

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
NE/Corner Virginia Avenue and * ZONING COMMISSIONER
Woodward Drive * OF BALTIMORE COUNTY
(521 Virginia Avenue) * Case No. 98-262-A
15th Election District
7th Councilmanic District
James G. Megee, Jr. - Petitioner
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, James G. Megee, Jr. The Petitioner seeks relief from Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure with an area greater than the area of the principal structure. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked as Petitioner's Exhibit 1.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained in the case file.

In the opinion of this Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

ORDER RECEIVED FOR FILING

Date

By

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner, and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

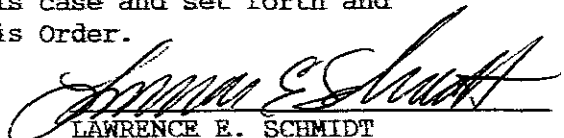
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of February, 1998 that the Petition for Administrative Variance seeking relief from Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure with an area greater than the area of the principal structure, 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.

2) Compliance with the Zoning Plans Advisory Committee comments submitted by the Office of Planning, dated January 27, 1998, and the Department of Environmental Protection and Resource Management (DPDM), dated January 29, 1998, copies of which are attached hereto and made a part hereof.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner

ORDER RECEIVED FOR FILING

Date 2/10/98

By [Signature]



CRITICAL AREA

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 521 VIRGINIA AVE

which is presently zoned DR 5.5

This Petition shall be filed with the Dept. 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)

101; BCZR, To PERMIT AN ACCESSORY STRUCTURE WITH AN AREA that is greater than the AREA of a PRINCIPAL STRUCTURE
The

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

SEE REVERSE SIDE

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)

JAMES G. MEGEE JR

(Type or Print Name)

Signature

(Type or Print Name)

Signature

WORK 410-461-5113

521 VIRGINIA AVE

410-391-9448

Address

Phone No.

BALTO.

MD.

21221

City

State

Zipcode

Name, Address and phone number of representative to be contacted

SAME

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: Jan

DATE: 1-14-98

ESTIMATED POSTING DATE: 1-25-98

Printed with Soybean Ink
on Recycled Paper

ITEM #: 262

98-262-A

ORDER RECEIVED FOR FILING

Date

By

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 521 VIRGINIA AVE
address
Balto md 21221
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)

NEED TO HOUSE 4 HISTRIC CARS FROM THE
WEATHER WHICH IS RUINING THEM. HOUSE IS SMALL.
CARS WILL NOT BE WORKED ON AT HOME.

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.

James G. McGee Jr
(signature)
JAMES G. MCGEE JR
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of January, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James G. McGee Jr

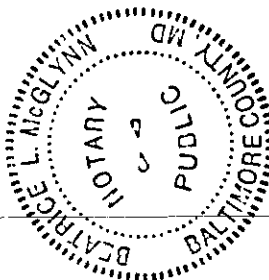
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

1/10/98
date

Beatrice L. McGee Jr
NOTARY PUBLIC

My Commission Expires: 12/01/02



08-SP5-V

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 521 Virginia Ave
address
Balto md 21221
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)

Need to House 4 Historic Cars from the
weather which is ruining them. House is small.
Cars will not be worked on at House

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.

James G. Megee Jr
(signature)
JAMES G. MEGEE JR
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of January, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James G. Megee Jr

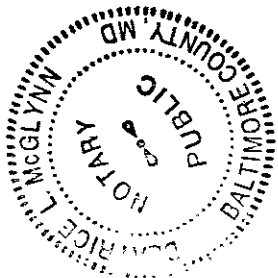
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

1/10/98
date

Beatrice L. McGlynn
NOTARY PUBLIC

My Commission Expires: 12/01/02





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

521 VIRGINIA AVE

which is presently zoned

DRS.5

This Petition shall be filed with the Dept. 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)

101, BC22, TO PERMIT AN
ACCESSORY STRUCTURE WITH AN AREA THAT IS GREATER
THAN THE AREA OF THE PRINCIPAL ~~BUILDING~~ STRUCTURE.

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

SEE REVERSE

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

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

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

Legal Owner(s)

JAMES G. MEGEE JR

(Type or Print Name)

Signature

(Type or Print Name)

Signature

WORK 410-461-5113

521 VIRGINIA AVE

410-391-9448

Address

Phone No.

BALTO.

MD.

21221

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: JCM

DATE

1-14-98

ESTIMATED POSTING DATE

1-25-98

Printed with Soybean Ink
on Recycled Paper

ITEM #:

262

98-262-A



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

February 10, 1998

Mr. James G. Megee, Jr.
521 Virginia Avenue
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NE/Corner Virginia Avenue and Woodward Drive
(521 Virginia Avenue)
15th Election District - 7th Councilmanic District
James G. Megee, Jr. - Petitioner
Case No. 98-262-A

Dear Mr. Megee:

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,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

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

DEPRM; People's Counsel

✓
File



Zoning Description

3

ZONING Description for 521 VIRGINIA AVE BALTIMORE COUNTY MARYLAND

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF VIRGINIA AVE WHICH IS 50 FEET WIDE AT THE DISTANCE OF 145 FEET SOUTHEASTERLY OF THE CENTERLINE OF THE NEAREST INTERSECTING STREET WOODWARD DRIVE WHICH IS 36 FEET WIDE.

BEING LOT # 16, BLOCK H & N SECTION E IN THE SUBDIVISION OF THE PROPERTY OF TAYLOR LAND ESSEX SUBDIVISION AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 9, Folio # 74-75, CONTAINING 7,201.7 $\frac{1}{2}$ SQUARE FEET. ALSO KNOWN AS 521 VIRGINIA AVE AND LOCATED IN THE 7TH ELECTION DISTRICT, 15TH COUNCILMANIC DISTRICT

262.

98-262-A

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____

North
date: _____
prepared by: _____
Scale of Drawing: 1" = _____

 North
Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Election District: _____
Councilmanic District: _____

1" = 200' scale map#:

Zoning: _____

Lot size: _____ acreage _____ square feet

SEWER ☐ ☐ ☐
WATER ☐ ☐ ☐

Chesapeake Bay Critical Area ☐ ☐
Prior Zoning Hearings: _____

Zoning Office Use
reviewed by: _____ ITEM #: _____ CASE #: _____

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 262 -A

Address 521 VIRGINIA AVE.

Contact Person: JOSEPH MERREY
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1-14-98

Posting Date: 1-25-98

Closing Date: 2-9-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- 262 -A Address 521 VIRGINIA AVE.

Posting Date: 1-25-98 Closing Date: 2-9-98

Wording for Sign: To Permit AN ACCESSORY STRUCTURE WITH
AN AREA THAT IS GREATER THAN THE
AREA OF THE PRINCIPAL STRUCTURE.



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.: 262

Petitioner: ~~521~~ JAMES G MEGEE JR

Location: 521 VIRGINIA AVE BALTO MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JAMES G. MEGEE JR

ADDRESS: 521 VIRGINIA AVE
BALTO. MD. 21221

PHONE NUMBER: 410 391 9448

AJ:ggs

(Revised 09/24/96)

98-262-A

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____ prepared by: _____ Scale of Drawing: 1" = _____

 Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

public privates
SEWER: ☐ ☐

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



Baltimore County
Department of Permits and
Development Management

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

February 4, 1998

Mr. James G. Megee, Jr.
521 Virginia Avenue
Baltimore, MD 21221

RE: Item No.: 262
Case No.: 98-262-A
Petitioner: James Megee, Jr.

Dear Mr. Megee:

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 14, 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 cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Receiving date?

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 27, 1998

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

SUBJECT: 521 Virginia Avenue Item 262

The Office of Planning does not oppose the request to permit an accessory structure with an area which is greater than the area of the principal structure. However, a condition should be placed in the Zoning Commissioner's Order restricting future conversion of the accessory structure for dwelling purposes.

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: Carol L. Kerns

AFK/JL

ORDER RECEIVED FOR FILING
Date 2/10/98
By [Signature]

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

DATE: January 29, 1998

To: Arnold L. Jablon

From: Bruce Seeley *BS/ep*

Subject: Zoning Item #262

Megee Property, 521 Virginia Avenue

Zoning Advisory Committee Meeting of January 26, 1998

----- 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), if the property is being subdivided according to the Development Regulations.

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).

ORDER RECEIVED FOR FILING

Date 2/1/98

By [Signature]



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 1-23-94
Item No. 262 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
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: SEE BELOW

Location: DISTRIBUTION MEETING OF January 26, 1998

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.

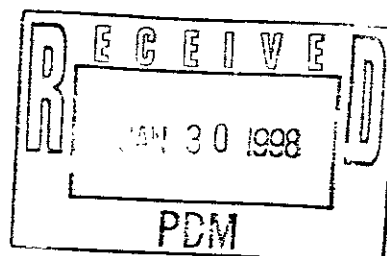
8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

259, 261, 262, and 265

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 30, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for February 2, 1998
Item Nos. 260, 261, 262, 264, and
265

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

RWB:HJO:jrb

cc: File

Section 101-- DEFINITIONS. [B.C.Z.R., 1955.]

Words used in the present tense include the future; words in the singular number include the plural number; the word "shall" is mandatory. For the purposes of these regulations, certain terms and words are defined below: [B.C.Z.R., 1955; Bill No. 149, 1987.]

Any word or term not defined in this section shall have the ordinarily accepted definition as set forth in the most recent edition of Webster's Third New International Dictionary of the English Language, Unabridged. [Bill No. 149, 1987.]

Accessory Building: One which is subordinate and customarily incidental to and on the same lot with a main building. A trailer shall not be considered an accessory building. A structure connected to a principal building by a covered passageway or with one wall in common shall not be considered an accessory building. [B.C.Z.R., 1955.]

✓ Accessory Use or Structure: A use or structure which: (a) is customarily incident and subordinate to and serves a principal use or structure; (b) is subordinate in area, extent, or purpose to the principal use or structure; (c) is located on the same lot as the principal use or structure served; and (d) contributes to the comfort, convenience, or necessity of occupants, business, or industry in the principal use or structure served; except that, where specifically provided in the applicable regulations, accessory off-street parking need not be located on the same lot. An accessory building, as defined above, shall be considered an accessory structure. A trailer may be an accessory use or structure if hereinafter so specified. An ancillary use shall be considered as an accessory use; however, a use of such a nature or extent as to be permitted as a "use in combination" (with a service station) shall be considered a principal use. [Bills No. 100, 1970; No. 26, 1988.]

"Acreage, Gross Residential..." {Deleted by Bill No. 100, 1970.}

After-Hours Club: A commercial establishment whose principal business is the provision of live or recorded entertainment, with or without a dance floor, which is open primarily between 11:00 p.m. and 4:00 a.m. and which does not have a Baltimore County Liquor License. An After-Hours Club is not a nightclub as defined in the zoning regulations or the Building Code of Baltimore County, Maryland. {Bill No. 85, 1994.}

Agriculture, Commercial: The use of land, including ancillary structures and buildings, to cultivate plants or raise or keep animals for income, provided that the land also qualifies for farm or agricultural use assessment pursuant to Section 8-209 of the tax-property article of the Annotated Code of Maryland, as amended. Commercial agriculture includes the production of field crops, dairying, pasturage agriculture, horticulture, floriculture, aquaculture, apiculture, viticulture, forestry, animal and poultry husbandry, horse breeding and horse training and also includes

January 16, 1998

Baltimore, County, Maryland

To Whom It May Concern,

Our neighbors, James and Rhoda Megee of 521 Virginia Avenue, Essex, Md. have spoken to us concerning a building project they are planning in order to enlarge their present garage to double its size. The reason for this is to make it possible to bring their cars off the street and out of the weather.

We know the Megee's to be a hard working couple who take pride in their home and possessions. We are sure that the new structure will be of good quality and not an interference to us.

We have no objection to the project.

Yours truly,

Edward H. and Iva R. Ikena

Edward H. and Iva R. Ikena

519 Virginia Avenue

Baltimore, Maryland 21221

98-262-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

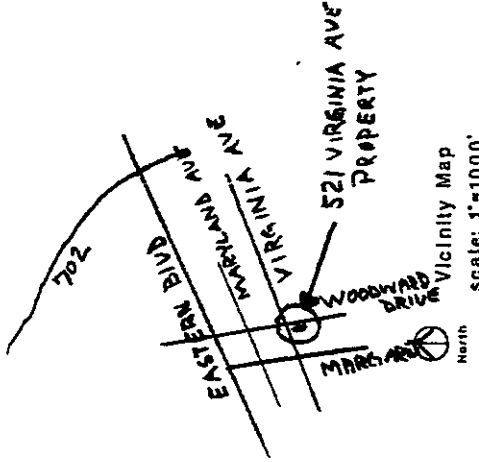
PROPERTY ADDRESS: 521 VIRGINIA AVE

Subdivision name: TAYLOR LAND CO.

plat book # 9, folio # 74-75, lot # 16, section # A

OWNER: JAMES G MEECE JR

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



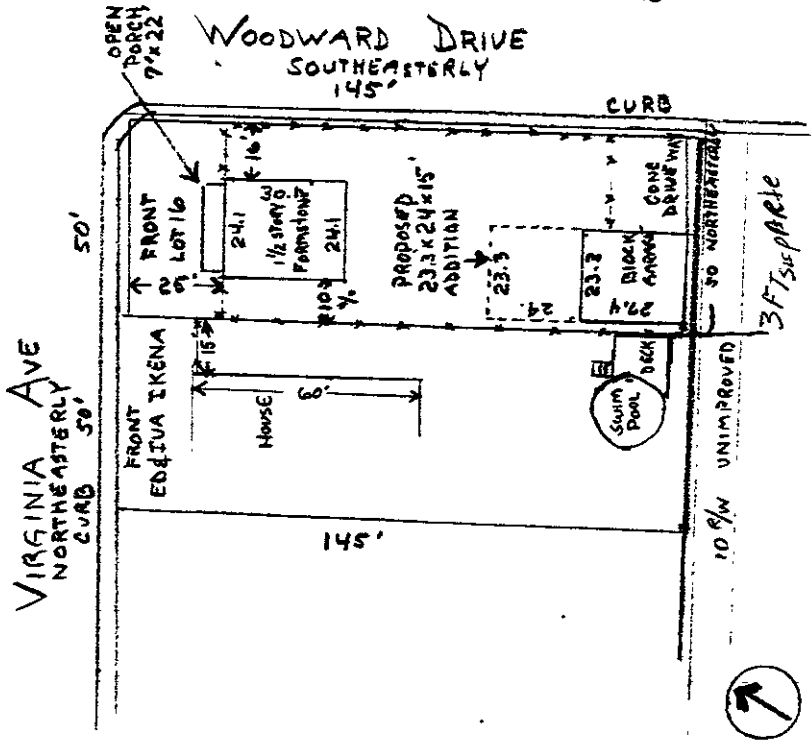
LOCATION INFORMATION

Election District: 7
 Councilmanic District: 15
 1"=200' scale map #: NE 26
 Zoning: DR 5.5
 Lot size: 7,201.7 square feet

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

Zoning Office USE ONLY!

reviewed by: DCM ITEM #: 262 CASE #:



North
 date: 12-31-97
 prepared by: JIM MEECE
 Scale of Drawing: 1"= 50'

98-262-A

98-262-A

AVENUE

AVE

DR 55

TAYLOR

LORRAINE

AVENUE

DELAWARE

NEW JERSEY DRIVE

MARGARET

DR 16

RO

VIRGINIA

DR 55

CCC

BL

PARKING AREA

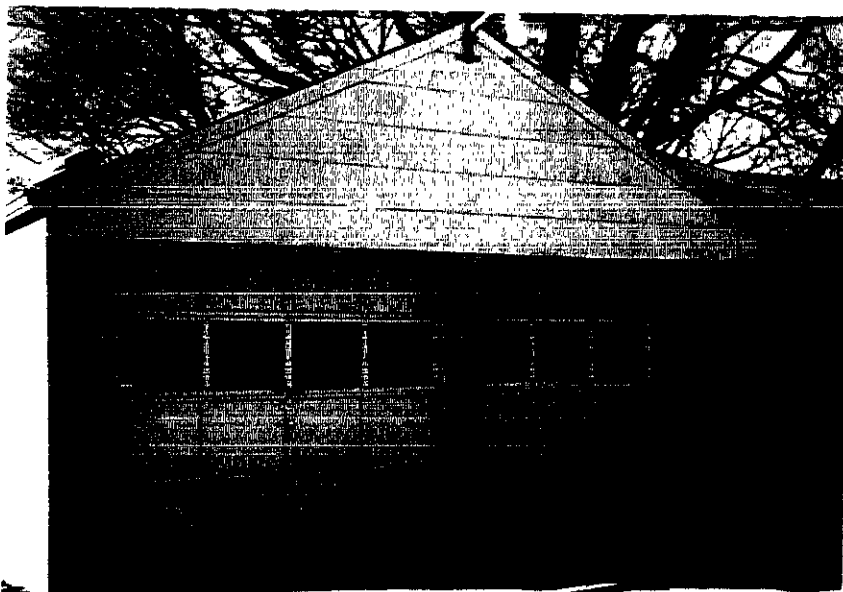
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