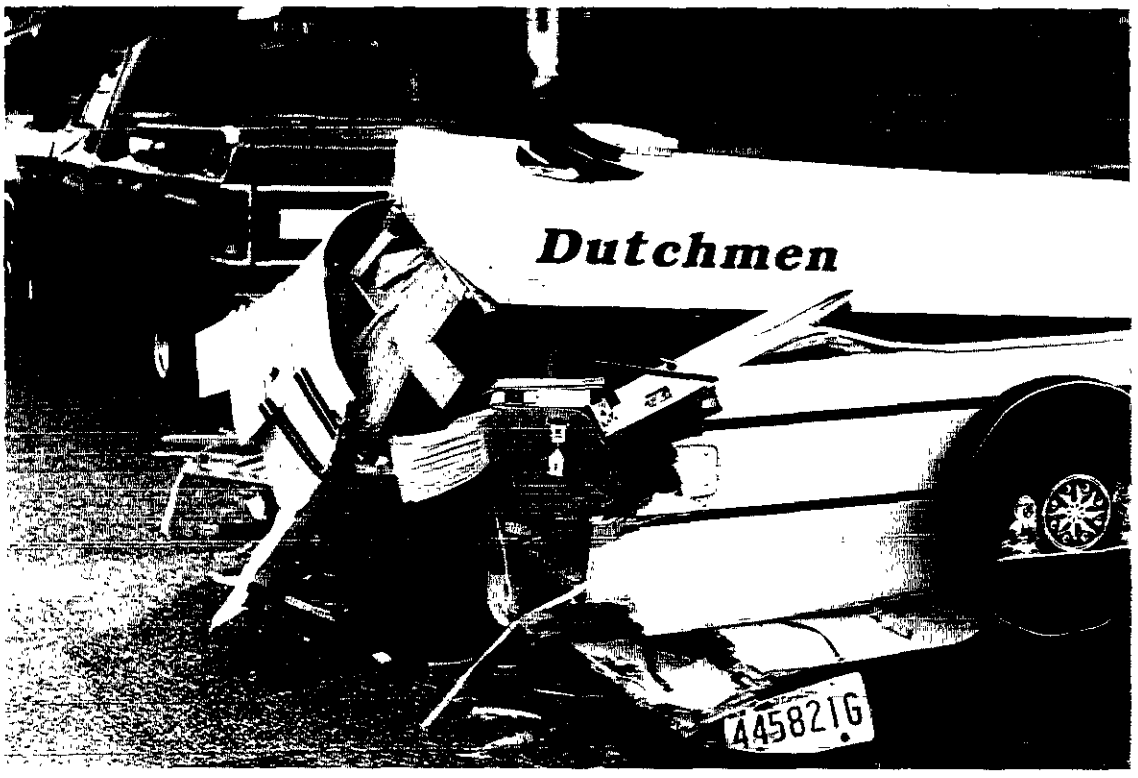
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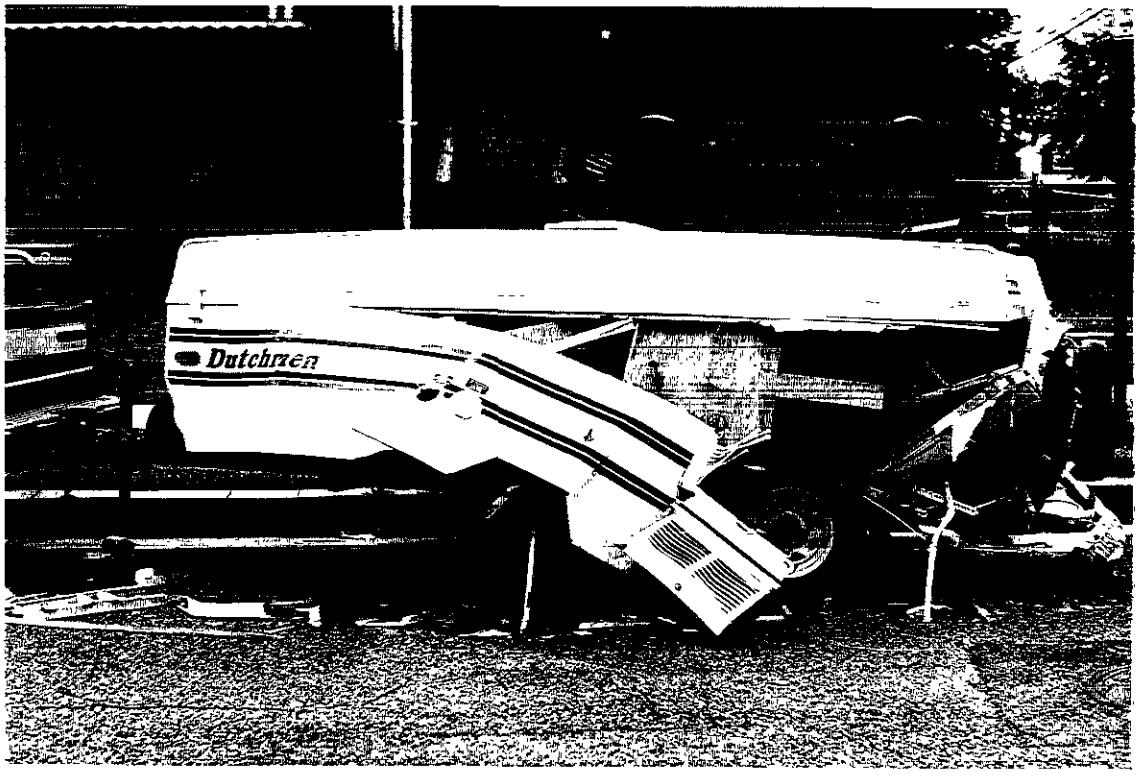
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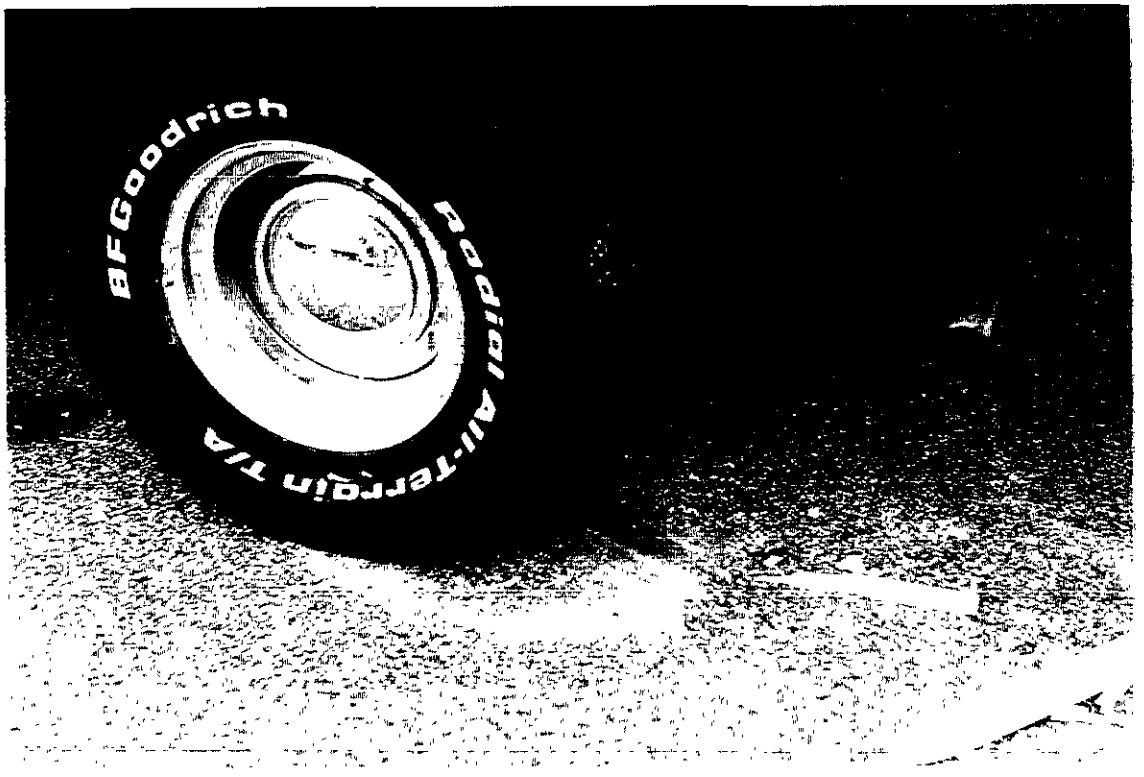
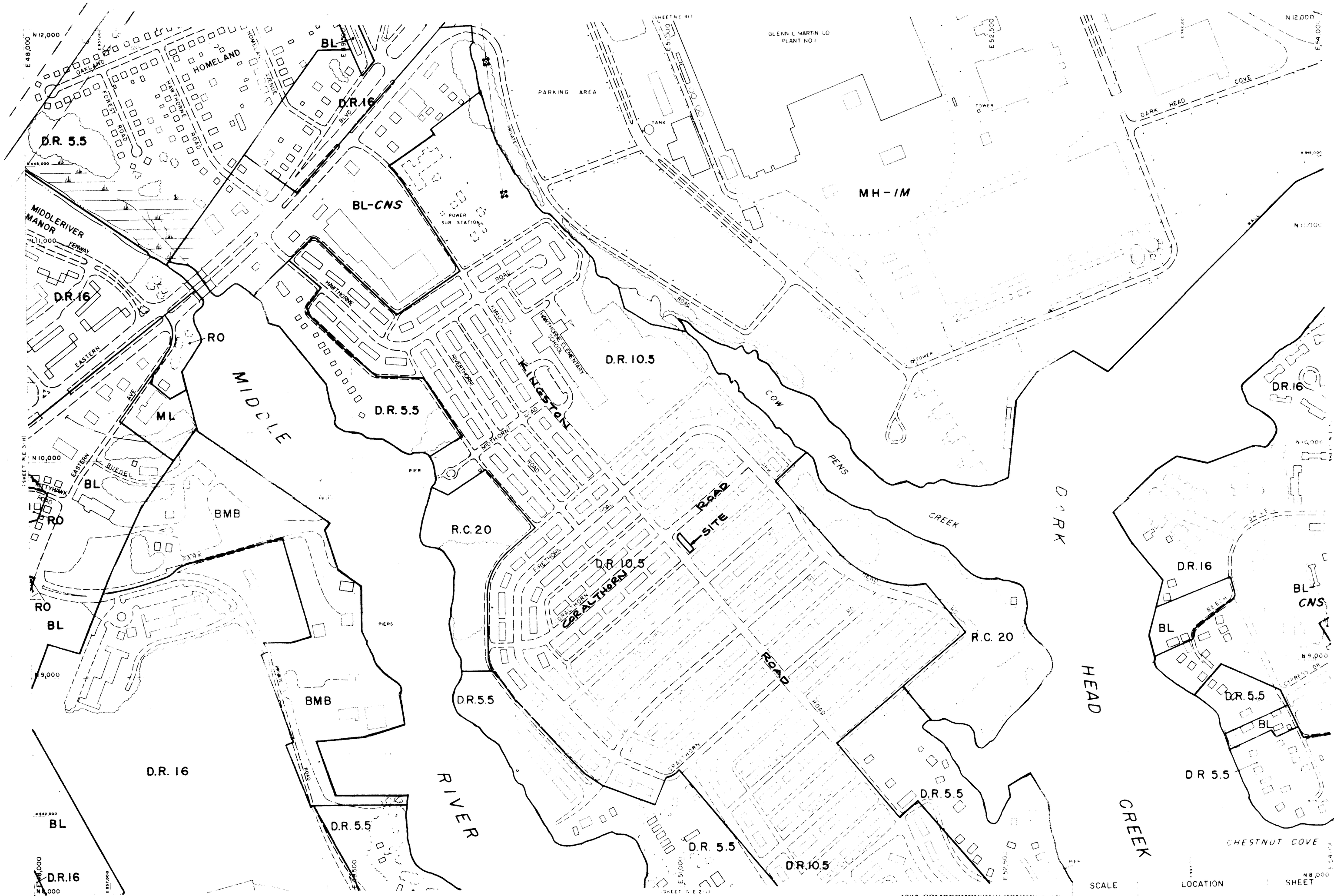

BFGoodrich
Radial All-Terrain T/A

All-Terrain



I-SE
I-NE

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Res. Nos. 183-92,184-92,185-92,186-92,187-92,188-92,189-92

William A. Howard III
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	MIDDLE RIVER KINGSTON	N.E. 3-I
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED

97-10-A 15

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	MIDDLE RIVER KINGSTON	N E 3-I
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED

PREPARED BY AIR PHOTOGRAPHICS INC
MARTINSBURG W V 25401

97-10-A

15

IN RE: PETITION FOR ZONING VARIANCE
S/S Coralthorn Road, 7 ft. E
of c/l Kingston Road
2200 Coralthorn Road
15th Election District
5th Councilmanic District
Jay Reed, et ux, Petitioners

* * * * * * * * * * * * *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 97-10-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Administrative Variance for the property located at 2200 Coralthorn Road, located in the subdivision known as Hawthorne in eastern Baltimore County. The Petition is filed by Jay P. Reed and Edith E. Reed, his wife, property owners. Variance relief is requested from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (BCZR) to permit a garage to be located outside the third of the lot farthest removed from any street; within 9.5 ft. of the centerline of an alley in lieu of the required 15 ft.; and with an area exceeding 50% of the area of the 1/3 of the yard. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1. Numerous photos of the site were also submitted which clearly depict the subject property and I conducted a site visit in order to familiarize myself with the property and surrounding locale.

This matter was originally submitted as a Petition for Administrative Variance, in accordance with Section 26-127 of the Baltimore County Code. That section allows variance relief to be granted without a public hearing in certain circumstances. Specifically, an owner who occupies a residentially used property can seek variance relief pursuant to the administrative process. Certain documentation is submitted in support of the administrative variance to the Zoning Commissioner and the property is posted with notice of the request for a period of 15 days. If, during that period, a neighbor residing within 1,000 ft. of the property requests a

ORDER RECEIVED FOR FILING
Date
By

hearing or, in the alternative, the Zoning Commissioner deems that a public hearing is appropriate, a hearing is convened and the property is re-posted with notice of same. In this case, the Zoning Commissioner received an inquiry about the proposed relief and based on same, and the nature of the relief requested, a public hearing was conducted on October 9, 1996.

Appearing at the public hearing held for this case were Jay P. and Edith E. Reed, property owners. Also present in support of the request was Bob Brocato who resides immediately next to the subject property at 2202 Coralthorn Road. There were no other persons present, either in support or opposed to the Petition. However, a letter was received in opposition to the request which had been signed by a number of residents of the surrounding locale. Their objections will be discussed hereinafter.

Testimony and evidence presented at the hearing was that the property is a corner lot located in the subdivision known as Hawthorne, not far from Eastern Boulevard in eastern Baltimore County. The property fronts Coralthorn Road with its side yard adjacent to Kingston Road. The rear property line abuts a 16 ft. wide alley. On the other side of the alley are the rear of those homes which front Redthorn Road.

The property is approximately 33 ft. wide and 102 ft. deep. It is improved with an end of group rowhouse in which the Petitioners reside. This is a rowhouse community comprised of brick homes. The subject property contains a wood porch attached to the front of the dwelling and a wood deck to the rear. A small parking pad exists on the rear of the subject lot adjacent to the alley. The Petitioners propose to replace this parking pad with the subject garage.

The garage which is proposed is quite large. As shown on the plan, it is 20 ft. by 20 ft. in dimension and will occupy a significant portion

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of the back yard. The Petitioners propose to set the garage back from the side property line from Mr. Brocato's property by a distance of 3 ft. With the 20 ft. proposed width, a 10 ft. setback to the side property line adjacent to Kingston Road will be maintained.

In support of their request, The Petitioners testified that the garage is needed for storage purposes. In this regard, the Petitioners produced a series of photographs depicting a pop-up camper recently owned by them. Previously, this camper was parked in front of the house on Coralthorn Road. However, as the photographs submitted show, the camper was struck by a vehicle driving on that road and destroyed. The Petitioners are concerned about the safety of vehicles owned by them which are parked on the road and, thus, propose construction of this garage. The Petitioners also testified that they are a family with small children and additional storage is needed. Thus, an addition to vehicles, the garage would be utilized to store household items, such as a lawn mower, toys, outside furniture and the like.

As noted above, no opponents of the request were present at the hearing, thus, I did not have the opportunity to observe or question these witnesses about their objections. However, as noted above, a letter was received setting forth three objections to the proposed garage. They were; (1) that the garage is out of character with the neighborhood; (2) that it will block traffic utilizing the alley; and (3) that the Petitioner will utilize same for business purposes (i.e. auto repair shop).

As to the objection that same is out of character with the neighborhood, I do not agree based on my site visit. During my inspection, it was observed that many of the rear yards of the homes in Hawthorne have been converted for a variety of uses. There are a number of garages in the yards, as well as carports and parking pads. Some yards have been covered

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Date
By

by concrete or macadam surfaces. Many of those which do not have carports or garages contain sheds. Moreover, a number of items were observed being stored in these rear yards, including campers, vehicles and similar items. Thus, it is clear that the existence of a garage in the rear yard is not out of the ordinary for this community, although admittedly, the proposed structure is quite large.

As to the second objection, I drove through the alley behind the subject property on several occasions to ensure that there will be no interference with sight distance for vehicles entering and exiting the alley onto Kingston Road. The garage, where proposed, is sufficiently setback from that intersection so as to not cause a problem. Moreover, as noted above, the property presently features a parking pad which is utilized by the Petitioners to park their motor vehicles. Many of the neighboring rear yards abutting the alley contain similar parking pads. Vehicles exiting the Petitioners' yard into the alley will have no greater impact on traffic in the alley, if the garage is constructed. That is, impact on traffic in the alley will be the same whether the vehicles are exiting from the proposed garage or existing parking pad. Therefore, I find no detrimental impact on traffic associated with the garage.

The third concern is the most troubling. Apparently neighbors are concerned over the Petitioners' use of the garage. As noted above, the Petitioner testified at the hearing that the garage will be used solely for uses accessory to the residential utilization of this site. Clearly, storage of household materials and vehicles in the garage is appropriate. Moreover, the Petitioner is free to work on his own car or conduct a reasonable hobby within the garage. However, any commercial/business use is prohibited. The Petitioner did indicate that he is an auto mechanic by trade, however, testified that his place of employment is in Dundalk. It

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Date
By

must be clearly understood by the Petitioners that any business operations conducted within the garage are prohibited and would subject the Petitioners to prosecution for a zoning violation. Thus, the grant of any relief is conditioned by the Petitioner observing such activity.

Upon due deliberation of the testimony and evidence presented, I am persuaded to grant a modification of the the Petitioners' request. In my judgment, denial of the variance would surely result in practical difficulty upon the Petitioner. It would prohibit them from utilizing their property for a permissible purpose; that is, the construction of an accessory residential garage. Moreover, based on the character of the locale, I do not believe that the construction of a garage would cause adverse impact on the neighborhood.

However, the relief which has been requested will be modified. Specifically, I will permit only a garage with dimensions 20 ft. in depth by 15 ft. in width. Simply stated, the proposed garage is too wide. I believe that a garage smaller in dimension will not dominate the rear yard as much but still provide the Petitioner with a reasonably sized storage area. It will also allow for increased distance from the intersection of the alley in Kingston Road. Thus, the Petitioners may construct a garage 20 ft. in depth by 15 ft. in width, thereby leaving a 3 ft. setback from the property at 2202 Coralthorn Road and a 15 ft. setback from the property line adjacent to Kingston Road. Thus, the variance shall be granted as modified above.

I also impose restrictions governing the use of the garage to allay the neighbors' fears. This restriction shall be a condition precedent to the grant of the relief and shall be enforceable by a provision permitting inspection of the use of the property by a representative of the Zoning Office.

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Date
By

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of October, 1996 that a variance from Sections 400.1 and 400.2 of the BCZR to permit a garage, 20 ft. in depth by 15 ft. in width, in lieu of the requested 20 ft. x 20 ft., and to be located outside the third of the lot farthest removed from any street; within 9.5 ft. of the centerline of an alley in lieu of the required 15 ft.; and with an area exceeding 50% of the area of the 1/3 of the yard, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The 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 Petitioner 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. There shall be no commercial or business related activities performed within the structure or on the subject property at any time.

4. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to ensure compliance with this Order.

5. 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/mmn

ORDER RECEIVED FOR FILING
Date
By

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2200 CORALTHORN RD. which is presently zoned DR 10.5

97-10-A

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) 400.1 & 400.2, BCZR, TO PERMIT A GARAGE TO BE LOCATED OUTSIDE THE THIRD OF THE LOT FARTHEST REMOVED FROM ANY STREET, WITHIN 9.5' OF THE CENTERLINE OF THE ALLEY IN LIEU OF THE REQUIRED 15' AND WITH AN AREA EXCEEDING 50% OF THE AREA OF THE REAR ONE THIRD OF THE YARD.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) BY PLACING THE PROPOSED GARAGE AT THE REQUIRED 15 FOOT SETBACK FROM THE CENTERLINE OF THE ALLEY, THE GARAGE WOULD BE CONSTRUCTED AT THE BACK OF THE EXISTING REAR PORCH WHICH WOULD RESTRICT THE ACCESS IN AND OUT OF THE DWELLING. ALSO, THE PROPOSED LOCATION OF THE GARAGE IS CONSISTENT WITH OTHER EXISTING GARAGES ALONG THE BLOCK. PLACING THE GARAGE BACK WOULD BE OUT OF CHARACTER WITH THE EXISTING RESIDENCES AND GARAGES.

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

Type or Print Name

Signature

Address

City State Zip Code

Attorney for Petitioner

Type or Print Name

Signature

Address

Phone No.

City State Zip Code

Legal Owner(s)

JAY P. REED
Type or Print Name
Jay P. Reed
Signature
EDITH E. REED
Type or Print Name
Edith E. Reed
Signature
2200 CORALTHORN RD. 391-8651
Address Phone No.
BALTIMORE MD. 21220
City State Zip Code
Name, Address and phone number of representative to be contacted
JAY P. REED
Name
2200 CORALTHORN RD. 391-8651
Address Phone No.

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, posted, and held in Towson, Baltimore County, and that in the event of a favorable finding as to the premises, the relief prayed be granted.

Zoning Commissioner of Baltimore County

REVIEWED BY: DWN DATE 7-10-96
ESTIMATED POSTING DATE 7-21-96

Printed with Soybean Ink on Recycled Paper

ITEM #: 15

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 2200 CORALTHORN RD.
(Address)
BALTIMORE MD. 21220
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 write a precise answer)

BY PLACING THE PROPOSED GARAGE AT THE REQUIRED 15 FOOT SETBACK FROM THE CENTERLINE OF THE ALLEY, THE GARAGE WOULD BE CONSTRUCTED AT THE BACK OF THE EXISTING REAR PORCH WHICH WOULD RESTRICT THE ACCESS IN AND OUT OF THE DWELLING. ALSO, THE PROPOSED LOCATION OF THE GARAGE IS CONSISTENT WITH OTHER EXISTING GARAGES ALONG THE BLOCK. PLACING THE GARAGE BACK WOULD BE OUT OF CHARACTER WITH THE EXISTING RESIDENCES AND GARAGES.

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.

Jay P. Reed
Type or Print Name
Edith E. Reed
Type or Print Name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of JUNE, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JAY P. REED AND EDITH E. REED

the Affiant(s) herein, personally known/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

6-26-96
Date

Robert V. Brocato
NOTARY PUBLIC

My Commission Expires:

ROBERT V. BROCATO
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 11, 1999

EXAMPLE 3 – Zoning Description

– 3 copies

97-10-A

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

ZONING DESCRIPTION FOR 2200 CORALTHORN RD. (address)

Election District 15 Councilmanic District 5

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

ROAD which is 60 (street on which property fronts) (number of feet of right-of way width)

wide at a distance of 70 EAST of the (number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street KINGSTON ROAD (name of street)

which is 60 wide. *Being Lot # _____, (number of feet of right-of-way width)

Block 16, Section # 5 in the subdivision of

HAWTHORNE as recorded in Baltimore County Plat (name of subdivision)

Book # 19, Folio # 141, containing

2970 S.F. OR 0.0682 AC. (square feet and acres)

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

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

15

7

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

97-10-A

District 15th Date of Posting 7/28/96

Posted for: Variance

Petitioner: Jay P. & Edith E. Reed

Location of property: 2200 Coralthorn Rd. S/S

Location of Signs: Facing roadway on property being zoned

Remarks:

Posted by [signature] Signature Date of return: 7/28/96

Number of Signs: 1

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

No. 022090

DATE 7-10-96 ACCOUNT R-001-6150

AMOUNT $ 25.00

RECEIVED FROM: Jay Reed

FOR: 97-10-A

R/U + SIGN

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

97-10-A

District 15th Date of Posting 9/24/96

Posted for: Oct 9, 1996 VARIANCE HEARING

Petitioner: JAY P. REED, et ux

Location of property: 2200 Coralthorn Rd

Location of Signs:

Remarks:

Posted by Dave Taylor Signature Date of return:

Number of Signs:

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/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

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

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed 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.: 15 Petitioner: JAY P. & EDITH E. REED

Location: 2200 CORALTHORN RD., BALTO, MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JAY P. REED

ADDRESS: 2200 CORALTHORN ROAD
BALTIMORE, MARYLAND 21220

PHONE NUMBER: 410-391-8651

Printed with Soybean Ink on Recycled Paper

12

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: #97-10-A
(Item 15)
200 Coralthorn Road
S/S Coralthorn Road, 70' E of c/l Kingston Road
15th Election District
5th Councilmanic
Legal Owner(s):
Jay P. Reed and Edith E. Reed

Variance: to permit a garage to be located outside the third of the lot farthest removed from any street, within 9.5 feet of the centerline of the alley in lieu of the required 15 feet and with an area exceeding 50% of the area of one third of the yard.

Hearing: Wednesday, September 4, 1996 at 2:00 p.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 887-3353.
(2) For information concerning the File and/or Hearing, Please Call 887-3391.

8/138 August 8 C72599

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/8, 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 8/8, 1996.

THE JEFFERSONIAN,

[signature]

LEGAL AD. - TOWSON

TO: PATUXENT PUBLISHING COMPANY
August 8, 1996 Issue - Jeffersonian

Please foward billing to:

Jay and Edith Reed
2200 Coralthorn Road
Baltimore, Maryland 21220
391-8651

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: 97-10-A (Item 15)
200 Coralthorn Road
S/S Coralthorn Road, 7-' E of c/l Kingston Road
15th Election District - 5th Councilmanic
Legal Owner(s); Jay P. Reed and Edith E. Reed

Variance to permit a garage to be located outside the third of the lot farthest removed from any street, within 9.5 feet of the centerline of the alley in lieu of the required 15 feet and with an area exceeding 50% of the area of one third of the yard.

HEARING: WEDNESDAY, SEPTEMBER 4, 1996 at 2:00 p.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

August 2, 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: 97-10-A (Item 15)
200 Coralthorn Road
S/S Coralthorn Road, 7-' E of c/l Kingston Road
15th Election District - 5th Councilmanic
Legal Owner(s); Jay P. Reed and Edith E. Reed

Variance to permit a garage to be located outside the third of the lot farthest removed from any street, within 9.5 feet of the centerline of the alley in lieu of the required 15 feet and with an area exceeding 50% of the area of one third of the yard.

HEARING: WEDNESDAY, SEPTEMBER 4, 1996 at 2:00 p.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Jay and Edith Reed

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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Baltimore County
Department of Permits and
Development Management

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

September 13, 1996

NOTICE OF REASSIGNMENT

Rescheduled from 9/4/96
CASE NUMBER: 97-10-A (Item 15)
2200 Coralthorn Road
S/S Coralthorn Road, 7-' E of c/l Kingston Road
15th Election District - 5th Councilmanic
Legal Owner(s); Jay P. Reed and Edith E. Reed

Variance to permit a garage to be located outside the third of the lot farthest removed from any street, within 9.5 feet of the centerline of the alley in lieu of the required 15 feet and with an area exceeding 50% of the area of one third of the yard.

HEARING: WEDNESDAY, OCTOBER 9, 1996 at 2:00 p.m in Room 106 County Office Building, 111 W. Chesapeake Avenue.

ARNOLD JABLON
DIRECTOR

cc: Jay and Edith Reed

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Baltimore County
Department of Permits and
Development Management

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

July 18, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-10-A (Item 15)
200 Coralthorn Road
S/S Coralthorn Road, 7-' E of c/l Kingston Road
15th Election District - 5th Councilmanic
Legal Owner(s); Jay P. Reed and Edith E. Reed

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 July 21, 1996. The closing date (August 5, 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.

Arnold Jablon
Director

cc: Jay and Edith Reed

Printed with Soybean Ink on Recycled Paper

Baltimore County
Department of Permits and
Development Management

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

August 2, 1996

Jay and Edith Reed
2200 Coralthorn Road
Baltimore, MD 21220

RE: Item No.: 15
Case No.: 97-10-A
Petitioner: Jay P. Reed, et ux

Dear Mr. and Mrs. Reed:

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 July 10, 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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: July 19, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 10, 11, 12, 13, 15, and 16

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long
Division Chief: Pat Keller

PK/JL

ITEM10/PZONE/TXTJWL

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 07/23/96

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 JULY 22. 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:008,009,010,013,014, 015 AND 016.

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

cc: File

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Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

7-22-96

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

RE: Baltimore County
Item No. 015 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected 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 plan.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS

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

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 7/19/96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: July 22

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

Item #'s: 8
9
10
15
16

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: July 22, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for July 22, 1996
Item Nos. 008, 009, 010, 015 & 016

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

RWB:HJO:jrb

cc: File

ZONE19

Baltimore County
Department of Permits and
Development Management

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

August 2, 1996

Jay and Edith Reed
2200 Coralthorn Road
Baltimore, Maryland 21220

Re: Case Number: 97-10-A
2200 Coralthorn Road

Dear Petitioners:

It has been determined by the Zoning Commissioner's Office that this matter should be set in for public hearing. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary that we repost the property and run notice of the hearing in a newspaper of general circulation.

The reposting charge in the amount of $35.00 is now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.

ARNOLD JABLON, DIRECTOR

AJ:ggs

Printed with Soybean Ink on Recycled Paper

To Pat Long
Date 8/8 Time ☐ AM ☐ PM

WHILE YOU WERE OUT

M. Mr. Reed
of
Phone ( ) Area Code Number Extension

TELEPHONED	PLEASE CALL
CALLED TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	URGENT
RETURNED YOUR CALL	

Message 96-10-A
Admin Venue
Set in for Hearing
85 PL
Operator

AMPAD 42021 3-1/2"x5" REORDER 420-005

You did!

Garage is large, end of group
+N/SC, T/C from neighbor* is concerned about business operation
Set for hearing
JL
(Call from Mrs Fletcher)

Set in for Hearing

Helen Sparks	2208 Coralthorn Rd.
Rosemarie Fletcher	2201 Redthorn Rd
William Butler	2207 Redthorn Rd
Connie Hinelline	2207 Redthorn Rd
Barbara J. Kimmel	2209 Redthorn Rd.
Ronald W. Burnham	2211 Redthorn Rd.
Albert L. Beck	2215 Redthorn Rd.
Dorothy Nicely	2225 Redthorn Rd.
Theresa Minter	2227 Redthorn Rd
Inge Stolz	2201 Redthorn Rd.
Ronald F. Grayson	2205 Redthorn Rd
Frank Weber	2205 Redthorn Rd
Mike Wagner	2224 Coralthorn Rd
Betty J. Lyston	2210 Coralthorn Rd.

PLEASE PRINT CLEARLY

PETITIONERS
~~PETITIONER~~
~~[illegible]~~(S) SIGN-IN SHEET

NAME	ADDRESS
Edith & Jay Reed	2200 Coralthorn Rd 21220
Bob Brocato (witness)	2202 Coralthorn Rd. 21220

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2200 CORALTHORN ROAD

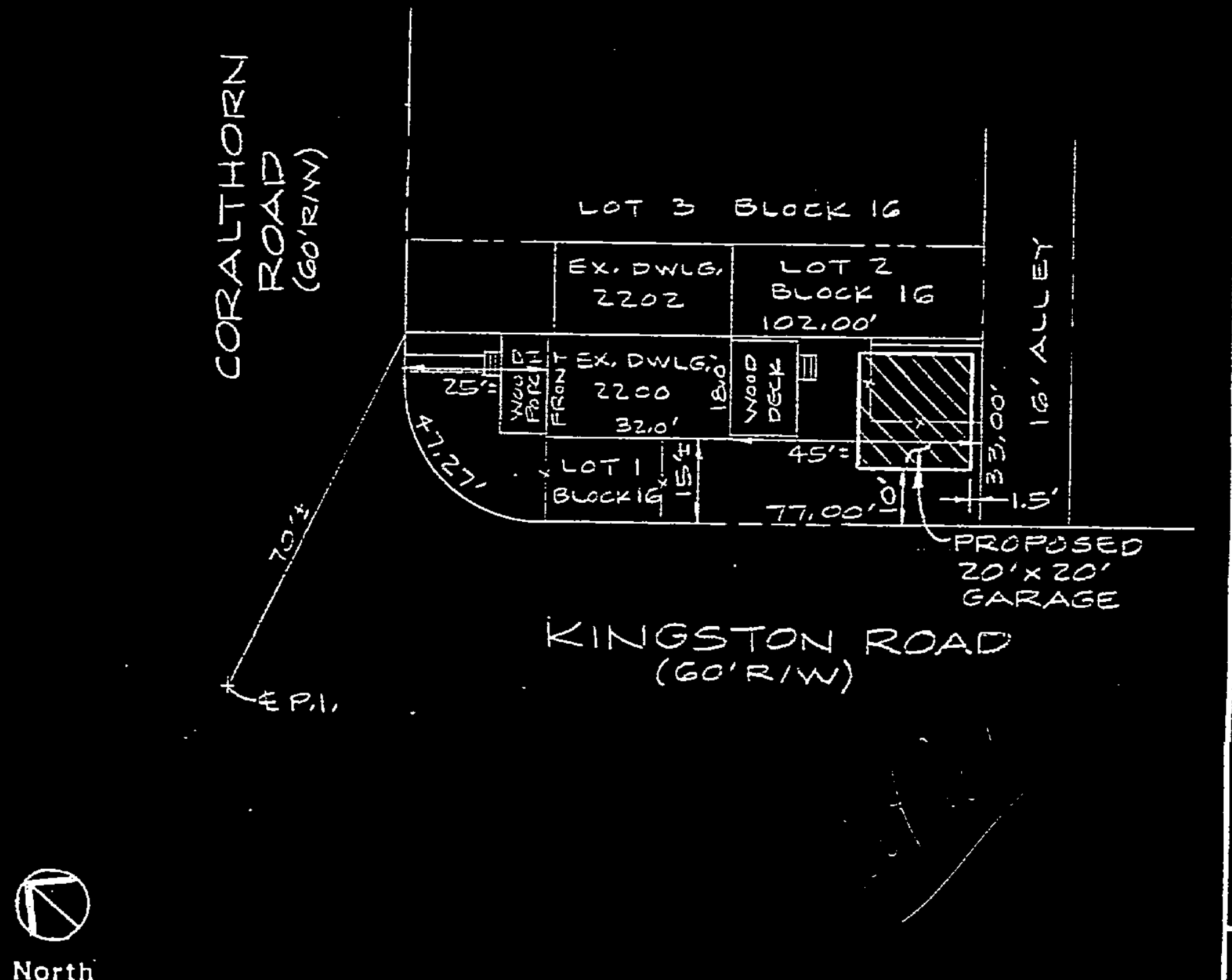
see pages 5 & 6 of the CHECKLIST for additional required information

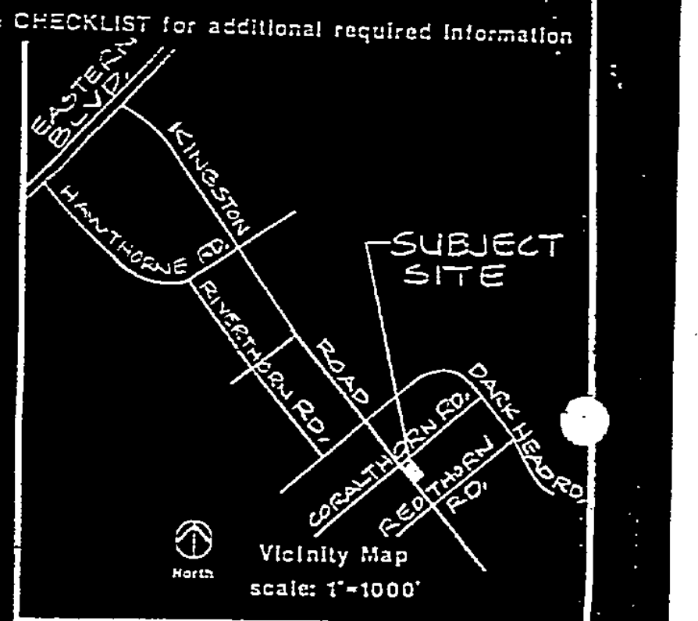
Subdivision name: HAWTHORNE

plat book# 19 ,folio# 141 ,lot# 1 ,section# 5

97-10-A

OWNER: JAY P. & EDITH E. REED





Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Councilmanic District: 5

Election District: 15

1"=200' scale map#: NE 13 I

Zoning: DR 10.5

Lot size: 0.0682 acreage 2970 square feet

	public	private
SEWER:	☒	☐
WATER:	☒	☐

	yes	no
Chesapeake Bay Critical Area:	☐	☒

Prior Zoning Hearings: NONE

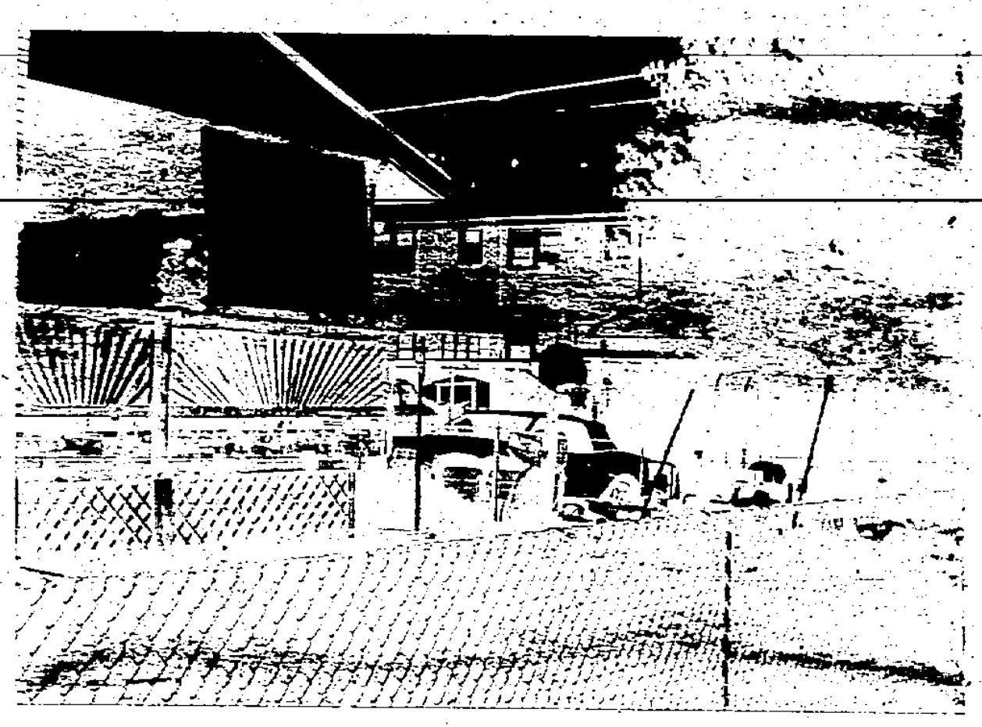
Zoning Office USE ONLY!

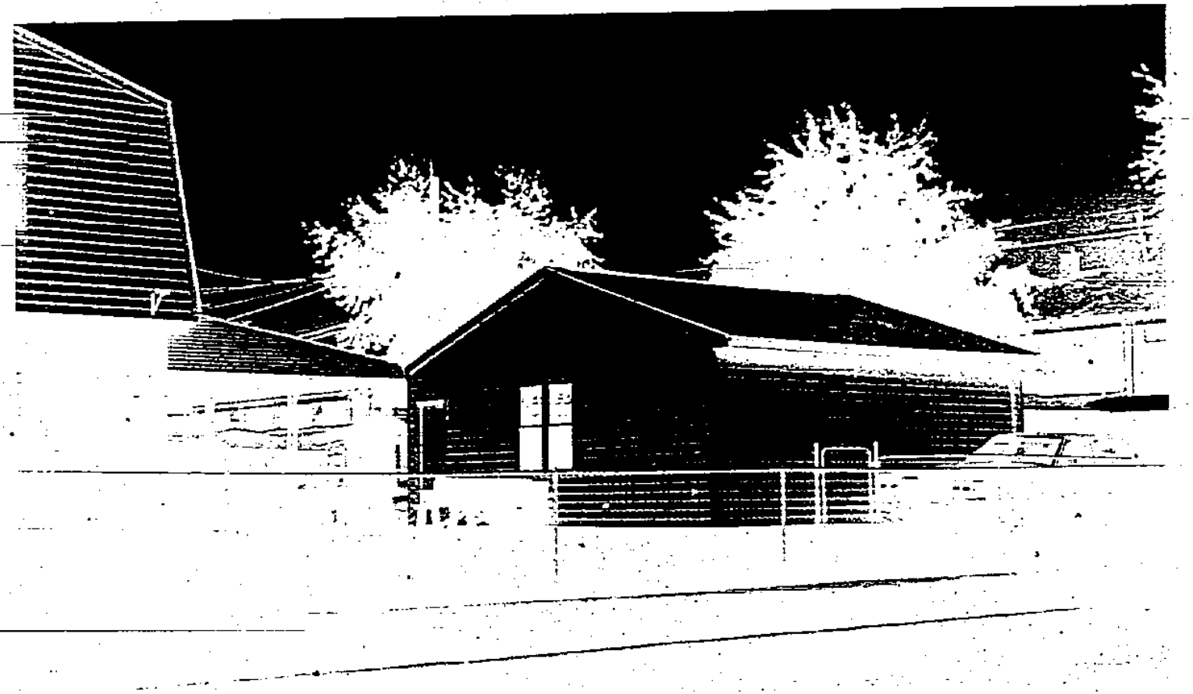
reviewed by:	ITEM #:	CASE#:
JCM	15	

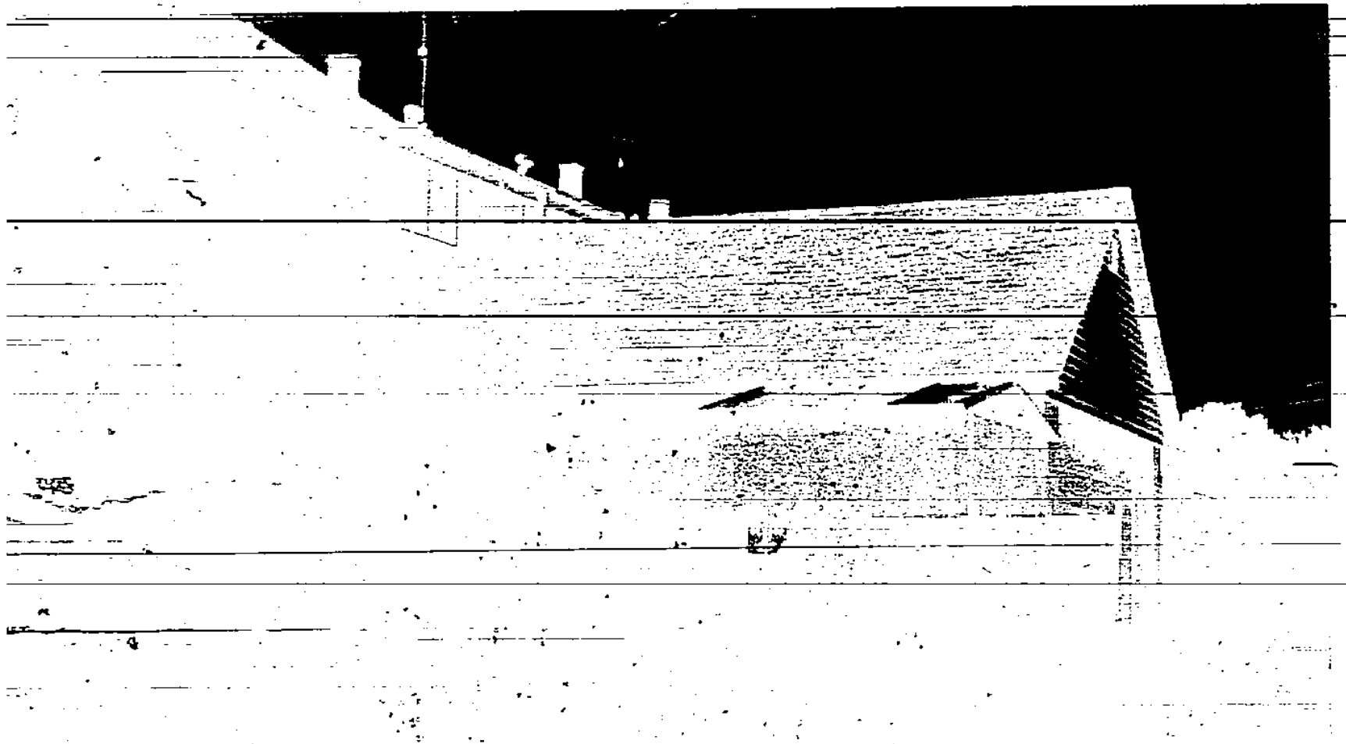
date: 6-28-96

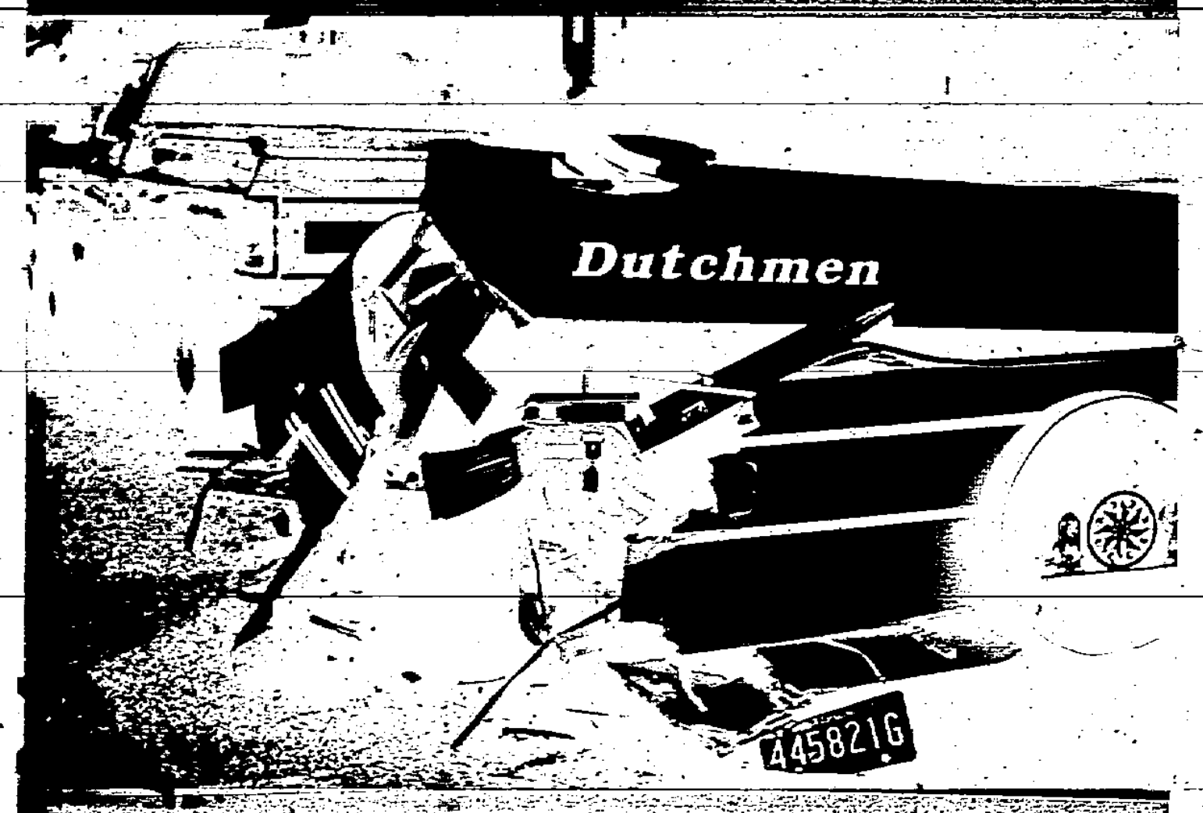
prepared by: R.V.B.

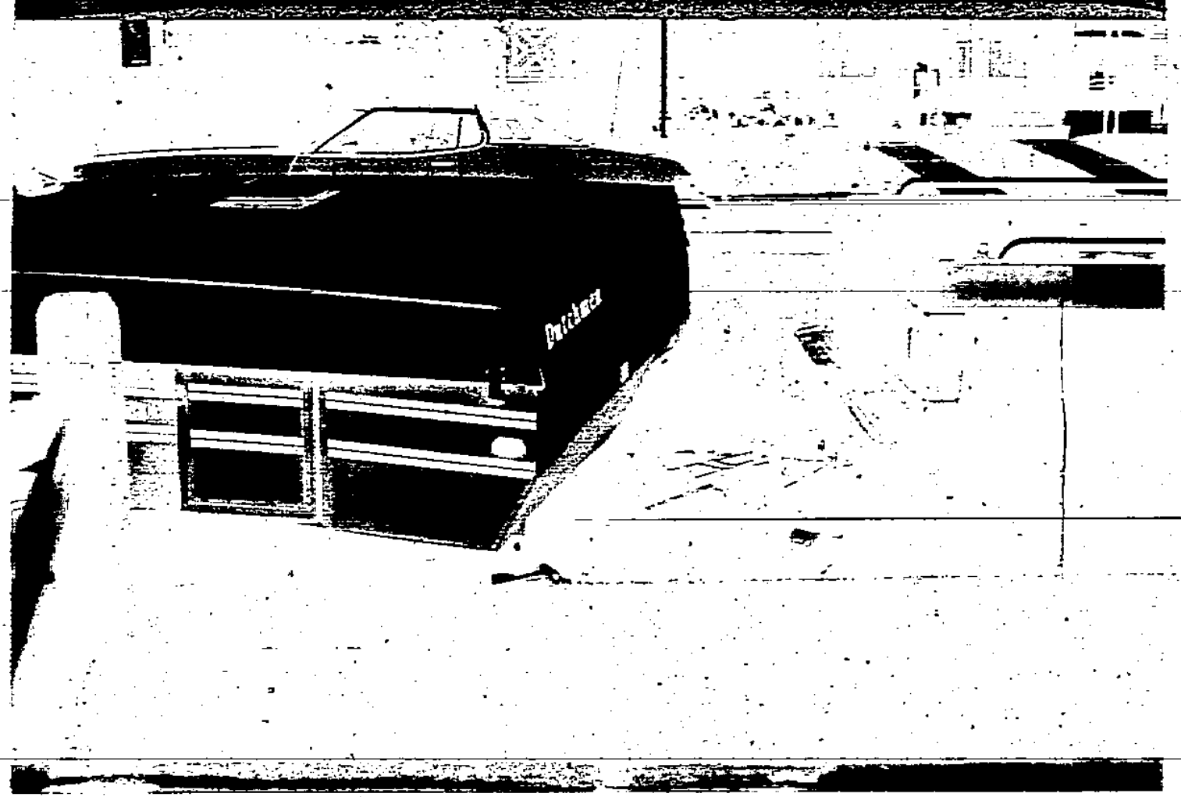
Scale of Drawing: 1"=30'

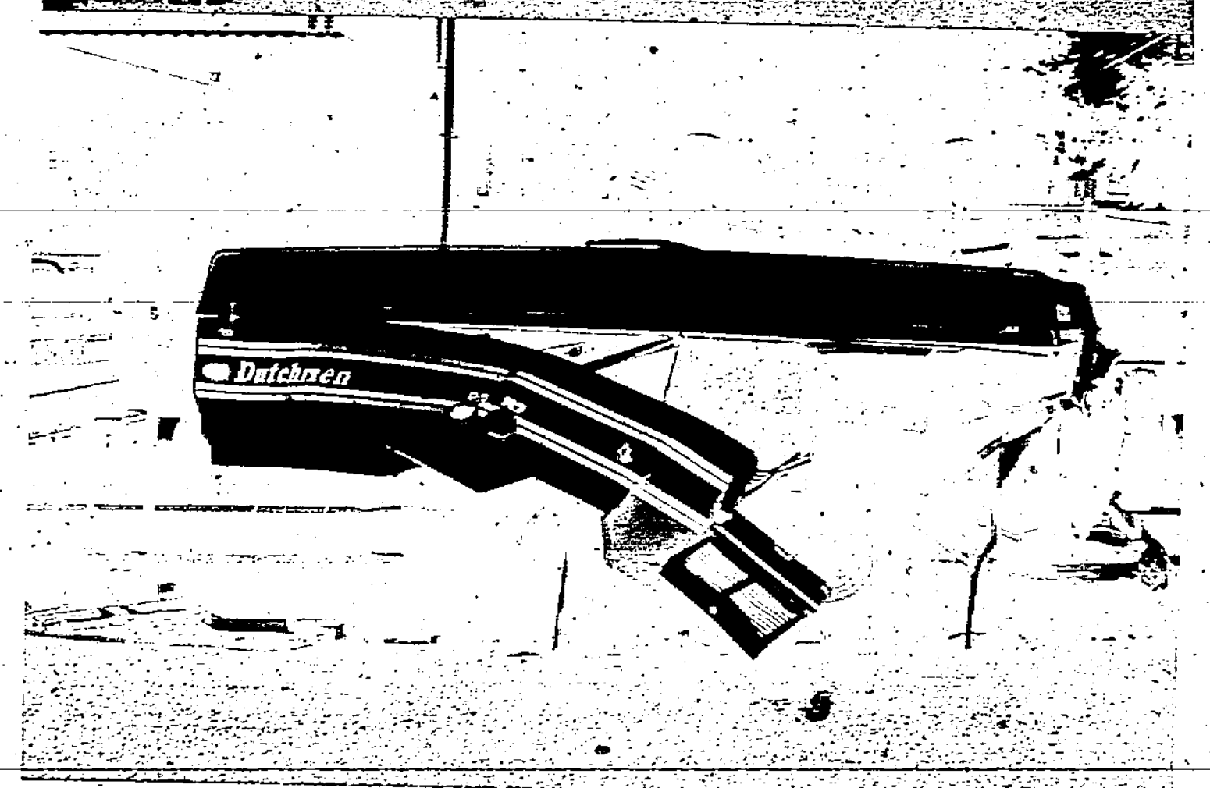


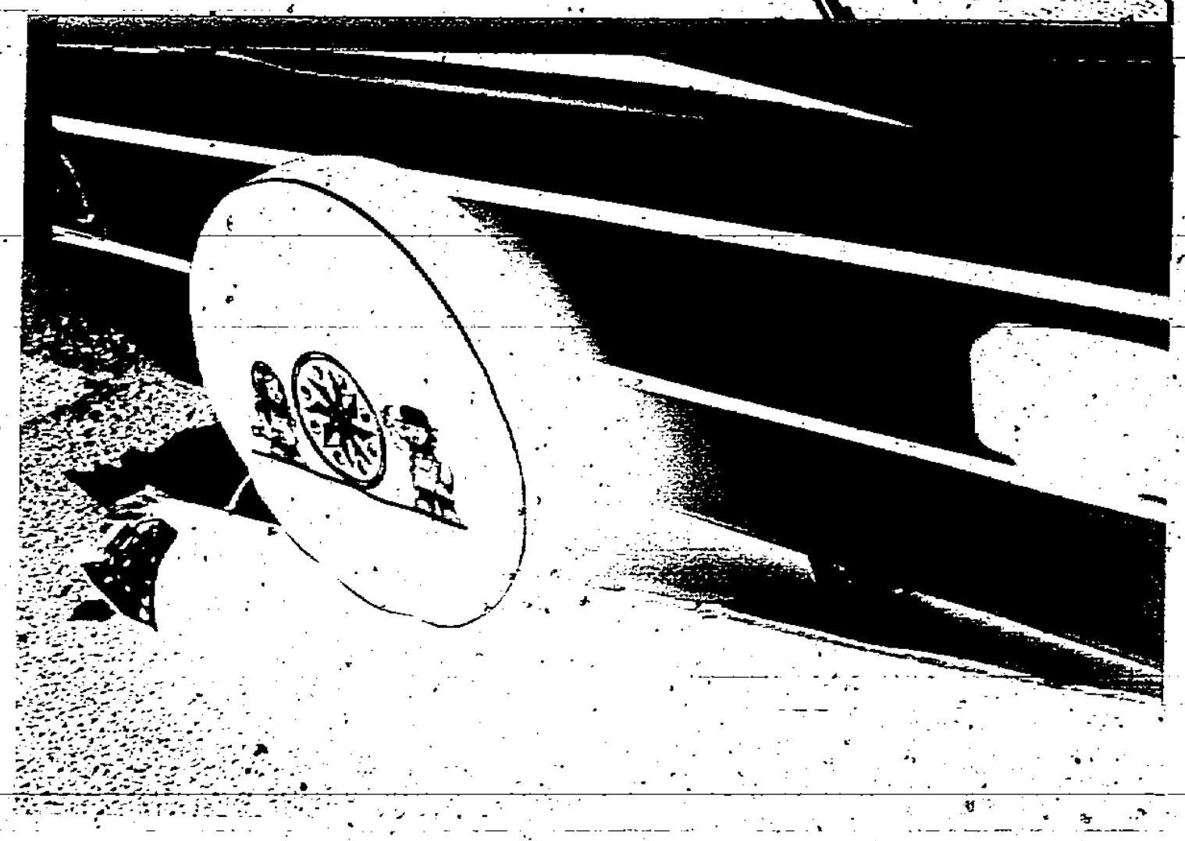


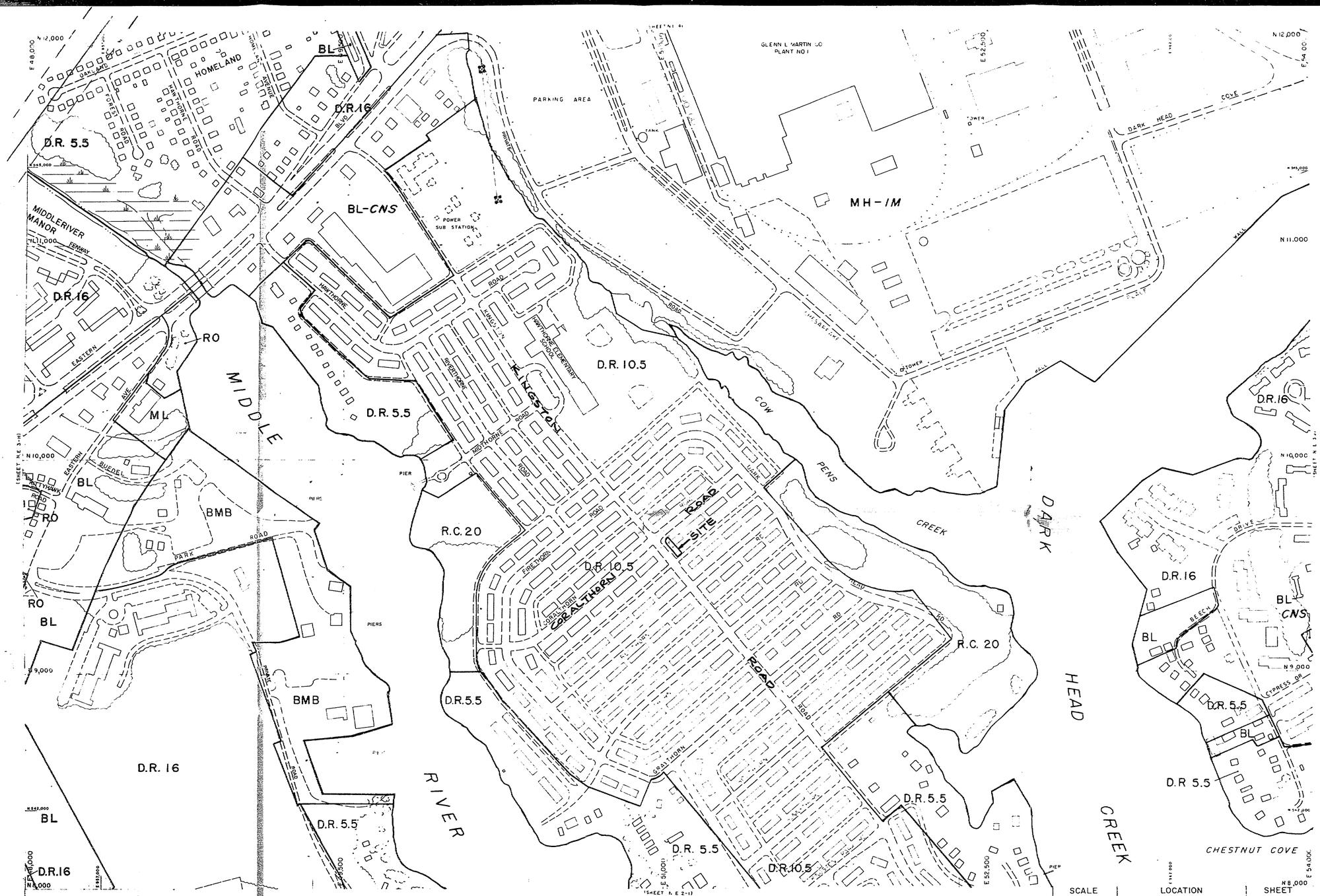












THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN INC BALTIMORE MD 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92,184-92,185-92,186-92,187-92,188-92,189-92

William Howard IV
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'±	MIDDLE RIVER KINGSTON	N.E. 3-I
DATE OF PHOTOGRAPHY		

97-10-A 15

97-10-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	MIDDLE RIVER KINGSTON	NE 3-F 15
DATE OF PHOTOGRAPHY JANUARY 1986		

PRODUCED BY AIR PHOTOGRAPHICS, INC
HARRISBURG, N.J. 08101