

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S Birch Avenue, 522' W of
New Sulphur Spring Road
(1317 Birch Avenue)
13th Election District
1st Councilmanic District

Eric Demos, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-26-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Eric and Jasmine Demos. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (replacement) to be located as close as 1 foot to the property lines in lieu of the required 2.5-foot setback for a proposed 12' x 20' utility building. 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.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

ORDER RECEIVED FOR FILING

Date 8/26/97

By [Signature]

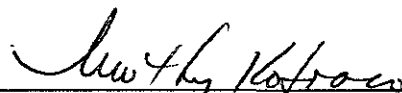
B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of August, 1997 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure to be located as close as 1 foot to the property lines in lieu of the required 2.5-foot setback for a proposed 12' x 20' utility building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 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 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.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER FOR REVIEW FOR FILING
Date 8/26/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

August 26, 1997

Mr. & Mrs. Eric Demos
1317 Birch Avenue
Arbutus, Maryland 21227

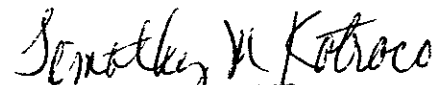
RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/S Birch Avenue, 522' W of New Sulphur Spring Road
(1317 Birch Avenue)
13th Election District - 1st Councilmanic District
Eric Demos, et ux - Petitioners
Case No. 97-26-A

Dear Mr. & Mrs. Demos:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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 Permits and Development Management Office at 887-3391.

Very truly yours,


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: ~~People's Counsel~~

✓
File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1317 BIRCH AVENUE

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) 400.1 BCZR TO PERMIT AN

ACCESSORY STRUCTURE (REPLACING EXISTING SHED) TO BE LOCATED AS CLOSE AS 1 FT. TO LOT LINES IN LIEU OF THE REQUIRED 2 1/2 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED

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)

Jasmine Demos
(Type or Print Name)

Jasmine Demos
Signature

Eric Demos
(Type or Print Name)

Eric Demos
Signature

1317 BIRCH Avenue 410-247-
Address Phone No 1962

ARBUTUS MD 21227
City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this ___ day of _____ 19___ that the subject matter of this petition be set for a public hearing advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature]

DATE

7/24/97

ESTIMATED POSTING DATE:

AUG 4, 97



Printed with Soybean Ink
on Recycled Paper

ITEM #:

26

ORDER RECEIVED FOR FILING
Date 8/24/97
By [Signature]

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1317 Birch Avenue
address
Arbutus, Maryland 21227
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The existing utility building is structurally unsafe. It is deteriorating and the excessive amount of dryrot and mold is adversely affecting the respiratory condition of Eric and Jasmine Demos' son. The utility building's close proximity to Arbutus Elementary School is also a cause for concern.

This is a request to replace the old utility building with a new utility building ^{on existing foundation} that will have the approximate same location, style, and size. See attached letter.

Damage to large Maple Tree would be caused by relocation.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information

Eric Demos
(signature)
Eric Demos
(type or print name)



Jasmine Demos
(signature)
Jasmine Demos
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit.

I HEREBY CERTIFY, this 24th day of July, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Eric Demos & Jasmine Demos

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

7/24/97
date

Angela V. McNulty
NOTARY PUBLIC

My Commission Expires:

Angela V. McNulty
Notary Public
My Commission expires
12/1/97

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows.

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1317 Birch Avenue
address
Arbutus, Maryland 21227
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The existing utility building is structurally unsafe. It is
deteriorating and the excessive amount of dryrot and mold is
adversely affecting the respiratory condition of Eric and
Jasmine Demos' son. The utility building's close proximity
to Arbutus Elementary School is also a cause for concern.

This is a request to replace the old utility building with a
new utility building ^{on existing foundation} that will have the approximate same
location, style, and size. See attached letter.

Damage to large Maple Tree would be caused by relocation.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information

Eric Demos
(signature)
Eric Demos
(type or print name)



Jasmine Demos
(signature)
Jasmine Demos
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

I HEREBY CERTIFY, this 24th day of July, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Eric Demos & Jasmine Demos

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

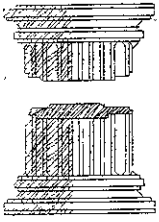
AS WITNESS my hand and Notarial Seal

7/24/97
date

Angela V. McNulty
NOTARY PUBLIC

My Commission Expires.

Angela V. McNulty
Notary Public
My Commission expires
12/1/97



**Architecture
Collaborative, Inc.**

26

98-26-A

5101 South Rolling Road • Baltimore, Maryland 21227 • Fax (410) 247-4983 • Tel. (410) 247-4984

July 14, 1997

Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

RE: Eric and Jasmine Demos' Utility Building
1317 Birch Avenue
Arbutus, Maryland 21227

Zoning Commissioner of Baltimore County:

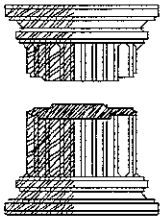
Based upon my twenty-five year experience in the field of architecture, I feel that the existing utility building owned by Eric and Jasmine Demos is unfit in its current structural condition. More importantly, Mr. and Mrs. Demos are worried about their young son's well being. Not only is the structural instability a concern, but the excessive amount of dryrot and mold complicates his respiratory problem and asthma. The utility building is also in close proximity to the Arbutus Elementary School and could adversely affect other children's health as well

These are the reasons Mr. and Mrs. Demos are requesting this variance. We are seeking to remove the existing deteriorating utility building and replace it with a new utility building that will have the approximate same location, style, and size.

Sincerely,

ARCHITECTURE COLLABORATIVE, INC

David R. Robbins



**Architecture
Collaborative, Inc.**

58-26-A

5101 South Rolling Road • Baltimore, Maryland 21227 • Fax (410) 247-8643 • Tel. (410) 247-4984

ZONING DESCRIPTION FOR 1317 Birch Avenue, Arbutus, MD 21227

Beginning at a point on the Southwest side of Birch Road which is 40 feet wide at the distance of 522 feet $\pm$ West of the centerline of the nearest improved intersecting street New Sulphur Spring Road which is 40 feet $\pm$. BEING KNOWN AND DESIGNATED as Lots Nos. 282, 283, and adjoining on-half of Lot 284, being the adjoining southeasterly 10 feet of Lot No. 284 on the plat of Linden Heights Addition, recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 7, Folio 132. Also known as 1317 Birch Avenue and located in the 13th Election District.

NEIGHBORING PROPERTIES

Glen and Jean Bemis
1319 Birch Avenue
Arbutus, MD 21227

Patrice LeBlond
landlord to the following address:
1315 Birch Avenue
Arbutus, MD 21227

home address:
14914 Nashua Lane
Bowie, MD 20716
(301) 390-0590

Arbutus Elementary School
Attn.: Principal Barbara Bohl
1300 Sulphur Spring Road
(410) 887-1400

*The applicants accept responsibility
for all information as shown or
added by Baltimore County for this
petition*

Jaqueline Demos 7-24-97

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **98-26**
041080

DATE 7/24/97 ACCOUNT R0016150 AMOUNT \$ 50.00

RECEIVED FROM: DEMAS

FOR: RV. ADMIN FILING

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
7/24/1997 7/24/1997 11:40:37
REG 1803 CASHIER UNIT ULM DRAWER 3
MISCELLANEOUS CASH RECEIPT
Receipt # 010343
UR NO. 041080

50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN. VAR.
98-26-A
RE: Case No.:

Petitioner/Developer: DEMOS, ETAL

Date of Hearing/Closing: 8/18/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #1317 BIRCH AVE
BET. SULPHUR SPRING & POPLAR

The sign(s) were posted on

7/29/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 7/29/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

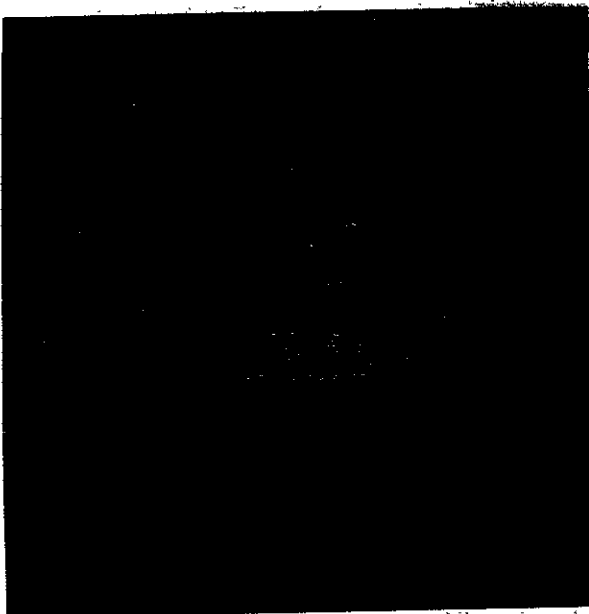
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)



#1317 BIRCH AVE.
DEMOS-247-1962 (AR80703)
CLOSE 8/18/97

CERTIFICATE OF POSTING

ADMIN. VAR. ✓

RE: Case No.:

98-26-A

Petitioner/Developer:

DEMOS, ETAL

Date of Hearing/Closing:

8/18/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 1317 BIRCH AVE

The sign(s) were posted on

8/2/97
(Month, Day, Year)

FIX

Sincerely,

Patrick O'Keefe 8/4/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354

1317 BIRCH AVE.
(ARBUZ)
DEMOS-247-1962
P-8/2/97
CLOSE 8/18/97
FIX



Baltimore County
Department of Permits and
Development Management

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

August 6, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-26-A

1317 Birch Avenue

SW/S Birch Avenue, 522' W of New Sulphur Spring Road

13th Election District - 1st Councilmanic District

Legal Owner(s): Jasmine Demos & Eric Demos

Post by Date: 8/3/97

Closing Date: 8/18/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Jasmine Demos & Eric Demos



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * AUG 4, 1997

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-26-A

TO PERMIT A VARIANCE TO ALLOW AN ACCESSORY STRUCTURE
(REPLACING EXISTING SHED) TO BE LOCATED AS CLOSE AS 1 FT.
TO LOT LINES IN LIEU OF THE REQUIRED 2 1/2 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

* AUG 19, 1997

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave
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.: 26

Petitioner: * JASMINE DEMOS

Location: * 1317 BIRCH AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JASMINE DEMOS

ADDRESS: 1317 BIRCH AVENUE
ARBUTUS, MD 21227

PHONE NUMBER: 410-247-1962

AJ:ggs

(Revised 09/24/96)



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

DATE: 10/07/95

Arro's 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 4, 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.

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

020, 021, 022, 023, 025, 026, 027, 028, 029,
030, 031, and 033

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 12, 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. 20, 22, 26, 27, 28, 29, 33, 38, 39, 40 and 41

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

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: August 11, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for August 11, 1997
 Item Nos. 020, 021, 022, 023, 025,
 026, 027, 028, 029, 030, & 033

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

RWB:HJO:jrb

cc: File

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

TO: PDM

DATE: Aug 11, 97

FROM: R. Bruce Seeley. RBS/SP
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 4, 97

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

Item #'s:

20

30

21

31

24

26

27

28

RBS:sp

BRUCE2/DEPRM/TXTSBP



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 8-7-97
Item No. 026 JLL

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,

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, MARYLAND

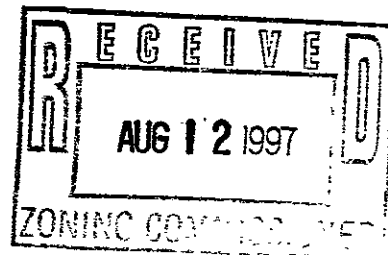
INTER-OFFICE CORRESPONDENCE

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

DATE: August 12, 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. 20, 22, 26, 27, 28, 29, 33, 38, 39, 40 and 41

If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD, 21204

98 26-A

RE: Eric and Jasmine Demos' Utility Building
1317 Birch Avenue
Arbutus, MD 21227
July 18, 1997

Zoning Commissioner of Baltimore County:

I am aware of the intent of the property owners, Eric and Jasmine Demos, to rebuild the deteriorating utility building on 1317 Birch Avenue. I, the undersigned as a residing property owner(s), give permission for the tear down and rebuilding of a new utility building that will have the approximate same location, style, and size of that of the old structure.

Sincerely,

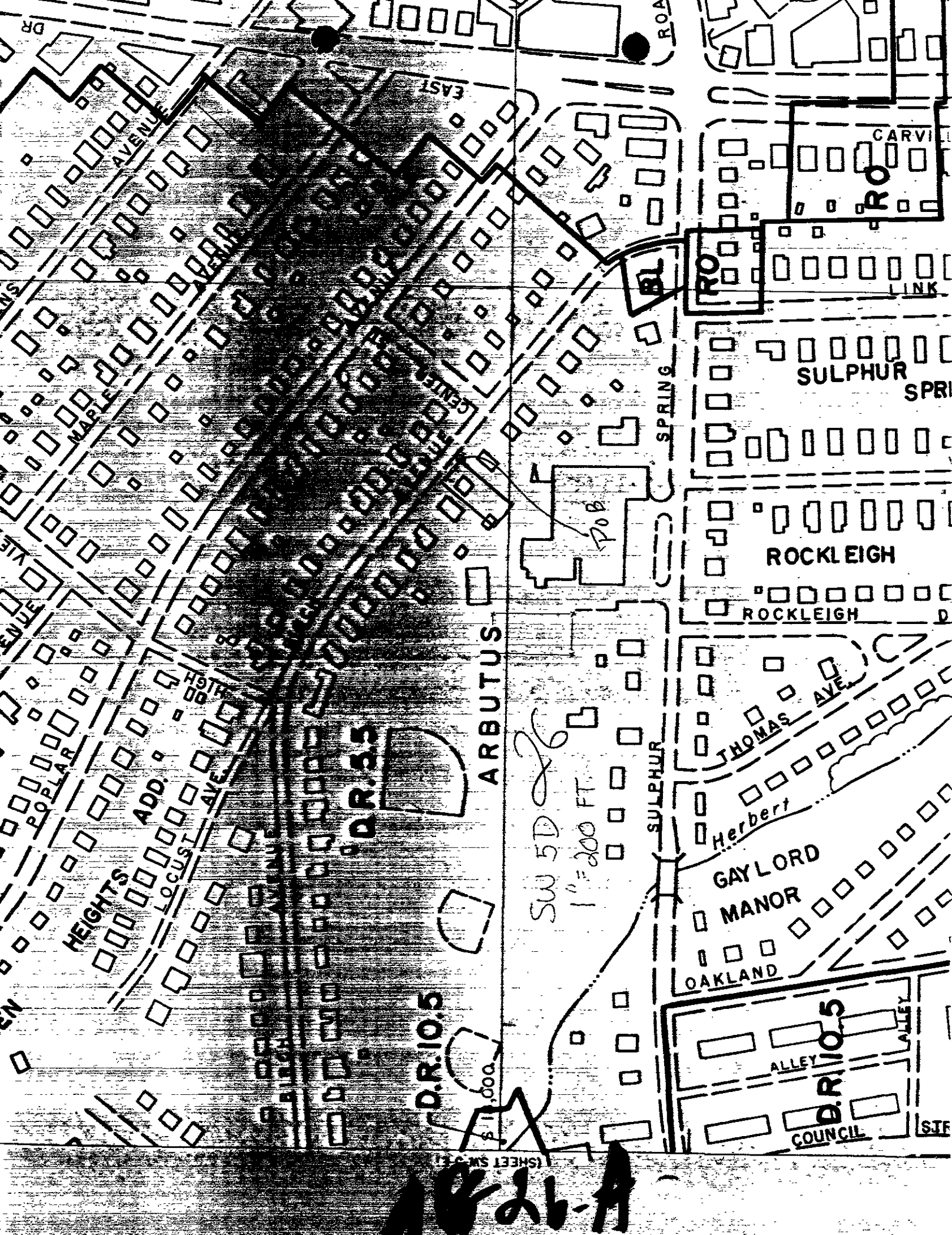
Glen Bemis
Jean Bemis

Glen and Jean Bemis
1319 Birch Avenue
Arbutus, MD 21227

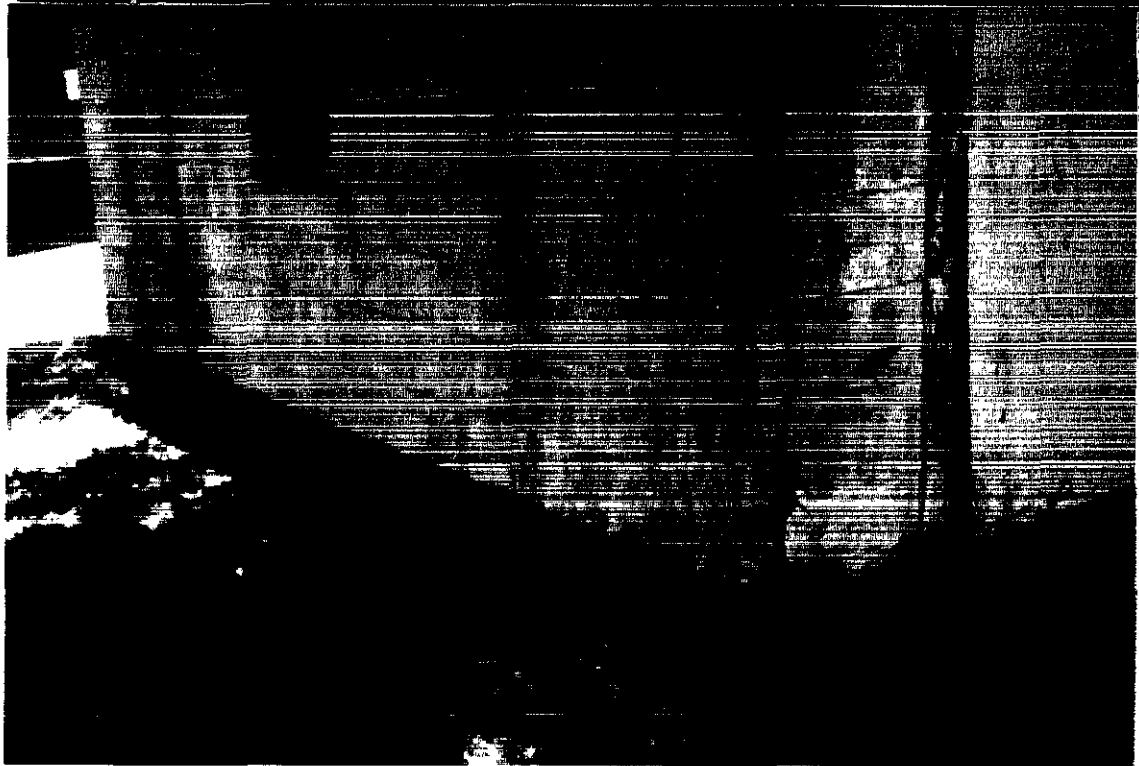
Patrice Bauer LeBlond

Patrice LeBlond
14914 Nashua Lane
Bowie, MD 20716

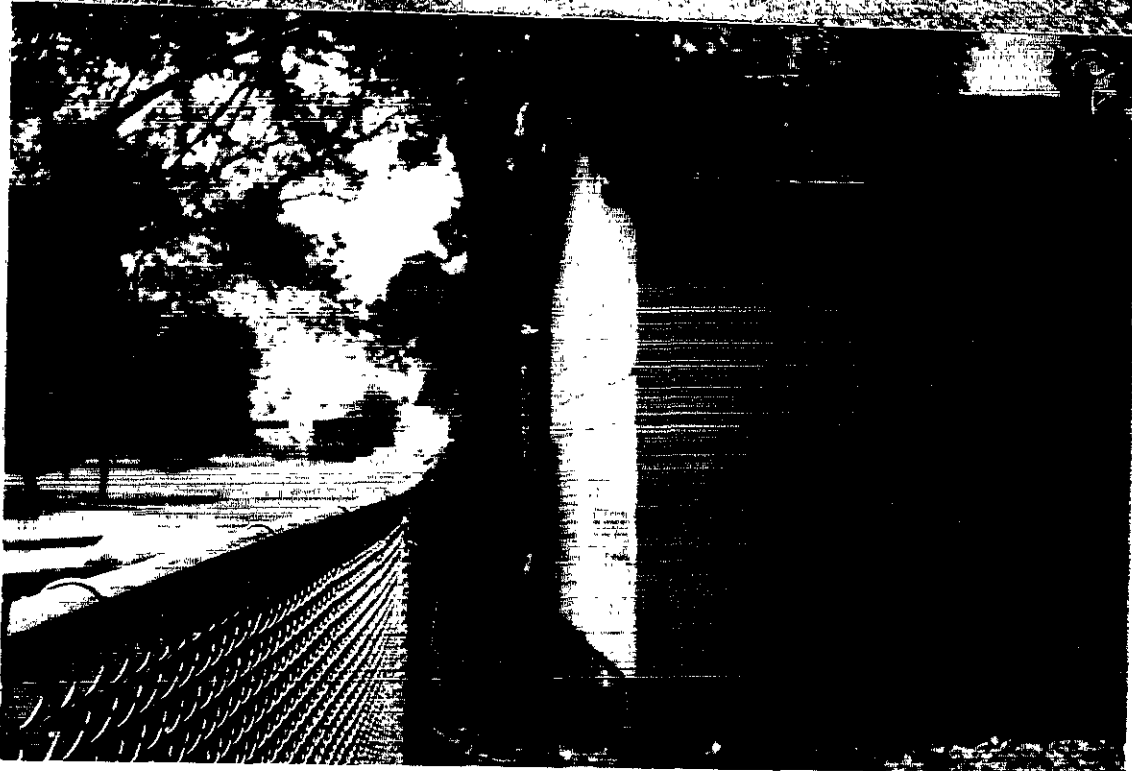
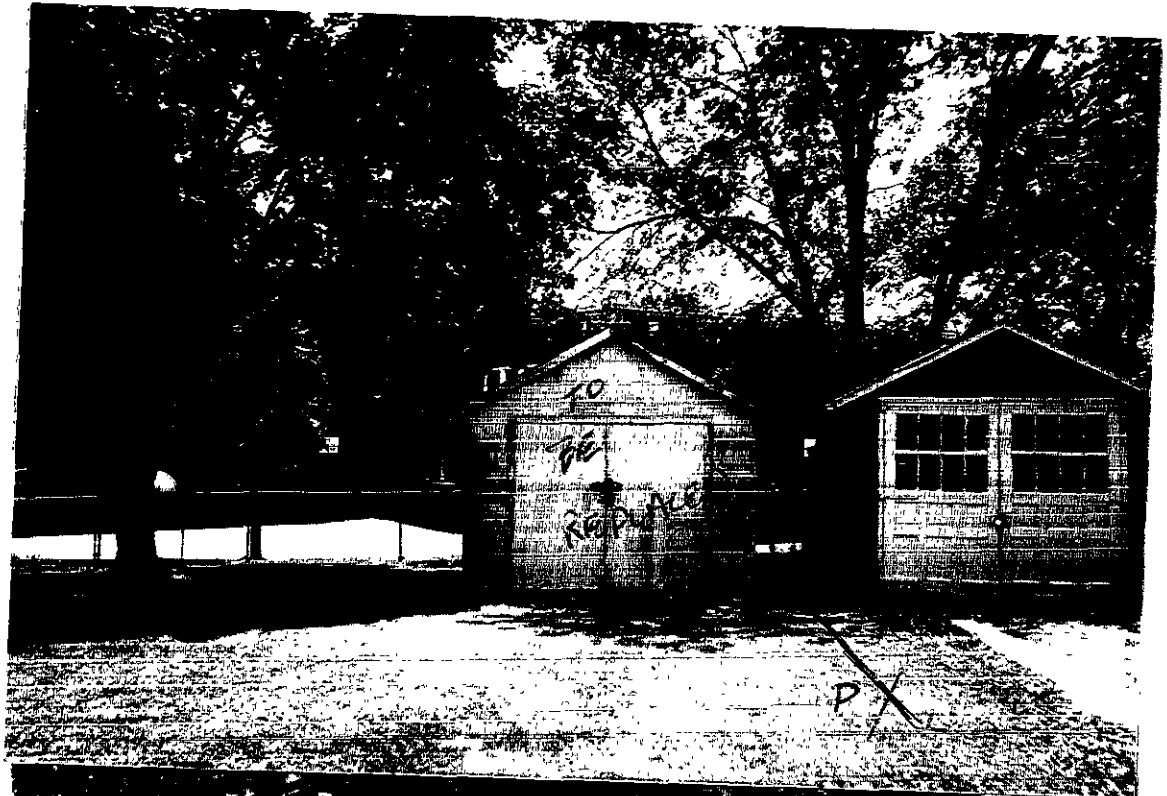
Landlord to the following address:
1315 Birch Avenue
Arbutus, MD 21227



photos
98-26-A







Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1317 BIRCH AVENUE

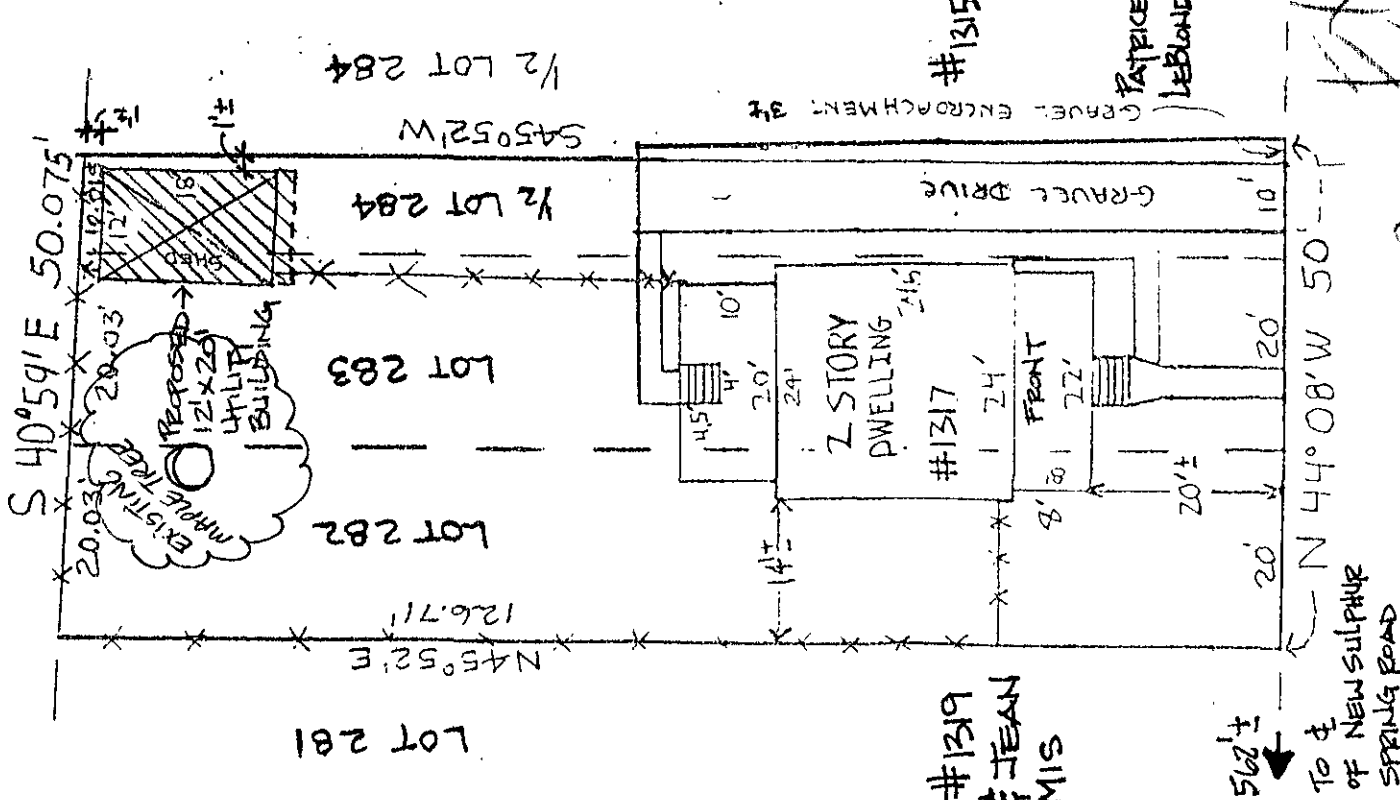
Subdivision name: LINDEN HEIGHTS ADDITION

plat book # 7, folio # 132, lot # 1/2 284, section # 282, 283

OWNER: ERIC AND JASMINE DEMOS

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

ARBUTUS ELEMENTARY SCHOOL



LOCATION SURVEY

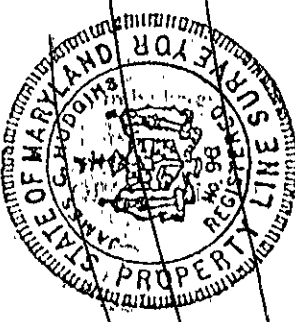
1317 BIRCH AVENUE

BALTIMORE COUNTY, MD.

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES

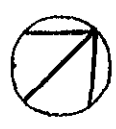
NTT ASSOCIATES INC. 16205 OLD FREDERICK ROAD MT. AIRY, MARYLAND PHONE 646-5521 or 442-2031

SCALE 1"=20' FIELD BY RLC DRAWN BY RLC DATE 4/21/86 DRAWING NUMBER 574 GJT



This is to certify that I have surveyed the property known as LOTS 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, and the improvements thereon, and that the same are correctly located and shown on this plat.

James C. Hudgins, Registered Professional Surveyor, State of Maryland, No. 98,000



North

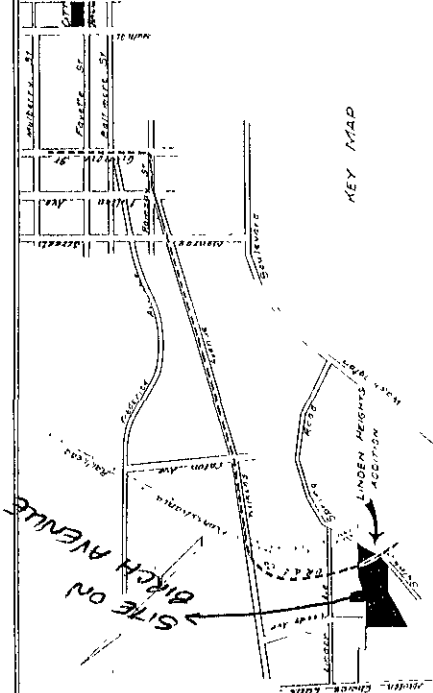
date: 7/14/97

prepared by: WGS

REV. 7/24/97

JH

Scale of Drawing: 1"=20'



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 13

Councilmanic District: C-1

1"=200' scale map#: SW 5D

Zoning: DR 5.5

Lot size: 0.14 acreage
6340.25 square feet

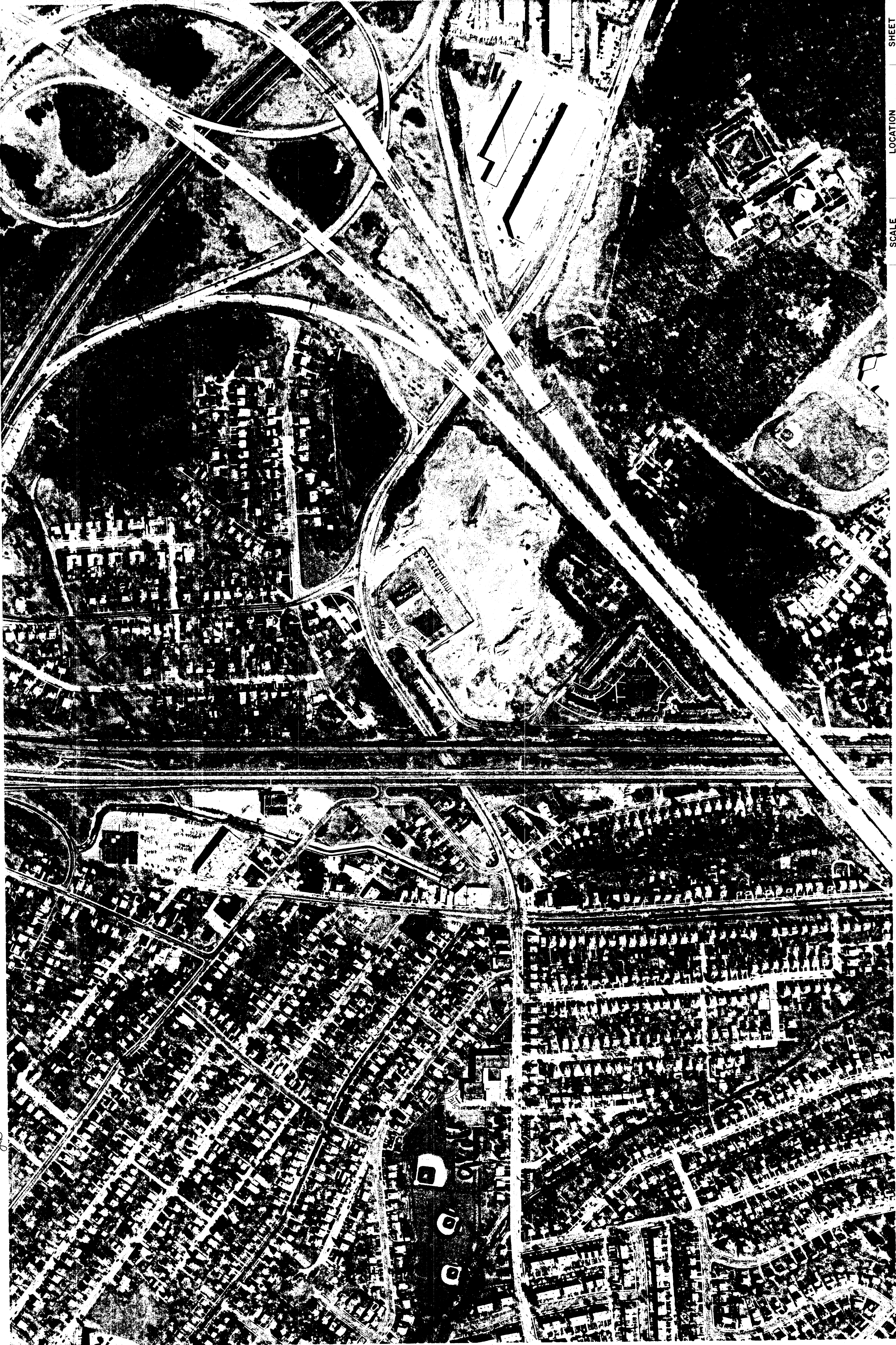
SEWER: ☒ public ☐ private
WATER: ☒ YES ☐ NO
Chesapeake Bay Critical Area: ☐ YES ☒ NO
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

JV 26

28



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	HALETHORPE	S.W. 5-D
DATE OF PHOTOGRAPHY		
JANUARY 1986		



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

LOCATION

HALETHORPE

SCALE

1" = 200'

REVISIONS

BY DATE

DATE OF PHOTOGRAPHY

APRIL 1953

Photogrammetric Compiled by Photogrammetric Methods

PHOTO REVISED 11/76

98-26A