

IN RE: PETITION FOR VARIANCE  
N/S Alabama Avenue, 70' E of  
Anne Arundel Street  
(2822 Alabama Avenue)  
13th Election District  
1st Councilmanic District

Sherri L. Thompson  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-38-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 2822 Alabama Avenue, located in the vicinity of Annapolis Road in Halethorpe. The Petition was filed by the owner of the property, Sherri L. Thompson. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling to be constructed on a 5,000 sq.ft. lot in lieu of the required 6,000 sq.ft., a lot width of 40 feet in lieu of the required 50 feet, and side yard setbacks of 7 feet in lieu of the required 10 feet, and any other variances deemed necessary by the Zoning Commissioner. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Sherri Thompson, property owner, and her father, William Thompson. Appearing as Protestants were Wayne Schumacher and Carl Bisser who reside on either side of the subject property.

Testimony and evidence offered revealed that the subject property consists of 5,000 sq.ft., zoned D.R. 5.5 and is presently unimproved. The property is located within an older subdivision, known as Rosemont, which was developed many years ago with mainly 40-foot wide lots. The Petitioner

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Date 9/2/96  
By [Signature]

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purchased the subject property from her father and her aunt approximately three years ago. Testimony revealed that the property has long been in the Thompson family in that the Petitioner's grandmother, Nellie Thompson, owned the property some 40 years ago. After the grandmother passed away, the Petitioner's father and aunt acquired the property and later sold the property to the Petitioner. Ms. Thompson now wishes to develop the property with a single family dwelling as shown on the site plan submitted into evidence as Petitioner's Exhibit 1. Testimony indicated that the proposed dwelling is similar and consistent with many of the other homes in this community. Without the requested variance, Ms. Thompson will not be able to build and to her, the property would have no value.

As noted above, two individuals appeared in opposition to the request. Mr. Schumacher and Mr. Bisser live on the adjoining properties on either side of the subject lot. Both gentlemen object to the construction of a dwelling on this property in that they believe development of this lot will impose too much on their respective properties and that there is simply not enough room for a dwelling on this lot. They also testified that many of the children who live in this neighborhood use this vacant lot as a playground. Furthermore, these gentlemen submitted a Petition of Opposition which had been signed by many of the residents in the neighborhood, all of whom object to a single family residence being constructed on the subject property.

On cases such as this where a property owner wishes to construct a single family residence on land which does not meet minimum lot size requirements, the matter is referred to the Office of Planning for their review and consideration as to the proposed development's compatibility with the surrounding locale. The Petitioner is required to submit build-

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By [Signature]

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ing elevation drawings of the house proposed to be built for review and approval. The drawings in this case were reviewed by Mr. Irv McDaniel, of the Office of Planning and Community Conservation. After reviewing the elevation drawings and the site plan for the proposed development, Mr. McDaniel has recommended approval of the variance requested. In these matters, great deference is given to the Office of Planning and Community Conservation in their review of these requests. Those representatives insure that the house which is intended to be constructed is consistent with the character and quality of the homes already existing in the community. In this instance, approval was recommended. However, in addition to requesting the right to build upon a lot that does not meet minimum lot size requirements, the Petitioner is also requesting side setbacks of 7 feet each for the proposed dwelling.

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).

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Date

By

After reviewing the testimony and evidence offered by the Petitioner as well as the Protestants, and in consideration of the comments submitted by the Office of Planning and Community Conservation, I find that the relief requested shall be granted in part and denied in part. The variance to allow a lot size of 5,000 sq.ft., and a lot width of 40 feet shall be granted. Many other lots in this community are of similar size and have been developed with single family homes. Therefore, I believe it appropriate to allow the Petitioner to construct a dwelling on the subject property; however, I believe that the Petitioner should maintain the minimum 10-foot side setbacks required on each side. This will provide additional space on either side of the house and minimize to the extent possible the impact of the proposed dwelling on the adjoining neighbors. Therefore, the width of the proposed dwelling must be scaled down to meet the 10-foot side setback requirement.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested shall be granted in part and denied in part.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12<sup>th</sup> day of September, 1996 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling to be constructed on a 5,000 sq.ft. lot in lieu of the required 6,000 sq.ft., and a lot width of 40 feet in lieu of the required 50 feet, for a proposed dwelling, 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

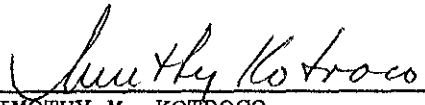
ORDER RECEIVED FOR FILING  
9/24/96  
[Signature]

12 11 96

has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

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

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 7 feet in lieu of the required 10 feet, for a proposed dwelling in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 11/27/96  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

September 12, 1996

(410) 887-4386

Ms. Sherri L. Thompson  
2922 Florida Avenue  
Baltimore, Maryland 21227

RE: PETITION FOR VARIANCE  
N/S Alabama Avenue, 70' E of Anne Arundel Street  
(2822 Alabama Avenue)  
13th Election District - 1st Councilmanic District  
Sherri L. Thompson - Petitioner  
Case No. 97-38-A

Dear Ms. Thompson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in part and denied in part 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  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Wayne Schumacher  
2824 Alabama Avenue, Baltimore, Md. 21227

Mr. Carl Bisser  
2820 Alabama Avenue, Baltimore, Md. 21227

People's Counsel

File

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# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 2822 Alabama Ave Balto 21227  
which is presently zoned DR5.5

97-38-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)

1. B02.3.C.1 to allow a dwelling to be constructed on a 5000 sq ft lot in lieu of the required 6000 sq ft. And a lot width of 40' in lieu of the required 58' and side yard setbacks of 7' in lieu of the required 10' and any other variances as the commissioner deems necessary.  
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

to be discussed at the hearing

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:

Sherri L. Thompson  
(Type or Print Name)

Sherri L. Thompson  
Signature

2922 Florida Ave  
Address

Balto. MD 21227  
City State Zipcode

Attorney for Petitioner.

(Type or Print Name)

Legal Owner(s)

Sherri L. Thompson  
(Type or Print Name)

Sherri L. Thompson  
Signature

(Type or Print Name)

Signature

2922 Florida Ave 301-688-5402  
Address Phone No

Balto. MD 21227  
City State Zipcode

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

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr  
unavailable for Hearing

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

ALL  OTHER

REVIEWED BY: CAH DATE 25 Aug 90

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Date

By

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97-38-A

**Zoning description for 2822 Alabama Ave, Baltimore**

**MD. 21227**

*Beginning at a point on the **north** side of **Alabama Ave.**, which is **50'** wide at a distance of **70'** east of the centerline of the nearest improved intersecting street **Anne Arundal St.** which is **50'** wide. Being lots #72/71, Block \_\_\_\_\_, Section **H** in the subdivision of **Rosemont** as recorded in Baltimore County plat book #7, folio #100 containing **5000 sq.ft.** also known as **2822 Alabama Ave.** and located in the **13th** election district.*

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CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

97-38-A

District: 13

Date of Posting: 8-19-96

Posted for: 9-3-96 HEARING

Petitioner: Sherri Thompson

Location of property:

Location of Sign:

Remarks:

Posted by Jeff Perlow  
Signature

Date of return:

Number of Signs:

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**NOTICE OF HEARINGS**

The zoning Commissioner of Baltimore County, by authority of the Zoning (Zetland) Regulations of Baltimore County, will hold a public hearing on the property described herein in

Room 105 of the County Offices Building, 111 W. Chesapeake Avenue in Towson, Maryland 21284 or Room 118, Old Courthouse, 409 Washington Avenue, Towson, Maryland 21284 as follows:

Case #97-38-A

(Item 37)

2822 Ashburn Avenue, MS, Ashburn Avenue, 70' E. Anne Arundel Street, 13th Election District, 1st Councilmanic

Legal Owners: Stuart L. Thompson, Manager, to allow a dwelling to be constructed on a 5,000 square foot lot in lieu of the required 6,000 square feet and a lot width of 40 feet in lieu of the required 55 feet and side yard setbacks of 7 feet in lieu of the required 10 feet and any other variances as the commissioner deems necessary.

Hearing: Tuesday, September 3, 1996 at 2:30 p.m. in Rm. 118, Old Courthouse.

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.

8/15/96 August 8

C72827

**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,

*A. H. Emiller*  
LEGAL AD. - TOWSON

MICROFILMED

POSTED 8/19/96  
Jeff Fenlow

CASE NUMBER: 97 -A (Item 37)  
2822 Alabama Av .de  
N/S Alabama Avenue, 70' E Anne Arundel Street  
13th Election District - 1st Councilmanic  
Legal Owner(s): Sherri L. Thompson

Variance to allow a dwelling to be constructed on a 5,000 square foot lot in lieu of the required 6,000 square feet and a lot width of 40 feet in lieu of the required 55 feet and side yard setbacks of 7 feet in lieu of the required 10 feet and any other variances as the commissioner deems necessary.

APPROVED

HEARING: TUESDAY, SEPTEMBER 3, 1996 at 2:30 p.m. in Room 118, Old Courthouse.

8/19



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.: 37 Petitioner: Sherri Thompson  
 Location: 2822 Alabama Ave. Ba Ho. MD 21227

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Sherri Thompson  
 ADDRESS: 2922 Florida Ave  
Ba Ho. MD 21227

PHONE NUMBER: 410-789-4468

NOT RECORDED

# Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

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

Subdivision name: \_\_\_\_\_

plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_


OWNER: \_\_\_\_\_



North

date: \_\_\_\_\_  
prepared by: \_\_\_\_\_

Scale of Drawing: 1" = \_\_\_\_\_

 Vicinity Map  
Scale: 1"=1000'

## LOCATION INFORMATION

Election District: \_\_\_\_\_

Councilmanic District: \_\_\_\_\_

1"=200' scale map#: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_ acreage \_\_\_\_\_ square feet

public private  
SEWER:    
WATER:    
Chesapeake Bay Critical Area:    
Prior Zoning Hearings:

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

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

Please forward billing to:

Sherri Thompson  
2922 Florida Avenue  
Baltimore, Maryland 21227  
789-4468

---

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: 97-38-A (Item 37)  
2822 Alabama Avenue  
N/S Alabama Avenue, 70' E Anne Arundel Street  
13th Election District - 1st Councilmanic  
Legal Owner(s): Sherri L. Thompson

Variance to allow a dwelling to be constructed on a 5,000 square foot lot in lieu of the required 6,000 square feet and a lot width of 40 feet in lieu of the required 55 feet and side yard setbacks of 7 feet in lieu of the required 10 feet and any other variances as the commissioner deems necessary.

HEARING: TUESDAY, SEPTEMBER 3, 1996 at 2:30 p.m. in Room 118, Old Courthouse.

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.

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**BALTIMORE COUNTY, MARYLAND**  
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
TOWSON, MARYLAND 21204

*[Handwritten Signature]*  
DIRECTOR

*[Handwritten Signature]*  
BUILDINGS ENGINEER



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: 97-38-A (Item 37)  
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HEARING: TUESDAY, SEPTEMBER 3, 1996 at 2:30 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon  
Director

cc: Sherri L. Thompson

- 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, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

*[Handwritten Signature]*  
DIRECTOR

*[Handwritten Signature]*  
BUILDINGS ENGINEER



Baltimore County  
Department of Permits and  
Development Management

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

August 29, 1996

Ms. Sherri L. Thompson  
2922 Florida Avenue  
Baltimore, MD 21227

RE: Item No.: 37  
Case No.: 97-38-A  
Petitioner: Sherri Thompson

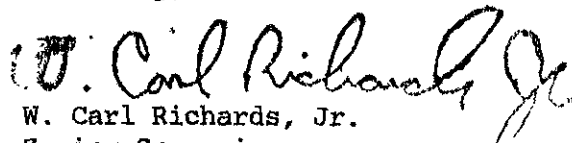
Dear Ms. Thompson:

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 August 25, 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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COIN OPERATED AMUSEMENT DEVICE APPLICATION  
 BALTIMORE COUNTY, MARYLAND  
 DEPARTMENT OF PERMITS & LICENSES  
 COUNTY OFFICE BUILDING  
 TOMSON, MARYLAND 21204  
 887-3616  
 APPLICATION DATE \_\_\_\_\_  
 LICENSE YEAR \_\_\_\_\_



MAKE MONEY ORDER OR CHECK PAYABLE TO "BALTIMORE COUNTY, MARYLAND".

PER: \$150.00  
 each machine  
 per year.

NAME OF BUSINESS \_\_\_\_\_ PHONE # \_\_\_\_\_

(where devices will be operated)

BUSINESS LOCATION

NAME OF BUSINESS OWNER OR OPERATOR (please type or print)

(where devices will be operated)

OWNER OF MACHINES (please type or print)

OWNER OF MACHINES' ADDRESS

ZIP CODE \_\_\_\_\_

NAME OF APPLICANT (please type or print)

Signature of Applicant

Applicant's Title

Telephone Number

# OF DEVICES	DESCRIPTION OF DEVICE	SERIAL #(*) FOR EACH DEVICE	DATE INSTALLED AT THIS LOCATION	Amusement Device License #	Fee

ISSUANCE OF THIS LICENSE DOES NOT FREE THE LICENSEE FROM COMPLYING WITH THE GAMBLING LAWS AND ANY OTHER LAWS AND REGULATIONS

(\* Serial numbers must be included; either the manufacturer's # or an owner assigned #.)  
 \*\*\*\*\* BELOW LINE IS FOR OFFICE USE ONLY \*\*\*\*\*

ZONING APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

TYPE OF ZONING/ MAXIMUM # DEVICES: \_\_\_\_\_

Date Paid: \_\_\_\_\_ Cash Receipt # \_\_\_\_\_ Total Fee: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Reference # \_\_\_\_\_ Data Entered \_\_\_\_\_ Initials \_\_\_\_\_

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: August 9, 1996

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

SUBJECT: Zoning Advisory Committee Meeting  
for August 12, 1996  
Item Nos. 026, 027, 028, 031, 032,  
034, 035, 036, 037, 040, 041, and  
042

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

RWB:HJO:jrb

cc: File

ZONE21

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Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 08/07/96

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 AUGUST 05, 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: 26, 27, 28, 29, 30, 31, 32, 34,  
35, 36, 37, 38, 39 AND 41.

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 PERMITS AND DEVELOPMENT MANAGEMENT  
TOWSON, MARYLAND 21204

DIRECTOR  
*[Signature]*

BUILDINGS ENGINEER  
*[Signature]*

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

TO: PDM

DATE: Aug 8, 96

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: Aug 5, 96

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

- Item #'s: 26  
27  
29  
30  
31  
32  
34  
36  
37  
40  
41  
42

RBS:sp

BRUCE2/DEPRM/TXTSBP

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**BALTIMORE COUNTY, MARYLAND**  
**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT**  
**TOWSON, MARYLAND 21204**

*[Signature]*  
 DIRECTOR

PLUMBING PERMIT

*[Signature]*  
 BUILDINGS ENGINEER

PERMIT #: P280036    CONTROL #: 280036    DIST: 11    PREC: 00  
 BUILDING PERMIT #:                      TAX ACCT #: 1116003000    DATE ISSUED: 08/08/96  
 SEWAGE DISPOSAL: METRO                      RECEIPT #: A309852  
 TYPE OF BUILDING: SFD    OLD OR NEW (O OR N): OLD

APPLICANT INFORMATION

NAME: ROBERT H RUETER  
 COMPANY: STATE MECHANICAL CONTRACTOR  
 ADDR1: 6401 HARFORD RD  
 ADDR2: 21214  
 PHONE #: 426 8800                      LICENSE #: MP649

OWNERS INFORMATION

NAME: ROBERTSON, ROBERT  
 ADDR:

LOCATION OF PROPERTY: 5417                      FORGE RD  
 SUBDIVISION: FORGE ACRES  
 LOT #:                      BLOCK:                      SECTION:  
 TOWN OR VICINITY: FERRY HALL                      NO. OF GAS METERS:

GAS PERMIT:	RANGE:	WATER	FURNACE	OTHERS	SIZE OF PIPE
	BTU	HEATER			
		BTU			

CAUTION: PLASTIC WATER SERVICE LINES WILL REQUIRE A REVIEW OF THE ELECTRICAL SYSTEM TO ASSURE PROPER GROUND. CONTACT AN ELECTRICAL CONTRACTOR.

CHECK HERE	WORK BEING PERFORMED	NO. OF FIXTURES	CHARGES
X	CONNECT EXIST. FIXTURES	008	15.00
X	SEWER HOUSE CONNECTION		17.00
X	SEWER SRVC. CHG. PRORATED		165.00
	TOTALS		197.00

NUMBER OF FIXTURES				TYPE OF FIXTURES	NO.	@	TOTAL
EX	NEW	REC	REM				
002	000	000	000	BATHTUB/RM GROUF	002	6.00	12.00
001	000	000	000	KITCHEN SINK	001	2.00	2.00
001	000	000	000	LAUNDRY TRAY	001	2.00	2.00
008	000	000	000	TOTALS	000	2.00	16.000



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

8-5-96

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

RE: Baltimore  
Item No. 037 (CAM)

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

MICROFILMED

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:       Arnold Jablon, Director  
          Permits and Development  
          Management

DATE:     August 1, 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. 18, 26, 29, 31, 32, 34, 35, 36, 37, 39, 40, 41, and 42

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:

*Sam L. Lewis*

PK/JL

2. DESIGN

Design and construction associated with this permit shall be performed in conformance with the standards, procedures and policies of the following State Highway Administration publications:

- A) Standard Specifications for Construction and Materials dated October 1993; General Provisions for Construction Contracts dated October 1993 and any addendums hereto.

- B) Book of Standards, Highway and Incidental Structures.

- C) Policy on the Accommodation of Utilities on State Highway Right-of-Way. - (rev. 1989)

Permittee is responsible for compliance with all laws and regulations including, but not limited to, those of the Federal Highway Administration, the Maryland Public Service Commission, the National Electric Safety Code, the Maryland Occupational Safety and Health Administration, County Planning and Zoning Boards, Army Corps of Engineers, Department of Natural Resources, and the Maryland Department of Environment. This permit ~~DOES NOT~~ release the permittee from acquiring any additional permits which these or other agencies may require.

- D) If any work under this permit is to be performed in any proximity of a State Highway Administration project, or will have any effect whatsoever on any work performed on a SHA project, or will effect maintenance of traffic concerning any other roadway network system in conjunction with any SHA project, the Permittee is required to notify the Project Engineer for that SHA project at least 48 hours in advance of any commencement of work and is, therefore, required to coordinate all work performed under this permit with the Project Engineer.

In the event future road improvements require the removal and/or adjustment of this installation, the cost shall be borne by the Permittee.

It is agreed and understood that significant deviation from the plans submitted shall be reported immediately to the State Highway Administration, District Engineer's Office, and a revised plan showing changes shall be submitted to the State Highway Administration District Engineer for approval prior to performance of work. Relocation and/or adjustment of any public or private utility shall be the responsibility of the Permittee.

# PETITION PROBLEMS

## #26 --- JJS

1. Where is receipt -- not in folder.

## #31 --- JRA

1. Need title of person signing for legal owner.
2. No telephone number for legal owner.

## #33 --- ????

1. Where is it????

## #35 --- JCM?

1. Review information says JCM - handwriting is JRF. Which is correct???

## #36 --- CAM

1. No description on folder.
2. No acreage on folder.
3. No election/councilmanic district on folder.

## #37 --- CAM

1. No item number on petition forms.
2. No undersized lot package in folder.

## #38 --- JJS

1. Need authorization for personal representative.
2. No address for legal owner.
3. No telephone number for legal owner.

Baltimore County Government  
Department of Community Development



One Investment Place Suite 800  
Towson, MD 21204

887-3317  
Fax 887-5696

RE: PETITION FOR VARIANCE  
2822 Alabama Avenue, N/S Alabama Avenue,  
70' E Anne Arundel Street  
13th Election District, 1st Councilmanic

Sherri L. Thompson  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 97-38-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 29<sup>th</sup> day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to Sherri L. Thompson, 2922 Florida Avenue, Baltimore, MD 21227, Petitioner.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

MICROFILMED

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:**

Sherr Thompson 2922 Florida Ave Balto 21227 410-789-4468  
Print Name of Applicant Address Telephone Number

Lot Address 2822 Alabama Ave Election District 13 Council District \_\_\_\_\_ Square Feet 57000

Lot Location: N E S W / side / corner of \_\_\_\_\_ feet from N E S W corner of \_\_\_\_\_  
(street) (street)

Land Owner Sherri Thompson Tax Account Number 13-20-300131

Address 2922 Florida Ave Telephone Number 410-789-4468  
Balto, MD 21227 (Day) 301-688-5402

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

	PROVIDED?		
	YES	NO	
1. This Recommendation Form (3 copies)	---	---	<div style="border: 1px dashed black; padding: 5px;">                     Residential Processing Fee Paid                      Codes 030 &amp; 080 (\$85)                      Accepted by _____                      ZADW                      Date _____                 </div>
2. Permit Application	---	---	
3. Site Plan	---	---	
Property (3 copies)	---	---	
Topo Map (available in Rm 204 C.O.B.) (2 copies) <small>(please label site clearly)</small>	---	---	
4. Building Elevation Drawings	---	---	
5. Photographs (please label all photos clearly)	---	---	
Adjoining Buildings	---	---	
Surrounding Neighborhood	---	---	

**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: Ervin McDaniel  
for the Director, Office of Planning & Community Conservation

Date: 7/31/96



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

-----  
CERTIFICATE OF POSTING

District \_\_\_\_\_

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

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

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

Reference Case #97-38-A to allow a dwelling to be constructed on a 5,000 square foot lot in lieu of the required 6,000 square feet.

We, the residents surrounding the lot located at 2822 Alabama Avenue, between 2820 and 2824 Alabama Avenue, Baltimore, MD, 21227, hereby petition against proposed development of said lot.

<u>John J. ... 2827A</u>	<u>TENNESSEE AVE.</u>
<u>Walter Schuman 2824</u>	<u>ALABAMA AVE</u>
<u>Robert L. Withers</u>	<u>2820 ALABAMA AVE</u>
<u>Walter L. Fear</u>	<u>2829 Alabama Ave</u>
<u>Nancy Anthony</u>	<u>2823 ALABAMA</u>
<u>Clement Anthony</u>	<u>2825 Alabama Ave.</u>
<u>Don A. Bissler</u>	<u>2825 Alabama Ave</u>
<u>Michele Schumacher</u>	<u>2820 Alabama Ave</u>
<u>Kristine A. Bury</u>	<u>2824 Alabama Ave</u>
<u>Walter Bury</u>	<u>2826 Alabama Ave</u>
<u>Cheryl Geager</u>	<u>2826 Alabama Ave</u>
<u>Linda M. Layden</u>	<u>2823 Alabama Ave</u>
<u>James P. Layden</u>	<u>2821 Alabama Ave.</u>
<u>Secretia Layden</u>	<u>2821 Alabama Ave</u>
<u>Linda Hillman</u>	<u>2821 Alabama Ave.</u>
<u>TRACY DATTILO</u>	<u>2829 Alabama Ave</u>
<u>Margaret Sudaboss</u>	<u>ANNAPOLIS Rd</u>
	<u>2829 Alabama Ave.</u>

# Plat to accompany Petition for Zoning Variance Special Hearing

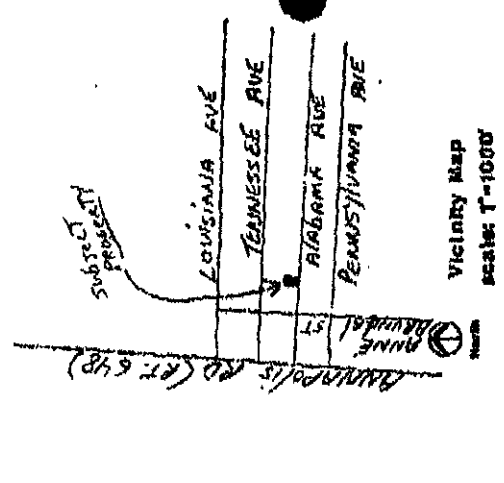
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 2822 ALABAMA AVE.

Subdivision name: ROSEMOUNT  
plat book: I, folio # 100, lot # 1472, section # H

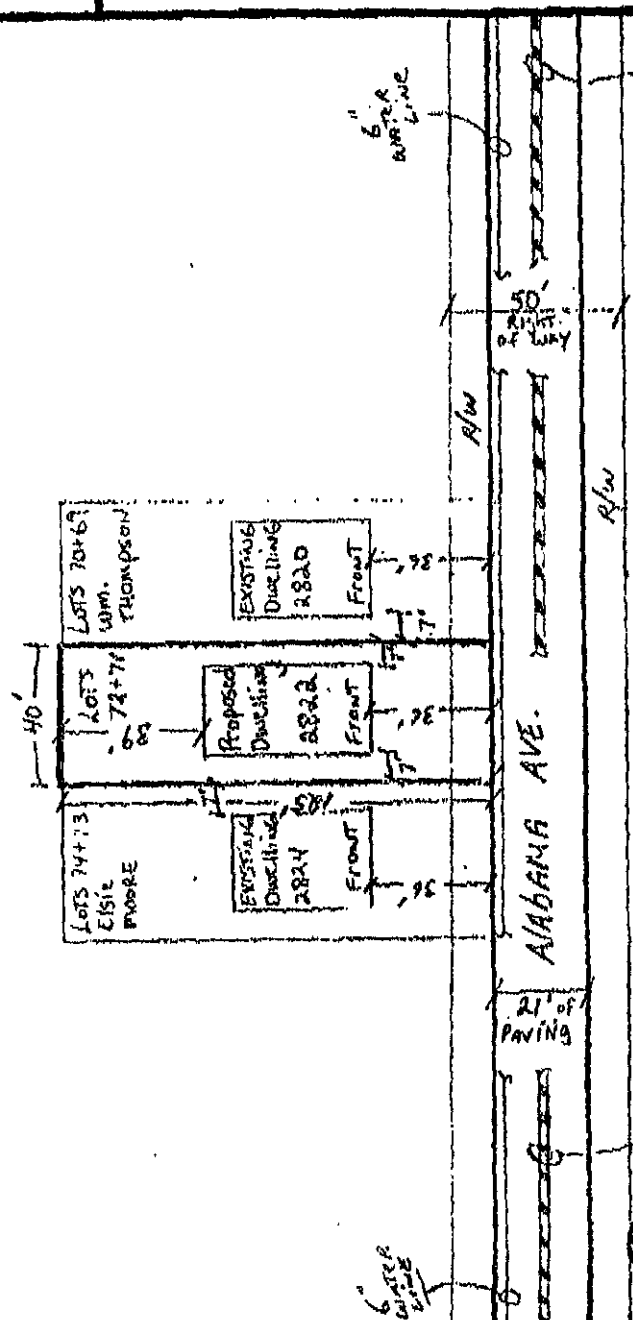
97-38-A

OWNER: Sherry Thompson



## LOCATION INFORMATION

Consolidated District: 1  
 Election District: 13  
 T-200' scale map #: DRS.5  
 Zoning: \_\_\_\_\_  
 Lot size: .11 acreage  
5,000 square feet  
 Sewer:   
 Water:   
 Chesapeake Bay Critical Area:   
 Prior Zoning Hearing: None



North

date: 6/3/96  
 prepared by: QUAIP R

Scale of Drawing: 1" = 50'

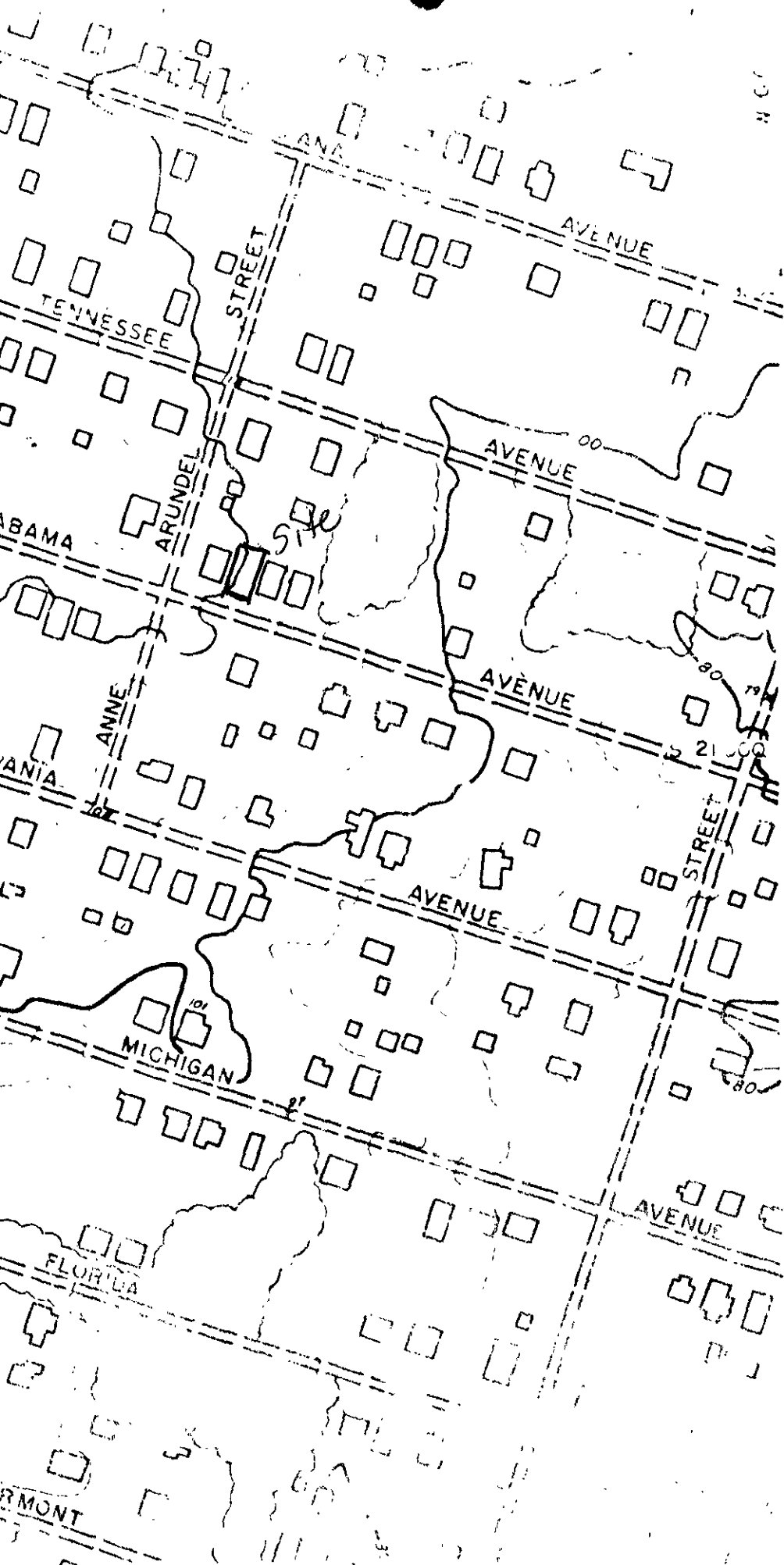
6" Water Line  
 8" Sanitary Sewer Line

POB 70' East of  
 Anne Arundal St.

## Zoning Office USE ONLY

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_  
37

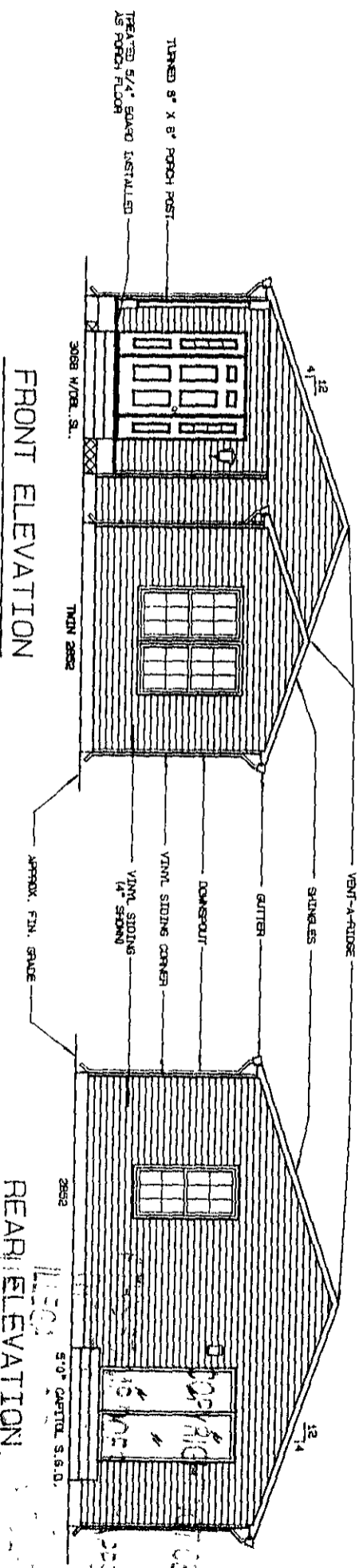
MICROFILMED



97-38-A

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97-38-A

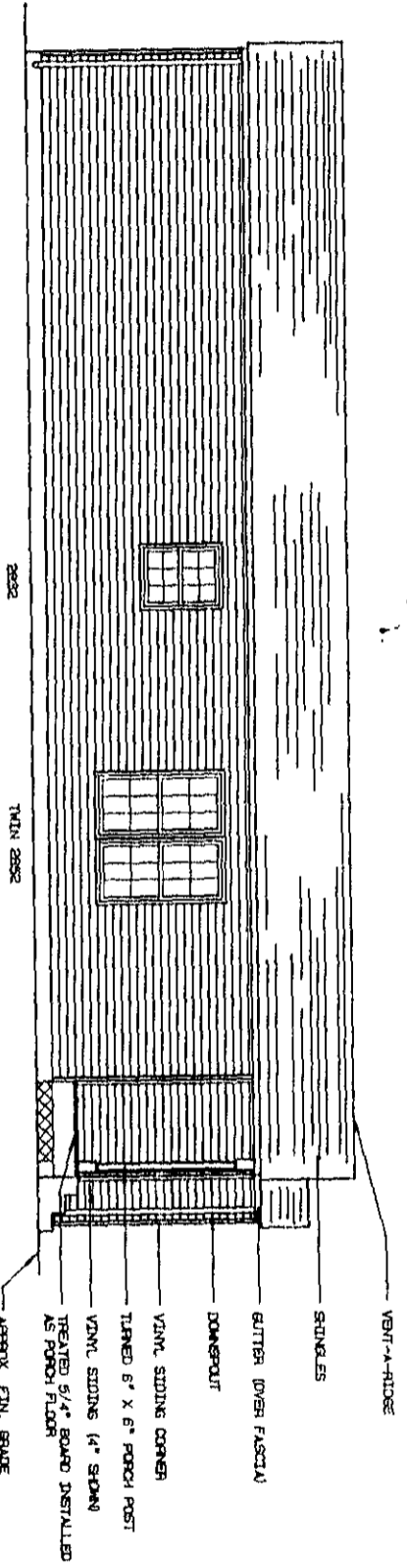


- NOTES:
- 1 - SEE COVER SHEET FOR APPROPRIATE NOTES.
  - 2 - FRONT 3008 W/OBL. S.L. TO HAVE BRICK MOLDING.
  - 3 - 4" CHANNEL ON ALL WINDOWS AND SLIDING GLASS DOOR.
  - 4 - 8" EAVE OVERHANGS.
  - 5 - NO GABLE AND ROOF OVERHANGS.

MODEL	CENTURY VIII	REVISIONS	11/94 RWS	REVISED	11/11/94 RWS (ENTER C.A.C.)
				2/7/95 RWS (95-1207)	

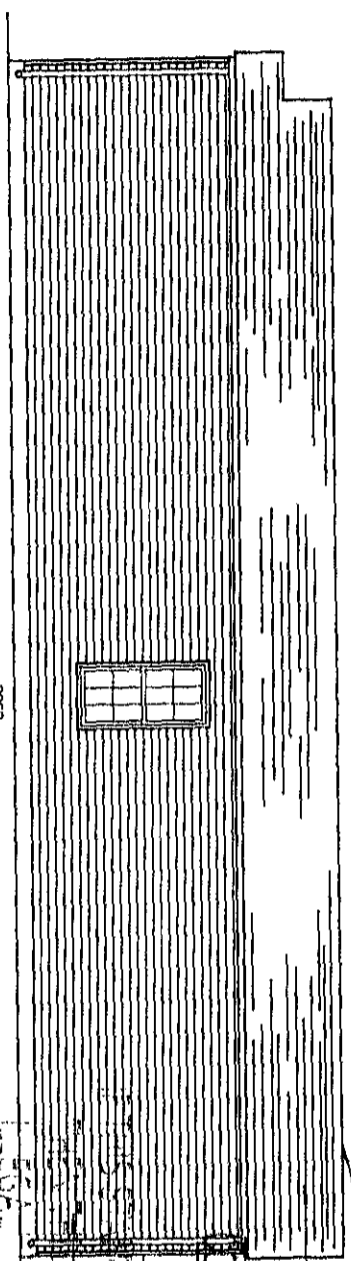
NOT RECORDED

REAR ELEVATION  
 ORIGINAL SET  
 CONSTRUCTION



LEFT SIDE ELEVATION

97-38-A



RIGHT SIDE ELEVATION

U.S. COPYRIGHT LAW PROHIBITS  
 REPRODUCTION OF THIS DRAWING  
 WITHOUT PERMISSION OF  
 NORTH AMERICAN HOUSING CORP.  
 ORIGINAL SHEET

- NOTES:
- 1 - SEE COVER SHEET FOR APPROPRIATE NOTES.
  - 2 - JOISTING, ON ALL WINDOWS.
  - 3 - 6" EAVE OVERHANGS.
  - 4 - NO GABLE END ROOF SEAMING.

MODEL	CENTURY VIII	
COPYRIGHT	1984	
	SCALE	1/8" = 1'-0"
	ELEVATIONS	
	11/84 PMS	
REVISED	11/11/84 PMS (ENTER C.A.D.)	
	2/7/95 PMS (95-1257)	
SHEET 8 OF 10		

North American Housing Corp.  
 CORPORATE HEADQUARTERS

Plat to accompany  Variance  Special Hearing

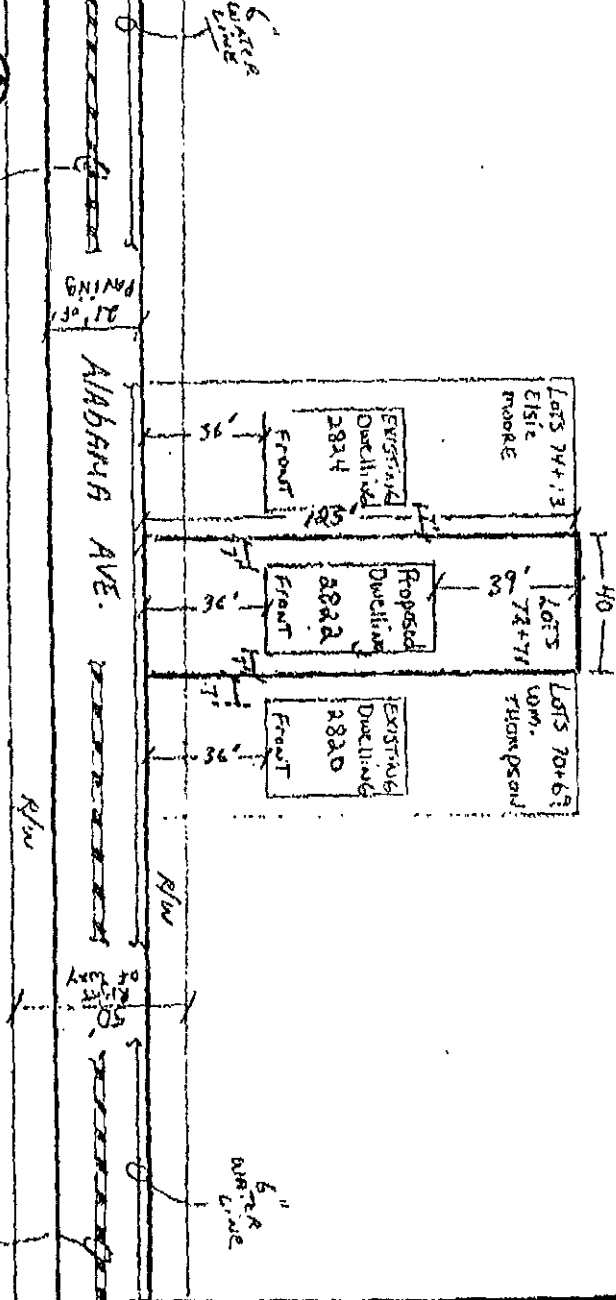
PROPERTY ADDRESS: 2822 ALABAMA AVE. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: ROSEMONT  
 plat book # 1, folio # 100, lot # 217A, section # H

OWNER: Sherry Thompson

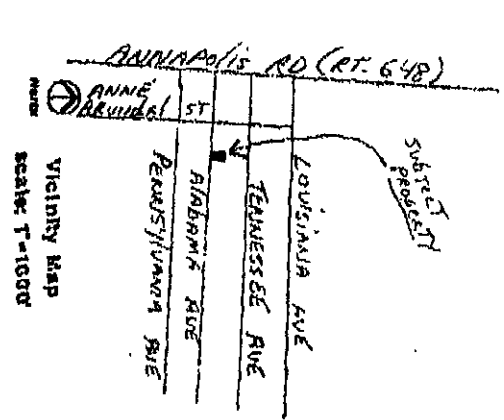
97-38-A

# PETITIONER'S EXHIBIT



North  
 date: 6/3/96  
 prepared by: QUAMR

Scale of Drawing: 1" = 50'



### LOCATION INFORMATION

Councilman's District:  
 Election District: 13

1"=250' scale map#:

Lot size: 11 acres 5,000 square feet

- Zoning:
- Prior Zoning Hearing: None
- Chesapeake Bay Critical Area:
- SEWER:  Public  Private
- WATER:  Public  Private

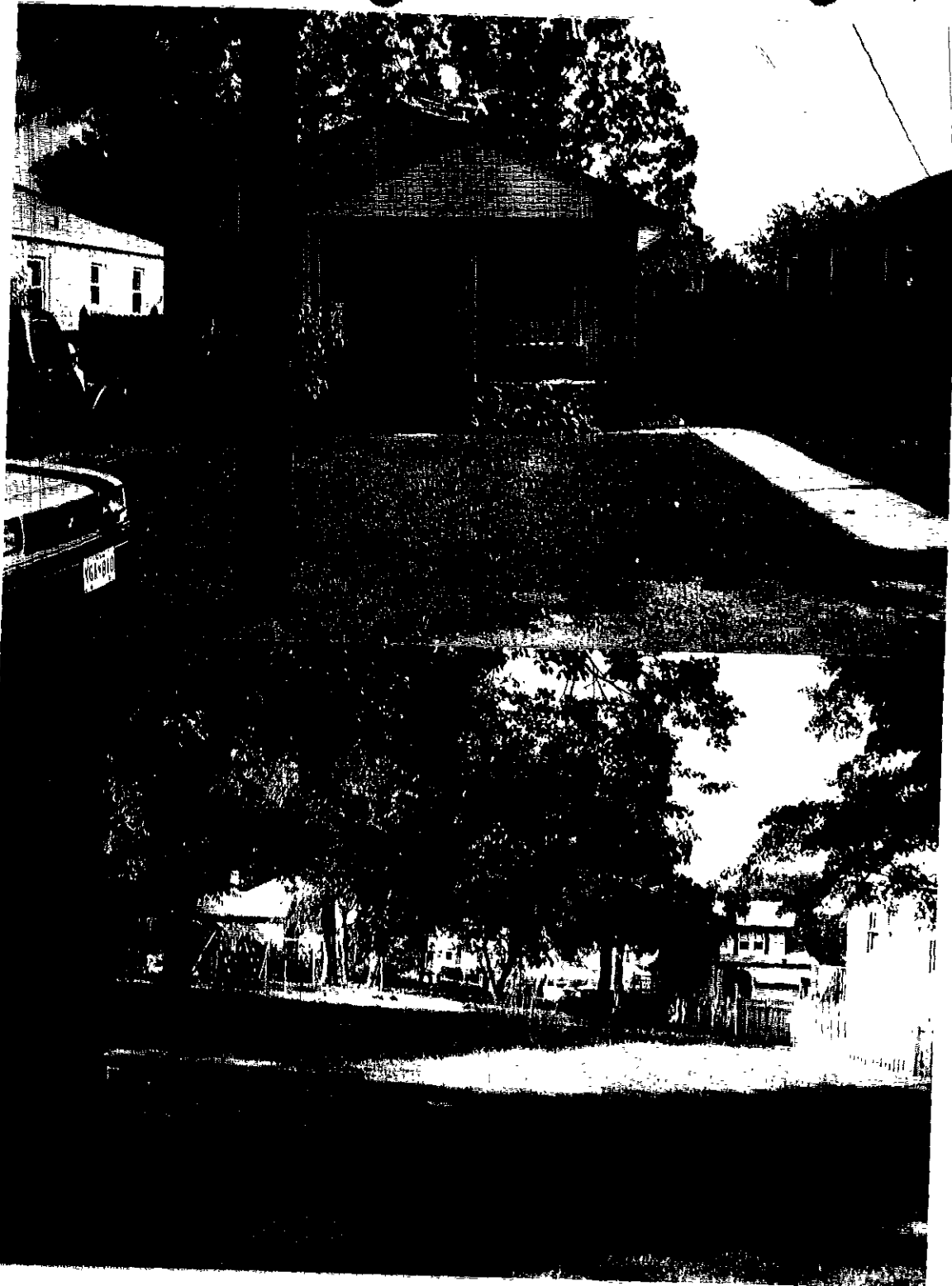
### Zoning Office USE ONLY

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

MICROFILMED

97-38-A

directly  
across from  
2822  
Alabama  
Ave



2822  
Alabama Ave.

PETITIONER'S  
EXHIBIT 2

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824



97-38-A



Arundel  
St.



Alabama  
Ave.

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Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
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97-38-A



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Department of Permits and  
Development Management

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County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824



97-38-A



2822  
Alabama  
Ave



2824  
Alabama  
Ave.

MICROFILMED



Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824



97-38-A



28-24

Alabama Ave



Alabama  
Ave

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824

---



97-38-A



2824 +  
2826 Ala-  
bama Ave.



Alabama  
Ave.

MICROFILMED



Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824



97-38-A



directly  
across from  
2824  
Alabama Ave.



Directly across  
from 2820  
Alabama Ave.

RAHMAN

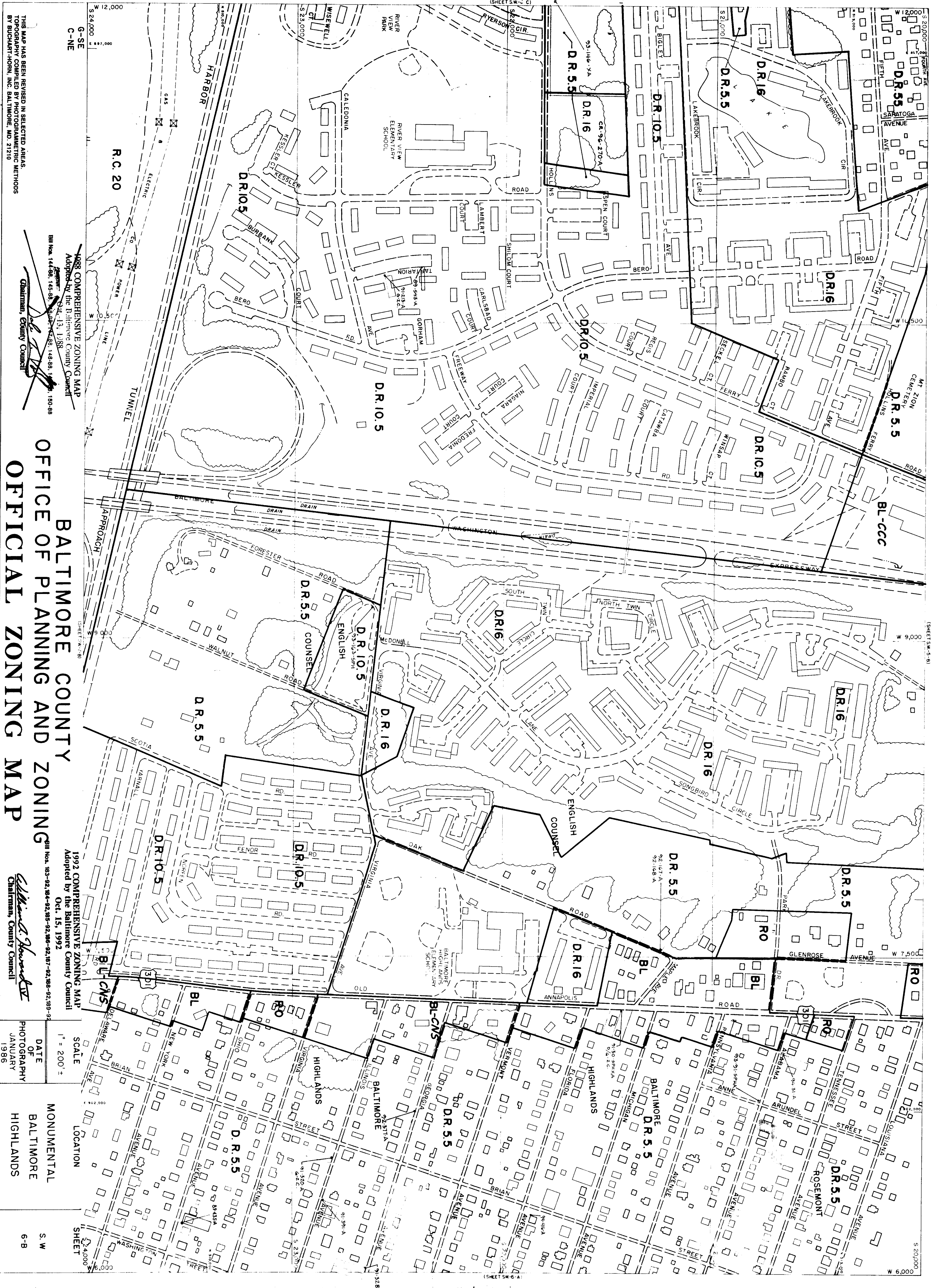


Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824







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

1988 COMPREHENSIVE ZONING MAP  
 Adopted by the Baltimore County Council  
 Oct. 15, 1988  
 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
 Chairman, County Council

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. 83-92, 84-92, 85-92, 86-92, 87-92, 88-92, 89-92, 90-92, 91-92, 92-92, 93-92, 94-92, 95-92, 96-92, 97-92, 98-92, 99-92, 100-92  
 Chairman, County Council

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986
MONUMENTAL	BALTIMORE
SHEET	6-B

MICROFILMED

97-38-A

IN RE: PETITION FOR VARIANCE  
 N/S Alabama Avenue, 70' E of  
 Anne Arundel Street  
 (2822 Alabama Avenue)  
 13th Election District  
 1st Councilmanic District

\* BEFORE THE  
 \* DEPUTY ZONING COMMISSIONER  
 \* OF BALTIMORE COUNTY  
 \* Case No. 97-38-A

Sherri L. Thompson  
 Petitioner

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 2822 Alabama Avenue, located in the vicinity of Annapolis Road in Halethorpe. The Petition was filed by the owner of the property, Sherri L. Thompson. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling to be constructed on a 5,000 sq.ft. lot in lieu of the required 6,000 sq.ft., a lot width of 40 feet in lieu of the required 50 feet, and side yard setbacks of 7 feet in lieu of the required 10 feet, and any other variances deemed necessary by the Zoning Commissioner. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Sherri Thompson, property owner, and her father, William Thompson. Appearing as Protestants were Wayne Schumacher and Carl Bisser who reside on either side of the subject property.

Testimony and evidence offered revealed that the subject property consists of 5,000 sq.ft., zoned D.R. 5.5 and is presently unimproved. The property is located within an older subdivision, known as Rosemont, which was developed many years ago with mainly 40-foot wide lots. The Petitioner

purchased the subject property from her father and her aunt approximately three years ago. Testimony revealed that the property has long been in the Thompson family in that the Petitioner's grandmother, Nellie Thompson, owned the property some 40 years ago. After the grandmother passed away, the Petitioner's father and aunt acquired the property and later sold the property to the Petitioner. Ms. Thompson now wishes to develop the property with a single family dwelling as shown on the site plan submitted into evidence as Petitioner's Exhibit 1. Testimony indicated that the proposed dwelling is similar and consistent with many of the other homes in this community. Without the requested variance, Ms. Thompson will not be able to build and to her, the property would have no value.

As noted above, two individuals appeared in opposition to the request. Mr. Schumacher and Mr. Bisser live on the adjoining properties on either side of the subject lot. Both gentlemen object to the construction of a dwelling on this property in that they believe development of this lot will impose too much on their respective properties and that there is simply not enough room for a dwelling on this lot. They also testified that many of the children who live in this neighborhood use this vacant lot as a playground. Furthermore, these gentlemen submitted a Petition of Opposition which had been signed by many of the residents in the neighborhood, all of whom object to a single family residence being constructed on the subject property.

On cases such as this where a property owner wishes to construct a single family residence on land which does not meet minimum lot size requirements, the matter is referred to the Office of Planning for their review and consideration as to the proposed development's compatibility with the surrounding locale. The Petitioner is required to submit build-

ing elevation drawings of the house proposed to be built for review and approval. The drawings in this case were reviewed by Mr. Irv McDaniel, of the Office of Planning and Community Conservation. After reviewing the elevation drawings and the site plan for the proposed development, Mr. McDaniel has recommended approval of the variance requested. In these matters, great deference is given to the Office of Planning and Community Conservation in their review of these requests. Those representatives insure that the house which is intended to be constructed is consistent with the character and quality of the homes already existing in the community. In this instance, approval was recommended. However, in addition to requesting the right to build upon a lot that does not meet minimum lot size requirements, the Petitioner is also requesting side setbacks of 7 feet each for the proposed dwelling.

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).

ORDER RECEIVED FOR FILING  
 Date 4/13/96  
 By [Signature]

After reviewing the testimony and evidence offered by the Petitioner as well as the Protestants, and in consideration of the comments submitted by the Office of Planning and Community Conservation, I find that the relief requested shall be granted in part and denied in part. The variance to allow a lot size of 5,000 sq.ft., and a lot width of 40 feet shall be granted. Many other lots in this community are of similar size and have been developed with single family homes. Therefore, I believe it appropriate to allow the Petitioner to construct a dwelling on the subject property; however, I believe that the Petitioner should maintain the minimum 10-foot side setbacks required on each side. This will provide additional space on either side of the house and minimize to the extent possible the impact of the proposed dwelling on the adjoining neighbors. Therefore, the width of the proposed dwelling must be scaled down to meet the 10-foot side setback requirement.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested shall be granted in part and denied in part.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12<sup>th</sup> day of September, 1996 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling to be constructed on a 5,000 sq.ft. lot in lieu of the required 6,000 sq.ft., and a lot width of 40 feet in lieu of the required 50 feet, for a proposed dwelling, 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

ORDER RECEIVED FOR FILING  
 Date 4/13/96  
 By [Signature]

ORDER RECEIVED FOR FILING  
 Date 4/13/96  
 By [Signature]

has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

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

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 7 feet in lieu of the required 10 feet, for a proposed dwelling in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

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

TMK:bjs

ORDER RECEIVED FOR FILING  
 Date 4/13/96  
 By [Signature]

Baltimore County Government  
 Zoning Commissioner  
 Office of Planning and Zoning



Suite 112 Courthouse  
 400 Washington Avenue  
 Towson, MD 21204

September 12, 1996

(410) 887-4386

Ms. Sherri L. Thompson  
 2922 Florida Avenue  
 Baltimore, Maryland 21227

RE: PETITION FOR VARIANCE  
 N/S Alabama Avenue, 70' E of Anne Arundel Street  
 (2822 Alabama Avenue)  
 13th Election District - 1st Councilmanic District  
 Sherri L. Thompson - Petitioner  
 Case No. 97-38-A

Dear Ms. Thompson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in part and denied in part 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

TMK:bjs

cc: Mr. Wayne Schumacher  
 2824 Alabama Avenue, Baltimore, Md. 21227

Mr. Carl Bisser  
 2820 Alabama Avenue, Baltimore, Md. 21227

People's Counsel

File

**Petition for Variance**  
 to the Zoning Commissioner of Baltimore County

for the property located at 2822 Alabama Ave. Balto 21227  
97-38-A which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 to allow a dwelling to be constructed on a 5000 sq. ft. lot in lieu of the required 6000 sq. ft. and a lot width of 40' in lieu of the required 50' and side yard setbacks of 7' in lieu of the required 10' and any other variances as the Zoning Commissioner deems necessary. I am requesting a variance from the Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

to be discussed at the hearing

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.

Contact: Petitioner/Lessee: Sherri L. Thompson  
 Name of Petitioner: Sherri L. Thompson  
 Address: 2922 Florida Ave  
 City: Balt State: MD Zip: 21227

Name of Petitioner: Sherri L. Thompson  
 Address: 2822 Florida Ave  
 City: Balt State: MD Zip: 21227

Name of Petitioner: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name of Petitioner: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

ESTIMATED LENGTH OF HEARING: 1 hr  
 the following day: \_\_\_\_\_  
 ALL:  OTHER:   
 RECEIVED BY: CAH DATE: 25/9/96

ORDER RECEIVED FOR FILING  
 Date 4/13/96  
 By [Signature]

**Zoning description for 2822 Alabama Ave. Baltimore MD. 21227**

Beginning at a point on the north side of Alabama Ave., which is 50' wide at a distance of 70' east of the centerline of the nearest improved intersecting street Anne Arundel St. which is 50' wide. Being lots #72/71, Block \_\_\_\_\_, Section H in the subdivision of Rosemont as recorded in Baltimore County plat book #7, folio #100 containing 5000 sq. ft. also known as 2822 Alabama Ave. and located in the 13th election district.



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

97-38-A

District: 13 Date of Posting: 8-19-96  
 Posted for: 9-3-96 HEARING  
 Petitioner: SHERRI THOMPSON  
 Location of property: \_\_\_\_\_  
 Location of Sign: \_\_\_\_\_  
 Remarks: \_\_\_\_\_  
 Posted by: Jeff Pelaw Date of return: \_\_\_\_\_  
 Number of Signs: \_\_\_\_\_


POSTED 8/19/96  
Jeff Pelaw

8/19

CASE NUMBER: 97-38-A (Item 37)  
 2922 Alabama Avenue  
 N/S Alabama Avenue, 70' E Anne Arundel Street  
 13th Election District - 1st Councilmanic  
 Legal Owner(s): Sherri L. Thompson

Variance to allow a dwelling to be constructed on a 5,000 square foot lot in lieu of the required 6,000 square feet and a lot width of 40 feet in lieu of the required 55 feet and side yard setbacks of 7 feet in lieu of the required 10 feet and any other variances as the commissioner deems necessary.

HEARING: TUESDAY, SEPTEMBER 3, 1996 at 2:30 p.m. in Room 118, Old Courthouse.

 Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Townson, 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 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.: 37 Petitioner: Sherri Thompson  
 Location: 2922 Alabama Ave. Balto. MD 21227  
 PLEASE FORWARD ADVERTISING BILL TO:  
 NAME: Sherri Thompson  
 ADDRESS: 2922 Florida Ave  
Balto MD 21227  
 PHONE NUMBER: 410-789-4468

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 8/18, 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 8/18, 1996.

THE JEFFERSONIAN,  
A. Henrichs,  
LEGAL AD., TOWSON

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 at Room 106 of the County Office Building, 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:  
 Case 97-38-A (Item 37)  
 2922 Alabama Avenue  
 N/S Alabama Avenue, 70' E Anne Arundel Street  
 13th Election District - 1st Councilmanic  
 Legal Owner(s): Sherri L. Thompson  
 Variance to allow a dwelling to be constructed on a 5,000 square foot lot in lieu of the required 6,000 square feet and a lot width of 40 feet in lieu of the required 55 feet and side yard setbacks of 7 feet in lieu of the required 10 feet and any other variances as the commissioner deems necessary.  
 HEARING: TUESDAY, SEPTEMBER 3, 1996 at 2:30 p.m. in Room 118, Old Courthouse.

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

Please forward billing to:  
 Sherri Thompson  
 2922 Florida Avenue  
 Baltimore, Maryland 21227  
 789-4468

**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 West Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:


CASE NUMBER: 97-38-A (Item 37)  
 2922 Alabama Avenue  
 N/S Alabama Avenue, 70' E Anne Arundel Street  
 13th Election District - 1st Councilmanic  
 Legal Owner(s): Sherri L. Thompson

Variance to allow a dwelling to be constructed on a 5,000 square foot lot in lieu of the required 6,000 square feet and a lot width of 40 feet in lieu of the required 55 feet and side yard setbacks of 7 feet in lieu of the required 10 feet and any other variances as the commissioner deems necessary.

HEARING: TUESDAY, SEPTEMBER 3, 1996 at 2:30 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
 ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.  
 (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 867-3391.

 Baltimore County  
Department of Permits and  
Development Management

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

August 2, 1996  
**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 West Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-38-A (Item 37)  
 2922 Alabama Avenue  
 N/S Alabama Avenue, 70' E Anne Arundel Street  
 13th Election District - 1st Councilmanic  
 Legal Owner(s): Sherri L. Thompson


Variance to allow a dwelling to be constructed on a 5,000 square foot lot in lieu of the required 6,000 square feet and a lot width of 40 feet in lieu of the required 55 feet and side yard setbacks of 7 feet in lieu of the required 10 feet and any other variances as the commissioner deems necessary.

HEARING: TUESDAY, SEPTEMBER 3, 1996 at 2:30 p.m. in Room 118, Old Courthouse.

*Arnold Jablon*  
 Arnold Jablon  
 Director

cc: Sherri L. Thompson

NOTES: (1) HEARING 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 867-3353.  
 (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 867-3391.

 Baltimore County  
Department of Permits and  
Development Management

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

August 29, 1996

Ms. Sherri L. Thompson  
 2922 Florida Avenue  
 Baltimore, MD 21227

RE: Item No.: 37  
 Case No.: 97-38-A  
 Petitioner: Sherri Thompson

Dear Ms. Thompson:

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 August 25, 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 Dubanks in the zoning office (867-3393).

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

WCR/re  
 Attachment(s)

BALTIMORE COUNTY, MARYLAND  
 INTEROFFICE CORRESPONDENCE

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

Date: August 9, 1996

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


SUBJECT: Zoning Advisory Committee Meeting  
 for August 12, 1996  
 Item Nos. 026, 027, 028, 031, 032,  
 034, 035, 036, 037, 040, 041, and  
 042

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

RWB:HJO:jrb  
 cc: File

ZONE21

Baltimore County Government  
 Fire Department



700 East Joppa Road  
 Towson, MD 21286-5500

Office of the Fire Marshal  
 (410) 887-4880

DATE: 08/07/96

Arnold Jablon  
 Director  
 Zoning Administration and  
 Development Management  
 Baltimore County Office Building  
 Towson, MD 21204  
 MAIL STOP-1103

RE: Property Owner: SEE BELOW  
 Location: DISTRIBUTION MEETING OF AUGUST 03, 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: 26, 27, 28, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39 AND 41.

REVIEWER: LT. ROBERT P. SAUERWALD  
 Fire Marshal Office, PHONE 867-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND  
 DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Aug 8, 96

FROM: R. Bruce Seeley  
 Permits and Development Review  
 DEPRM

SUBJECT: Zoning Advisory Committee  
 Meeting Date: Aug 5, 96

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

Item #'s: 26  
 27  
 29  
 30  
 31  
 32  
 34  
 36  
 37  
 40  
 41  
 42

RBS:sp  
 BRUCE2/DEPRM/TXTSPB



David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

8-5-96

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

RE: Baltimore  
Item No. 037 (CAM)

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  
1-800-735-2256 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management  
DATE: August 1, 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. 18, 26, 29, 31, 32, 34, 35, 36, 37, 39, 40, 41, and 42

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: *Carol L. Keller*

PK/JL

ITEM18/PZONE/EXTJWL

PETITION PROBLEMS

#26 --- JJS

- 1. Where is receipt -- not in folder.

#31 --- JRA

- 1. Need title of person signing for legal owner.
- 2. No telephone number for legal owner.

#33 --- ????

- 1. Where is it????

#35 --- JCM?

- 1. Review information says JCM - handwriting is JRF. Which is correct???

#36 --- CAM

- 1. No description on folder.
- 2. No acreage on folder.
- 3. No election/councilmanic district on folder.

#37 --- CAM

- 1. No item number on petition forms.
- 2. No undersized lot package in folder.

#38 --- JJS

- 1. Need authorization for personal representative.
- 2. No address for legal owner.
- 3. No telephone number for legal owner.

July 30, 1996

RE: PETITION FOR VARIANCE  
2822 Alabama Avenue, N/S Alabama Avenue,  
70' E Anne Arundel Street  
13th Election District, 1st Councilmanic  
Sherri L. Thompson  
Petitioners  
BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 97-38-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 29th day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to Sherri L. Thompson, 2922 Florida Avenue, Baltimore, MD 21227, Petitioner.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation  
Attn: Erin McDaniel  
County Courts Bldg, Rm 406  
401 Bostley 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 Shelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION  
Petitioner Name: Sherri L. Thompson 2922 Florida Ave Baltimore 410-789-4468  
Lot Address: 2822 Alabama Ave Election District: 13 Council District: \_\_\_\_\_ Square Feet: 5,000

Lot Location: N E S W / side / corner of \_\_\_\_\_ feet from N E S W corner of \_\_\_\_\_  
Lead Owner: Sherri L. Thompson Tax Account Number: 13-20-30013

Address: 2922 Florida Ave Telephone Number: 410-789-4468  
Ba Ho. MD 21227 (Day) 301-688-5402

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

	YES	NO
1. This Recommendation Form (2 copies)		
2. Permit Application		
3. Site Plan		
4. Building Elevation Drawings		
5. Photographs (seven views of access points & surrounding neighborhood)		

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

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

Signed by: *Erin McDaniel* Date: 7/31/96  
Office of Planning & Community Conservation  
Revised 9/5/95

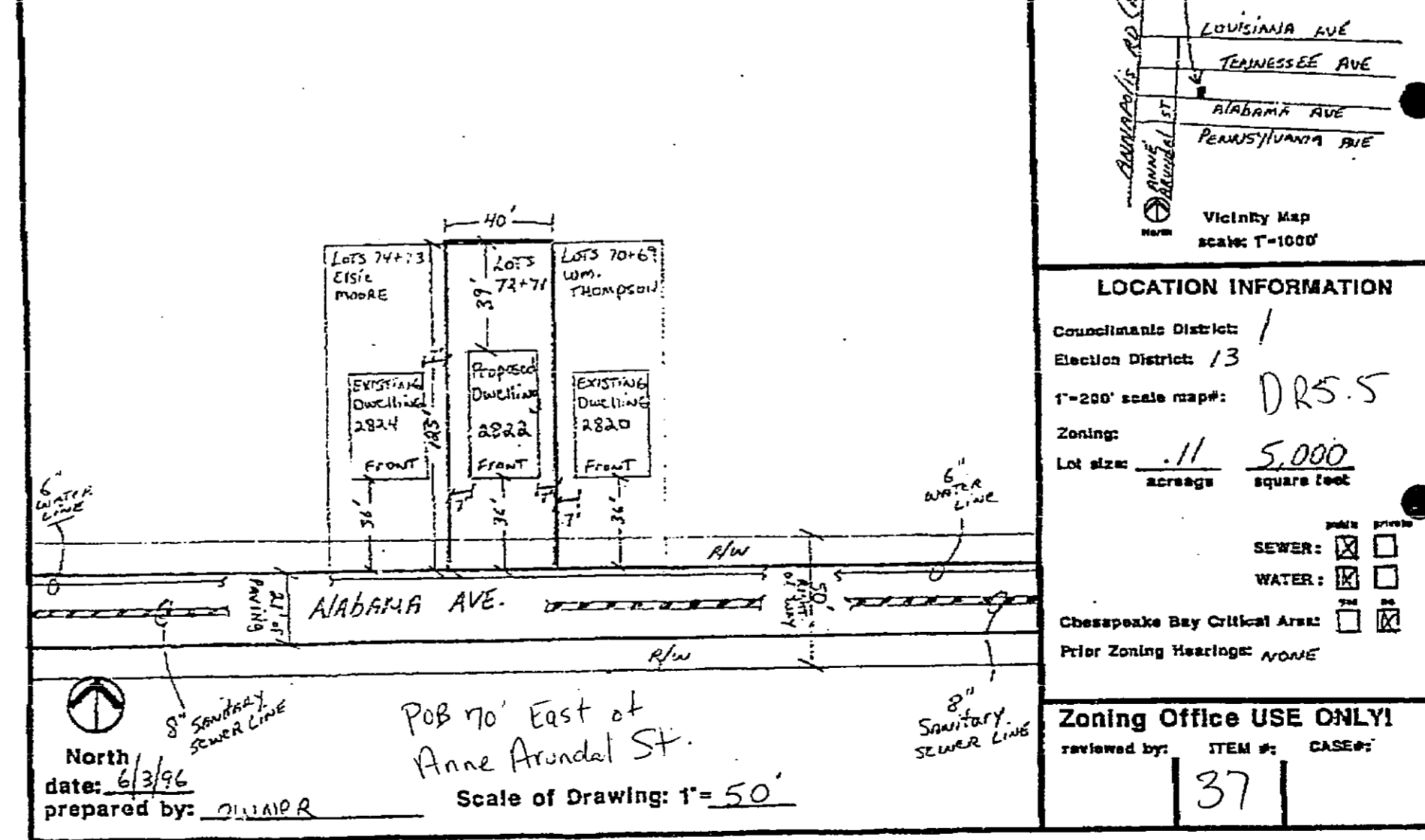
Reference Case #97-38-A to allow a dwelling to be constructed on a 5,000 square foot lot in lieu of the required 6,000 square feet.

We, the residents surrounding the lot located at 2822 Alabama Avenue, between 2820 and 2824 Alabama Avenue, Baltimore, MD, 21227, hereby petition against proposed development of said lot.

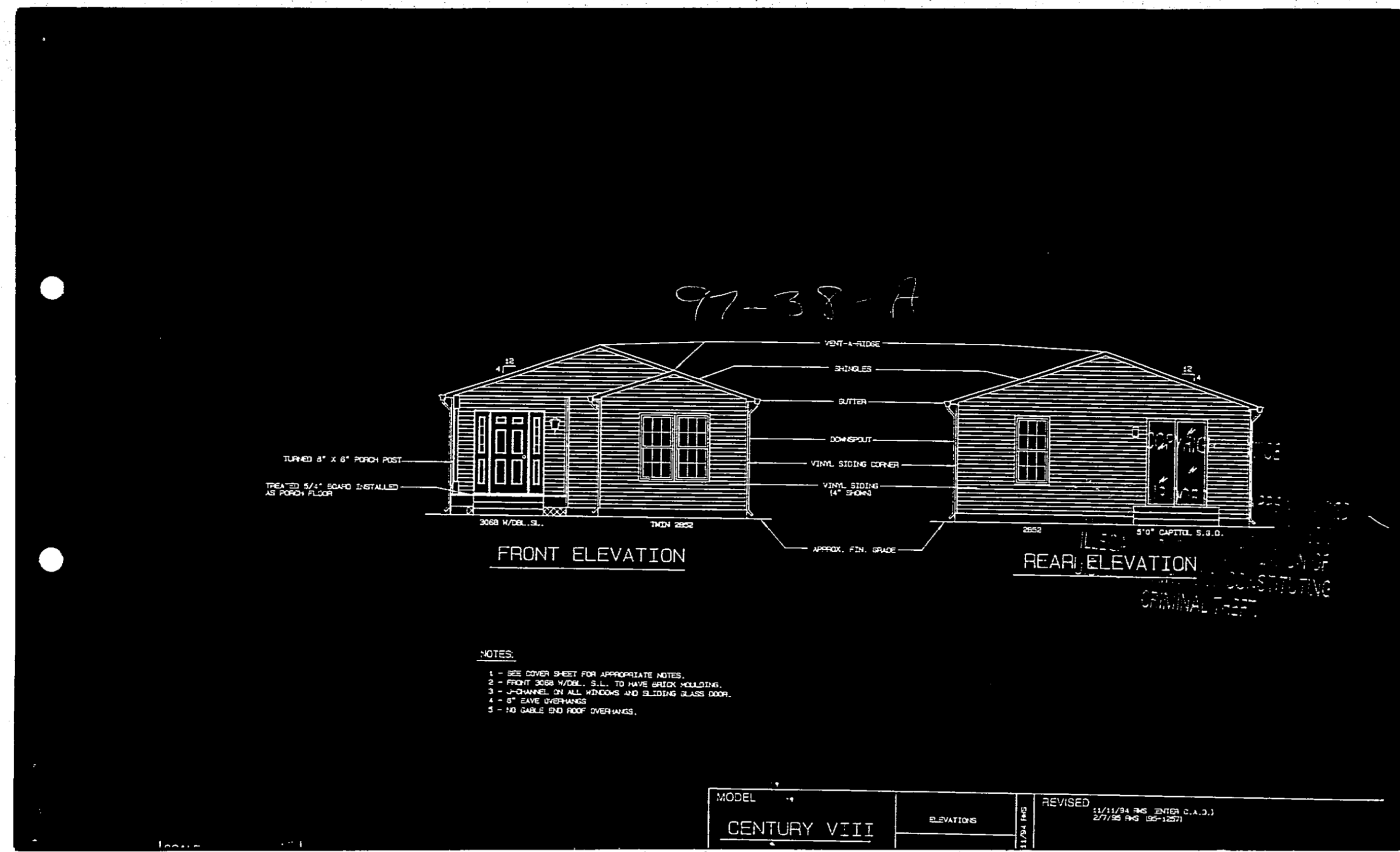
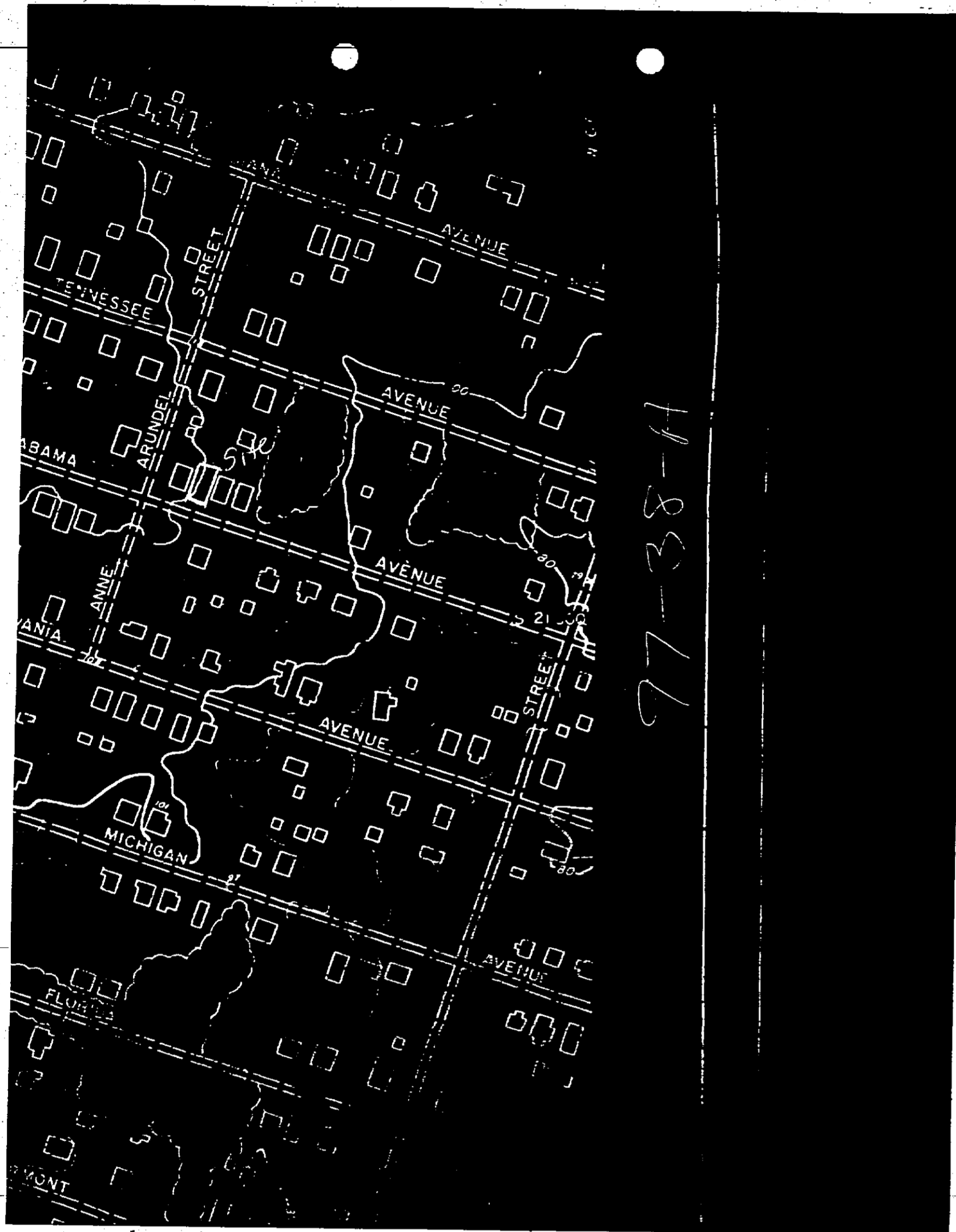
- Walt Jablon* 2820A Tennessee Ave
- John Jablon* 2824 Alabama Ave
- Pat Keller* 2820 Alabama Ave
- Robert G. ...* 2828 Alabama Ave
- Robert ...* 2823 AL. AVE
- Deep ...* 2922 Wisconsin Ave.
- Joseph ...* 2825 Wisconsin Ave.
- Joe A. ...* 2822 Alabama Ave
- Michael ...* 2824 Alabama Ave
- Kurt ...* 2822 Wisconsin Ave
- Wynne ...* 2822 Alabama Ave
- Charles ...* 2822 Alabama Ave
- Frank ...* 2824 Alabama Ave
- James ...* 2821 Alabama Ave
- Christina ...* 2822 Wisconsin Ave
- Jada ...* 2822 Wisconsin Ave
- JERRY ...* 2822 Wisconsin Ave
- Margaret ...* 2822 Wisconsin Ave

Plat to accompany Petition for Zoning  Variance  Special Hearing

PROPERTY ADDRESS: 2822 Alabama Ave  
Subdivision name: RESIDENTIAL  
OWNER: Sherri Thompson



Zoning Office USE ONLY!  
reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_  
date: 8/3/96 prepared by: SHERRI  
Scale of Drawing: 1"=50'



Plat to accompany Petition for Zoning  Variance  Special Hearing

PROPERTY ADDRESS: 2822 Alabama Ave. see pages 5 & 6 of the CHECKLIST for additional required information

Subordinate Map: Rosemount plat book # 7, Volume 101, 1st & 2nd sections, H

OWNER: Sherry Thompson 97-38-A

### PETITIONER'S EXHIBIT 1

ALABAMA AVE

Scale of Drawing: 1" = 50'

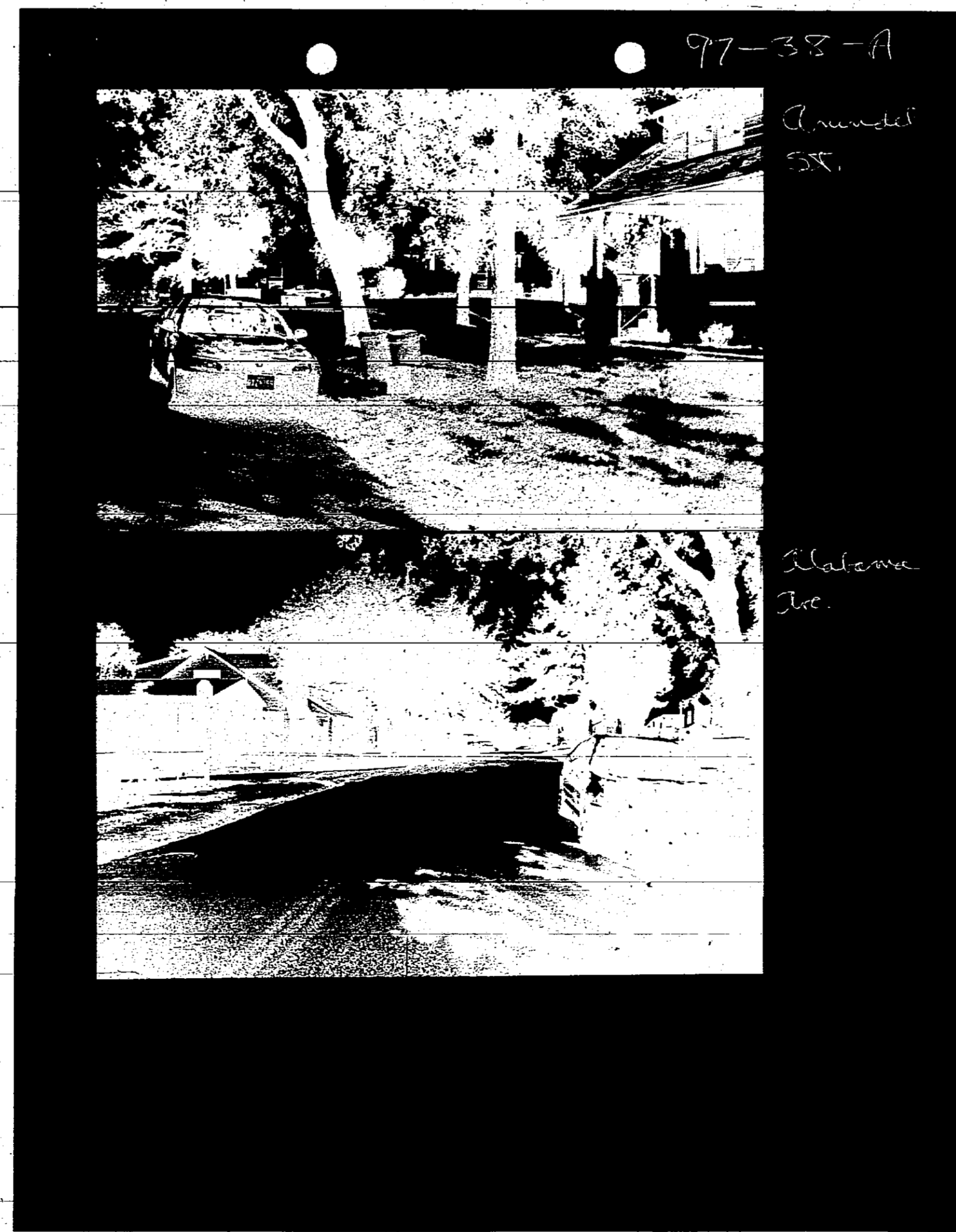
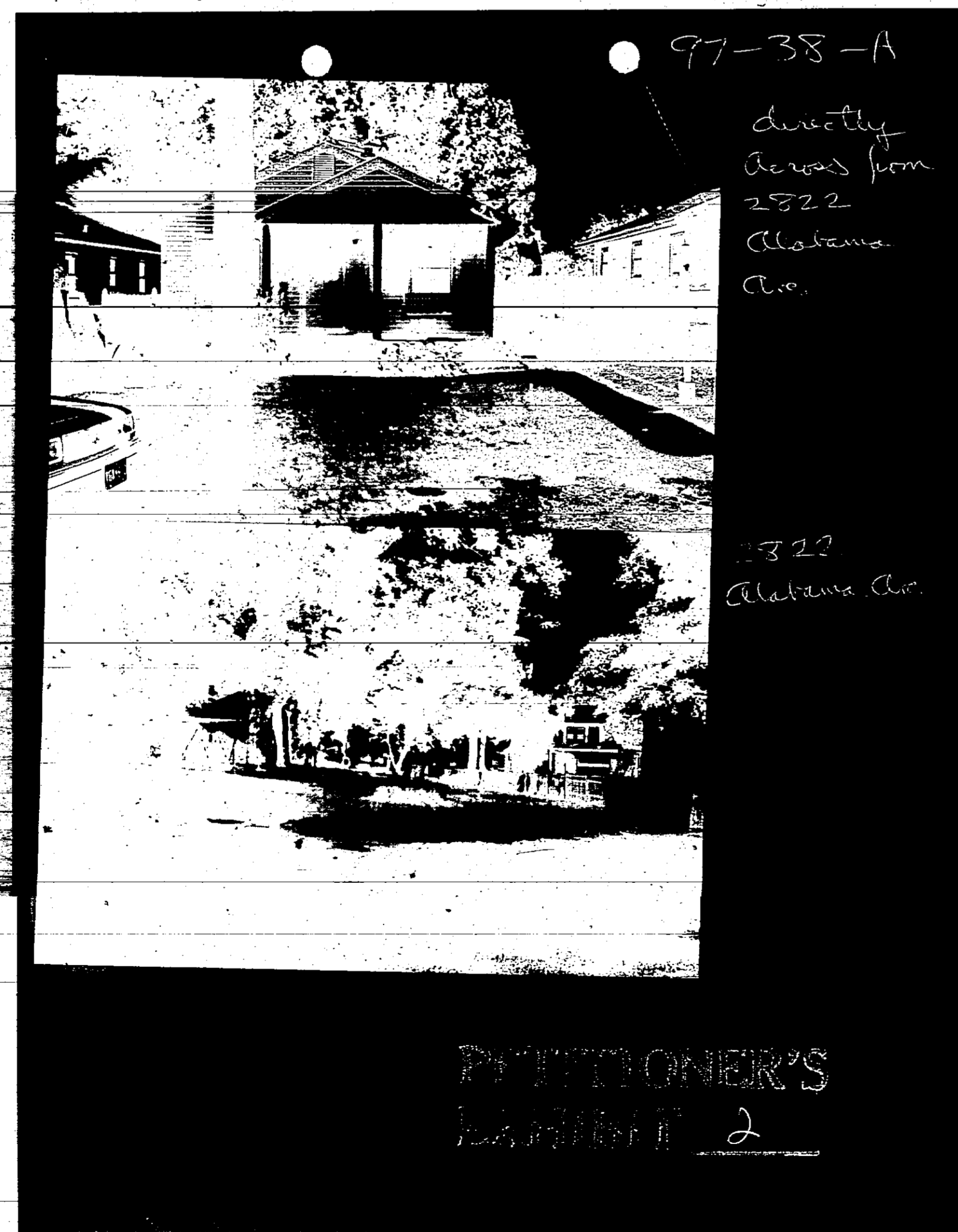
North  
date: 4/3/66  
prepared by: MILLARD

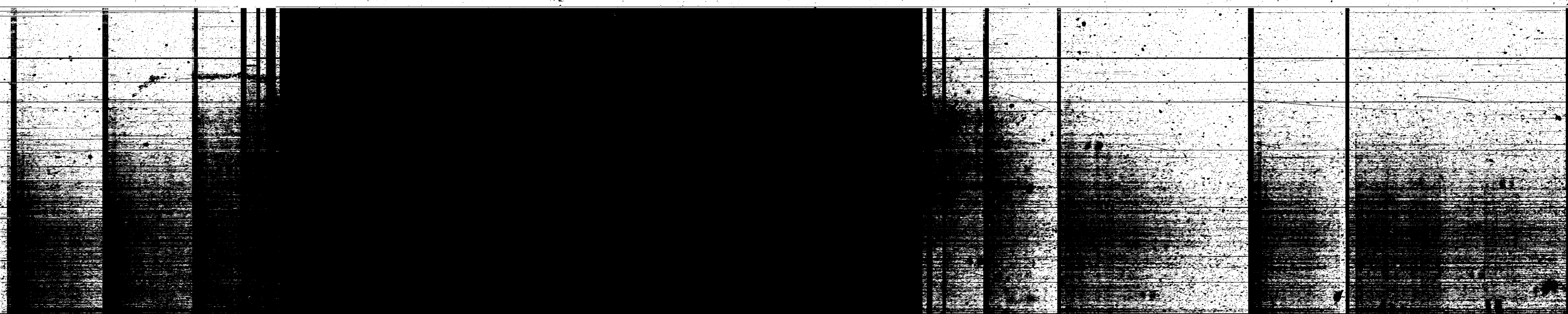
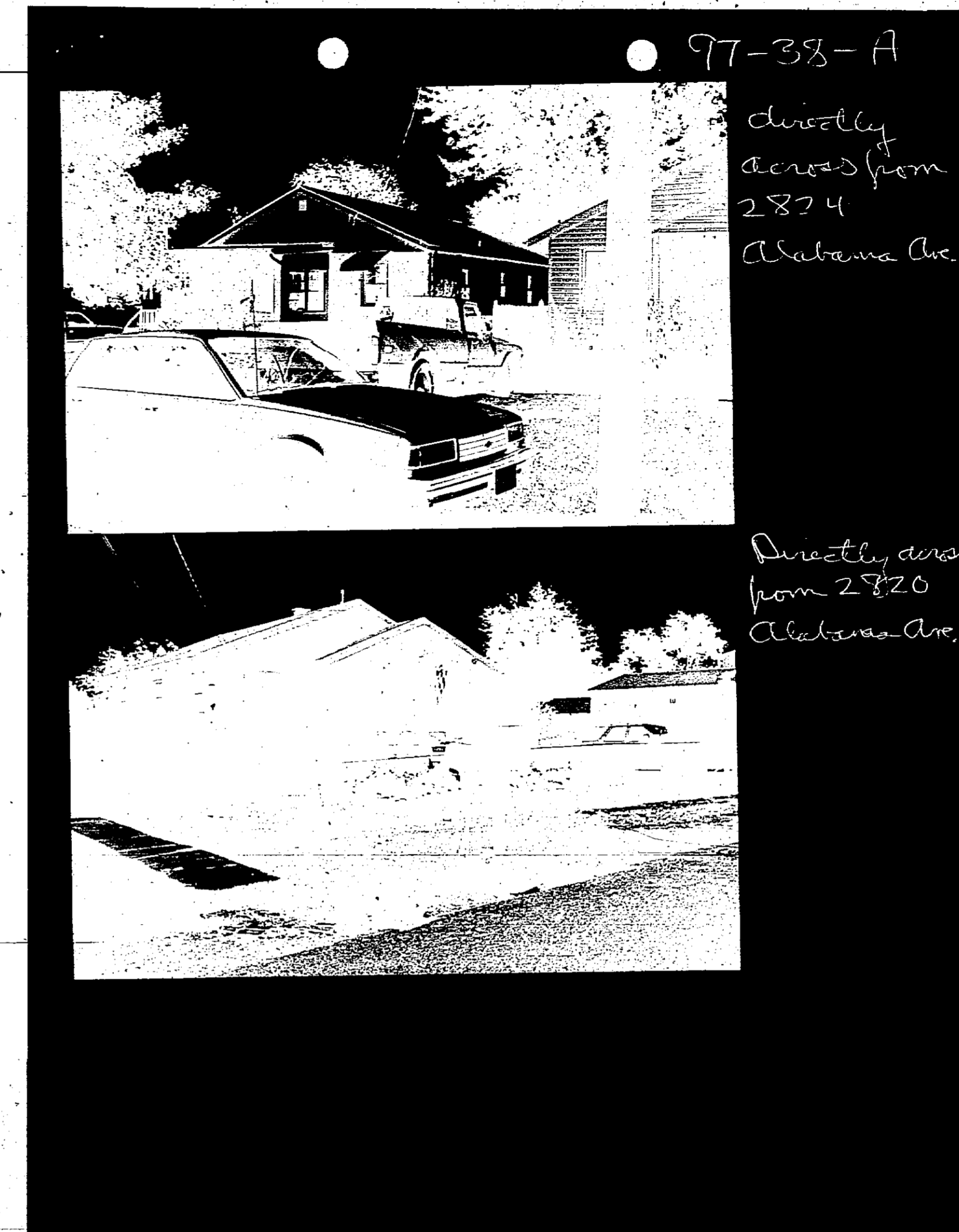
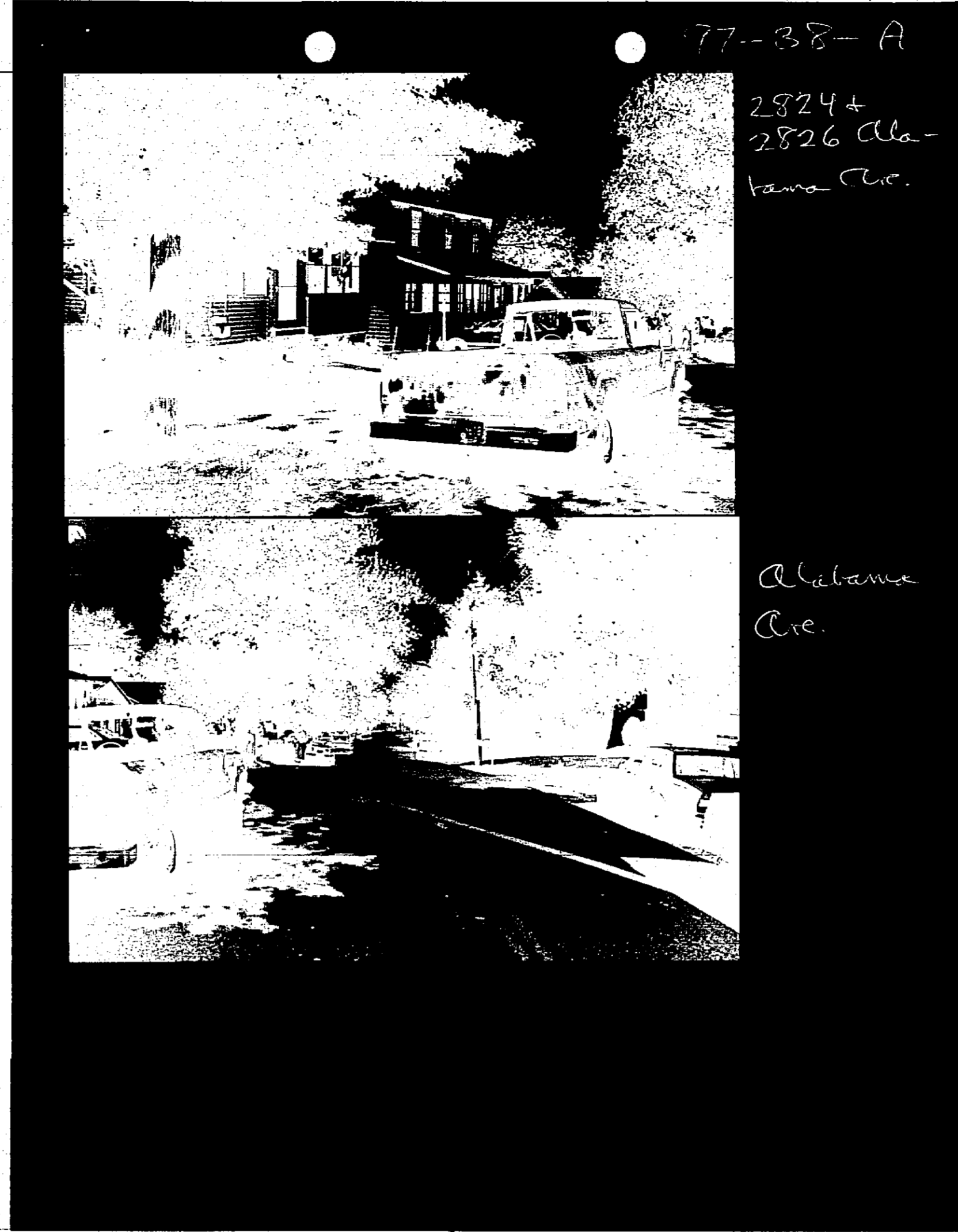
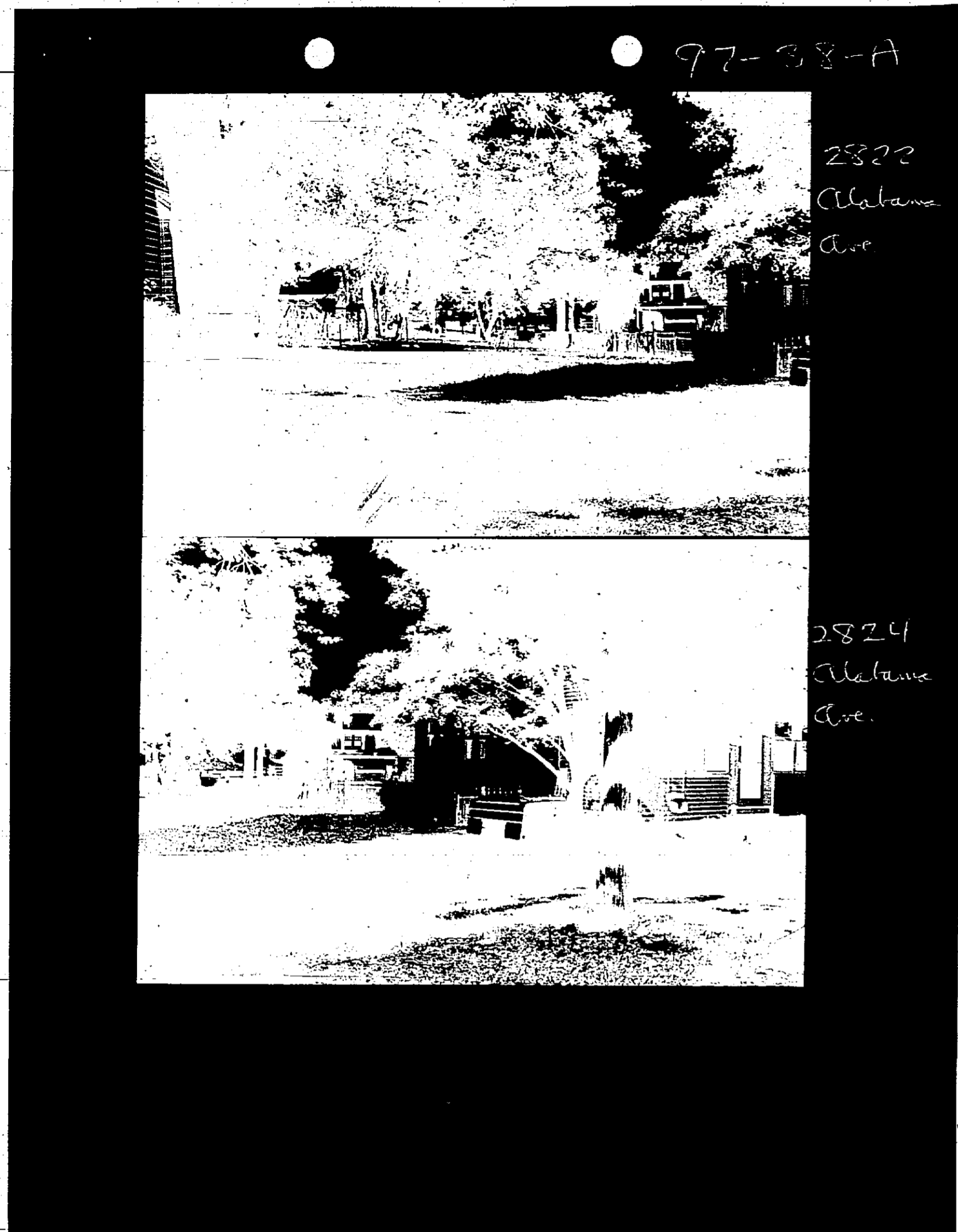
LOCATION INFORMATION

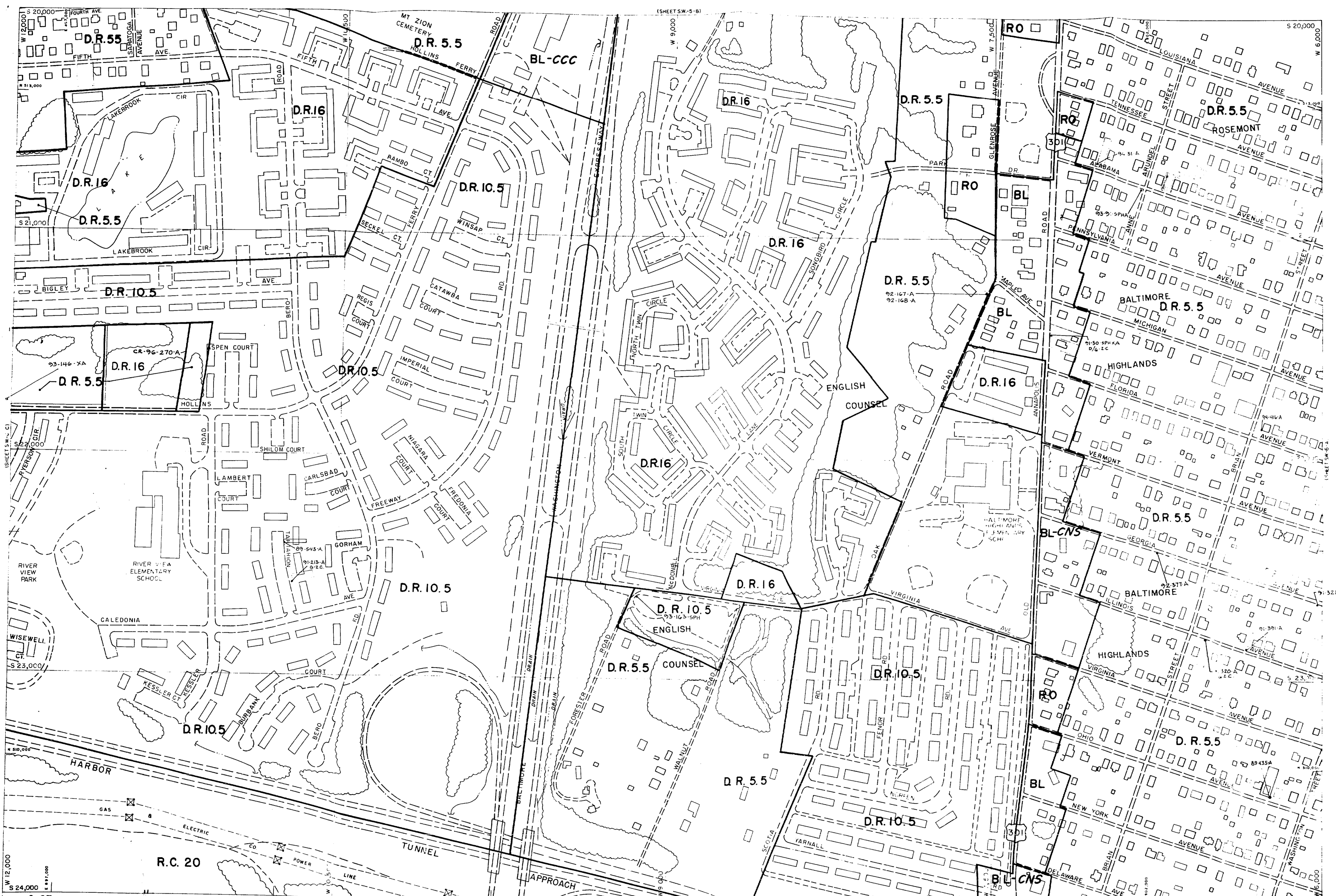
Councilman's District: [blank]  
Election District: 13  
1" = 200' scale map:  
Zoning: [blank]  
Lot size: 11 5,000 square feet

SEWER:   
WATER:   
Chsewage By Official Area:   
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!  
received by: ITEM # CLASS #







1988 COMPREHENSIVE ZONING MAP  
 Adopted by the Baltimore County Council  
 July 13, 1988  
 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

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 A. Howard*  
 Chairman, County Council

SCALE 1" = 200'	LOCATION MONUMENTAL BALTIMORE HIGHLANDS	SHEET S. W 6-B
DATE OF PHOTOGRAPHY JANUARY 1986		

97-38-A

37