

IN RE: PETITION FOR VARIANCE
S/S Matthai Terrace, 585' W of
Brannan Avenue
(Proposed subdivision of
2431 Brannan Avenue)
15th Election District
7th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-108-A

James A. Wright, et ux
Petitioners

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, James A. and Jo Ann Wright. The Petitioners seek relief from Section 102.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling to be built on a lot containing 16,697 sq.ft. which abuts a right-of-way under 30 feet wide, in lieu of the required lot size of 20,000 sq.ft. 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 Linda A. Wright, the Petitioners' daughter-in-law, and J. Scott Dallas, Registered Property Line Surveyor, who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the property which is the subject of this request is part of the parcel known as 2431 Brannan Avenue, which is located in Edgemere, not far from Sparrows Point Road. The overall parcel consists of approximately 0.869 acres in area, zoned D.R.5.5, and is roughly rectangular in shape with approximately 57 feet of frontage on Jones Creek and approximately 44 feet of frontage on Matthai Terrace. Access to the property, however, is by way of a macadam paved

ORDER RECEIVED FOR FILING

Date 11/17/97

By [Signature]

driveway off of Brannan Avenue as Matthai Terrace is only 15 feet wide. Testimony revealed that the Petitioners are currently proceeding through the minor subdivision process to create a lot for their son and daughter-in-law to construct a single family dwelling thereon. However, due to the location of existing improvements on the property, the irregular shape of the property in the area where Lot 1 is proposed, and its location adjacent to Matthai Terrace, the requested variances are necessary in order to proceed. Testimony indicated that this area of Baltimore County has been the subject of similar variance requests, due to the fact that road widths in this community are very narrow. The Petitioner submitted a letter of support which had been signed by several of the adjacent property owners, all of whom have no objections to the proposed subdivision by the Wrights to create a building lot for their son and daughter-in-law.

Further testimony indicated that the total site acreage of the property (0.869 acres, more or less) would permit its subdivision into four (4) lots. However, the Petitioners seek only to subdivide the property into two lots. Furthermore, subdividing the property as proposed will allow both lots to meet all bulk and setback requirements.

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, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance 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 17th day of November, 1997 that the Petition for Variance seeking relief from Section 102.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling to be built on a lot containing 16,697 sq.ft. which abuts a right-of-way under 30 feet wide, in lieu of the required lot size of 20,000 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject 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

ORDER RECEIVED FOR FILING

Date 11/17/97

By [Signature]

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 RECEIVED FOR FILING
Date 11/12/99
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

November 17, 1997

Mr. & Mrs. James A. Wright
2431 Brannan Avenue
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
S/S Matthai Terrace, 585' W of Brannan Avenue
(Proposed subdivision of
2431 Brannan Avenue)
15th Election District - 7th Councilmanic District
James A. Wright, et ux - Petitioners
Case No. 98-108-A

Dear Mr. & Mrs. Wright:

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. J. Scott Dallas
13523 Long Green Pike, Baldwin, Md. 21013
People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

Wright Property _ Proposed Lot 1

98-108-A

which is presently zoned D.R. 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) 102.4 to allow a dwelling to be

built on a lot containing 16,697 square feet abutting a right-of-way under 30 feet wide in lieu of the required 20,000 square feet (exact proposed lot area subject to modification as a result of boundary survey, highway widening, etc.)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Total site acreage of 0.869 acres, ± allows 4 lots. Two proposed lots can meet all bulk and setback regulations. Matthai Terrace is maintained by Baltimore County (per Highways telephone staff) but is not a 30 foot right-of-way. Adjacent # 2618 is smaller than proposed Lot 1 with the same frontage condition.

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:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Surveyor:

J. Scott Dallas

(Type or Print Name)

Signature

13523 Long Green Pike

P. O. Box 26

410-817-4600

Address

Phone No.

Baldwin

MD

21013

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):

James A. Wright

(Type or Print Name)

Signature

Jo Ann Wright

(Type or Print Name)

Signature

2431 Brannan Avenue

410-477-6351

Address

Phone No.

Baltimore

MD

21219

City

State

Zipcode

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

J. Scott Dallas

Name

P.O. Box 26

410-817-4600

Baldwin, MD 21013

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE 9-23-97

Printed with Soybean Ink
on Recycled Paper

ORDER RECEIVED FOR FILING

Date

By

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

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

108

ZONING DESCRIPTION - PROPOSED LOT 1 - WRIGHT PROPERTY
MATTHAI TERRACE (North of # 2431 Brannan Ave.) 9-16-97

BEGINNING at a point on the south side of Matthai Terrace which is 15 feet wide at the distance of 116 feet, more or less west of the centerline of Brannan Avenue which is 10 feet wide said point being at the beginning of that parcel of land which by deed dated August 10, 1979 and recorded among the Land Record of Baltimore County in Liber E.H.K., Jr. No. 6064 folio 185 etc. was conveyed by Sidney O. Rhoten to James A. Wright and wife thence running and binding reversely on a part of the last line of said parcel (1) South 04 degrees 57 minutes West 223.89 feet thence leaving said last line and running for new line of division (2) North 84 degrees 42 minutes West 105.69 feet to interset the second line of said parcel thence running and binding reversely on a part of said second line (3) North 20 degrees 27 minutes East 230.82 feet to the beginning of said second line at a point on said south side of Matthai Terrace thence running and binding reversely on all of the first line of said parcel and binding along said south side of Matthai Terrace (4) South 86 degrees 03 minutes East 44 feet to the place of beginning.

CONTAINING 16,697 square feet of land, more or less.

LOCATED in the 15th Election District, 7th Councilmanic District.



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 #98-108-A
Mather Terrace - Proposed Lot

S/S Mathai Terrace, 116 +/- W
of Brannan Avenue
15th Election District
7th Councilmanic

Legal Owner(s):
James A. Wright and Jo Ann
Wright

Variance: to allow a dwelling
to be built on a lot containing
16,697 square feet abutting a
right-of-way under 30 feet
wide in lieu of the required
20,000 square feet.

Hearing: Monday, October
27 at 9:00 a.m., Room 407
Courts Bldg., 401 Bosley
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.

10/163 Oct. 9 C180261

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 9, 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 Oct. 9, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 9, 19 97

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 Oct. 9, 19 97.

THE JEFFERSONIAN,

A. Henickson

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: #98-108-A
Matthia Terrace - Proposed Lot

1
S/S Matthia Terrace, 16+- W
of Brennan Avenue
15th Election District
7th Councilmanic
Legal Owner(s):
James A. Wright and Jo Ann Wright

Variance: to allow a dwelling to be built on a lot containing 16,697 square feet abutting a right-of-way under 30 feet wide in lieu of the required 20,000 square feet.

Hearing: Monday, October 27 at 9:00 a.m., Room 407 Courts Bldg., 401 Bayley 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 concerning the File and/or Hearing, Please Call (410) 887-3391.

10/163 Oct. 9 0180261

CERTIFICATE OF POSTING

RE: Case No.: 98-108-A

Petitioner/Developer: JAMES WRIGHT, ETAL
c/o J.S. DALLAS

Date of Hearing/Closing: 10/27/97
@ 9:00 A.M.
RM-407

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 #2431 BRANNAN AVE.

The sign(s) were posted on 10/12/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 10/19/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

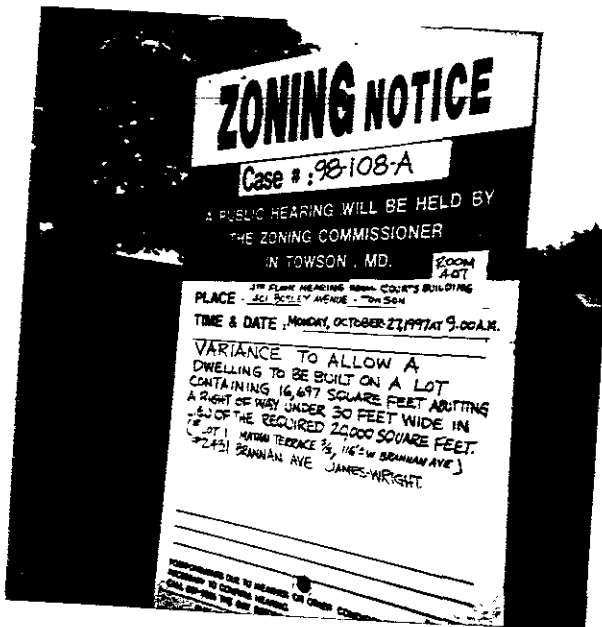
(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366 - Page (410) 905-8571
(Telephone Number)

REPAIRED SIGN



10/27/97 98-108-A DALLAS
#2431 BRANNAN AVE
JAMES WRIGHT D 10/27/97

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.: 98-108-A

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

PLACE: *

DATE AND TIME: *

REQUEST: ^{102.4} To allow a (single family dwelling) buildable lot
containing 16,697 sq. ft. abutting a right-of-way under 30 ft.
wide in lieu of the minimum required 20,000 sq. ft. & 30 ft.
respectively

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

October 6, 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: 98-108-A

Mathai Terrace - Proposed Lot 1

S/S Mathai Terrace, 116'+/- W of Brannan Avenue

15th Election District - 7th Councilmanic

Legal Owner(s): James A. Wright and Jo Ann Wright

Variance to allow a dwelling to be built on a lot containing 16, 697 square feet abutting a right-of-way under 30 feet wide in lieu of the required 20,000 square feet.

HEARING: MONDAY, OCTOBER 27, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue/...

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: James and Jo Ann Wright
J. Scott Dalls

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 12, 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.



TO: PUTUXENT PUBLISHING COMPANY

October 9, 1997 Issue - Jeffersonian

Please forward billing to:

J. Scott Dallas
P O Box 26
Baldwin, MD 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: 98-108-A

Mathai Terrace - Proposed Lot 1

S/S Mathai Terrace, 116'+/- W of Brannan Avenue

15th Election District - 7th Councilmanic

Legal Owner(s): James A. Wright and Jo Ann Wright

Variance to allow a dwelling to be built on a lot containing 16, 697 square feet abutting a right-of-way under 30 feet wide in lieu of the required 20,000 square feet.

HEARING: MONDAY, OCTOBER 27, 1997 at 9:00 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

October 22, 1997

Mr. and Mrs. James Wright
2431 Brannan Avenue
Baltimore, MD 21219

RE: Item No.: 108
Case No.: 98-108-A
Petitioner: James Wright, et ux

Dear Mr. and Mrs. Wright:

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 September 23, 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 cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: October 10, 1997

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

SUBJECT: Zoning Advisory Petitions

*Item No. 108
Wright Property JAW-L*

The Planning Office needs more information regarding the subject request. For example, the plan does not show in fee access, and it would appear that minor subdivision review should take place prior to any action on the requested Petition for Variance. Staff recommends that the applicant's request be denied in the event that these issues are not satisfactorily addressed prior to the hearing.

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Garry L. Kerns

AFK/JL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

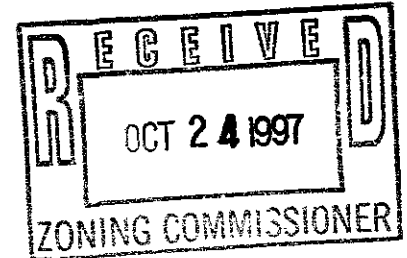
*revised
comment
10/27
haz*

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

Date: October 24, 1997

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

SUBJECT: Wright Property



INFORMATION

Item Number: 108

Petitioner: Wright Property

Zoning: DR 5.5

Subsequent to forwarding staff comments dated October 10, 1997, staff was contacted by the applicant's surveyor, Mr. J. Scott Dallas. Mr. Dallas informed staff that he cannot proceed with the anticipated minor subdivision request until such time as the requested relief is granted in the subject case. Therefore, while not taking a position on the appropriateness of the ultimate minor subdivision request, the Office of Planning does not oppose the technical relief requested in the instant case.

Prepared by:

Jeffrey M. Long

Division Chief:

Gary L. Kerns

AFK/JL



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 10-3-97
Item No. 108 JJS

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

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: October 15, 1997

FROM: *RWB* Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for October 14, 1997
 Item Nos. 108, 109, 111, 112, 113,
 114, 115, 118, and 119

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

October 14, 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 October 6, 1997

Item No.: 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.

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

108, 109, 110, 111, 114, 116, 117, 118, 119

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

cc: File



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

DATE: October 9, 1997

To: Arnold L. Jablon
From: R. Bruce Seeley *ABS/eg*
Subject: Zoning Item #108

Wright Property, 2431 Brannan Avenue

Zoning Advisory Committee Meeting of October 6, 1997

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code.)

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

X_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

BS:sp
Wright.doc.

RE: PETITION FOR VARIANCE	*	BEFORE THE
Mathai Terrace - Proposed Lot 1, S/S Mathai		
Terrace, 116'+/- W of Brannan Avenue	*	ZONING COMMISSIONER
15th Election District, 7th Councilmanic		
	*	OF BALTIMORE COUNTY
James A. and Jo Ann Wright		
Petitioner	*	CASE NO. 98-108-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

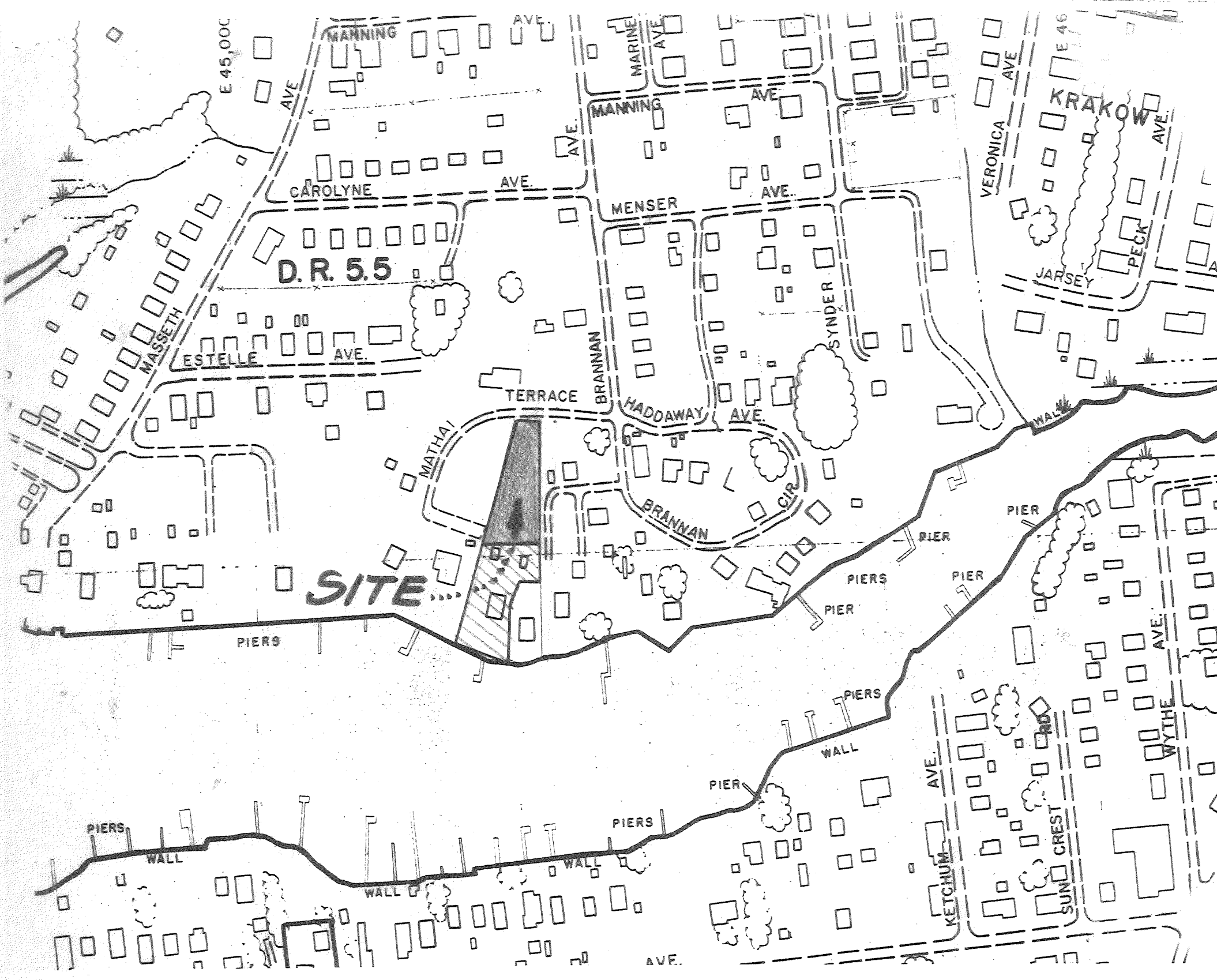
I HEREBY CERTIFY that on this 21st day of October, 1997, a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, P.O. Box 26, Baldwin, MD 21013, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

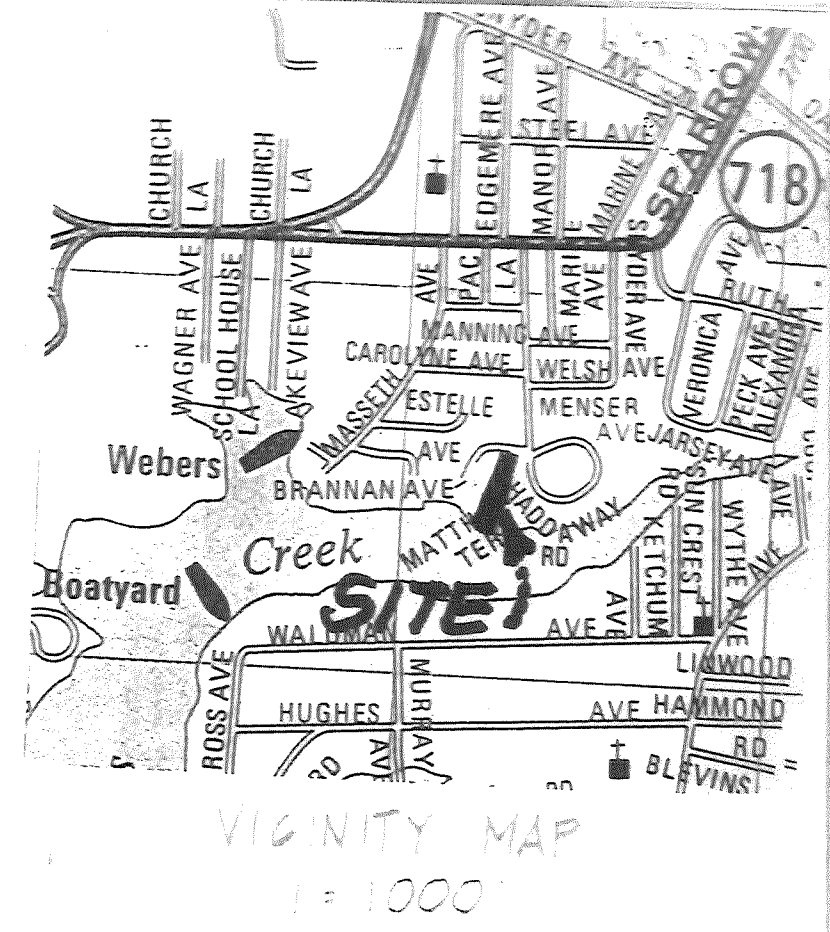
I have reviewed the site plan to accompany petition for zoning variance, Wright property and am in favor of the proposed development & variance.

Jo Ann Wright 2431 PRANKINS AVE
Mrs + Mrs Donald Buckley 2417 MATTHAI TERRACE
Mrs + Mrs Anthony J. Nasutong 2427 Matthai Terrace

RECEIVED
JAN 11 1961
2



PART OF B.C.O.P.E. MAP NO. SE 7-H
SCALE 1" = 200'



- NOTES:
- SUBJECT SITE AND SURROUNDING ZONED D.R. 5.5 PER OPZ ZONING MAP NO. SE 7-H.
 - NEIGHBORING DWELLINGS HEREON PER FIELD LOCATION
 - EXISTING USE OF PROPERTY - SINGLE FAMILY DWELLING.
PROPOSED USE OF PROPERTY - 2 S.F.D. ON 2 LOTS (PROP. SUBDIVISION)
 - OWNER OF PROPERTY:
JAMES A. AND JO ANN WRIGHT
TAX MAP 111 GRID 16 PARCEL 208.
 - SITE LIES WITHIN LDA PER CBA MAP NO. 111.
 - TOPOGRAPHY SHOWN HEREON PER "BETHLEHEM STEEL REDEVELOPMENT PROJECT" PLAN (BY OTHERS).

SHADING INDICATES 3' RIGHT-OF-WAY
JOE IN COMMON

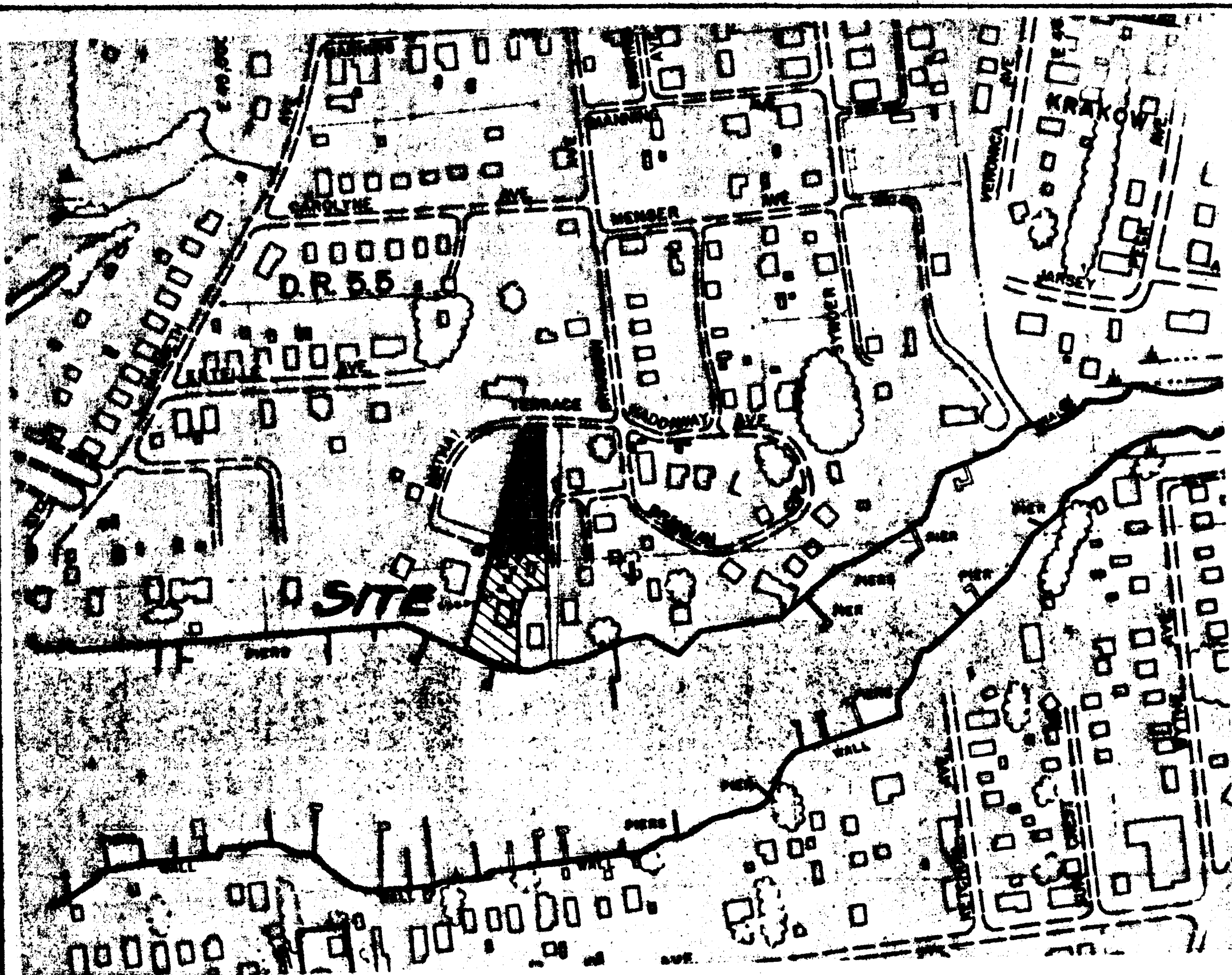
98-108-A

108

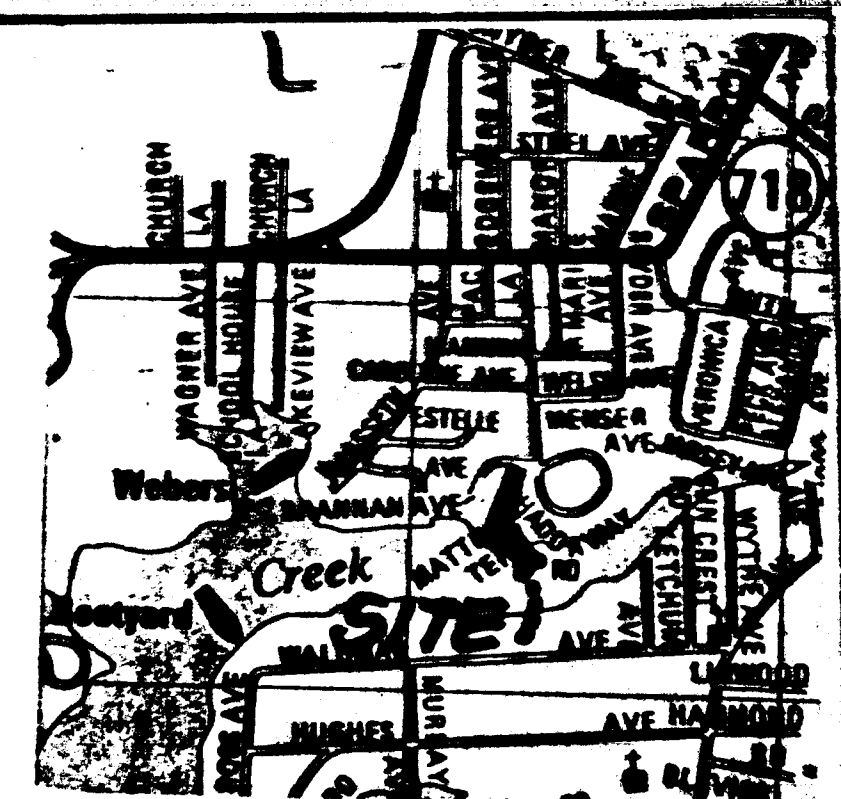
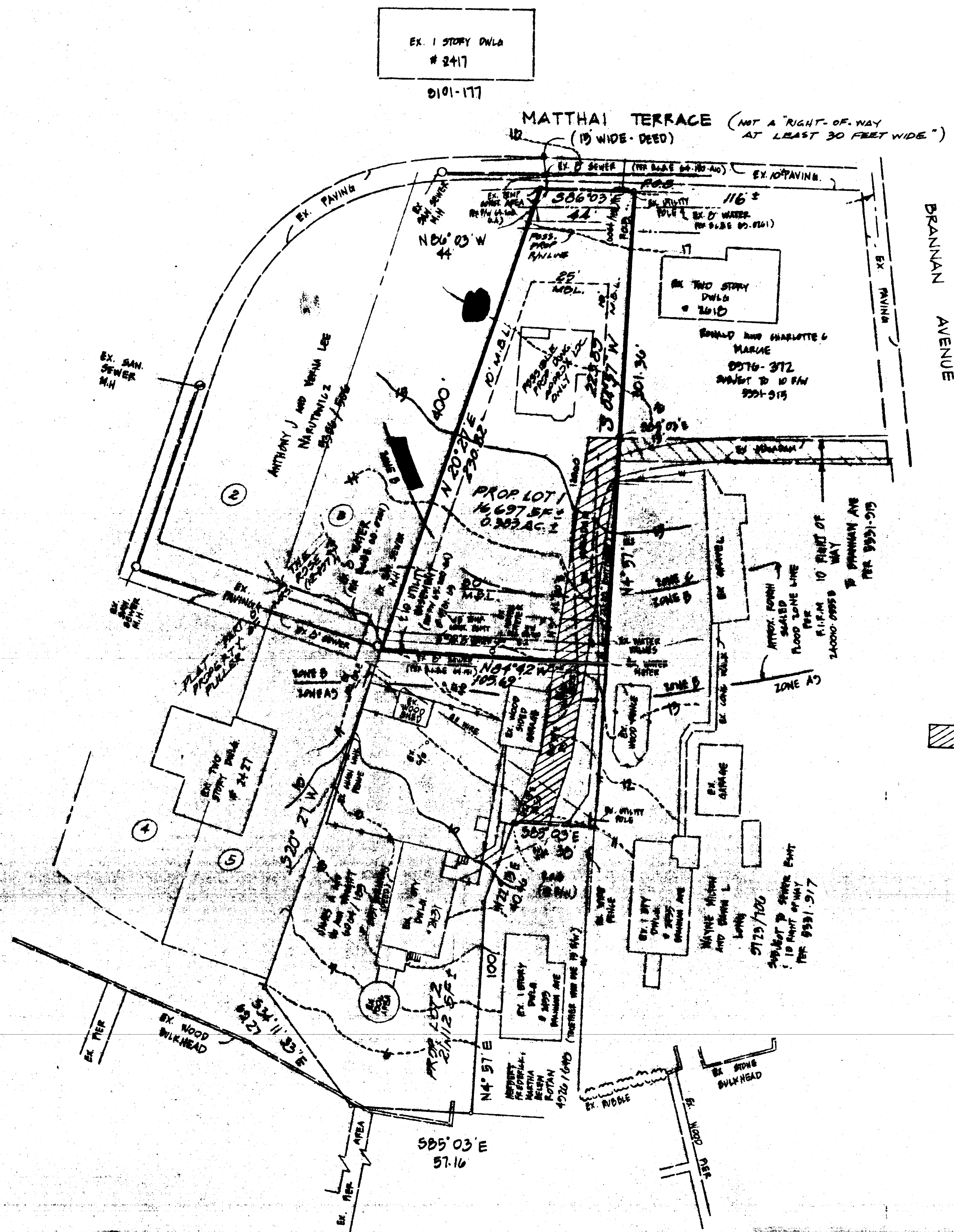
J.S. DALLAS, INC.
Surveying & Engineering
13523 Long Green Pike
Baldwin, MD. 21013
(410) 817-4600

REQUESTED VARIANCE
VARIANCE FROM SECTION 102.4 TO ALLOW A DWELLING TO BE BUILT
ON A LOT CONTAINING 16,697 SQUARE FEET ABUTTING A
RIGHT-OF-WAY UNDER 30 FEET WIDE IN LIEU OF THE REQUIRED
20,000 SQUARE FEET (EXACT PROPOSED LOT AREA SUBJECT TO
MODIFICATION AS A RESULT OF BOUNDARY SURVEY, HIGHWAY
WIDENING, ETC.)

SITE PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE
WRIGHT PROPERTY
15TH EL. DIST. 7TH COUNC. DIST.
BALTIMORE COUNTY, MD.
SCALE: 1" = 30' SEPTEMBER 5, 1997



PART OF B.C.O.P.E. MAP NO SE 7-H
SCALE 1" = 200'



- NOTES:
1. SUBJECT SITE AND SURROUNDING ZONED D.R.S.S. PER OFF. ZONING MAP NO. SE 7-H.
 2. NEIGHBORING DWELLINGS SHOWN PER FIELD LOCATION.
 3. EXISTING USE OF PROPERTY - SINGLE FAMILY DWELLING. PROPOSED USE OF PROPERTY - 2 S.F.D. ON 2 LOTS.
 4. OWNER OF PROPERTY: JAMES A. AND JO ANN WRIGHT. TAX MAP 111 GRID 16 PARCEL 28.
 5. SITE LIES WITHIN LDA PER CHCA MAP NO. 111.
 6. TOPOGRAPHY SHOWN HEREON PER "WETLANDS STUDY DEVELOPMENT PROJECT" PLAN BY OTHERS.

/// DENOTES 15' RIGHT-OF-WAY USE IN COMMON

98-108-A
108

PETITIONER'S EXHIBIT 1

SITE PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE
WRIGHT PROPERTY
15TH EL. DIST. 7TH COUNC. DIST.
BALTIMORE COUNTY, MD.
SCALE: 1" = 30' SEPTEMBER 5, 1997

REQUESTED VARIANCE
VARIANCE FROM SECTION 96.1 TO ALLOW A DWELLING TO BE BUILT ON A LOT CONTAINING 6,407 SQUARE FEET (ADMITTING A RIGHT-OF-WAY UNDER 30 FEET WIDE IN LIEU OF THE REQUIRED 30,000 SQUARE FEET EXACT PROPOSED LOT AREA SUBJECT TO MODIFICATION AS A RESULT OF BOUNDARY SURVEY, HIGHWAY RECONSTRUCTION, ETC.)



J.S. DALLAS, INC.
Surveying & Engineering
13523 Long Green Pike
Beltsville, MD 21015
410 817-4600