

IN RE: PETITION FOR VARIANCE  
NE/S East Avenue, 473' NW of  
Sperl Avenue  
(3024 & 3026 East Avenue)  
11th Election District  
6th Councilmanic District  
  
Maurice O. Brown  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 98-292-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 owner of the subject property, Maurice O. Brown. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit lot widths of 51.30 feet and 50.00 feet in lieu of the required 55 feet each. The subject property and relief requested are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Maurice O. Brown, property owner, his wife, Jane Phyllis Brown, and William Ulrich and Bruce Doak, representatives of Gerhold, Cross & Etzel, 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 0.688 acres, more or less, zoned D.R. 5.5 and is improved with a single family residence and detached garage. The property is located between Harford Road and Avondale Road in Parkville. The Petitioner is currently proceeding through the minor subdivision process to subdivide the property into two separate lots, one of which would contain the existing improvements, known as 3024 East Avenue. The

ORDER RECEIVED FOR FILING  
Date 3/18/98  
By [Signature]

other lot would be retained for future development with a single family dwelling, to be known as 3026 East Avenue. In order to proceed with the proposed subdivision, however, the requested variance is necessary, due to the resulting narrow widths of the two lots to be created. Testimony and evidence presented revealed that many of the lots in this community are similarly sized, some being less than 50 feet wide. Furthermore, the site plan shows that many of the lots adjacent to and across from the subject property are 50 feet in width. Therefore, the proposed subdivision to create lots 50 feet and 51.30 feet in width is consistent with other lots in this community and meets the spirit and intent of the zoning regulations. Moreover, it is to be noted that the zoning of this property would allow a subdivision of up to 4 lots. The Petitioner previously attempted to subdivide the property to create 3 lots, utilizing a panhandle access; however, that request was denied by the Office of Planning in that it did not conform to the surrounding neighborhood. In my view, strict compliance with the zoning regulations would unduly restrict the use of this property and create an unreasonable hardship upon the Petitioners. Furthermore, the relief requested will permit development of the property in a manner consistent with the surrounding community. Thus, the relief requested should be granted.

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;

CASE RECORDING OFFICE  
Date 3/18/88  
By [Signature]

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).

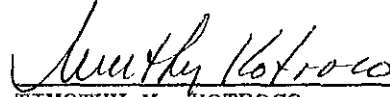
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations 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 18<sup>th</sup> day of March, 1998 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit lot widths of 51.30 feet and 50.00 feet in lieu of the required 55 feet each, for an existing dwelling at 3024 East Avenue, and a proposed dwelling at 3026 East Avenue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

ORDER RECEIVED FOR FILING  
Date 3/18/98  
By [Signature]

1) The 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.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 3/18/98  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

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

March 18, 1998

Mr. & Mrs. Maurice O. Brown  
10910 Harford Road  
Glen Arm, Maryland 21057

RE: PETITION FOR VARIANCE  
NE/S East Avenue, 473' NW of Sperl Avenue  
(3024 & 3026 East Avenue)  
11th Election District - 6th Councilmanic District  
Maurice O. Brown - Petitioner  
Case No. 98-292-A

Dear Mr. Brown:

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 that reads "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Bruce E. Doak, Gerhold, Cross & Etzel  
320 E. Towsontown Boulevard, Suite 100, Towson, Md. 21286

People's Counsel; Case Files



RE: PETITION FOR VARIANCE  
3024 and 3026 East Avenue, NE/S East Ave,  
473' from c/l Sperl Ave  
11th Election District, 6th Councilmanic

Maurice O. Brown  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 98-292-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 9<sup>th</sup> day of March, 1998, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, 320 E. Towsontowne Blvd., Suite 100, Towson, MD 21286, representative for Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at

# 3024 East Avenue  
+ 3024

which is presently zoned 5.5

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) 1802.3.C.1 To allow lot widths of 51.30' and 50.00' in lieu of the required 55'

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

Unreasonable Hardship (see attached letter)

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):

Maurice O. Brown

(Type or Print Name)

Signature

(Type or Print Name)

Signature

10910 Harford Rd.

Address Phone No

Glen Arm MD. 21057

City State Zipcode

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

Bruce E. Doak

Gerhold, Cross, & Etzel

Name /suite 100 410-823-4470

320- E. Townsontown Blvd.

Address TOWSON, Md. 21286 Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING  
unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL  OTHER \_\_\_\_\_

REVIEWED BY: CAM DATE 4 FEB 98

ORDER RECEIVED FOR FILING  
Date 3/18/98  
By [Signature]

Printed with Soybean Ink on Recycled Paper  
Revised 9/5/95

98-292-A

292

GORDON T. LANGDON  
EDWARD F. DEIACO-LOHR  
BRUCE E. DOAK

**GERHOLD, CROSS & ETZEL, LTD.**

*Registered Professional Land Surveyors*

SUITE 100  
320 EAST TOWSONTOWN BOULEVARD  
TOWSON, MARYLAND 21286-5318

410-823-4470  
FAX 410-823-4473

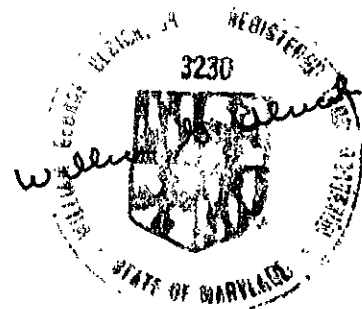
EMERITUS  
PAUL G. DOLLENBERG  
FRED H. DOLLENBERG  
CARL L. GERHOLD  
PHILIP K. CROSS  
OF COUNSEL  
JOHN F. ETZEL  
WILLIAM G. ULRICH

February 4, 1998

**Zoning Description**  
**No. 324 East Avenue** <sup>3024</sup>  
**11th Election District** <sup>3024</sup>

Beginning for the same on the northeast side of East Avenue (33 feet wide) at the distance of 473 feet measured northwesterly along the northeast side of East Avenue from a point of intersection of a prolongation northeasterly of the center line of Sperl Avenue with the northeast side of East Avenue, thence binding on the northeast side of East Avenue North 51 degrees 00 minutes West 51.30 feet thence leaving said Avenue and binding on the outlines of the land of the herein petitioner the two following courses and distances viz: North 39 degrees 00 minutes East 287.78 feet and South 51 degrees 02 minutes East 51.30 feet thence running for lines of division now made the three following courses and distances viz: South 37 degrees 39 minutes West 169.06 feet, South 44 degrees 51 minutes West 39.00 feet and South 39 degrees 00 minutes West 80.00 feet, to the place of beginning.

Containing 0.35 of an Acre of land more or less.



c:\descript\zon324 des

**98-292-A**

292



GORDON T. LANGDON  
EDWARD F. DEIACO-LOHR  
BRUCE E. DOAK

**GERHOLD, CROSS & ETZEL, LTD.**

*Registered Professional Land Surveyors*

SUITE 100  
320 EAST TOWSONTOWN BOULEVARD  
TOWSON, MARYLAND 21286-5318

410-823-4470  
FAX 410-823-4473

**EMERITUS**  
PAUL G. DOLLENBERG  
FRED H. DOLLENBERG  
CARL L. GERHOLD  
PHILIP K. CROSS  
**OF COUNSEL**  
JOHN F. ETZEL  
WILLIAM G. ULRICH

February 4, 1998

**Zoning Description**

**No. 326 East Avenue** <sup>3026</sup>  
**11th Election District** <sup>3026</sup>

Beginning for the same on the northeast side of East Avenue (33 feet wide) at the distance of 423 feet measured northwesterly along the northeast side of East Avenue from a point of intersection of a prolongation northeasterly of the center line of Sperl Avenue with the northeast side of East Avenue, thence binding on the northeast side of East Avenue North 51 degrees 00 minutes West 50.00 feet thence leaving said Avenue and running for lines of division now made the three following courses and distances viz: North 39 degrees 00 minutes East 80.00 feet, North 44 degrees 51 minutes East 39.00 feet and North 37 degrees 39 minutes East 169.06 feet, thence binding on the outlines of the land of the herein petitioner the two following courses and distances viz: South 51 degrees 02 minutes East 50.00 feet and South 39 degrees 00 minutes West 287.84 feet to the place of beginning.

Containing 0.32 of an Acre of land more or less.



c:\descript\zonin326.des

**98-292-A**

292

GORDON T. LANGDON  
EDWARD F. DEIACO-LOHR  
BRUCE E. DOAK

**GERHOLD, CROSS & ETZEL, LTD.**  
*Registered Professional Land Surveyors*

SUITE 100  
320 EAST TOWSONTOWN BOULEVARD  
TOWSON, MARYLAND 21286-5318

410-823-4470  
FAX 410-823-4473

EMERITUS  
PAUL G. DOLIENBERG  
FRED H. DOLITNBERG  
CARL L. GERHOLD  
PHILIP K. CROSS  
OF COUNSEL  
JOHN F. ETZEL  
WILLIAM G. ULRICH

January 22, 1998

Lawrence Schmidt  
Baltimore County Zoning Commissioner

Re: Petition for a Zoning Variance  
#3024 East Avenue

Dear Mr. Commissioner:

My client owns the subject parcel of land which measures 101' wide by 287'+- deep. There is an existing dwelling and a garage on the property. The property is zoned DR 5.5 and has 4 density units.

We initially proposed to subdivide the property into three lots. The layout was to have houses one in front of the other. We requested approval from the Office of Planning to allow a panhandle lot on the grounds that this would "achieve better use of an irregularly shaped parcel" as stated in the panhandle legislation. They denied our request on the grounds that it did not conform with the neighborhood. We tried to tell the reviewers that our client's lot was one of the only lots in the area that could be subdivided, so in turn we could not be compared to the immediate neighborhood. The Office of Planning has stood its ground and has placed a hardship on my client by requiring him to request a variance to the zoning regulations to allow a lot with a width of 50.00' and 51.30' in lieu of the required 55.00'. Many of the houses on East Avenue and in the immediate area are on a 50' wide lots, as we are proposing for the subject property.

It is our feeling that giving up two density units and being required to place the houses next to each other meets the burden of a hardship and that our proposed lots of 50' wide would conform with the neighborhood. We hope that because of these reasons, our variance will be granted.

Thank you for considering our case.

Sincerely,



Bruce E. Doak  
Principal

A:\MAURICE.WPD

ORDER RECEIVED FOR FILING  
Date 3/8/98  
By [Signature]

392

# CERTIFICATE OF PUBLICATION

## NOTICE OF ZONING HEARINGS

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: #38-292-A

3024 & 3026 East Avenue  
NE/S East Avenue/473<sup>rd</sup>  
centerline Spasi Avenue  
11th Election District  
6th Councilmanic District

Legal Owner(s):

Maurice O. Bryson  
Variance: to allow lot widths of 51.30 feet and 50.00 feet in lieu of the required 55 feet.  
Hearing: Wednesday, March 11, 1998 at 9:00 a.m., in Room 407, County Courts Bldg., 401 Bostley 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) 887-3397.

2/26 Feb. 19 0208440

TOWSON, MD., 2-19-98, 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 2-19-98, 19 98

THE JEFFERSONIAN,

*A. Henrichson*

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARY' ND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 048646

DATE 4 Feb 98 ACCOUNT R-001-6150

#292  
CAM AMOUNT \$ 100.00

RECEIVED FROM: BROWN

FOR: 3024 East Ave VARIANCE

2 lots (1 proposed)

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

PAID RECEIPT

PROJECT: NETUN TIME  
DATE/TIME: 2-04/1998 13:29:49  
REF: 4501 CASHIER: CLUN DL JARNEY  
S: MARTELLANDE CASH RECEIPT  
Receipt #: 057753 UPL  
DR NO. 048646

100.00 CHECK  
Baltimore County, Maryland

98-292-A

CASHER'S VALIDATION

CERTIFICATE OF POSTING

RE Case No. 98-292-A

Petitioner/Developer MAURICE BROWN, ETAL  
% WILLIAM ULRICH, G, C & E.

Date of Hearing/Closing: 3/11/98

823 4470  
F- 823 4473

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: #3024 1/2 26 - EAST AVE.

The sign(s) were posted on 2/20/98  
(Month, Day, Year)

Sincerely,

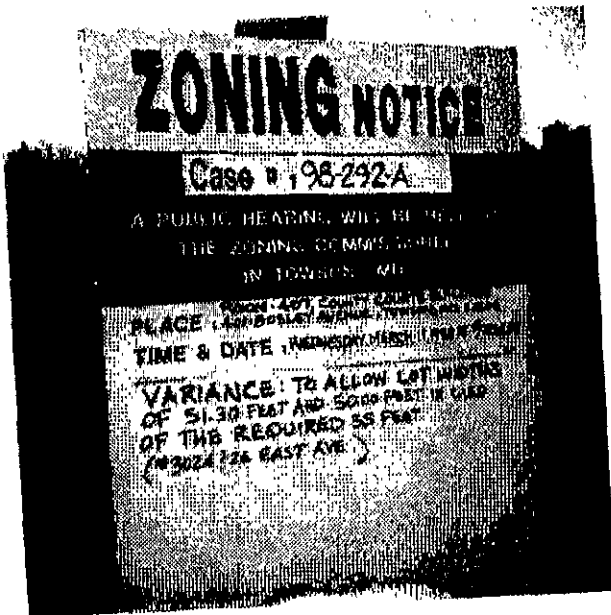
Patrick M. O'Keefe 2/23/98  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8557  
(Telephone Number)



# 3024 1/2 26 - EAST AVE.  
MAURICE BROWN, ETAL - % WILLIAM ULRICH  
2/20/98 11- 5/11/98



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.: 292

Petitioner: MAURICE O. BROWN

Location: H 3024 EAST AVENUE (CARNEY)

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MAURICE O. BROWN

ADDRESS: 10910 HARFORD ROAD

GLEN ARM ROAD, MARYLAND, 21057

PHONE NUMBER: 410-592-6600

AJ:ggs

**98-292-A**

(Revised 09/24/96)

TO: PATUXENT PUBLISHING COMPANY  
February 19, 1998 Issue - Jeffersonian

Please forward billing to:

Maurice O. Brown 410-592-6600  
10910 Harford Road  
Glen Arm Road, MD 21057

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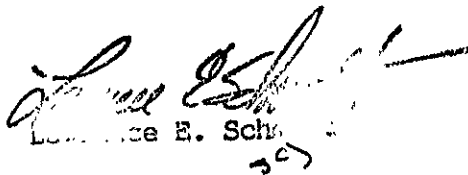
**NOTICE OF ZONING HEARING**

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: 98-292-A  
3024 & 3026 East Avenue  
NE/S East Avenue, 473' centerline Sperl Avenue  
11th Election District - 6th Councilmanic District  
Legal Owner: Maurice O. Brown

Variance to allow lot widths of 51.30 feet and 50.00 feet in lieu of the required 55 feet.

HEARING: Wednesday, March 11, 1998 at 9:00 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

February 13, 1998

## NOTICE OF ZONING 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: 98-292-A  
3024 & 3026 East Avenue  
NE/S East Avenue, 473' centerline Sperl Avenue  
11th Election District - 6th Councilmanic District  
Legal Owner: Maurice O. Brown

Variance to allow lot widths of 51.30 feet and 50.00 feet in lieu of the required 55 feet.

HEARING: Wednesday, March 11, 1998 at 9:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with a small "54" written below it.

Arnold Jablon  
Director

c: Gerhold, Cross & Etzel  
Maurice O. Brown

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEBRUARY 24, 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 23, 1998

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

SUBJECT: Zoning Advisory Petitions

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

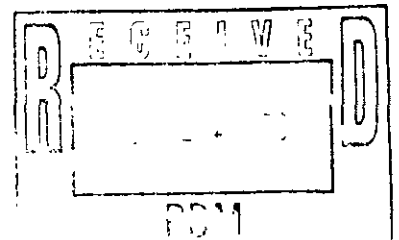
Item No. 287, 292, and 293

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

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL




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

I N T E R O F F I C E   C O R R E S P O N D E N C E

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

Date: February 24, 1998

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

SUBJECT:   Zoning Advisory Committee Meeting  
              for February 23, 1998  
              Item Nos. 287, 289, 292, 293, 294,  
              296, 297, and 298

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

RWB:HJO:jrb

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 2/13/98  
Item No. 292 CAM

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,

A handwritten signature in cursive script that reads "R. Burns".

Ronald Burns, Chief  
Engineering Access Permits  
Division

for

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

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 FEBRUARY 11, 1998

Item No.: SEE BELOW Zoning Agency:

Gentlemen:

Pursuant to your request, the referenced subject has been surveyed by this Bureau and the comments set forth are to be and required to be corrected or incorporated into the final plans for the property.

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

288, 289, 292, 293, 295, 296, AND 297

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS 1035

cc: File



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

DATE: February 20, 1998

To: Arnold L. Jablon  
From: Bruce Seeley *RS/98*  
Subject: Zoning Item #292

Brown Property, 3024 & 3026 East Avenue

Zoning Advisory Committee Meeting of February 17, 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:
- X   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.
- 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).

GP:KK:sp

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

William Ulrich GGE

Maurice O. Brown

Bruce Doak - Gerhold, Cross & Erzel, Ltd.

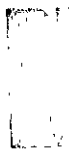
Jane Phyllis Brown

10910 Harford Rd. Glen Arm Md 21057

320 E. TOWSONTOWN BLVD. TOWSON, MD. 21286

10910 Harford Rd. Glen Arm Md 21057





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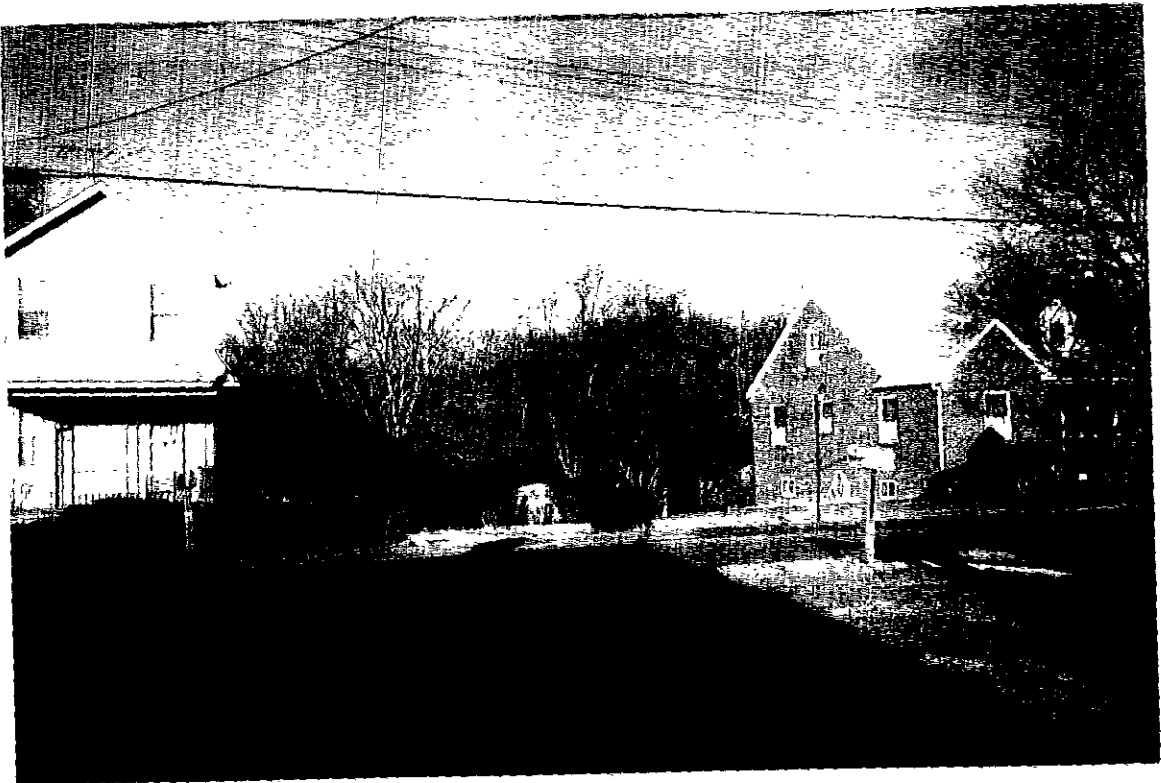
2B



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