

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 S/S Fitch Avenue, 100 ft. E of * ZONING COMMISSIONER
 c/l Wever Road * OF BALTIMORE COUNTY
 4303 Fitch Avenue * Case No. 97-461-A
 14th Election District *
 6th Councilmanic District *
 Edwin F. Michel et ux *
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 4303 Fitch Avenue in the Fullerton community of Baltimore County. The Petition was filed by Edwin F. Michel and Carol T. Michel, property owners. Variance relief is requested from Sections 255.2 and 243.1 of the Baltimore County Zoning Regulations (BCZR) to allow a minimum front yard of 33 ft. in lieu of the required 75 ft.; from Sections 255.2 and 243.2 to allow a minimum side yard of 12 ft. in lieu of the required 30 ft. and/or 50 ft.; from Sections 255.2 and 243.3 to allow a minimum rear yard of 49 ft. in lieu of the required 50 ft.; from Section 409.6.A.2 to permit 11 parking spaces in lieu of the required 12 spaces; and from Section 409.4.C to permit a 2 way travel aisle. All of 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.

Appearing at the public hearing held for this case were Richard J. Santangelo, contract purchaser, Adrian Cox, realtor, J. Scott Dallas, the surveyor who prepared the site plan, and John Fanton, a neighboring property owner. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is an irregularly shaped lot, .313 acres in net area, zoned M.L.-I.M. The property is located on Fitch Avenue near Wever Road in Fullerton. The

ORDER RECEIVED FOR FILING
 Date 6/27/97
 By M. J. [Signature]

property is presently improved with a 1-1/2 story brick structure, formerly used as a dwelling. Presently, the structure is vacant. The property is under contract of sale from Mr. and Mrs. Michel to Richard J. Santangelo. Mr. Santangelo is a chiropractor and wishes to establish his office on the subject property. As the site plan indicates, he will convert the existing dwelling to an office, and will refurbish the building to create examination rooms, a reception room, etc. Mr. Santangelo indicated that he is a sole practitioner and anticipates having no more than 4 or 5 patients in the office at any one time. He also employs a staff of two or three persons. Although formerly used as a residence, the subject property is zoned M.L.-I.M. and many of the nearby uses are commercial/retail in nature.

There are no external changes to the existing structure necessary to convert same to Mr. Santangelo's office. Nonetheless, variance relief is necessary from the setback requirements due to the change in use. As shown on the site plan, the property has deficient setbacks for the front, side and rear yards under the M.L. zoning classification. The setbacks are all presently existing and relief is requested to legitimize the existing building.

Parking variances are needed for the proposed parking lot. Presently, a macadam driveway provides vehicular access, however, a second curb cut will be created to provide access for a proposed patient parking lot. There will be 11 parking spaces provided, in lieu of the 12 required. Moreover, the aisle way providing access to the employees' parking lot will be narrower than required. This should not create a problem in lieu of the low volume of traffic expected.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. In my

ORDER RECEIVED FOR FILING

Date

By

judgment, the Petitioners have satisfied the requirements of Section 307 of the BCZR, as construed by the case law. The uniqueness of the property is found in its unusual configuration and the existing location of the structure. Moreover, the proposed use is clearly appropriate for the property and the community. The only condition which will be imposed on the grant of the relief will be that the Petitioner must comply with the Zoning Plans Advisory Committee comment from Robert W. Bowling, Chief of the Development Plans Review Division of the Office of Permits and Development Management. This comment requires compliance with the County standards for the parking lot and access. Moreover, a schematic landscape plan shall be submitted and approved.


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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of June 1997, that a variance from Sections 255.2 and 243.1 of the Baltimore County Zoning Regulations (BCZR) to allow a minimum front yard of 33 ft. in lieu of the required 75 ft.; from Sections 255.2 and 243.2 to allow a minimum side yard of 12 ft. in lieu of the required 30 ft. and/or 50 ft.; from Sections 255.2 and 243.3 to allow a minimum rear yard of 49 ft. in lieu of the required 50 ft.; from Section 409.6.A.2 to permit 11 parking spaces in lieu of the required 12 spaces; and from Section 409.4.C to permit a 2 way travel aisle, 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.

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Date 6/12/97
By [Signature]

2. The Petitioners shall comply with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, Development Plans Review Division dated May 5, 1997.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

ORDER RECEIVED FOR FILING

Date

By

6/12/97
M. Gook



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

June 12, 1997

Mr. Richard J. Santangelo
7939 Honeygo Blvd., Suite 121
Baltimore, Maryland 21236

RE: Case No. 97-461-A
Petition for Variance
Property: 4303 Fitch Avenue
Legal Owners: Edwin F. Michel, et ux
Contract Purchaser, Richard J. Santangelo, Petitioners

Dear Mr. Santangelo:

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

c: Mr. J. Scott Dallas, J.S. Dallas, Inc.
c: Ms. Adrian Cox, 9105 Belair Road, Baltimore, Md. 21236
c: Mr. John Fanton, 4313-A Fitch Avenue, Baltimore, Md. 21236



RE: PETITION FOR VARIANCE
4303 Fitch Avenue, S/S Fitch Avenue.
100' E of c/l Wever Road
14th Election District, 6th Councilmanic
Edwin and Carole Michel
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NOS. 97-461-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 23rd day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, 13523 Long Green Pike, Baldwin, MD 21013, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

4303 Fitch Avenue

97-461-A

which is presently zoned ML-IM

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) 255.2 and 243.1 to allow a minimum front yard of 33 feet in lieu of the required 75 feet and Sections 255.2 and 243.2 to allow a minimum sideyard of 12 feet in lieu of the required 30 feet and 50 feet and Sections 255.2 and 243.3 to allow a minimum rear yard of 49 feet in lieu of the required 50 feet AND (SEE ATTACHED)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The subject property was originally constructed as a residence. The proposed chiropractic clinic use is permitted and no changes to the building footprint are proposed. The requested variances will allow the clinic to satisfy current setback requirements for the existing building and lot configuration.

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):

Edwin Frederick Michel

(Type or Print Name)

Signature

Carole Turner Michel

(Type or Print Name)

Signature

11957 Lakeshore Road E. (716) 765-2736

Address Phone No.

Lyndonville NY 14098

City State Zipcode

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

J. Scott Dallas J.S. Dallas, Inc.

Name 13523 Long Green Pike P.O. Box 26
Baldwin, MD 21013 (410) 817-4600

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JCM DATE 4-18-97

461



Printed with Soybean Ink on Recycled Paper

VARIANCE RELIEF
(CONT.)

97-461-A

A VARIANCE FROM 409.6.A.2; BCZR, TO PERMIT 11 PARKING SPACES IN LIEU OF THE REQUIRED 12 SPACES ; AND,

FROM 409.4.C; BCZR, TO PERMIT A TWO WAY TRAVEL AISLE OF 16ft. IN LIEU OF THE REQUIRED 22ft.

461

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE
P.O. BOX 26
BALDWIN, MD 21013
(410) 817-4600
FAX (410) 817-4602

97-461-A

ZONING DESCRIPTION # 4303 FITCH AVENUE

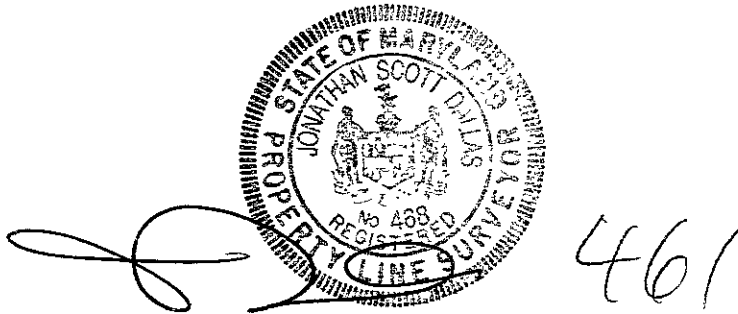
BEGINNING at a point on the south side of Fitch Avenue which is 60 feet wide at the distance of 100 feet east of the centerline of existing paving of Wever Road thence the following courses and distances:

(1) Southeasterly by a curve to the left with a radius of 1,030 feet for an arc distance of 131.32 feet (2) Southeasterly 7.60 feet (3) South 15 degrees 17 minutes West 125.41 feet (4) North 74 degrees 13 minutes West 72.00 feet and (5) North 9 degrees 00 minutes West 159.56 feet to the place of beginning as recorded in Deed Liber 3929 folio 590 (seen RW 77-231-1).

CONTAINING 0.313 acres of land, more or less.

ALSO known as # 4303 Fitch Avenue and located in the 14th election district.

(Signed and Sealed for zoning purposes only)



CERTIFICATE OF PUBLICATION

TOWSON, MD., May 1, 1997

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 May 1, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

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 in Towson, Maryland on the property identified herein as follows:

Case #97-481-A

4303 Fitch Avenue,
S/S Fitch Avenue, 100'
E of W Weaver Road
14th Election District
6th Councilmatic

Legal Owner(s):

Edwin Fredrick Michael
and Carole Turner Michael
Variance: to allow a minimum front yard of 33 feet in lieu of the required 75 feet; to allow a minimum side yard of 12 feet in lieu of the required 30 feet and 50 feet; to allow a minimum rear yard of 49 feet in lieu of the required 50 feet; to permit 11 parking spaces in lieu of the required 12 spaces; and to permit a two way travel side aisle of 16 feet in lieu of the required 22 feet.
Hearing: Thursday, May 29, 1997 at 3:00 p.m. 4th floor hearing room, Courts Building, 401 Rosley Avenue.

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.

5/065 May 1 0139456

BALTIMORE COUNTY, MARYLAND *461* No. **028681**
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: *4-7-97* ACCOUNT: *R001-6150*

AMOUNT \$ *250.00*

RECEIVED FROM: *Michael - 4303 Finch Ave.*

FOR: *EX-120 (020)*

97-461-A

VALIDATION OR SIGNATURE OF CASHIER
DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER
X

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-461-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: _____

DATE AND TIME: _____

REQUEST: A VARIANCE TO PERMIT EXISTING FRONT, SIDE AND
REAR YARD SETBACKS, 11 PARKING SPACES IN LIEU OF
THE REQUIRED 12 SPACES AND A 16 FT. TRAVEL
ALSO IN LIEU OF THE REQUIRED 22'.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 461

Petitioner: Edwin Michel

Location: 4303 Fitch Ave., Balt. Md.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: J. Scott Dallas

ADDRESS: 13523 Long Green Pike P.O. Box 26
Baltimore, Md. 21013

PHONE NUMBER: 410-817-4600

AJ:ggs

(Revised 09/24/96)

TO: PUTUMENT PUBLISHING COMPANY
May 1, 1997 Issue - Jeffersonian

Please forward billing to:

J. Scott Dallas
13523 Long Green Pike
Baldwin, Maryland 21013
410-817-4600

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-461-A
4303 Fitch Avenue
S/S Fitch Avenue, 100' E of c/l Wever Road
14th Election District - 6th Councilmanic
Legal Owner(s): Edwin Frederick Michael and Carole Turner Michael

Variance to allow a minimum front yard of 33 feet in lieu of the required 75 feet; to allow a minimum side yard of 12 feet in lieu of the required 30 feet and 50 feet; to allow a minimum rear yard of 49 feet in lieu of the required 50 feet; to permit 11 parking spaces in lieu of the required 12 spaces; and to permit a two way travel side aisle of 16 feet in lieu of the required 22 feet.

HEARING: THURSDAY, MAY 29, 1997 at 3:00 p.m. 4th floor hearing room Courts Building, 401 Bosley Avenue.

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

May 1, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-461-A

4303 Fitch Avenue

S/S Fitch Avenue, 100' E of c/l Wever Road

14th Election District - 6th Councilmanic

Legal Owner(s): Edwin Frederick Michael and Carole Turner Michael

Variance to allow a minimum front yard of 33 feet in lieu of the required 75 feet; to allow a minimum side yard of 12 feet in lieu of the required 30 feet and 50 feet; to allow a minimum rear yard of 49 feet in lieu of the required 50 feet; to permit 11 parking spaces in lieu of the required 12 spaces; and to permit a two way travel side aisle of 16 feet in lieu of the required 22 feet.

HEARING: THURSDAY, MAY 29, 1997 at 3:00 p.m. 4th floor hearing room Courts Building, 401 Bosley Avenue.

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

Arnold Jablon
Director

cc: Edwin and Carole Michel
J. Scott Dallas

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 14, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

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

May 23, 1997

Mr. and Mrs. Edwin Michel
11957 Lakeshore Road E.
Lyndonville, NY 14098

RE: Item No.: 461
Case No.: 97-461-A
Petitioner: Edwin Michel

Dear Mr. and Mrs. Michel:

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 April 18, 1997.

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 (410-887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: _____

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

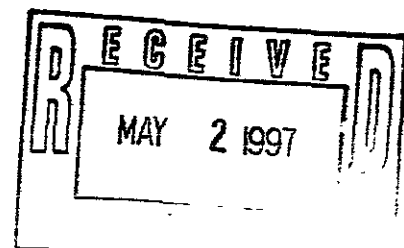
SUBJECT: Zoning Advisory Committee
Meeting Date: April 28, 97

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

Item #'s:	443	451	457	458
	445	452	459	
	448	454	460	
	449	455	(461)	
	450	456		

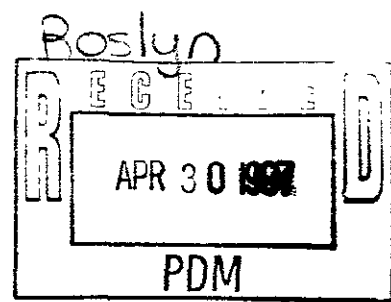
RBS:sp

BRUCE2/DEPRM/TXTSBP



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

DATE: April 25, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

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

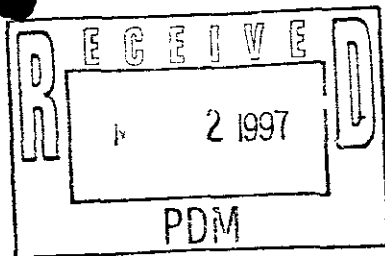
Item Nos. 447, 451, 455, 457, 459, 460, and 461

If there should be any 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: Gary L. Keller

AFK/JL



April 28, 1997

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 28, 1997

Item No.: SEE BELOW Zoning Agenda:

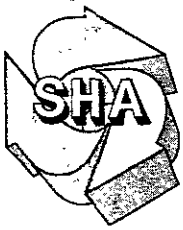
Gentlemen:

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.

3. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 457, 458,
459, 460, and 461

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



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 4-25-97
Item No. 461 J.C.M.

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'R. J. Burns'.

for

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

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

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

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

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: May 5, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for May 5, 1997
 Item No. 461

The Development Plans Review Division has reviewed the subject zoning item.

The entrance to the proposed patient parking lot to be constructed per Baltimore County Department of Public Works' Standard Plate R-32 Single Commercial Entrance with depressed curb.

Subject to Landscape Manual. Submit a schematic landscape plan.

RWB:HJO:cab

cc: File

ZONE505.461

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: May 16, 1997

TO: Lawrence E. Schmidt
Zoning Commissioner

FROM: James H Thompson
Code Enforcement Supervisor

RE: Case No. 97-461A
4303 Fitch Avenue
Michael - Petitioner
14th Election District

Please be advised that the referenced property is subject to an active violation case, C-96-3654.

When a decision is made in the public hearing, please submit a copy of the order to me.

If the variance petition is granted, the Code Enforcement Division can close out their case file.

JHT/bb

cc: Inspector David Taylor

PETITION PROBLEMS

#440 --- CAM

1. Need title of person signing for legal owner.
2. Folder says area is 54.440 -- 54.440 what???

#443 --- JRF

1. Sign form is incomplete/incorrect.

#448 --- MJK

1. Sign form is incomplete/incorrect.

#450 --- MJK

1. Sign form is incomplete/incorrect.

#452 --- MJK

1. Sign form is incomplete/incorrect.
2. Lessee on petition form does not agree with lessee on plat.
3. No legal owner signature, name, address, or telephone number on petition form.

#453 --- MJK

1. Sign form is incomplete/incorrect.

#455 --- JRA

1. Sign form is incomplete/incorrect.
2. Folder says zoning is BL & ROA; petition says ROA.

#456 --- MJK

1. Sign form is incomplete/incorrect.
2. Parking variance for what??

#457 --- JCM

1. No location description on folder (WCR wrote for agenda).
2. Zoning case number on plat is illegible.

#458 --- JRA

1. Sign form is incomplete/incorrect.
2. No telephone number for legal owner.

#461 --- JCM

1. Plat indicates a contract purchaser; petition does not.

TRANSMISSION VERIFICATION REPORT

TIME: 06/12/1997 14:55
NAME: ZONING COMM OFFICE
FAX : 410-887-3458
TEL :

DATE, TIME	FAX NO./NAME	DURATION	PAGE(S)	RESULT	MODE
06/12 14:52	94108174602	00:03:04	05	OK	STANDARD

Handwritten signature: Andrew J. [unclear] 6/12/97

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

J. Scott Dallas

P.O. Box 26 Baldwin MD 21013

Richard J. Santangelo

7939 Honeygo Blvd Ste 121 Balt. MD 21236

John Fenton

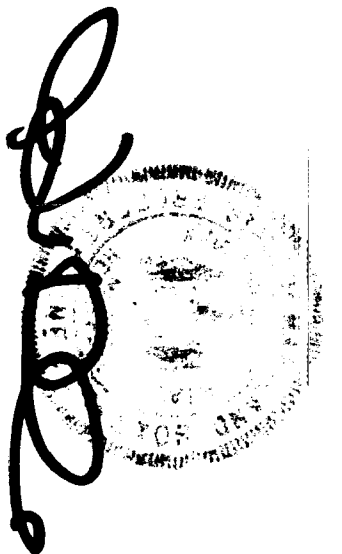
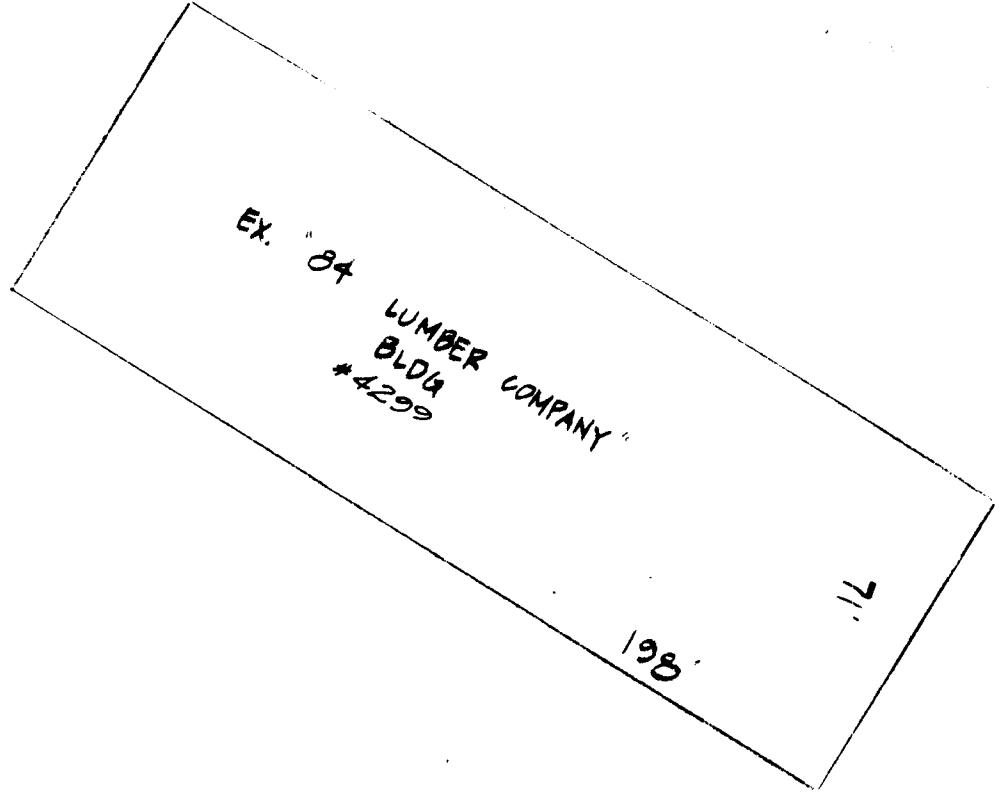
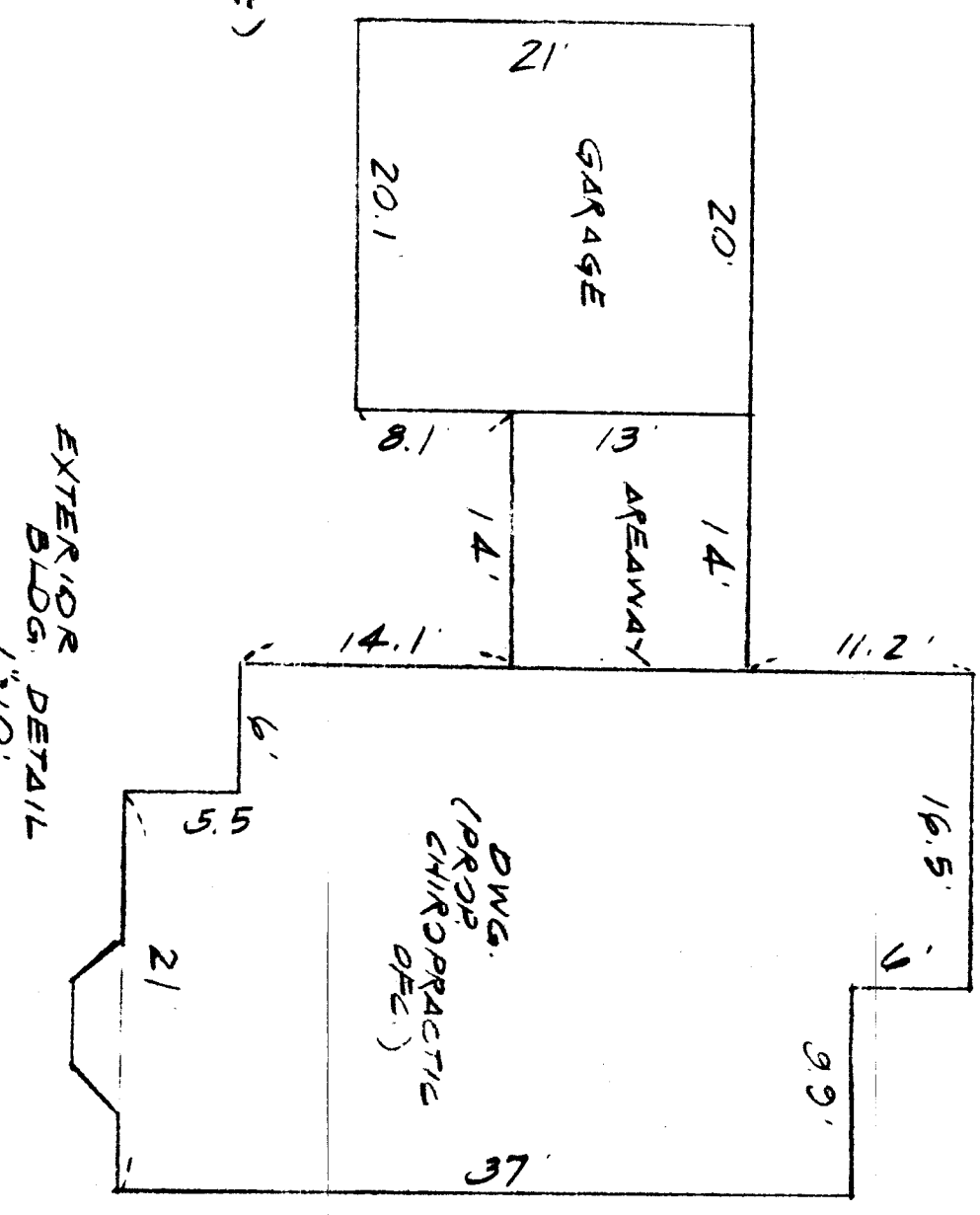
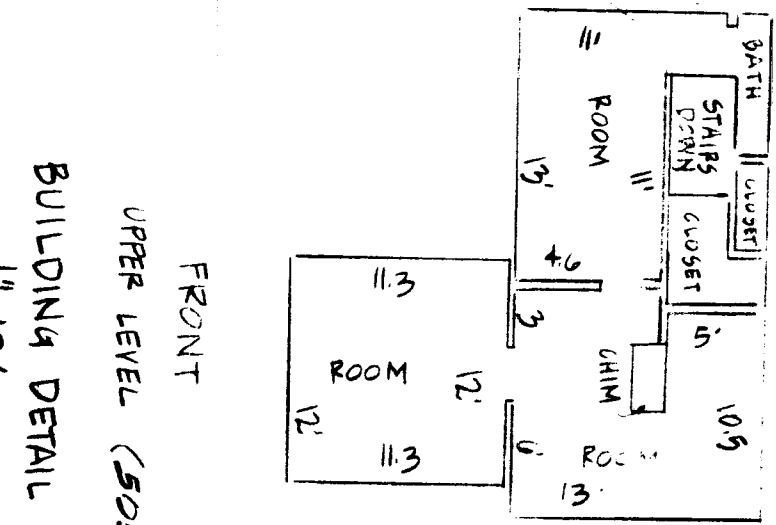
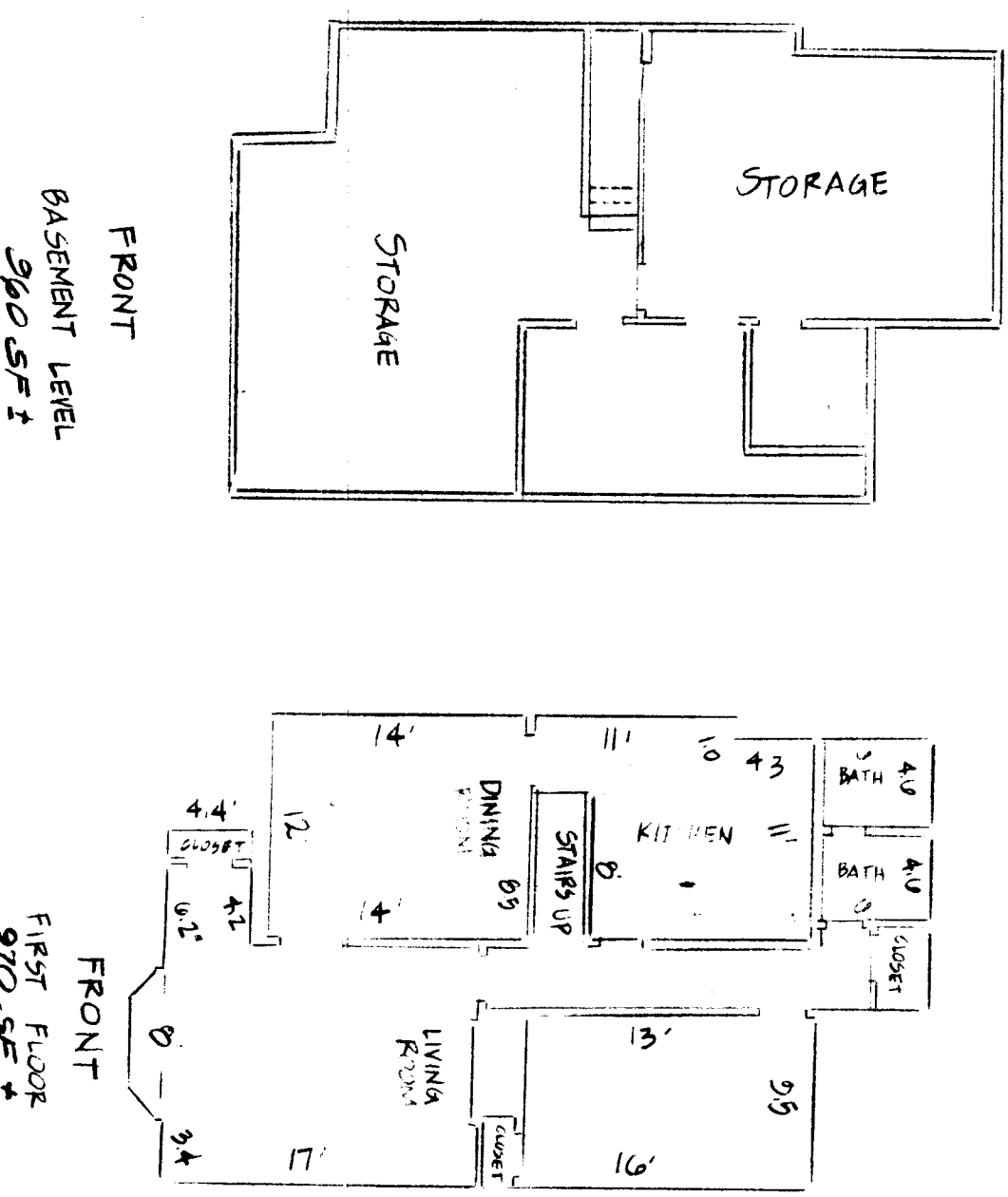
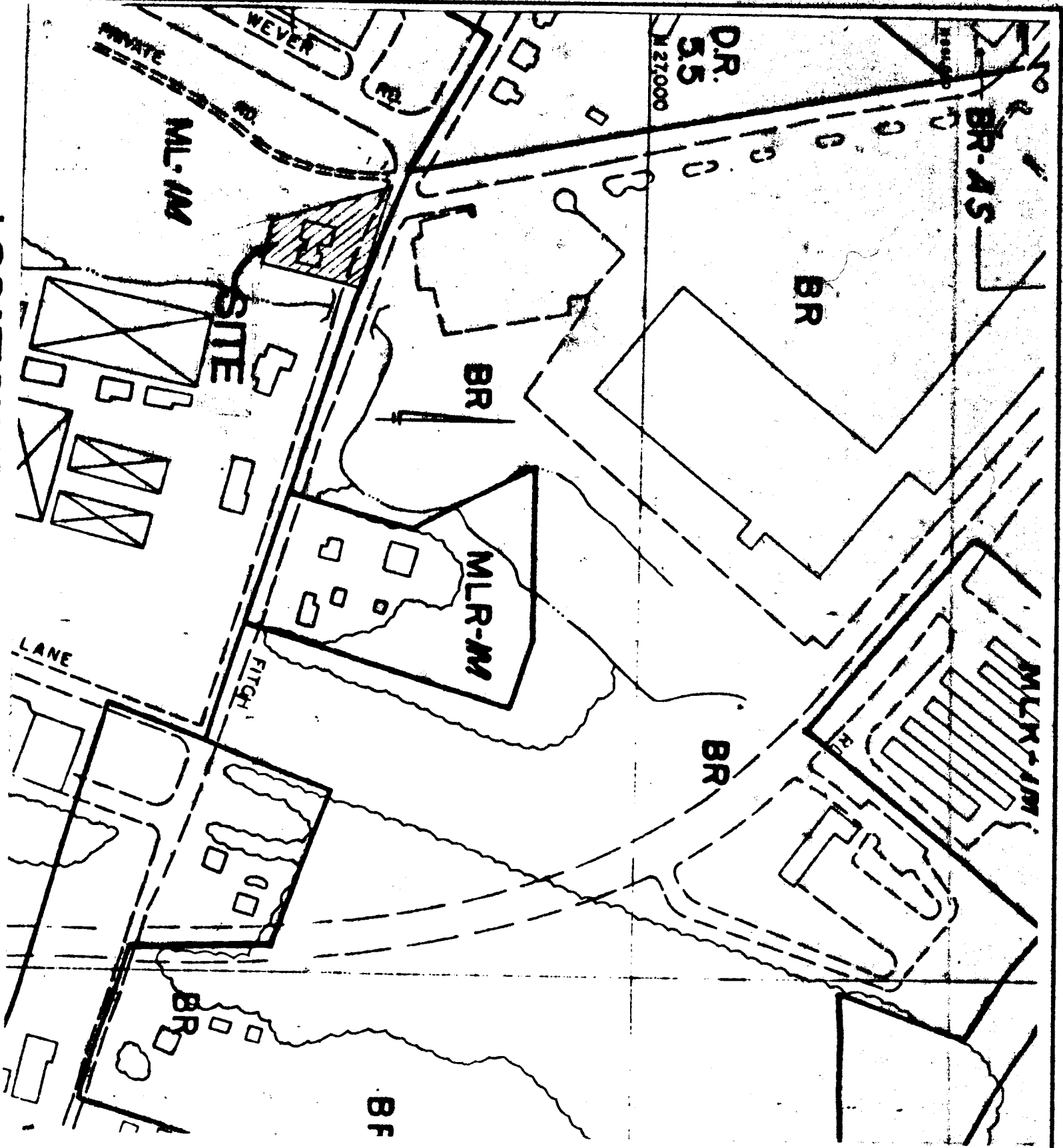
4313-A FITCH AVE. BALTO 21236

Adrian Cox

9105 Belair Rd Balt MD, 21236



LOCATION / ZONING MAP 1"=200' ±
PORTION OF B.C.O.P.Z. NE. 7-F



97-461-A

SITE PLAN TO ACCOMPANY PETITION FOR
ZONING VARIANCE
#4303 FITCH AVENUE
14TH EL. DIST. 6TH CONC. DIST. BALTIMORE CO. MD.
SCALE: 1"=40'
APRIL 18, 1997
J.S. DALLAS, INC.
Architects & Engineers
1555 Long Green Rd.
Annapolis, MD 21403
410-817-4600
JO # 97-721

NOTES

- 1 SITE ZONED M-AM PER B.C.O.P.Z. ZONING MAP N.E. 7-F.
- 2 RECONFIGURING BUILDINGS AND SITE IMPROVEMENTS HEREBY PERMITTED.
- 3 EXISTING USE OF PROPERTY - VACANT FORMER DWELLING.
- 4 OWNER - DEWYN FREDERICK MICHEL AND CAROLE TURNER MICHEL (8928/903)
- 5 CONTRACTOR PURCHASER - DR. RICHARD SANTANGELO
- 6 GROSS SITE AREA 0.515 AC. ±
- 7 GROSS FLOOR AREA DOES NOT INCL. GARAGE 2812 SF ±
- 8 FLOOR AREA RATIO 2612/16120 = 0.14
- 9 PARKING REQUIRED - 2812/1000 X 4.5 = 11.7 (13 SPACES REQ'D)
- 10 PARKING PROVIDED & STAIR SPACES GARAGE AND 3 NEW SPACES ALONG EL. DRIVEWAY AND 6 TRAILER SPACES IN NEW PARKING LOT.
- 11 PROPOSED USE OF PROPERTY - CHiropractic Office.

