

IN RE: PETITION FOR VARIANCE
E/S Arbutus Avenue, 75' N of
the c/l of Marsha Avenue
(5209 Arbutus Avenue)
13th Election District
1st Councilmanic District

Mary S. Knoll
Petitioner

~ BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-523-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by John E. Angel, Personal Representative of Mary S. Knoll, Legal Owner of the property, and Jeffrey Sasser, President, Sasser & Sons, Inc., the Contract Purchaser. The Petitioners seek relief from Section 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the minimum required 55 feet for a proposed dwelling. 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 Jeffrey A. Sasser, Contract Purchaser of the subject property, Harvey Ball, a representative of Raphael & Associates, Inc., who prepared the site plan for this property, and Robert A. Leggett, a representative of O'Connor, Piper & Flynn. Appearing as Protestants in the matter were Laurie Windom and Philip Bach, adjoining property owners.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.172 acres, more or less, zoned D.R.5.5 and is presently unimproved. The property is located in an older subdivision, known as Arbutus, which was recorded in 1913 with mainly 50-foot wide lots. The Petitioner's father, Henry Knoll, took title to the subject property

ORDER RECEIVED FOR FILING

Date

By

in 1953 and it has remained in the Knoll family since that time. By virtue of the death of the owner of the property, the Petitioner has contracted to sell the lot to Sasser and Sons, Inc., who wishes to develop the property with a single family dwelling, in accordance with Petitioner's Exhibit 1. The proposed dwelling will meet all setback requirements with the exception of the lot width requirements. However, in order to proceed as proposed, the relief requested is necessary.

As noted above, the two residents who reside on either side of this property appeared in opposition to the relief requested. Both residents are opposed to the construction of a dwelling on this lot and would prefer to see the lot remain in its unimproved condition. Furthermore, these Protestants asserted that a small stream traverses the property, and believe that construction of a dwelling on this lot would be detrimental to the stream and create a water problem on this property.

Subsequent to the hearing, I requested a site inspection be performed by Mike Kulis with the Department of Environmental Protection and Resource Management to ascertain whether a stream or springs exist on this property which would interfere with a house being constructed thereon. Mr. Kulis reported that there were no springs or streams on the property and indicated that in his opinion, the subject property is an appropriate candidate for a dwelling as proposed.

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

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

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

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

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

After due consideration of the testimony and evidence presented, and the findings of Mr. Kulis, I am persuaded to grant the variance. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the regulations would restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

THEREFORE IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of August, 1997 that the Petition for Variance seeking relief from Section 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the minimum required 55 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

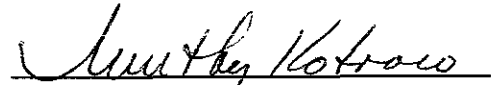
1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that pro-

ORDER RECEIVED FOR FILING

Date

By

ceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



TIMOTHY M. KOTROCO

Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

August 19, 1997

Mr. John E. Angel
434 Bloomsbury Avenue
Catonsville, Maryland 21228

RE: PETITION FOR VARIANCE
E/S Arbutus Avenue, 75' N of the c/l of Marsha Avenue
(5209 Arbutus Avenue)
13th Election District - 1st Councilmanic District
Mary S. Knoll - Petitioner
Case No. 97-523-A

Dear Mr. Angel:

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

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

Very truly yours,

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

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Jeffrey Sasser, President, Sasser and Sons, Inc.
P.O. Box 24178, Baltimore, Md. 21227

Ms. Laurie Windom, 5207 Arbutus Avenue, Catonsville, Md. 21227
Mr. Philip Bach, 5211 Arbutus Avenue, Catonsville, Md. 21227

People's Counsel; Case Files



7/3.
June

RE: PETITION FOR VARIANCE * BEFORE THE
5209 Arbutus Avenue, E/S Arbutus Avenue, * ZONING COMMISSIONER
75' N from c/l Marsha Avenue * OF BALTIMORE COUNTY
13th Election District, 1st Councilmanic *
Legal Owner(s): Mary S. Knoll (John Angel, P.R.)
Contract Purchaser(s): Sasser & Sons, Inc.
Petitioners * CASE NOS. 97-523-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 30th day of July, 1997, a copy of the foregoing Entry of Appearance was mailed to Mary S. Knoll, c/o John Angel, Personal Representative, 434 Bloomsbury Avenue, Baltimore, MD 21228, and to Jeffrey Sasser, Pres., Sasser & Sons, Inc., P.O. Box 27148, Baltimore, MD 21227, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

97-523-A

⁵²⁰⁹
~~Lat 52~~ Arbutus Ave
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property 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 § 304; BCZR;

TO PERMIT A DWELLING ON A 50' UNDERSIZED LOT
IN LIEU of the Required 55'

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 DEVELOPED at 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.

Contract Purchaser/Lessee:

SASSER & SONS INC
(Type or Print Name)

Jeffrey Sasser Pres.
Signature

P.O. Box 24178 (40-840-0697)
Address

Baltimore MD 21227
City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

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

Legal Owner(s):

MARY S. KROLL
(Type or Print Name)

Signature

John E. Angel Personal Rep
(Type or Print Name)

John E. Angel
Signature

434 Bloomsburg Ave 244-4728
Address Phone No.

Catonsville MD 21228
City State Zipcode

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

JOHN ANGEL
Name

434 Bloomsburg SAME
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 5-20-97

523

ORDER RECEIVED FOR FILING
Date 5/19/97
BY [Signature]

Printed with Soybean Ink
on Recycled Paper

RAPHEL & ASSOC. INC.

Registered Land Surveyor
205 Courtland Avenue
Towson, Maryland 21204

Phone: (410) 825-3908

Fax: (410) 825-1331

97-523-A

DESCRIPTION TO ACCOMPANY VARIANCE
LOT NO. 52
"ARBUTUS"
W.P.C. 4, folio 87

BEGINNING at a point on the East Right-of-Way line of Arbutus Avenue, 50 feet wide, at the division corner of Lot #51 and Lot #52, said point being located Northerly 75 feet from the centerline of Marsha Avenue, 50 feet wide, and being all of Lot 52, in the subdivision of "Arbutus" and recorded among the Land Records of Baltimore county in Plat Book, W.P.C. 4, folio 87, and containing 7500 square feet of land more or less and located in the 13th. Election District and the 1st. Councilmanic District of Baltimore County.

523

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Board and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-823-A

5209 Arbutus Avenue
E/S Arbutus Avenue, 76' N
from C/ Marsha Avenue
13th Election District

1st Councilmanic

Legal Owner(s)

May S. Knoll (John E. Appel

Parolial Representative)

Contract Purchaser(s)

Sasser & Sons, Inc.

Variance: to permit a dwell-

ing on a 50 foot undersized lot

in lieu of the required 55 feet

Hearing: Thursday, July 3

1997 at 11:00 a.m., Room

407 Court Building, 401

Busley Avenue

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are

Handicapped Accessible for

special accommodations

Please Call (410) 887-3353.

(2) For information concern-

ing the file and/or hearing,

Please Call (410) 887-3391.

6/085 June 5 C-148645

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/5, 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 6/5, 1997.

THE JEFFERSONIAN,

A. H. Erickson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

DATE 5-20-97

ACCOUNT

Food-b150

035065

PAID RECEIPT

05/20/97 01 5 304 R 5424

Dept 5 513 ZIMING VERIFICATION
PR NO. 035065

RECEIVED
FROM:

Mary Annell

AMOUNT \$

50.00

5109 Adams Ave.

FOR:

und (sic)

RECEIVED
BY: CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

J. Cam

CASHIER'S VALIDATION

\$50.00 CA P-4-1-D
Baltimore County Maryland
Office Of Budget & Finance

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.: 97-523-A

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

PLACE: *

DATE AND TIME: *

REQUEST: A VARIANCE TO PERMIT A DWELLING ON
A 50ft LOT IN LIEU OF THE REQUIRED
55ft.

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.: 523

Petitioner: Jeffrey SASSER Pres. SASSER & Sons, Inc.

Location: 5209 ARBUTHUS AVE.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ROBERT LIGGETT

ADDRESS: % O'Connor Piper & Lynn

200 FREDERICK ROAD Catonsville MD. 21228

PHONE NUMBER: 410-744-4100

AJ:ggs

(Revised 09/24/96)

TO: PUTUMENT PUBLISHING COMPANY
June 5, 1997 Issue - Jeffersonian

Please forward billing to:

Robert Liggett
O'Connor Piper Flynn
700 Frederick Road
Catonsville, MD 21228
410-744-4100

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: 97-523-A
5209 Arbutus Avenue
E/S Arbutus Avenue, 75' N from c/l Marsha Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Mary S. Knoll (John E. Angel, Personal Representative)
Contract Purchaser(s): Sasser & Sons, Inc.

Variance to permit a dwelling on a 50 foot undersized lot in lieu of the required 55 feet.

HEARING: THURSDAY, JULY, 3, 1997 at 11:00 a.m., Room 407 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 30, 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: 97-523-A
5209 Arbutus Avenue
E/S Arbutus Avenue, 75' N from c/l Marsha Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Mary S. Knoll (John E. Angel, Personal Representative)
Contract Purchaser(s): Sasser & Sons, Inc.

Variance to permit a dwelling on a 50 foot undersized lot in lieu of the required 55 feet.

HEARING: THURSDAY, JULY, 3, 1997 at 11:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

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

Arnold Jahlon
Director

cc: John E. Angel
Sasser & Sons, Inc.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 19, 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

June 26, 1997

Ms. Mary Knoll & Mr. John E. Angel
434 Bloomsbury Avenue
Catonsville, MD 21228

RE: Item No.: 523
Case No.: 97-523-A
Petitioner: Mary Knoll, et al

Dear Ms. Knoll & Mr. Angel:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 20, 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.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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: June 13, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for June 9, 1997
 Item No. 523

 The Development Plans Review Division has reviewed the subject zoning item. Arbutus Avenue is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

RWB:HJO:jrb

cc: File

ZONE609.523



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 5. 30. 97
Item No. 523 JCM

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,

P. J. Gredlein
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

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

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 June 2, 1997

Item No.: SEE BELOW

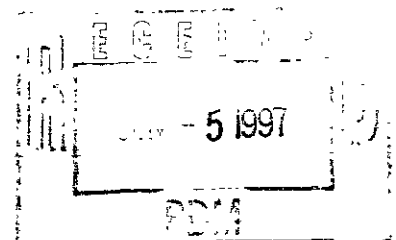
Zoning Agenda:

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.

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

523, 524, 527, 528, and 530



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

TO: PDM

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

DATE: 6/10/97

SUBJECT: Zoning Advisory Committee
Meeting Date: June 2, 97

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

Item #'s:

523	529
525	530
526	531
528	532

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: June 9, 1997

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

SUBJECT: 5209 Arbutus Avenue

INFORMATION

Item Number: 523

Petitioner: Knoll Property

Zoning: DR 5.5

Requested Action: Variance

Summary of Recommendations:

The property in question was reviewed as an undersized lot, pursuant to Section 304 of the Baltimore County Zoning Regulations. In order for the proposed house to be compatible with the neighborhood, the proposed dwelling should be improved with side windows and the color selection for the siding should be made in manner which reflects the character of neighborhood.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Burns

AFK/JL

**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:

☒ SASSER & Sons Inc. Po Box 27148 Balto. MD. 21227 410-840-0697
Print Name of Applicant Address Telephone Number

☒ Lot Address 5209 ARBUTUS AVE Election District 13th Council District 1st Square Feet 7,500
Lot Location: E S W / side / corner of ARBUTUS AVE . 50 feet from N E S W corner of MARYLAND AVE (MARSHA AVE)
(Street) (Street)

Land Owner Estate of Mary Kroll % John F. Augel Tax Account Number 13-11-570210

Address 434 BLOOM'S BURN AVE Telephone Number 410-744-4728
CATONSVILLE MD. 21228

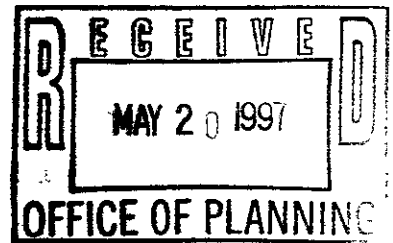
☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<u>✓</u>	_____
2. Permit Application	_____	<u>NA</u>
3. Site Plan		
Property (3 copies)	<u>✓</u>	_____
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<u>✓</u>	_____
4. Building Elevation Drawings	<u>✓</u>	_____
5. Photographs (please label all photos clearly)		
Adjoining Buildings	<u>✓</u>	_____
Surrounding Neighborhood	<u>✓</u>	_____

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by _____
ZADM

Date _____



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

RECOMMENDATIONS/COMMENTS:

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

The proposed house should have side windows on the left elevation. Side windows are provided on other homes in the neighborhood. The color of the siding should be provided and similar to others in the area.

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

Date: May 27, 1997

#97-523-A

SCHEDULE DATES, CERTIFICATE OF FILING 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 J. MERREY on 5-20-97
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 6-1 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 6-16 C (B-3 Work Days)

TENTATIVE DECISION DATE 6-19 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: _____



State of Maryland
LETTERS OF ADMINISTRATION

Estate No.

I certify that administration of the Estate of

Mary S. Knoll

was granted on the **27TH** day of **JUNE**, 1996,

to **John E. Angel**

as personal representative and the appointment is in effect

this **27TH** day of **JUNE**, 1996.

☒ Will probated **June 27, 1996**

☐ Intestate estate.

Peter J. Basile

Register of Wills
BALTIMORE COUNTY

M.H.

VALID ONLY IF SEALED WITH THE SEAL OF THE COURT OR THE REGISTER

97- 523-A

July 2, 1997

Case No. 97-523A
5209 Arbutus Avenue
Baltimore, MD 21227

PETITION

We hereby petition the court to deny any zoning changes with regard to the variance change of a fifty foot lot in lieu of a fifty-five foot lot.

Phil Bach
5211 Arbutus Avenue

Normy Glick
5208 Arbutus Ave.

Chas. H. Cattell
5210 ARBUTUS AVE

Bobbie Bach
5211 Arbutus Ave

Frederic W. Winkler
5207 ARBUTUS AVE

Rose Ann Cattell
5210 Arbutus Ave.

NOT ENOUGH AND WE HAVE -- LIST
OUR REASONS IN WRITING. PLEASE
NOTIFY US BY MAIL AT THE ADDRESS
LISTED ABOVE OR CALL ME AT MY
MOTHER'S PHONE (410-947-3048) AGAIN
WE STRONGLY OBJECT. THANK YOU FOR
YOUR TIME AND ATTENTION IN THIS
MATTER.

MRS. LAURIE J. WINDOM
Laurie J Windom

MR. VINCENT J. WINDOM SR.
Vincent Windom Sr.

AND PHONE NUMBER
410-761-4884 (VINCE WINDOM)
WORK

P.S. THE ZONING NOTICE IS ON
5209 ARBUTUS AVE E/S C 75'
N OF MARSHIA AVE.

*this
case*

JUNE 15 1997
5207 ARBUTUS AVE.
BALTO. MD. #21237

file

TO WHOM IT MAY CONCERN,

THIS LETTER IS IN THE
FORM OF A PROTEST. WE RESIDE AT
5207 ARBUTUS AVENUE. WE RECENTLY
PURCHASED OUR HOUSE AND PROPERTY.
A ZONING PETITION SIGN WAS
RECENTLY PUT UP ON THE PROPERTY
NEXT TO OUR HOME. THE NUMBER IS
CASE #97-523A. THE HEARING DATE

IS JULY 3 1997 AT 11:00 A.M. WE
HAVE SOME VERY STRONG OBJECTIONS
TO THIS PETITION. I WILL NOT LIST
THEM IN THIS LETTER. ONE OF US
WILL BE AT THE HEARING AT THE
DATE AND TIME STATED ABOVE.

THIS LETTER SERVES AS A NOTICE
OF OUR OBJECTION. IF THIS IS

Mr. & Mrs. V. J. Henderson Jr.
5207 Arboretum Avenue
ne Maryland
21227



POST

POSTAGE
\$2.45
6000 1012-0

MAIL

P 124 842 053

The zoning Commissioner
Room 111
111 W. Chesapeake Ave.
Dowson, Maryland
21204

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Robert A. Leggett

Jeffrey A. Sasser

Darrell Ball

1311 Birch Ave 21227

1961 Carrollton Rd.

205 Courtyard



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

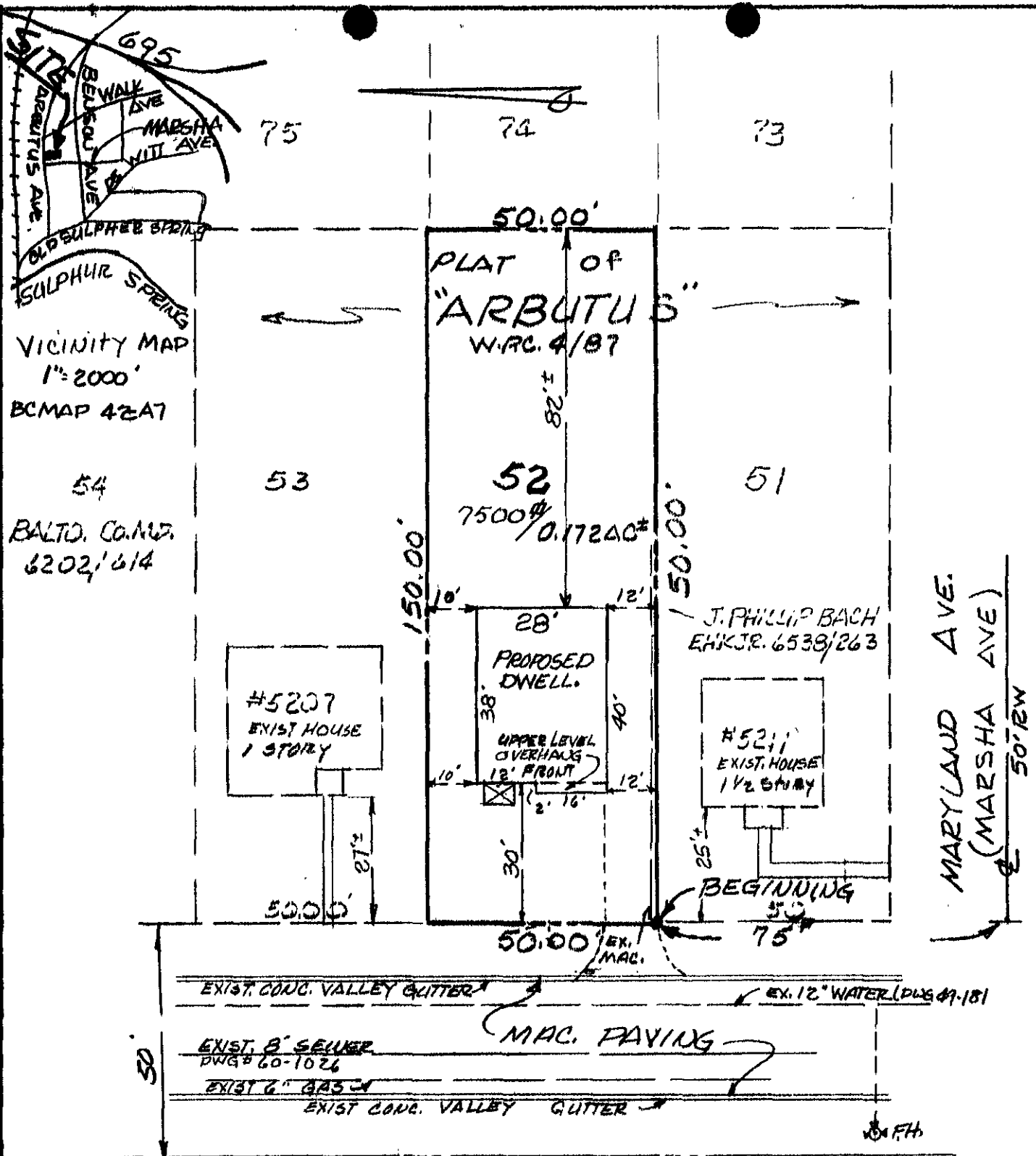
Lennie Windom

PHILIP BACH

5207 Arbutus 21227

5211 Arbutus Ave.





ARBUTUS AVENUE 50' R/W

EXISTING ZONE DR5.5

AREA OF PROPERTY 7500^{sq}/0.172 AC*

PUBLIC WATER & SEWER IN ARBUTUS AVE.

THIS SITE IS NOT IN A FLOOD PLAIN

NO PRIOR ZONING HEARINGS OF SITE

1ST COUNCILMANIC DISTRICT.

ZONING MAP 3W 5D

OWNER LOT 52

HENRY & MARY KNOLL

DEED REF TB52231/556

TAX# 13-11570210

**PETITIONER'S
EXHIBIT**

97-523-A

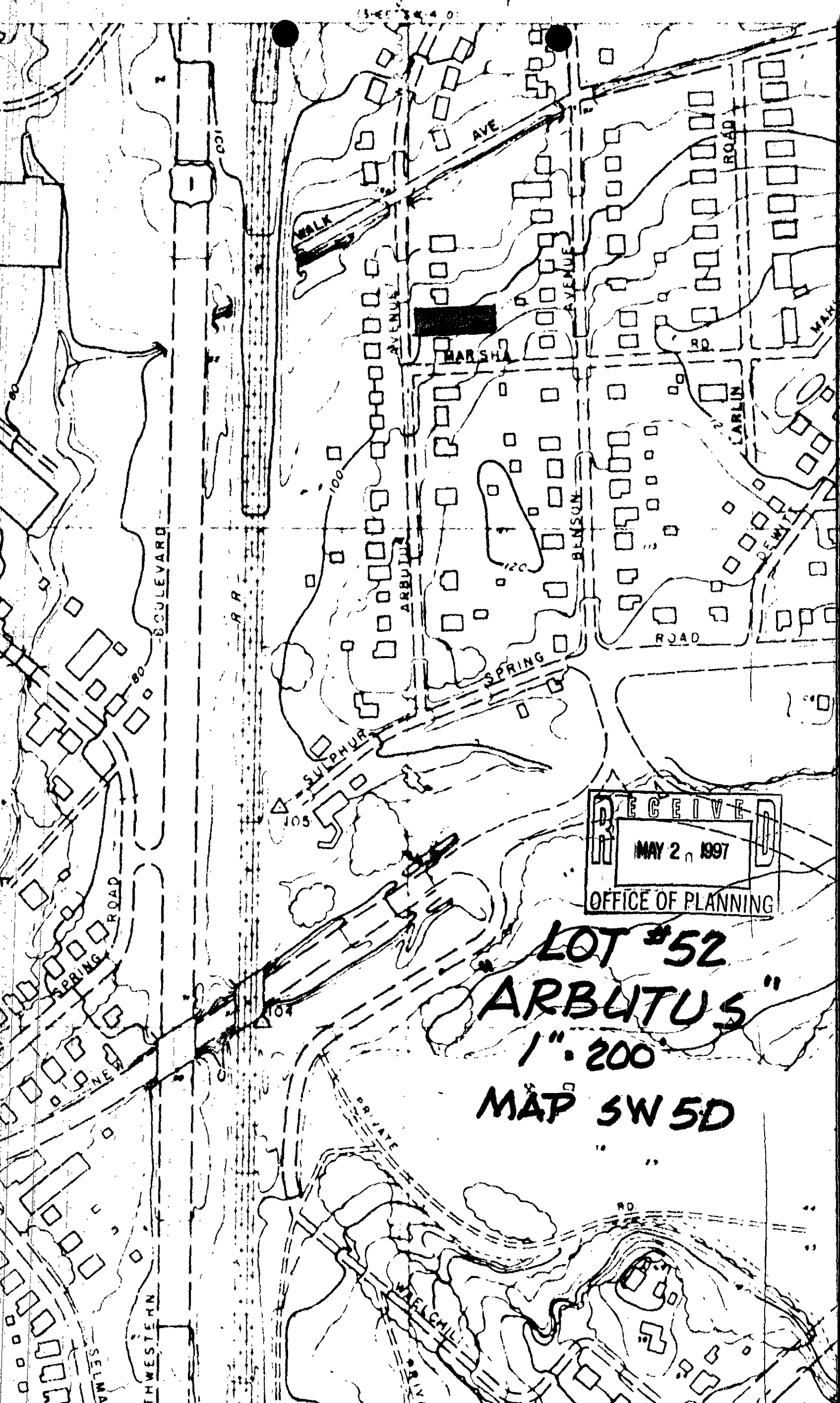
RAPHEL & ASSOC. INC.
205 COURTLAND AVE.
TOWSON MD.
21204
410-825-1331

PLAT TO ACCOMPANY
APPLICATION FOR ZONING VARIANCE
LOT 52

"ARBUTUS"
W.R.C. 4/87

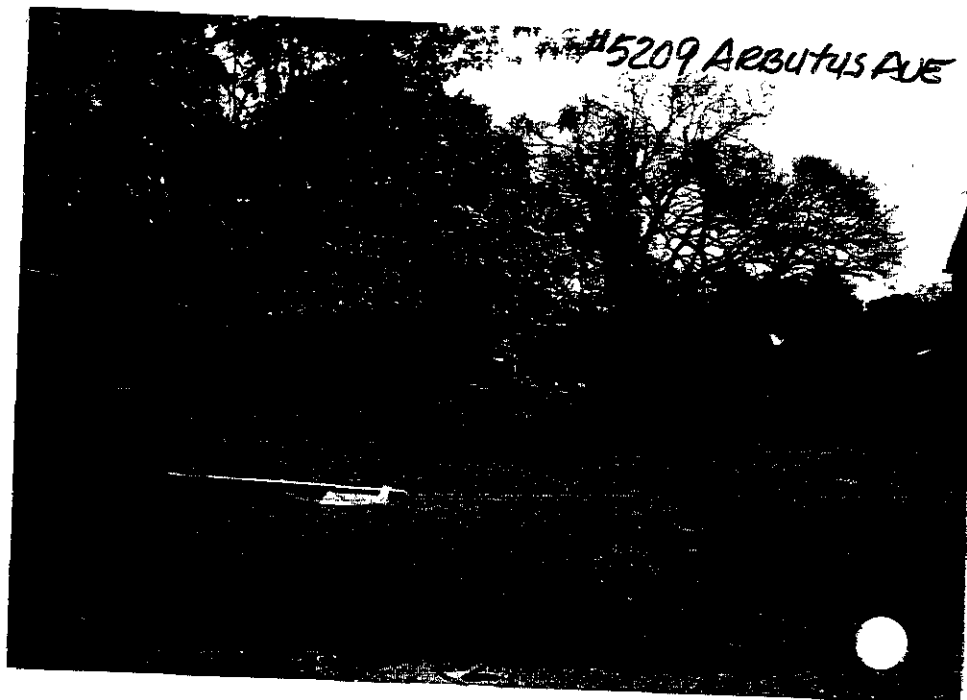
13TH ELECT. DIST. BALTO. CO. MD.
SCALE 1"=30' MAY 5, 1997

523



RECEIVED
MAY 2, 1997
OFFICE OF PLANNING

LOT #52
ARBUTUS
1" = 200'
MAP SW 5D



#5211 ARBUTUS AVE.



5209 ARBUTUS
AVE





5011

MARYLAND AVE
(MARSHAL AVE)

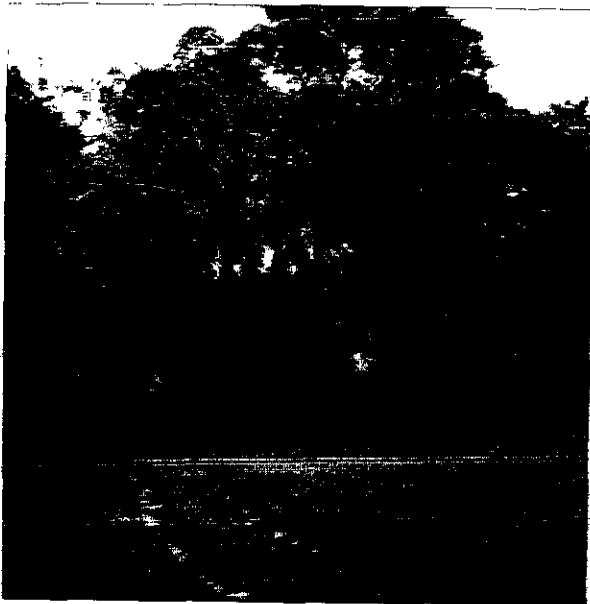
1000 ft



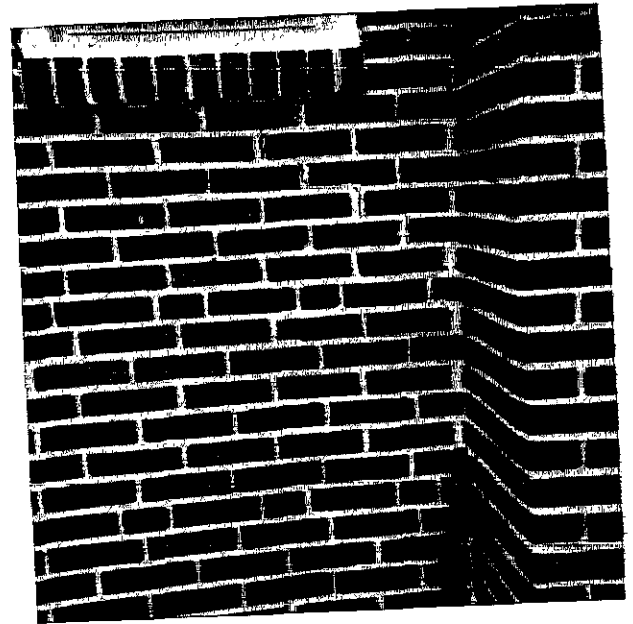
Space between houses
5207 - 5211. No room for
access to back of 5207

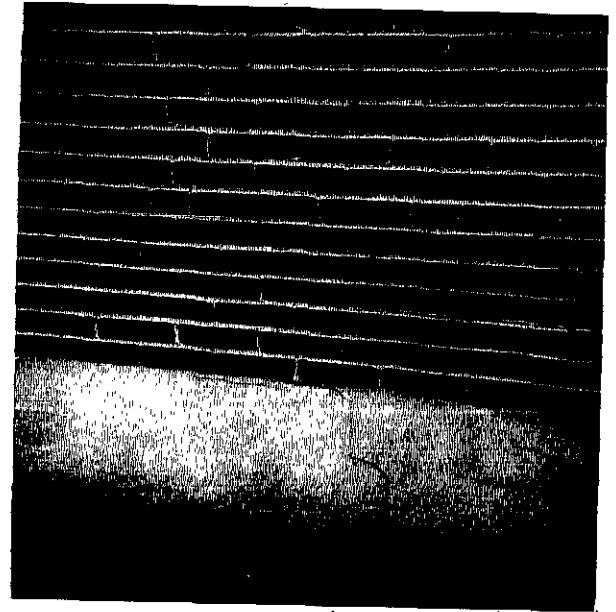


Flood plain. Field. County
cuts to 100 ft. of stream
only (Environmental reasons)

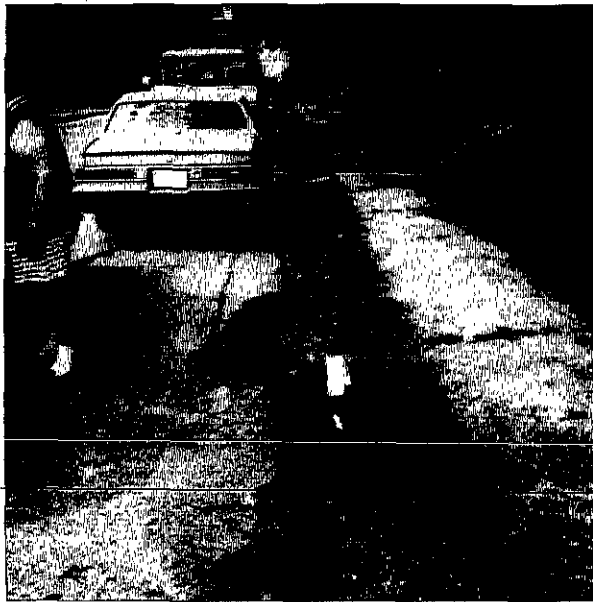


Four very large old trees
on property (5209) possibly
to be cut down.





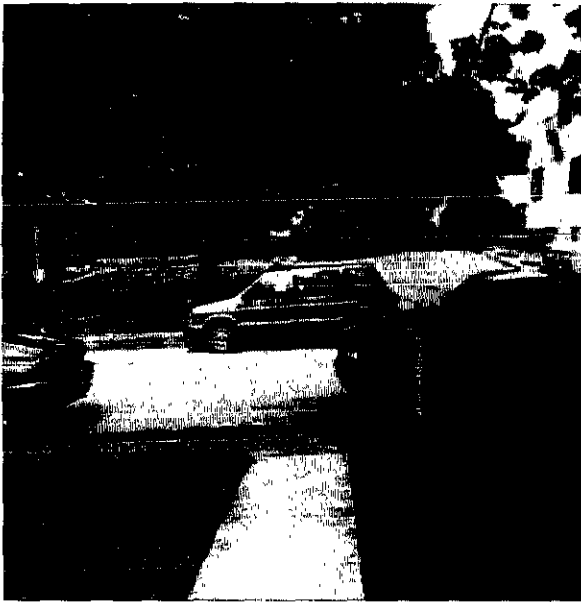
Cracks in my home: Worried about heavy equipment for building and possible damage.



Cone over water butage.



Hole under cone with water Dept. tag.



Tree's to be cut down.
Space between houses. 5207-
5211. No room or access to
back yards or driveways



Lots (2) next to my home
(5207) Flood plain. Water
continue's to run to stream



Water runs down to
stream from property (5209)
next to mine. (5207)

Protestant
Exhibits
1A - 1K
(photographs)
Case 97-523-A