

IN RE: PETITION FOR VARIANCE
NE/S Earles Road, 2,956' SW of
Ebenezer Road
(414-A Earles Road)
15th Election District
5th Councilmanic District

Thomas J. Karcher and
Lisa F. May - Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-257-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 the owners of the subject property, Thomas J. Karcher and Lisa F. May. The Petitioners seek relief from Sections 258.1 and 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 1 foot and a rear yard setback of 2 feet in lieu of the required 30 feet each for an existing garage and proposed addition, and to permit a stone driveway, without paint striping in lieu of the required durable and dustless surface, pursuant to Sections 409.8.A.2 and 409.8.A.6 of the B.C.Z.R. 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 Thomas J. Karcher and Lisa F. May, owners of the property, and Clyde F. Hinkle, a representative of Bafitis & Associates, Inc., the consultants who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.604 acres, zoned M.H.-I.M. and is improved with a two-story frame dwelling, two accessory storage sheds, and a one-story, one-bay service garage. The property is located on the west side

ORDER RECEIVED FOR FILING

Date

By

of Earles Road, just south of Ebenezer Road, in Chase. The Petitioners have resided on the subject property since August 1997. Testimony revealed that Ms. May is the sole proprietor of an automobile repair service and that she recently relocated her business to the subject site. Ms. May is the only employee and currently operates out of the small service garage on the subject property. Ms. May is desirous of constructing a 26' x 24' addition to the existing garage to provide two additional service bays. Due to the location of the existing garage, the requested variance relief is necessary in order to proceed. Testimony indicated that the proposed addition will have the same rear setback as the existing building. Furthermore, Ms. May agreed that no more than five (5) vehicles would be stored/serviced on the property at any one time. As shown on the site plan, three of the vehicles could be stored within the service bays, while two vehicles could be parked outside in the two spaces provided.

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.

ORDER RECEIVED FOR FILING

Date

By

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

After due consideration of the testimony and evidence presented, 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 zoning regulations would 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.

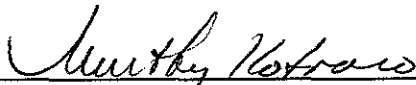
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of February, 1998 that the Petition for Variance seeking relief from Sections 258.1 and 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 1 foot and a rear yard setback of 2 feet in lieu of the required 30 feet each for an existing garage and proposed addition, and to permit a stone driveway, without paint striping in lieu of the required durable and dustless surface, pursuant to Sections 409.8.A.2 and 409.8.A.6 of the B.C.Z.R., 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 expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) The Petitioner is limited to storing/servicing no more than five (5) vehicles on the property at any one time. Three of the vehicles shall be stored within the service bays, while the other two vehicles can be parked outside in the spaces provided. The limits of this restriction do not include any personal vehicles owned by the Petitioners' themselves; however, relates only to those vehicles awaiting service by Lisa's Auto Repair.

3) Prior to the issuance of any permits, the Petitioner shall submit a landscape plan for review and approval by Mr. Avery Harden, Landscape Architect for Baltimore County. Said landscaping shall provide appropriate screening of the subject use from adjacent residential uses.

4) When applying for a building permit, the site plan and landscaping 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

By



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

February 26, 1998

Mr. Thomas Karcher
Ms. Lisa May
414-A Earles Road
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
NE/S Earles Road, 2,956' SW of Ebenezer Road
(414-A Earles Road)
15th Election District - 5th Councilmanic District
Thomas J. Karcher and Lisa F. May - Petitioners
Case No. 98-257-A

Dear Mr. Karcher & Ms. May:

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 "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Clyde F. Hinkle, Bafitis & Associates, Inc.
1249 Engleberth Road, Baltimore, Md. 21221

People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 414 A Earls Road

which is presently zoned MF-1M

This Petition shall be filed with the Department of Permits & 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) 258.1 and 238.2 BCZR to permit a side yard of 1' and a rear yard of 2' in lieu of the required 30' and to permit a stone driveway without paint striping in lieu of the required durable and dustless surfaces per Sections 409.8.A.2 and 409.8.A.6

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Garage building exist on site with deficient side and rear yard setbacks; Owner desires to put addition onto existing garage

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

N/A
(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner.

N/A
(Type or Print Name)

Signature

Address Phone No

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 J. Karcher
(Type or Print Name)

Thomas J. Karcher
Signature

Lisa F. May
(Type or Print Name)

Lisa F. May
Signature

414 A Earls Road (410) 335-5003
Address Phone No

Baltimore Maryland 21220
City State Zipcode
Name, Address and phone number of representative to be contacted.

Clyde F. Hinkle/Bafitis and Associates, Inc.
Name
1249 Engleberth Road (410) 391-2336
Address Phone No
21221

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: gwm DATE 1-8-98

257

98-251-A

ORDER RECEIVED FOR FILING
Date 1/8/98
BY [Signature]

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

RE: PETITION FOR VARIANCE
414 A Earles Road, NE/S Earles Rd,
2956' +/- NE from c/l Ebenezer Rd
15th Election District, 5th Councilmanic

Thomas J. Karcher & Lisa F. May
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-257-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 9th day of February, 1998, a copy of the foregoing Entry of Appearance was mailed to Clyde F. Hinkle, Bafitis and Associates, 1249 Engleberth Road, Baltimore, MD 21221, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Bafitis & Associates, Inc.

ZONING DESCRIPTION
FOR
414A EARLS ROAD
15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING at point on the NORTHEAST side of Earls Road, 50 feet wide, 2,956 feet $\pm$ Northeasterly from the center of Ebenezer Road, 50 feet wide.

THENCE leaving Earls Road at right angles the following four courses:

- 1) NORTH $59^{\circ}-17'-00''$ WEST 200.00 feet to a point;
- 2) SOUTH $30^{\circ}-43'-00''$ WEST 116.86 feet to a point;
- 3) SOUTH $59^{\circ}-17'-00''$ EAST 200.00 feet to a point;
- 4) NORTH $30^{\circ}-43'-00''$ EAST 116.86 feet to the point of BEGINNING.

CONTAINING 23,372.00 Square Feet $\pm$ or 0.537 Acres $\pm$ of land more or less.




William N. Bafitis, P.E. Md. Reg. No. 11641


Date

257

98-257-A

CERTIFICATE OF PUBLICATION

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: #98-257-A
414A Earls Road (21220)
NE/S Earls Road, 2956' +/- NE
from centerline Ebenezer
Road
15th Election District
5th Councilmanic District
Legal Owner(s): Thomas J.
Karcher & Lisa F. May

Variance: to permit a side yard of 1 foot and a rear yard of 2 feet in lieu of the required 30 feet and to permit a stone driveway without paint striping in lieu of the required durable and dustless surfaces.

Hearing: Thursday, February 19, 1998 at 11:00 a.m., Room 407 County 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.

1/439 Jan. 29 C203270

TOWSON, MD., January 29, 19 98

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 Jan. 29, 19 98.

THE JEFFERSONIAN,

U. H. ...
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

257

No.

0445/4

DATE 1-8-98

ACCOUNT R001-6150

AMOUNT \$ 250.00

RECEIVED
FROM:

T. Karcher

414 A EARLES RD.

FOR:

UAC (020)

98-257-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Jan

PAID RECEIPT

PROCESS ACTUAL TIME
1/09/1998 1/08/1998 15:11:37

REG 4801 CASHIER CLIM CML DRAWER
5 MISCELLANEOUS CASH RECEIPT

Receipt # 033794
CR NO. 044574

UFLN

250.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. 98-257-A
Petitioner/Developer:
(Lisa F. May)
Date of Hearing/Closing:
(Feb. 19, 1998)

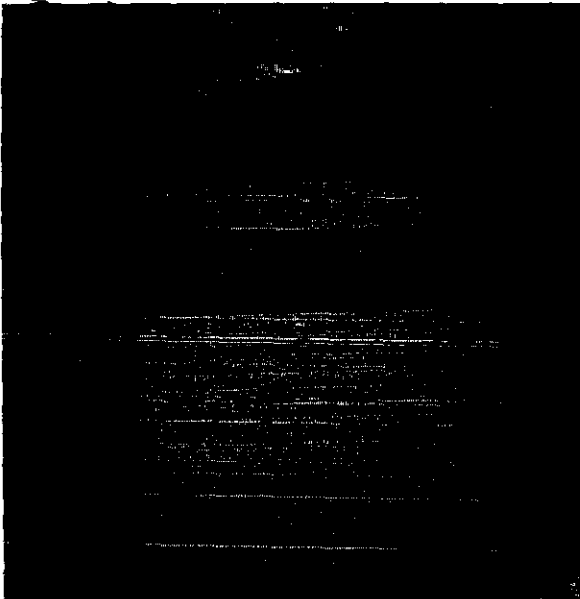
**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention : Ms. Gwendolyn Stephens

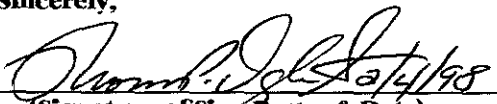
Ladies and Gentleman:

**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 _____
414A Earls Road Baltimore, Maryland 21220_____**

**The sign(s) were posted on _____ Feb. 4, 1998 _____
(Month, Day, Year)**



Sincerely,


(Signature of Sign Poster & Date)

**_____
Thomas P. Ogle, Sr.**

**_____
325 Nicholson Road**

**_____
Baltimore, Maryland 21221**

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

98-257-A



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.: 257

Petitioner: THOMAS J. KARCHER & LISA F. MAY

Location: 414A EARLS ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: LISA F. MAY

ADDRESS: 414A EARLS ROAD

BALTIMORE, MARYLAND 21220

PHONE NUMBER: 410-335-5003

AJ:ggs

(Revised 09/24/96)

98-257-A

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.: 98-257-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO PERMIT A SIDE YARD OF ONE (1) FOOT AND
A REAR YARD OF TWO (2) FEET IN LIEU OF THE REQUIRED THIRTY
(30) FEET AND TO PERMIT A STONE DRIVEWAY WITHOUT PAINT
STRIPING IN LIEU OF THE REQUIRED DURABLE AND DUSTLESS
SURFACES.

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

TO: PATUXENT PUBLISHING COMPANY
January 29, 1998 Issue - Jeffersonian

Please forward billing to:

Lisa F. May 410-335-5003
414A Earls Road
Baltimore, MD 21220

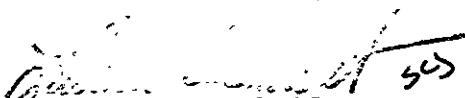
NOTICE OF HEARING

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 98-257-A
414A Earls Road (21220)
NE/S Earls Road, 2956' +/- NE from centerline Ebenezer Road
15th Election District - 5th Councilmanic District
Legal Owner: Thomas J. Karcher & Lisa F. May

Variance to permit a side yard of 1 foot and a rear yard of 2 feet in lieu of the required 30 feet and to permit a stone driveway without paint striping in lieu of the required durable and dustless surfaces.

HEARING: Thursday, February 19, 1998 at 11:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue



Lawrence E. Schmidt

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.



Baltimore County
Department of Permits and
Development Management

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

January 15, 1998

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 98-257-A

414A Earls Road (21220)

NE/S Earls Road, 2956' +/- NE from centerline Ebenezer Road

15th Election District - 5th Councilmanic District

Legal Owner: Thomas J. Karcher & Lisa F. May

Variance to permit a side yard of 1 foot and a rear yard of 2 feet in lieu of the required 30 feet and to permit a stone driveway without paint striping in lieu of the required durable and dustless surfaces.

HEARING: Thursday, February 19, 1998 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Bafitis and Associates, Inc.
Thomas Karcher & Lisa May

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEBRUARY 4, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

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

February 12, 1998

Mr. Thomas Karcher & Ms. Lisa May
414A Earls Road
Baltimore, MD 21220

RE: Item No.: 257
Case No.: 98-257-A
Petitioner: Thomas Karcher, et al

Dear Mr. Karcher & Ms. May:

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 January 8, 1998.

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." The signature is written in a cursive style.

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: January 26, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for January 26, 1998
 Item No. 257

The Bureau of Developer's Plans Review has reviewed the subject zoning item. The proposed entrance as shown on the plan shall be built per the Department of Public Works' Standard Plate R-32A, "Road & Street Detail - Rural Commercial Entrance".

RWB:HJO:jrb

cc: File

ZONE0126.257

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: January 27, 1998

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

SUBJECT: 414A Earls Road

INFORMATION

Item Number: 257

Petitioner: Thomas J. Karcher and Lisa F. May

Zoning: MH-IM

Requested Action: Variance

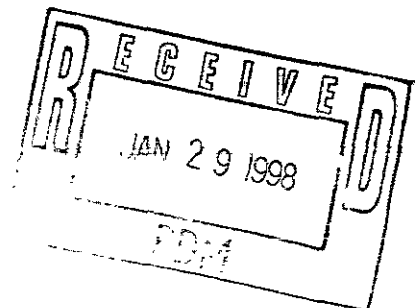
Summary of Recommendations:

The Office of Planning supports the requested variance to 1) allow a 1-foot side yard setback and a rear yard setback of 2 feet in lieu of the required 30 feet, and to 2) permit a stone driveway without paint striping in lieu of the required durable and dustless surface for a service garage. The petitioner should provide a landscape plan to the Office of Planning which indicates how the site is to be treated along Earls Road.

Prepared by: Jeffrey W. Long

Division Chief: Gary Kerns

AFK/JL





Baltimore County
Fire Department

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

January 28, 1998

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

RE: Property Owner: Rothschilds Realty LLC
Thomas J. Harcher & Lisa F. May

Location: DISTRIBUTION MEETING OF January 20, 1998

Item No.: 253 and 257 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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 1/16/98
Item No. 257 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,

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley *RBS/98*
Permits and Development Review
DEPRM

DATE: *Jan 16, 98*

SUBJECT: Zoning Advisory Committee
Meeting Date: *Jan 20, 98*

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

Item #'s:

249
253
255
257

RBS:sp

BRUCE2/DEPRM/TXTS8P

Seni
2/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: January 27, 1998

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

SUBJECT: 414A Earls Road

INFORMATION

Item Number: 257

Petitioner: Thomas J. Karcher and Lisa F. May

Zoning: MH-IM

Requested Action: Variance

Summary of Recommendations:

The Office of Planning supports the requested variance to 1) allow a 1-foot side yard setback and a rear yard setback of 2 feet in lieu of the required 30 feet, and to 2) permit a stone driveway without paint striping in lieu of the required durable and dustless surface for a service garage. The petitioner should provide a landscape plan to the Office of Planning which indicates how the site is to be treated along Earls Road.

Prepared by:

Jeffrey W. Lay

Division Chief:

Gary Kerns

AFK/JL

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

~~Anna~~

Lisa F. May

414 A Earls Rd
Baltimore Md 21220

THOMAS J. KARCHER

414 A EARLS RD
BALTO MD 21220

Clyde F. Hinkle
Bafitis & Assoc. Inv.

1249 Engleberth Rd
Baltimore, Md. 21221
(410) 391-2336



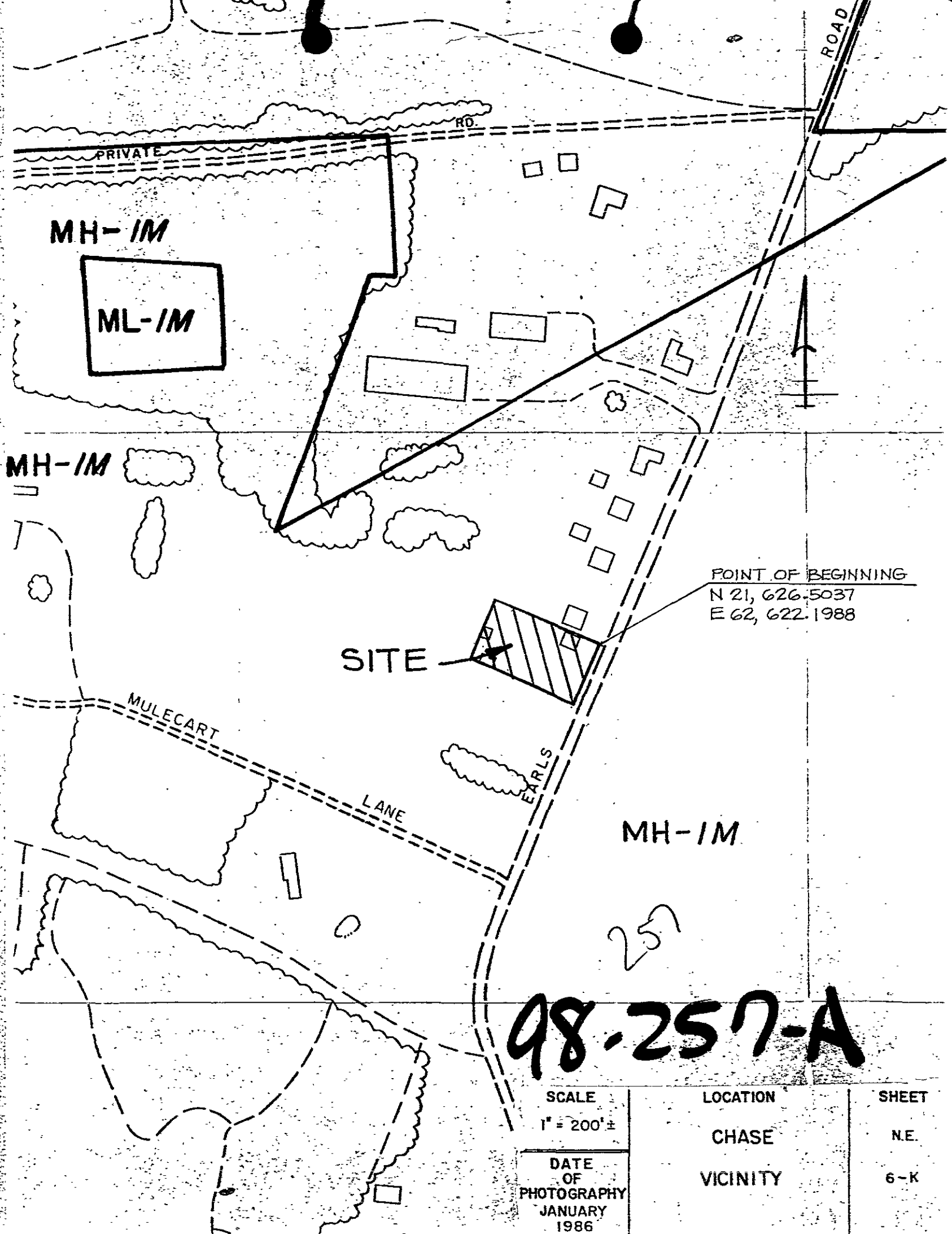
1-8-98

NOTE TO FILE:

PER JUN:

THE USES AS SHOWN ON
SITE PLAN - O.K. PER CARL (ie, NO
SPECIAL H2O. REQ'D).

98-257-A



POINT OF BEGINNING
N 21, 626.5037
E 62, 622.1988

SITE

MH-1M

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
CHASE
VICINITY

SHEET
N.E.
6-K

25
98-257-A