

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 N/S Lincoln Street, 410 ft. *
 from c/l York Road * ZONING COMMISSIONER
 8 Lincoln Street *
 8th Election District * OF BALTIMORE COUNTY
 4th Councilmanic District *
 Legal Owners: Edward C. * Case No. 98-317-A
 Covahey, Jr., et al *
 Contract Purchaser:RRIG Corp. *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property known as 8 Lincoln Street in the Timonium Heights subdivision of Baltimore County. The Petition was filed by Edward C. Covahey, Jr. and Donald C. Covahey, property owners, and RRIG Corporation, Contract Purchaser. Variance relief is requested from Sections 1B02.3.A.5 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a lot area of 7560 sq. ft. in lieu of the required 10,000 sq. ft.; to permit a lot width of 60 ft., in lieu of the required 70 ft.; to permit a sum of the side yards of 16 ft., in lieu of the required 25 ft.; and to permit side yards of 8 ft., each, in lieu of the required 10 ft. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case were Edward C. Covahey, Jr. and Donald C. Covahey, property owners. Also present was Richard E. Matz, the professional engineer who prepared the site plan. Also appearing was Isaac Gheiler, a builder, who has contracted to purchase the property. There were no Protestants present.

Testimony and evidence offered was that the subject property is composed of three lots of the originally platted subdivision of Timonium Heights.

COPIES PROCESSED FOR FILING
 Date 4/21/98
 By [Signature]

These lots are shown on the plan as numbers 25, 26 and 27. Each lot is 20 ft. wide and 125 ft. deep. Thus, the property, in its entirety, is 60 ft. wide and 125 ft. deep or .173 acres in area. The property is zoned D.R.3.5 and is presently unimproved.

The Contract Purchaser proposes constructing a single family dwelling thereon. Elevation drawings of the proposed dwelling were submitted to the Office of Planning and are contained in the case file. The Office of Planning has reviewed those drawings and opined that the proposed use of the property is appropriate and that the contemplated dwelling will be consistent with the surrounding area.

Variance relief is requested to approve the project in that the lot is undersized. As noted above, the lot lacks the required area, the necessary width and the proposed side yard setbacks will be deficient under law.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioners offered compelling testimony at the hearing in support of the request and in compliance with Section 307 of the BCZR. I particularly find that the property is unique, that a practical difficulty will be suffered by the Petitioners if relief were denied, and that there will be no adverse impact on surrounding properties. It is to be noted that the Office of Planning, within its Zoning Plans Advisory Committee (ZAC) comment, supports the request. As noted above, there were no Protestants and the project appears compatible and consistent with uses in the area.

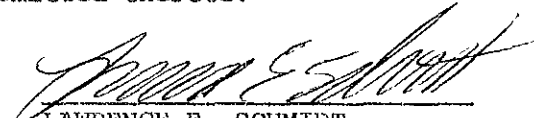
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

ORDER RECORDED FOR FILING
7/23/98
M. J. [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of April 1998 that a variance from Sections 1B02.3.A.5 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a lot area of ,7560 sq. ft. in lieu of the required 10,000 sq. ft.; to permit a lot width of 60 ft., in lieu of the required 70 ft.; to permit a sum of the side yards of 16 ft., in lieu of the required 25 ft.; and to permit side yards of 8 ft., each, in lieu of the required 10 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The proposed dwelling shall be of an architectural style and design, as approved by the Office of Planning, and depicted on the elevation drawings submitted thereto.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER SUBMITTED FOR FILING
Date 4/21/98
By mmn



Baltimore County
Zoning Commissioner
Office of Planning

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

April 21, 1998

Edward C. Covahey, Jr., Esquire
Donald C. Covahey
614 Bosley Avenue
Towson, Maryland 21204

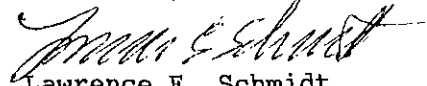
RE: Petition for Variance
Case No. 98-317-A
Property: 8 Lincoln Street
Edward C. Covahey, et al, Legal Owners
RRIG, Contract Purchaser, Petitioners

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Mr. Isaac Gheiler
RRIG Corporation
3403 Old Post Road
Baltimore, Maryland 21208





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8 Lincoln Street

which is presently zoned DR 3.5

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) 1R02.3.A.5 and 1B02.3.C.1 for a lot area of 7,560 sq. ft. in lieu of the required 10,000 sq. ft., a lot width of 60 ft. in lieu of the required 70 ft., the sum of side yards of 16 ft. in lieu of the required 25 ft. and side yards of 8 ft. in lieu of the required 10 ft. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property.

Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

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

Isaac Gheiler - president
(Type or Print Name)

Signature

3403 Old Post Road
Address

Baltimore, MD 21208
City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

Legal Owner(s)

Edward C. Covahey, Jr.
(Type or Print Name)

Signature

Donald C. Covahey
(Type or Print Name)

Signature

614 Bosley Ave. 410-828-9441
Address Phone No

Towson, MD 21204
City State Zipcode

Richard E. Matz, P.E.
Colbert Matz Rosenfelt, Inc.
2835 G Smith Avenue 410-653-3838
Baltimore, MD 21208
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1hr
unavailable for Hearing

the following dates _____ Next Two Months

ALL OTHER _____

REVIEWED BY: CM DATE _____



Printed with Soybean Ink on Recycled Paper

98-317-A

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION FOR 8 LINCOLN STREET

Beginning at a point on the north side of Lincoln Street, 30 feet wide, at the distance of 410 feet from the centerline of York Road, 66 feet wide. Being Lots 25, 26 and 27 of Section E, Plat 1 in the subdivision of Timonium Heights, as recorded in Baltimore County Plat Book No. 5, Folio No. 82, containing 7,560 square feet. Also known as 8 Lincoln Street and located in the 8th Election District, 4th Councilmanic District.

Earl Matz

Earl Matz

3/5/98

98-317-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **000990**

DATE 6/1/98 ACCOUNT R-001-6150

317
CM AMOUNT \$ 50.00

RECEIVED FROM: Hybrid

FOR: 8 Central Street

98-317-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

[Faint, illegible text, possibly a stamp or administrative notes]

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: #98-317-A
8 Lincoln Street
N/S Lincoln Street, 410' from centerline York Road
8th Election District
4th Councilmanic District
Legal Owner(s):
Edward C. Covahey, Jr. & Donald C. Covahey
Contract Purchaser:
ARRIG Corporation

Variance: to allow a lot area of 7,580 square feet in lieu of the required 10,000 square feet; a lot width of 80 feet in lieu of the required 70 feet; the sum of side yards of 16 feet in lieu of the required 25 feet and side yards of 8 feet in lieu of the required 10 feet.

Hearing: Monday, April 20, 1998 at 10:00 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) 887-3391.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/21, 1998

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 4/21, 1998.

THE JEFFERSONIAN,

A. Henriksen

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE. Case No: 98-317-A
Petitioner/Developer: GEILLER, ETAL
DICK MATZ, P.E.
Date of Hearing/Closing: 4/20/98

10AM
RM-407-CCB

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 # 8 LINCOLN ST.

The sign(s) were posted on 4/1/98
(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 4/1/98

(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-410-905-8571

(Telephone Number)

ZONING NOTICE

Case # : 98-317-A

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

PLACE : COUNTY COURTS BUILDING
ROOM-407, 9401 DORSETT AVENUE

TIME & DATE : MONDAY, APRIL 20, 1998 AT 10:00AM

VARIANCE TO ALLOW A LOT AREA OF 1560
SQUARE FEET IN LIEU OF THE REQUIRED 1000 SQUARE
FEET, A LLY WIDTH OF 60 FEET IN LIEU OF THE REQUIRED
70 FEET, THE SUM OF SIDE YARDS TO BE 16 FEET IN LIEU OF THE
REQUIRED 15 FEET AND SIDE YARD SETBACKS OF 5 FEET
IN LIEU OF THE REQUIRED 10 FEET AND TO PERMIT
LANDERS. SEE LOT APPROVAL
(8 LINCOLN ST (N.E. AND KENNEDY PARK RD))

FOR MORE INFORMATION OR TO REQUEST A COPY OF THE ZONING ORDINANCES, PLEASE
CALL 410-386-7300 THE DAY BEFORE THE PUBLIC HEARING. IF YOU
ARE DEAF OR HEARING IMPAIRED, CALL 410-386-7300.

HEATING'S BHT. HARRINGTON-ACQUERSON

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.: 98-317-4

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

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO ALLOW A LOT AREA
OF 7560 # IN LIEU OF 10,000 #, A LOT WIDTH OF
60' IN LIEU OF THE REQUIRED 70' AND A MINIMUM
SIDE YARD SETBACK OF 8' IN LIEU OF 10' AND A SUM
OF SIDES OF 16' IN LIEU OF 25' AND TO

PERMIT AN UNDERSIZE LOT APPROVAL.
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

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 317

Petitioner: Isaac Gheiler

Address or Location: 8 Lincoln St, Timonium

PLEASE FORWARD ADVERTISING BILL TO:

Name: Isaac Gheiler

Address: 3403 Old Post Rd.

Baltimore, Md. 21208

Telephone Number: 410-486-5693

Revised 2/20/98 - SCJ

98-317-A

TO: PATUXENT PUBLISHING COMPANY
April 2, 1998 Issue - Jeffersonian

Please forward billing to:

Isaac Gheiler 410-486-5693
3403 Old Post Road
Baltimore, MD 21208

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: 98-317-A

8 Lincoln Street

N/S Lincoln Street, 410' from centerline York Road


8th Election District - 4th Councilmanic District

Legal Owner: Edward C. Covahey, Jr. & Donald C. Covahey

Contract Purchaser: RRIG Corporation

Variance to allow a lot area of 7,560 square feet in lieu of the required 10,000 square feet; a lot width of 60 feet in lieu of the required 70 feet; the sum of side yards of 16 feet in lieu of the required 25 feet and side yards of 8 feet in lieu of the required 10 feet.

HEARING: Monday, April 20, 1998 at 10:00 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

March 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: 98-317-A
8 Lincoln Street
N/S Lincoln Street, 410' from centerline York Road
8th Election District - 4th Councilmanic District
Legal Owner: Edward C. Covahey, Jr. & Donald C. Covahey
Contract Purchaser: RRIG Corporation

Variance to allow a lot area of 7,560 square feet in lieu of the required 10,000 square feet; a lot width of 60 feet in lieu of the required 70 feet; the sum of side yards of 16 feet in lieu of the required 25 feet and side yards of 8 feet in lieu of the required 10 feet.

HEARING: Monday, April 20, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

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

Arnold Jablon
Director

c: Colbert, Matz, Rosenfelt, Inc.
Donald & Edward Covahey, Jr.
RRIG Corporation

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 5, 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

April 16, 1998

Richard E. Matz, P.E.
Colbert Matz Rosenfelt, Inc.
2835 G Smith Avenue
Baltimore, MD 21208

RE:

Item No.: 317
Case No.: 98-317-A
Petitioner: Edward C. Covahey, Jr.
Location: 8 Lincoln Street

Dear Mr. Matz:

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 March 6, 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 Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr." The signature is written in dark ink and is positioned above the typed name.

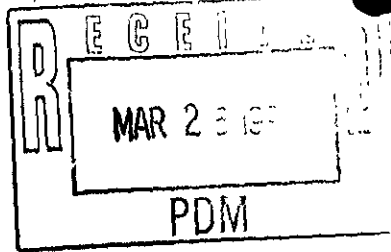
W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)





Baltimore County
Fire Department



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

March 23, 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 MARCH 16, 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:

311, 312, 313, 315, 317, AND 318

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: March 20, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for March 23, 1998
Item Nos. 311, 312, 315, 316, 317,
318, and 319

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

RWB:HJO:jrb

cc: File

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

TO: PDM
FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

DATE: 3/18/98

SUBJECT: Zoning Advisory Committee
Meeting Date: March 16, 98

RECEIVED
MAR 19 1998
PDM

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

Item #'s: 317
318

RBS:sp

BRUCE2/DEPRM/TXTSBP



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 3/18/98
Item No. 317 CAM
Lincoln Street

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, appearing to read 'R. Burns'.

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

file
4/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

Date: March 16, 1998

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

SUBJECT: 8 Lincoln Street

INFORMATION

Item Number: 317

Petitioner: RRIG Corporation

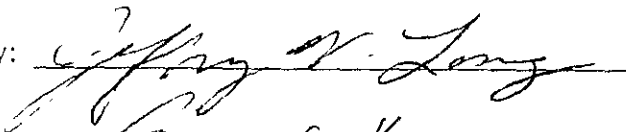
Zoning: DR 3.5

Requested Action: Variance

Summary of Recommendations:

Staff supports the applicant's request to develop the subject lot with a residential dwelling. Should the applicant's request be granted, architectural elevation plans should be submitted for review and approval to the Office of Planning prior the issuance of building permits.

Prepared by:



Division Chief:



AFK/JL

RE: PETITION FOR VARIANCE
8 Lincoln Street, N/S Lincoln Street,
410' from c/l York Road
8th Election District, 4th Councilmanic
Legal Owners: Edward C. Covahey, Jr. and
Donald C. Covahey
Contract Purchaser: RRIG Corporation
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-317-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
People's Counsel for Baltimore County



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 2nd day of April, 1998, a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, P.E., Colbert Matz Rosenfelt, 2835 G Smith Avenue, Baltimore, MD 21208, representative for Petitioners.



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

B _____
Permit Number

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:

Isaac Gheiler 3403 Old Post Rd, Baltimore, MD 21208 410-486-5693
Print Name of Applicant Address Telephone Number

Lot Address 8 Lincoln St., Timonium, MD Election District 8 Council District 4 Square Feet 7,560

Lot Location NE SW (side) corner of Lincoln St. 377 feet from NE SW corner of York Rd.
(street) (street)

Land Owner Edward C. Covahey, Jr.
Donald C. Covahey Tax Account Number 0803052111

Address 614 Bosley Ave. Telephone Number 410-828-9441
Towson, MD 21204

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 the 204 C.O.B.) (2 copies) (please label site clearly)	✓	—
4. Building Elevation Drawings	✓	—
5. Photographs (please label all photos clearly)		
Adjacent Buildings	✓	—
Surrounding Neighborhood	✓	—

See 98-317-A

Residential Processing Fee Paid
Codes 030 & 080 (500)

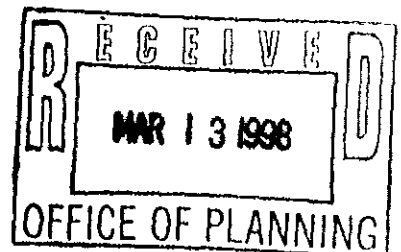
Accepted by CM
ZOM

Date 6 MAR 98

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

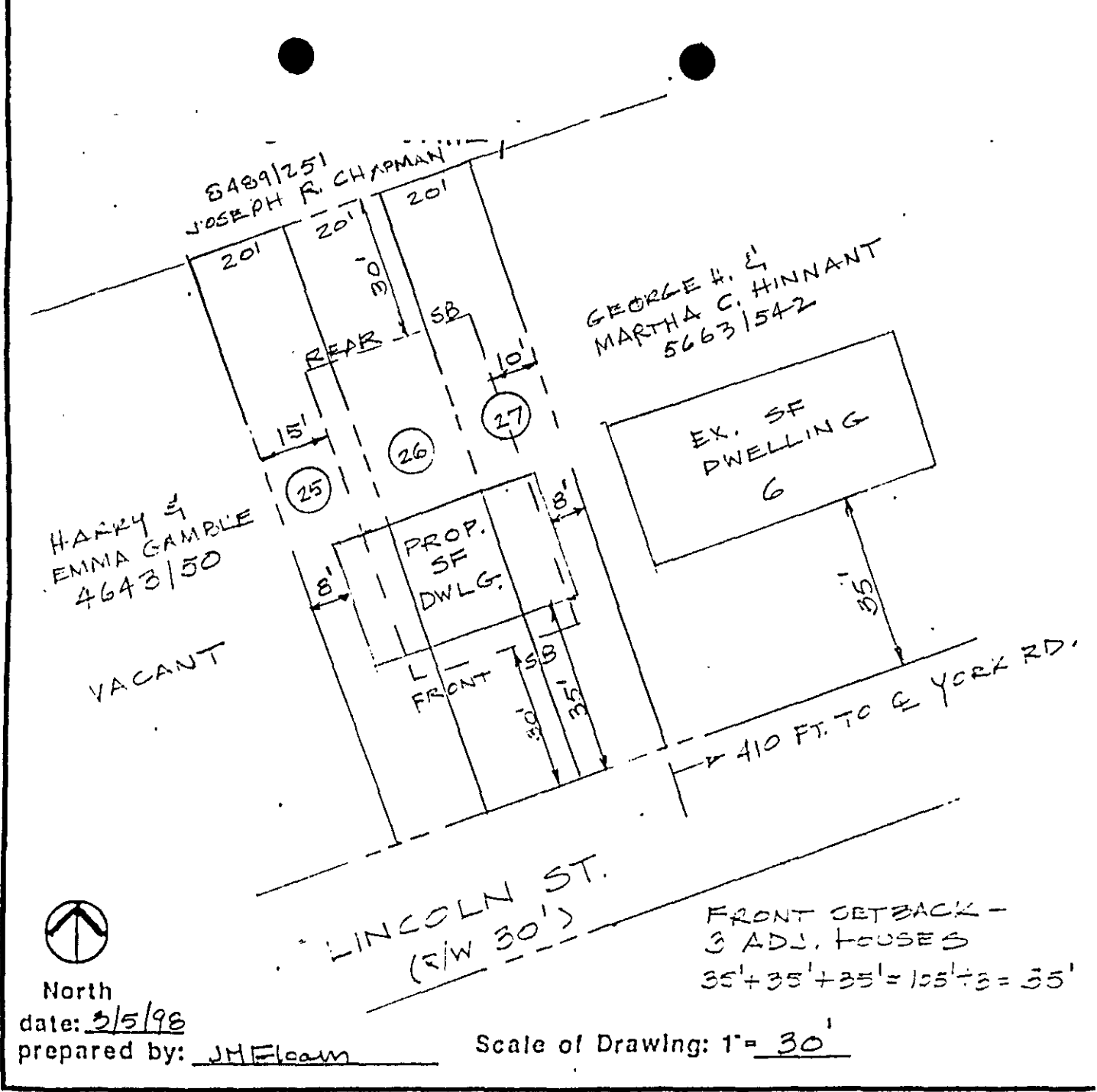
RECOMMENDATIONS/COMMENTS:

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



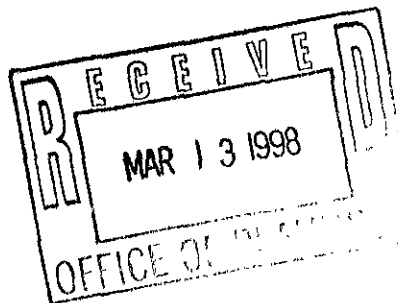
Signed by: Ervin McDaniel
Director, Office of Planning & Zoning

Date: 3/18/98

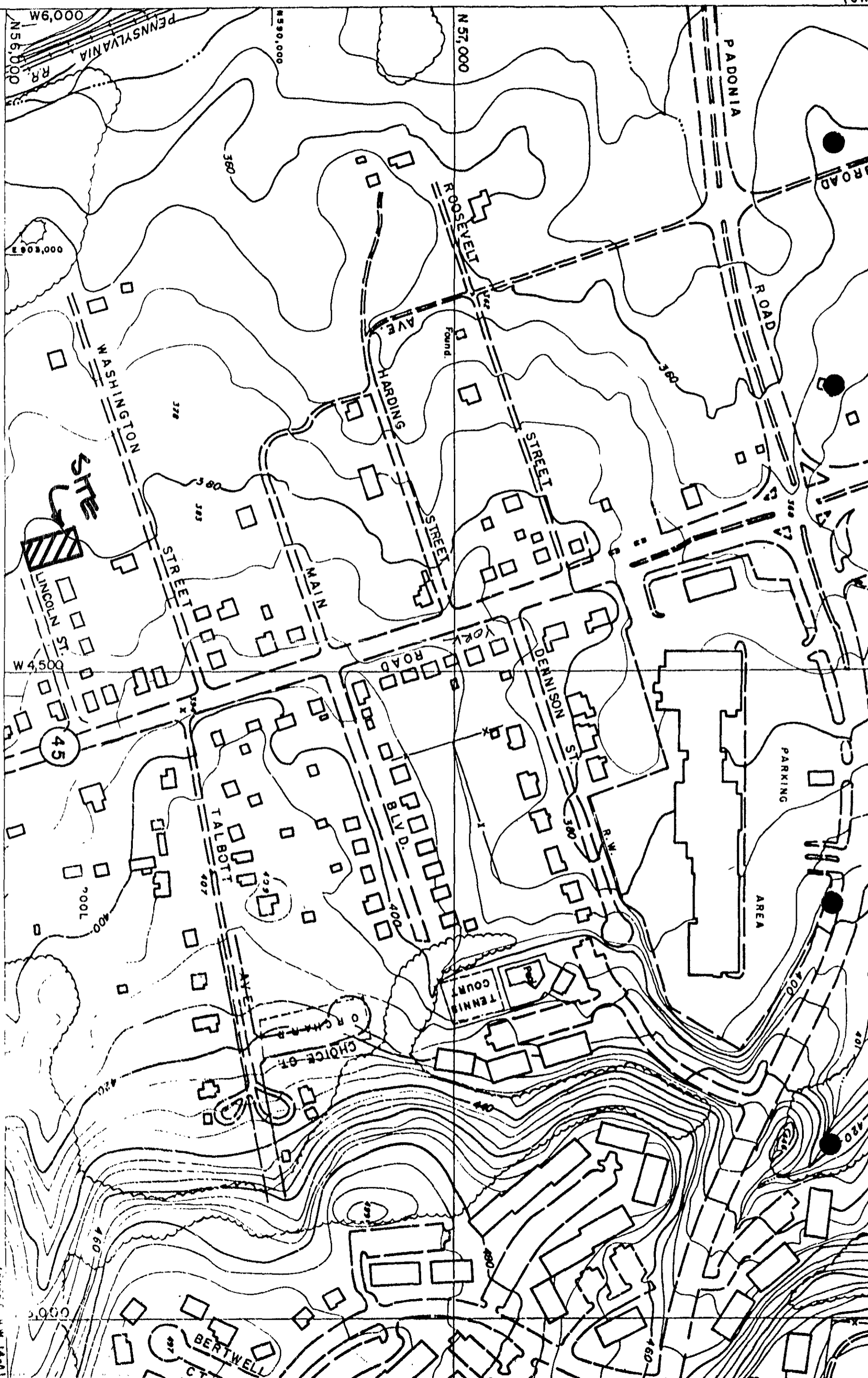


8 LINCOLN ST.

SITE PLAN



7



S - NE
 R - NW
 V - SE
 U - SW

RECEIVED
 MAR 13 1998
 OFFICE OF PLANNING

8 LINCOLN ST.
 NW 15-A PHOTOGRAMMETRI
 BALTIMORE COUNTY MD

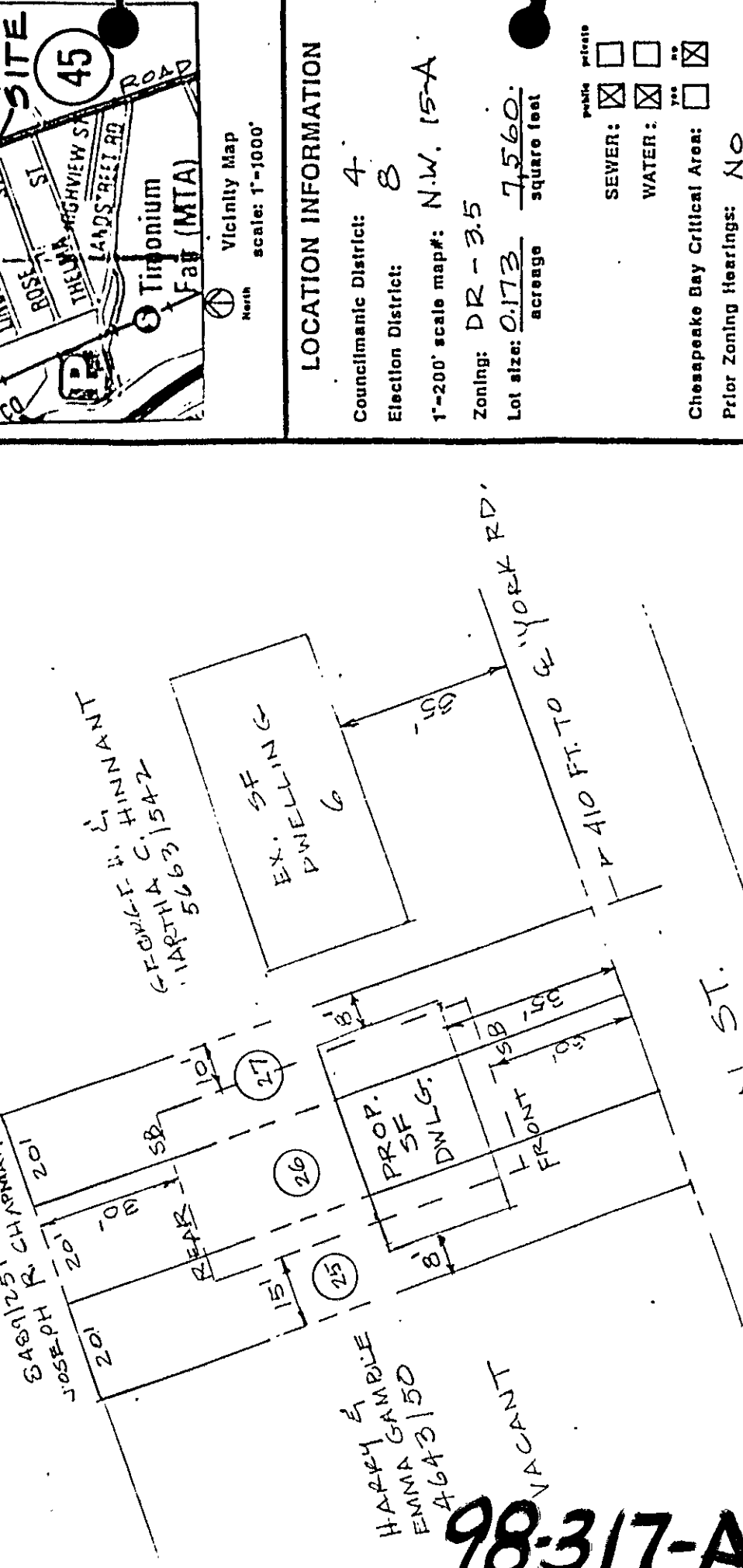
(SHEET N. 14-A)

Plat to accompany Petition for Zoning Variance Special Hearing

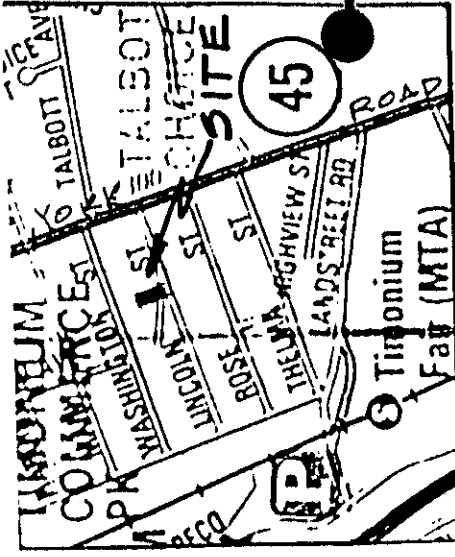
PROPERTY ADDRESS: 8 LINCOLN ST. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: TITONIUM HIGHLIS
 plat book # 5, folio # 82, lot # 25, 26, section # E
4 27

OWNER: EDWARD C. COVAHEY, JR.
DONALD C. COVAHEY
SABRINA R. CHAPMAN
JOSEPH R. CHAPMAN



98-317-A
 North
 date: 2/5/98
 prepared by: JHE/loarm Scale of Drawing: 1" = 30'



Vicinity Map
 North
 scale: 1"=1000'

LOCATION INFORMATION
 Councilmanic District: 4
 Election District: 8
 1"-200' scale map#: N.W. 15-A
 Zoning: DR - 3.5
 Lot size: 0.173 7,560
 acreage square feet
 Sewer: public private
 Water: public private
 Chesapeake Bay Critical Area: YES NO
 Prior Zoning Hearings: NO

Zoning Office USE ONLY!
 reviewed by: _____ ITEM #: _____ CASE#: _____
317

PHOTOS - BLINCOCK ST.



LOT IN REFERENCE
8 LINCOLN ST.



17 Lincoln Ave. St.



7 Lincoln Ave St.



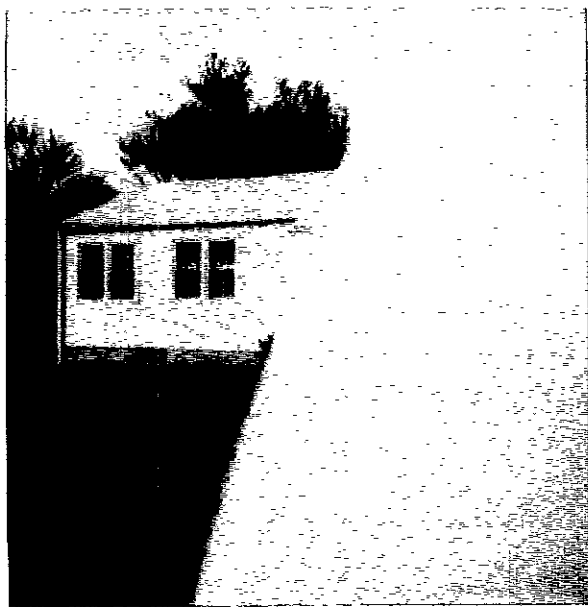
LOT IN REFERENCE



4 Lincoln Ave St



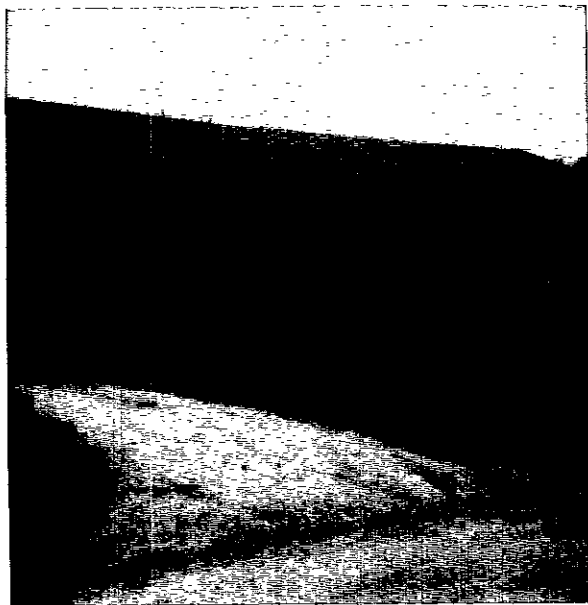
5 Lincoln Ave St.



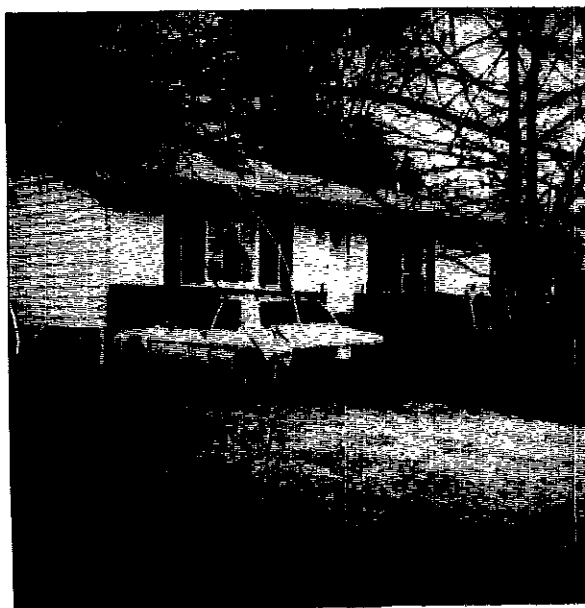
2 Lincoln ~~Ave~~ St.



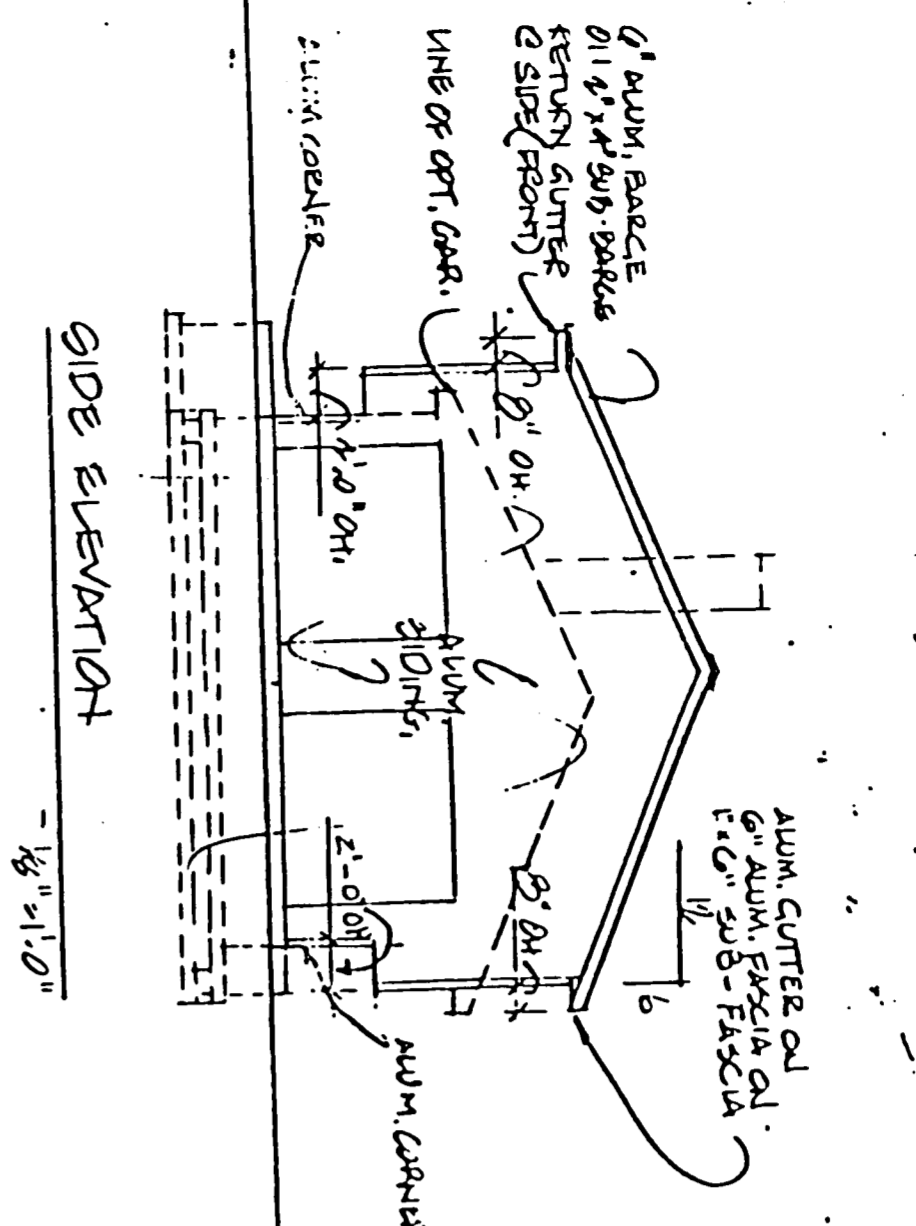
LOT RIGHT OF
LOT IN REFERENCE



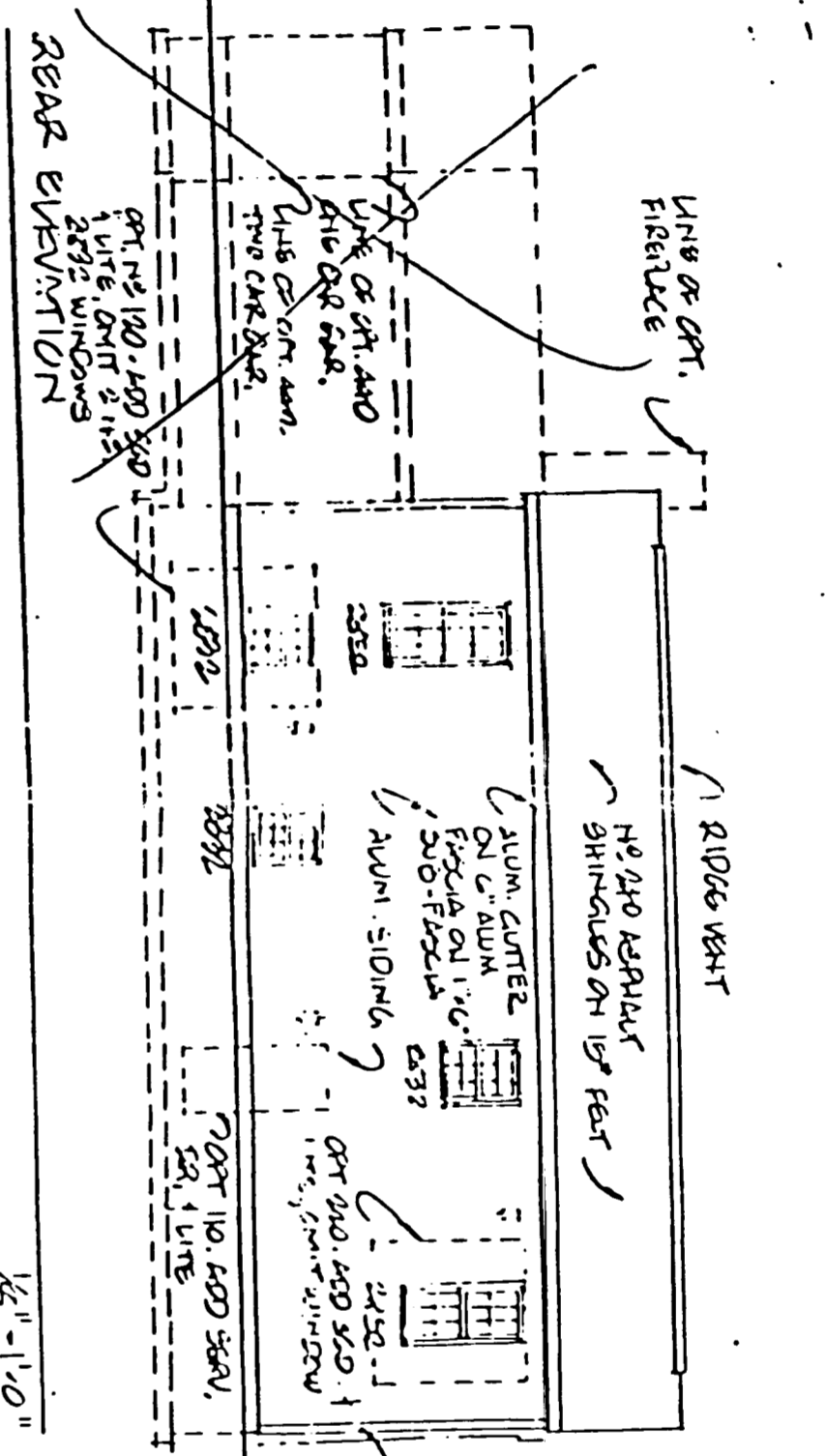
9A Lincoln ~~Ave~~ St.



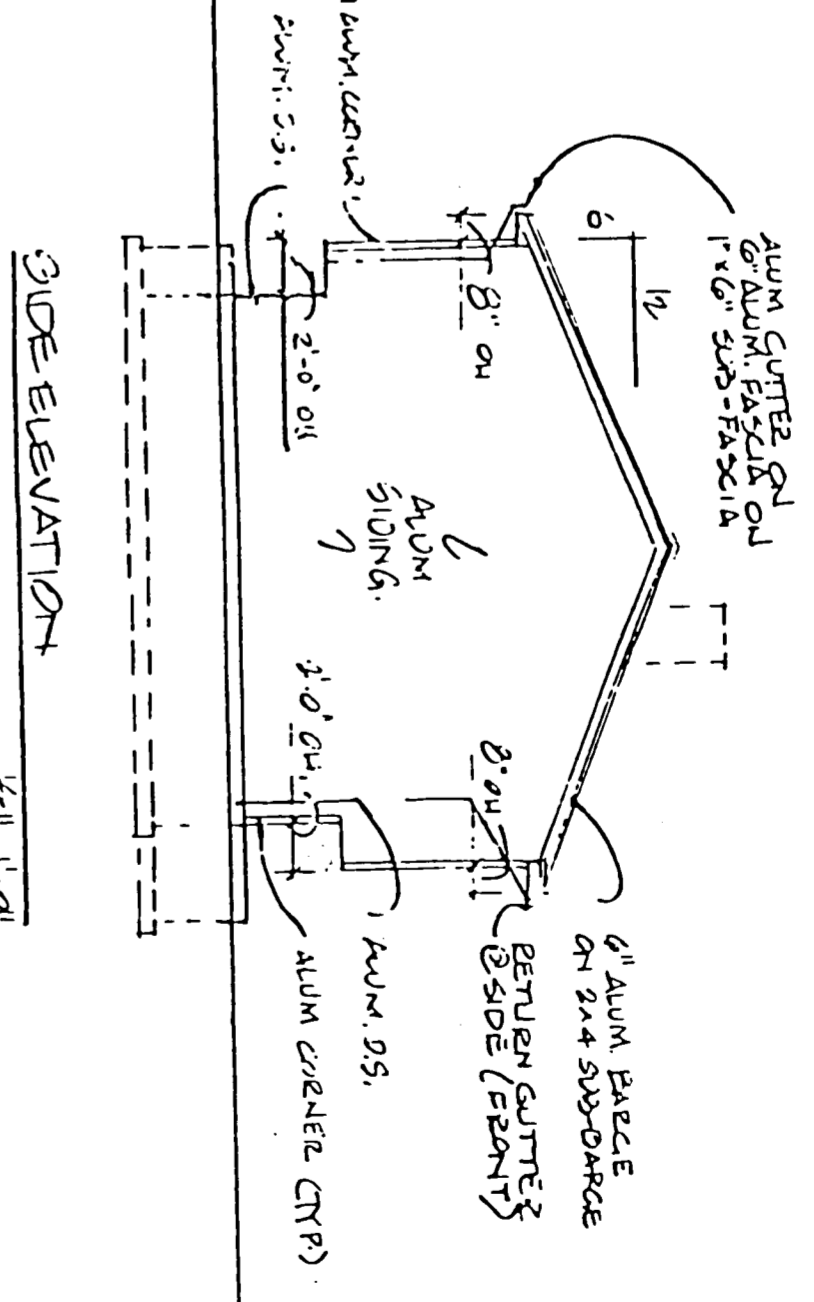
6 Lincoln ~~Ave~~ St.



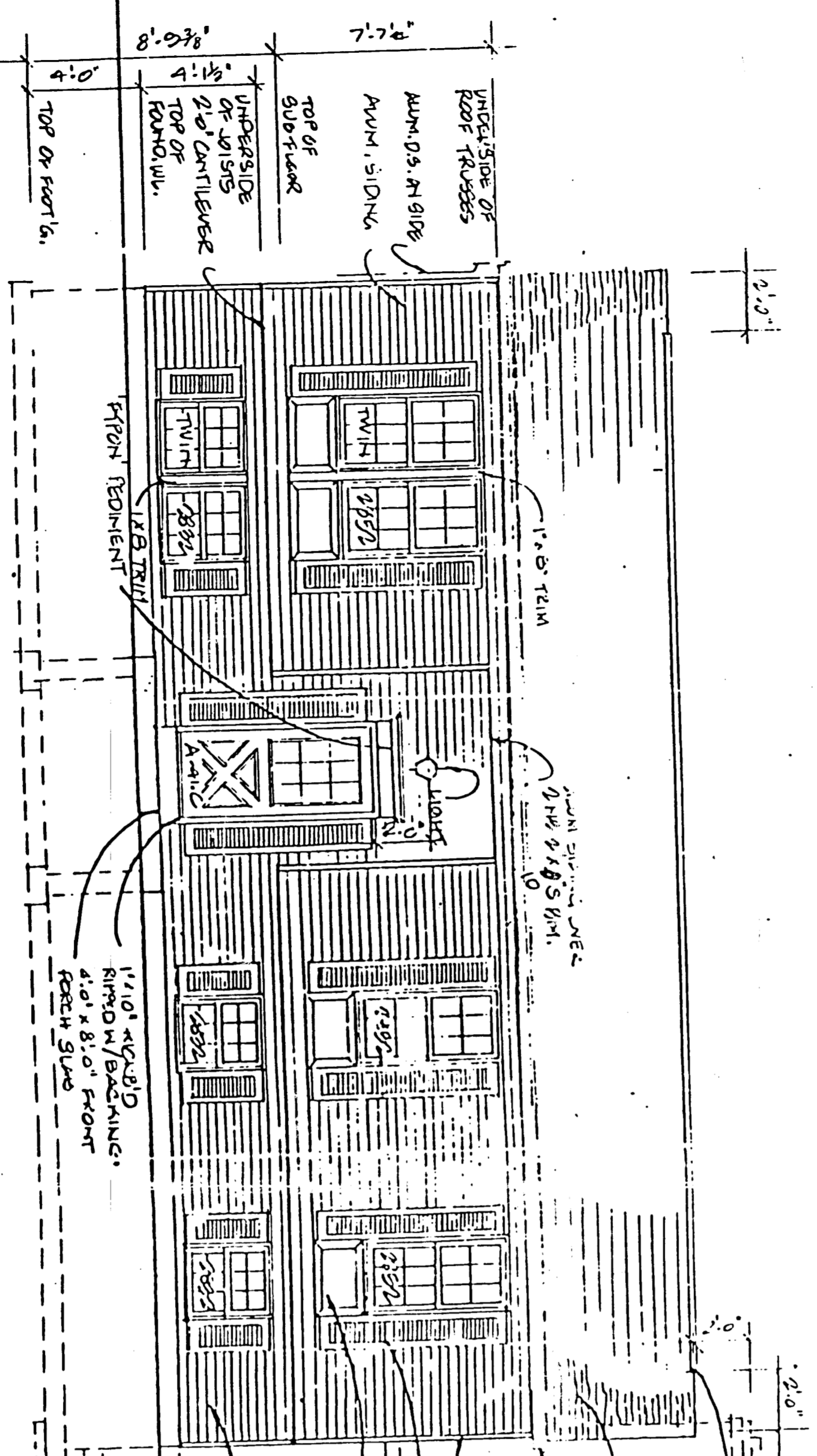
SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"

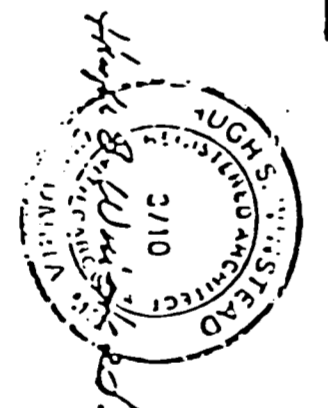


FRONT ELEVATION
1/4" = 1'-0"

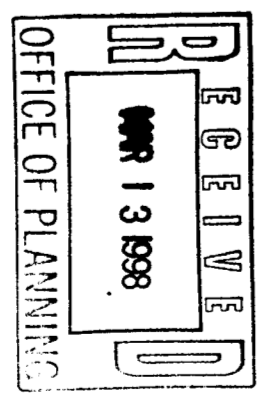
REVISION NO.	DATE	REMARKS
1	12/11/82	REVISED

I CERTIFY THAT THE PLANS AND SPECIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE CITY OF FAIRHAVEN, VERMONT, ORDINANCES AND REGULATIONS AND THAT THE MATERIALS AND METHODS OF CONSTRUCTION ARE IN ACCORDANCE WITH THE CITY OF FAIRHAVEN, VERMONT, ORDINANCES AND REGULATIONS.

JENMAR HOMES
RAIG BUILDING CORP.



98-317-A
ELEVATION DWGS.
8 LINCOLN ST.



MODEL	FAIRHAVEN
DRAWING	ELEVATION
OPTION NO.	
DATE	12/11/82
DRAWN BY	HSW
SET NUMBER	15-7700