

IN RE: PETITIONS FOR VARIANCE - NW/Cor. * BEFORE THE
Cherwin Avenue and Birdwood Place
(13116 and 13118 Cherwin Avenue) * DEPUTY ZONING COMMISSIONER
15th Election District
5th Councilmanic District * OF BALTIMORE COUNTY

Thomas A. Hahn and * Case Nos. 98-127-A
Lillie H. Hentz, Trustees and 98-128-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of combined Petitions for Variance for the adjoining waterfront properties known as 13116 and 13118 Cherwin Avenue, located in the Twin River Beach community in southeastern Baltimore County. The Petitions were filed by Thomas A. Hahn and Lillie H. Hentz, Trustees of the subject property. In Case No. 98-127-A, the Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet and a minimum side yard setback of 1 foot in lieu of the required 10 feet for an existing dwelling at 13116 Cherwin Avenue. In Case No. 98-128-A, the Petitioners seek similar relief from Section 1B02.3.C.1 of the B.C.Z.R. to permit a lot width of 50 feet in lieu of the required 55 feet for a proposed dwelling, to be known as 13118 Cherwin Avenue, and approval of the property as an undersized lot, pursuant to Section 304 of the B.C.Z.R. The subject properties and relief requested are more particularly described on the site plan submitted with each Petition, identified respectively as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Thomas A. Hahn and Lillie H. Hentz, Trustees of the subject property, Charles Hentz, and Paul Lee, Professional Engineer, who prepared the site plan for

ORDER RECEIVED FOR FILING

Date 11/24/97

By [Signature]

these properties. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the two properties identified above have been in the ownership of the Hentz family for many decades and that Thomas Hahn and Lillie Hentz are the Trustees for the owner, who now resides in an assisted living facility. The Petitioners have filed the instant Petitions in an effort to prepare the two subject properties for sale in the event it becomes necessary to do so. The property known as 13116 Cherwin Avenue consists of a gross area of 12,500 sq.ft., zoned D.R. 5.5 and is improved with a 1.5 story dwelling and a detached garage. Testimony indicated that the dwelling on the property was constructed in 1926. In 1945, the owner of the property purchased the adjacent property, known as 13118 Cherwin Avenue, by separate deed. The owner has owned and maintained that parcel as an unimproved lot since that time. In order to offer the properties for individual sale, however, the requested variances are necessary to legitimize existing conditions.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.), to minimize any effects the proposed development might have on the Bay and its tributaries. As of the date of this Order, DEPRM had not completed its review of this project. Therefore, the relief granted herein shall be conditioned upon Petitioner's compliance with any recommendations made by DEPRM upon completion of their review.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

ORDER RECEIVED FOR FILING

Date

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 variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject properties and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to these particular parcels. 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 these Petitions held, and for the reasons given above, the requested relief should be granted.

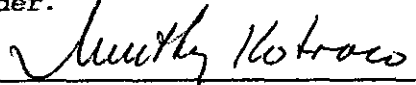
THEREFORE IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of November, 1997 that the Petition for Variance filed in Case No. 98-127-A seeking relief from Section 1B02.3.C.1

ORDER RECEIVED FOR FILING
Date 11/24/97
By [Signature]

of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet and a minimum side yard setback of 1 foot in lieu of the required 10 feet for an existing dwelling at 13116 Cherwin Avenue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 98-128-A seeking relief from Section 1B02.3.C.1 of the B.C.Z.R. to permit a lot width of 50 feet in lieu of the required 55 feet for a proposed dwelling, to be known as 13118 Cherwin Avenue, in accordance with Petitioner's Exhibit 1, and approval of the property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., 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 expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Bureau of Developer's Plans Review, dated October 20, 1997, a copy of which is attached hereto and made a part hereof. In addition, Petitioners shall comply with any recommendations made by DEPRM upon completion of their review.
- 3) Prior to the issuance of any building permits for the proposed dwelling at 13118 Cherwin Avenue, elevation drawings of the dwelling intended to be constructed shall be submitted to the Office of Planning to insure that the proposed dwelling is compatible with other houses in the surrounding neighborhood.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 11/24/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

November 24, 1997

Mr. Thomas Hahn
13116 Cherwin Road
Baltimore, Maryland 21220

RE: PETITIONS FOR VARIANCE
NW/Corner Cherwin Avenue and Birdwood Place
(13116 and 13118 Cherwin Avenue)
15th Election District - 5th Councilmanic District
Thomas A. Hahn and Lillie H. Hentz, Trustees
Case Nos. 98-127-A and 98-128-A

Dear Mr. Hahn:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Variance have 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: Ms. Lillie H. Hentz
8820 Walther Boulevard, Apt. 3608, Baltimore, Md. 21234

Mr. Paul Lee
304 W. Pennsylvania Avenue, Towson, Md. 21204

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case Files

#127

CBCA



Petition for Variance

98-127-A

to the Zoning Commissioner of Baltimore County

for the property located at

#13116 CHERWIN 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) 1B02.3C1 To permit a min.

lot width of 50' in lieu of the required 55', and a min.
side yard of 1' in lieu of the required 10' (a variance of 9')

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 addressed 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.

Contact Purchaser/Agent: Engineer:

Paul Lee Engineering, Inc.

Signature

304 W. Pennsylvania Avenue

Towson, Maryland 21204

Attorney for Petitioner:

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).

Thomas A. Hahn, Trustee

Signature

Lillie H. Hentz, Trustee

Signature

8820 Walther Blvd.
Apt. 3608 (410) 663-4939

Baltimore, Maryland 21234

City State Zipcode

Paul Lee Engineering, Inc.

304 W. Pennsylvania Ave. (410) 821-5941

Towson, Md. 21204

ESTIMATED LENGTH OF HEARING

the following dates

ALL OTHER

REVIEWED BY: DATE

* schedule w/ #128

ORDER RECEIVED FOR FILING
Date 11/23/97
By

Printed with Soybean Ink on Recycled Paper



Paul Lee, P.E.

98-127-A

Paul Lee Engineering Inc.

304 W. Pennsylvania Ave.

Towson, Maryland 21204

410-821-5941

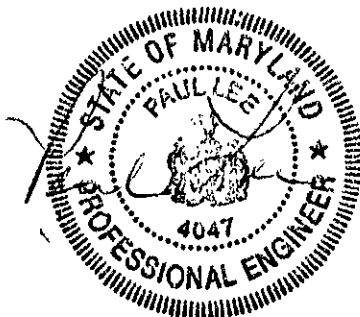
DESCRIPTION

#13116 CHERWIN AVENUE

ELECTION DISTRICT 15 BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the west side of Cherwin Avenue, said point also being located S 23°01'00" W - 65 feet⁺ from the center of Birdwood Avenue; thence running with and binding on said west side of Cherwin Avenue (1) S 23°01'00" W - 50.00 feet, thence leaving said west side of Cherwin Avenue for the 3 following courses and distances: (2) N 66°59'00" W 250 feet, (3) N 23°01'00" E - 50 feet, and (4) S 66°59'00" E - 250 feet to the west side of Cherwin Avenue and said point of beginning.

Containing 12,500 s.f. of land more or less.



#127

J.O. 97-029

9/8/97

Engineers — Surveyors — Site Planners

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:

Item # 127

ZONING NOTICE

Case No.: 98-127-A

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

PLACE: *

DATE AND TIME: *

REQUEST: Variance to permit a lot width of 50 ft.
in lieu of 55 ft. and a 1 ft side yard in
lieu of 10 ft

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

98-127-A
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/neighbors 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.: 127

Petitioner: Thomas A. Hahn

Location: 13116 Chelwin Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Lillie H. Hentz

ADDRESS: 8820 Walther Blvd. - Apt. 3608

Beth. 21234

PHONE NUMBER: (410) 663-4939

AJ:ggs

(Revised 09/24/96)

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No.

042731

DATE 10/2/97 ACCOUNT 01-615
Item: 127
134: mtl AMOUNT \$ 50.00

RECEIVED FROM: Hantz checks - 13116 Chelwin Ave

FOR: 010- Res Var. - \$50.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

98-127-A

PAID RECEIPT

PROCESS ACTUAL TIME

10/02/1997 10/02/1997 10:02:33

REG 1801 CASHIER CLUM CML DRAWER

MISCELLANEOUS CASH RECEIPT

Receipt # 024335

CR NO. 042731

50.00 CHECK: 97

Baltimore County, Maryland

CASHIER'S VALIDATION

98-127-A

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

October 16, 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. 16, 19 97.

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: #98-127-A
13116 Cherwin Avenue
W/S Cherwin Avenue, 65' S of
Birdwood Avenue
15th Election District
5th Councilmanic
Legal Owner(s)

Thomas A. Hafn, Trustee
and Lillie H. Hentz, Trustee

Variance: to permit a minimum lot width of 50 feet in lieu of the required 55 feet and a minimum side yard of 1 foot in lieu of the required 10 feet.

Hearing: Monday, November 3, 1997 at 2:00 p.m. in 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 concerning the File and/or Hearing, Please Call (410) 887-3391.

10/275 Oct 16 C181897

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case No.: # 98-127-A

**Petitioner/Developer:
(Lillie Hentz)**

**Date of Hearing/Closing:
(Nov. 3, 1997)**

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

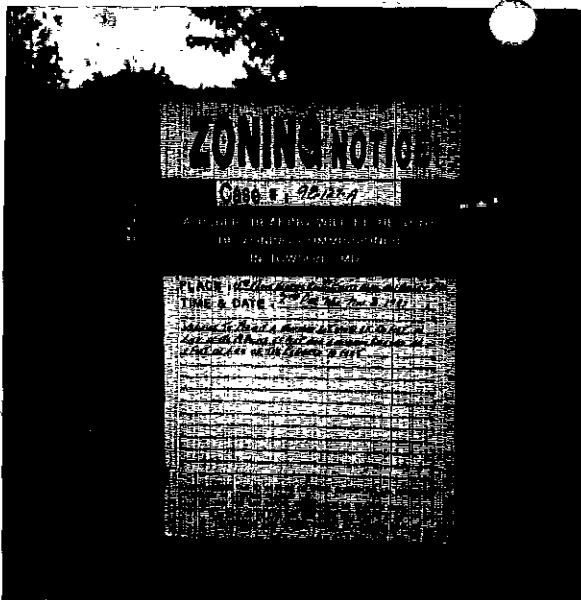
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

**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 _____**

____13116 Cherwin Ave. Baltimore Maryland 21220_____

**The sign(s) were posted on _____Oct. 17, 1997_____
(Month, Day, Year)**



Sincerely,

Thomas P. Ogle, Sr.
(Signature of Sign Poster & Date)

____Thomas P. Ogle, Sr._____

____325 Nicholson Road_____

____Baltimore, Maryland 21221_____

**____(410)-687-8405_____
(Telephone Number)**

98-127-A



Baltimore County
Department of Permits and
Development Management

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

October 10, 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: 98-127-A
13116 Cherwin Avenue
W/S Cherwin Avenue, 65' S of Birdwood Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): Thomas A. Hahn, Trustee and Lillie H. Hentz, Trustee

Variance to permit a minimum lot width of 50 feet in lieu of the required 55 feet and a minimum side yard of 1 foot in lieu of the required 10 feet.

HEARING: MONDAY, NOVEMBER 3, 1997 at 2:00 p.m. in Room 407 Courts Building, 401 Bosley Avenue.

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

Arnold Jablon
Director

cc: Thomas A. Hahn and Lillie H. Hentz
Paul Lee Engineering, Inc.

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



TO: PUTUXENT PUBLISHING COMPANY

October 16, 1997 Issue - Jeffersonian

Please forward billing to:

Lillie H. Hentz

8820 Walther Boulevard, #3608

Baltimore, MD 21234

410-663-4939

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: 98-127-A

13116 Cherwin Avenue

W/S Cherwin Avenue, 65' S of Birdwood Avenue

15th Election District - 5th Councilmanic

Legal Owner(s): Thomas A. Hahn, Trustee and Lillie H. Hentz, Trustee

Variance to permit a minimum lot width of 50 feet in lieu of the required 55 feet and a minimum side yard of 1 foot in lieu of the required 10 feet.

HEARING: MONDAY, NOVEMBER 3, 1997 at 2:00 p.m. in 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 29, 1997

Mr. Thomas Hahn & Ms. Lillie Hentz
8820 Walther Boulevard, Apt. 3608
Baltimore, MD 21234

RE: Item No.: 127
Case No.: 98-127-A
Petitioner: Thomas Hahn, et al

Dear Mr. Hahn & Ms. Hentz:

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 October 2, 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, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: October 20, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for October 20, 1997
Item No. 128

The Bureau of Developer's Plans Review has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The minimum flood protection elevation is 11.2 feet for this site.

RWB:HJO:jrb

cc: File

ORDER RECEIVED FOR FILING

Date

By

ZONE1020.128



Baltimore County
Fire Department

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

October 16, 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 14, 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:

120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130
and 131

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

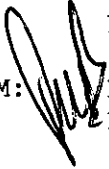


B A L T I M O R E C O U N T Y, M A R Y L A N D

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 20, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for October 20, 1997
 Item Nos. 120, 124, 127, 129, 130,
 & 131

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

RWB:HJO:jrb

cc: File

ZONE1020.NOC

Seni
11/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 16, 1997

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

SUBJECT: Zoning Advisory Petitions

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

Item Nos. 127 and 128

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:

Gary L. Kerns

AFK/JL

RE: PETITION FOR VARIANCE
13116 Cherwin Avenue, W/S Cherwin Ave,
65' S of Birdwood Avenue
15th Election District, 5th Councilmanic
Thomas Hahn, and Lillie Hentz, Trustees
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-127-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of October, 1997, a copy of the foregoing Entry of Appearance was mailed to Paul Lee Engineering, Inc., 304 W. Pennsylvania Avenue, Towson, MD 21204, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning and Zoning
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

FROM: Arnold Jablon, Director, Zoning Administration and 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 & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ PAUL LEE ENGR, INC. 304 W. PENNSYLVANIA AVE. (410) 821-5741
Print Name of Applicant Address Telephone Number

☐ Lot Address 1311B CHERWIN AVE Election District 15 Council District 5 Square Feet 11,250 S.F.

Lot Location: N-S W side corner of CHERWIN AVE. 0 feet from N-S W corner of BIRDWOOD AVE.
(street) (street)

Land Owner THOMAS A. HAHN & LILLIE H. HENTZ, TRUSTEES Tax Account Number 15-08-002241

Address APT. 3608 - 8830 WALTHER BLVD. Telephone Number (410) 663-4939
BALTIMORE, MD. 21234

☐ **CHECKLIST OF MATERIALS:** (to be submitted for design review by the Office of Planning and Zoning)

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

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

Accepted by _____
ZADM

Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS/COMMENTS:

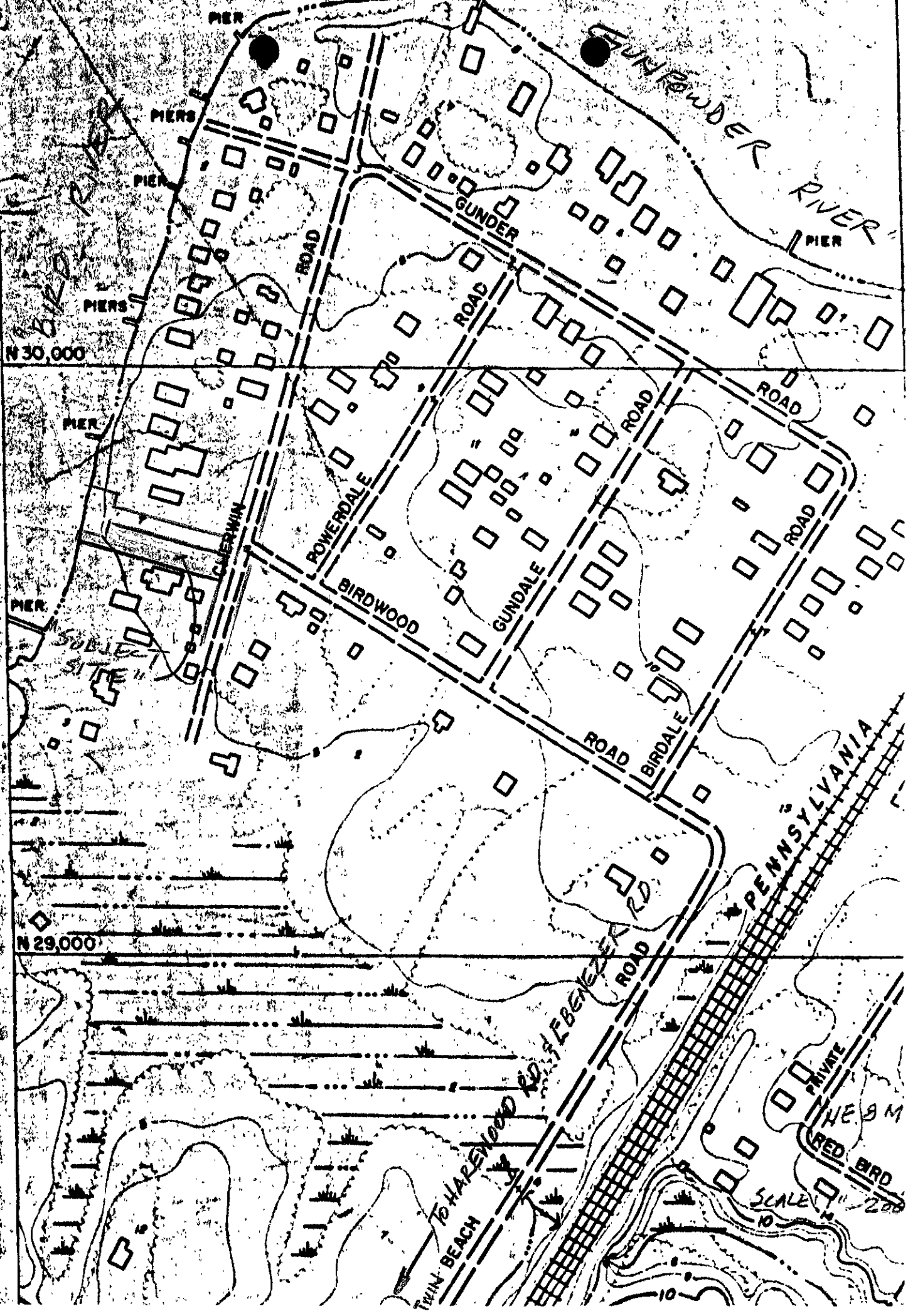
☐ **Approval** ☐ **Disapproval** ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

[Faint stamp: "RECEIVED" and handwritten "2"]

Signed by: _____
for the Director, Office of Planning & Zoning

Date: _____

(SHEET NO. 8-L)



BIRD

RIVER

98-127-A

1,000

SCALE: 1" = 200'

#127

IRON POINT

PIER

PIER

PIER

PIER

10,000

D.R.5.5

PIER

CHERWIN

ROAD

ROAD

ROAD

ROAD

BIRDWOOD

"SUBJECT SITE"

D.R.5.5

9,000

ROAD

ROAD

ROAD

ROAD

ROAD

BIRDWOOD

TWIN RIVER AVE

PENNSYLVANIA

SUB STATION

PRIVATE

RED

BIRD

AVE

EASTERN

AVE

AVE















