

IN RE: PETITION FOR SPECIAL HEARING
S/S Kenwood Avenue, 210' NE of
Coco Road
(6601 Kenwood Avenue)
14th Election District
7th Councilmanic District

Frederick Kahler, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-103-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Frederick Kahler, Jr. The Petitioner seeks approval of a waiver from the requirements of Section 2.B.1 of the Department of Permits and Development Management (DPDM) Design Manual, to permit the use of an existing 15-foot wide ingress/egress maintenance and utility easement to provide access from Lot 2 to a public road (Kenwood Avenue) in lieu of the required 20-foot wide in-fee strip. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Frederick Kahler, Jr., property owner, and Paul Lee, Professional Engineer 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 0.82 acres, more or less, zoned D.R. 5.5, and is improved with two single family dwellings and a detached garage which serves the dwelling known as 6601 Kenwood Avenue. The property is located on the south side of Kenwood Avenue, not far from Golden Ring Road in Rosedale. Apparently, the two dwellings have existed on the property for

DATE 11/2/99
BY [Signature]

many years. The Petitioner is desirous of subdividing the property to create two separate lots so that each dwelling can be offered for sale independently. However, in order to proceed through the minor subdivision process, the requested special hearing is necessary to allow access to proposed Lot 2 utilizing an existing 15-foot wide maintenance and utility easement. Testimony indicated that the Development Plans Review Division of DPDM has recommended approval of the requested waiver. As noted above, these houses have existed on the property for many years and access to both homes has never been an issue. The residents have always shared a common driveway and public utilities exist for both lots. Thus, it is clear that relief can be granted without causing any detriment to the surrounding locale.

Pursuant to Section 26-172 of the Baltimore County Code (B.C.C.), I am persuaded to grant the requested waiver. Based upon the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if strict compliance with the development regulations set forth in Section 2.B.1 of the DPDM Design Manual were required. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of November, 1998 that the Petition for Special Hearing seeking approval of a waiver from the requirements of

Section 2.B.1 of the Department of Permits and Development Management (DPDM) Design Manual, to permit the use of an existing 15-foot wide ingress/egress maintenance and utility easement to provide access from Lot 2 to a public road (Kenwood Avenue) in lieu of the required 20-foot wide in-fee strip, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

DATE FILED
11/12/98
bjs



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

November 12, 1998

Mr. Frederick Kahler, Jr.
P.O. Box 1341
Ocean View, Delaware 19970

RE: PETITION FOR SPECIAL HEARING
S/S Kenwood Avenue, 210' NE of Coco Road
(6601 Kenwood Avenue)
14th Election District - 7th Councilmanic District
Frederick Kahler, Jr. - Petitioner
Case No. 99-103-SPH

Dear Mr. Kahler:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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 dark ink, appearing to read "Timothy Kotroco", is written over the typed name.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Paul Lee, Century Engineering, Inc.
32 West Road, Towson, Md. 21204

People's Counsel; Case Files





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6601 Kenwood Avenue

which is presently zoned DR5.5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

P.D.M. Design Manual Section 2.B.1

A waiver request for the use of a 15 ft. ingress/egress maintenance and utility easement from Lot 2 to a public road in lieu of the required 20 ft. in-fee strip in accordance with recommendation by Development Plan Review Division.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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.

XXXXXXXXXXXX Engineer

Paul Lee - Century Engineering, Inc.

(Type or Print Name)

Paul Lee

Signature

32 West Road

Address

Towson, Maryland 21204

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)

Frederick Kahler, Jr.

(Type or Print Name)

Frederick Kahler, Jr.

Signature

(Type or Print Name)

Signature

P.O. Box 1341

Address

302-537-6646

Phone No

Ocean View, Delaware 19970

City

State

Zipcode

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

Paul Lee

Century Engineering, Inc.

Name

32 West Road, Towson MD 21204 (410) 823-8070

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: JRF

DATE

9/8/98

103

99-103-5PH

ORDER RECEIVED FOR FILING

Date

By

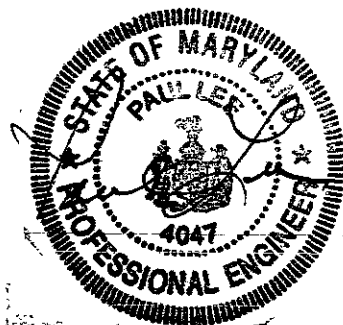
32 West Road
Towson, Maryland 21204
(410) 823-8070

**DESCRIPTION
KAHLER PROPERTY
6601 KENWOOD AVENUE
ELECTION DISTRICT 14C7
BALTIMORE COUNTY, MARYLAND**

BEGINNING for the same at a point located in or near the center of Kenwood Avenue, said point also being located Northwesterly $210\pm$ from the center of Coco Road; thence leaving said center of Kenwood Avenue the following courses and distances:

- (1) North 52 degrees 09 minutes 30 seconds West 193.96 feet,
- (2) South 39 degrees 29 minutes 00 seconds East 55.00 feet,
- (3) South 50 degrees 31 minutes 00 seconds West 158.50 feet,
- (4) North 39 degrees 29 minutes 00 seconds West 148.00 feet,
- (5) North 53 degrees 03 minutes 43 seconds East 139.46 feet and,
- (6) North 55 degrees 51 minutes 13 seconds East 185.72 feet to a point in or near the center of Kenwood Avenue; thence running in or near the center of Kenwood Avenue,
- (7) South 46 degrees 14 minutes 00 seconds East 8.90 feet and
- (8) South 61 degrees 44 minutes 00 seconds East 71.59 feet to the point of beginning.

CONTAINING 0.85 acres of land, more or less.



103

99-103-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 057520

DATE 7-29-98 ACCOUNT R-006-6150

AMOUNT \$250.00

RECEIVED FROM: Frederick W. Kahlen

FOR: Kenwood Ave. DR#081084

DK

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
7/30/1998 7/29/1998 14:20:39

REG 0501 CASHIER CLIN CML DRAWER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 059903 OFL

CR NO. 057520

250.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

ITEM # 103

99-103-SPH

**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: #99-103-SPH
6601 Kenwood Avenue
S/S Kenwood Avenue, 210
+/- Cocoa Road
14th Election District
7th Councilmanic District
Legal Owner(s):
Frederick Kahler, Jr.

Special Hearing: to approve a waiver request for the use of a 15-foot ingress/egress maintenance and utility easement from Lot 2 to a public road in lieu of the required 20-foot in-fee strip.

Hearing: Friday, October 23, 1998 at 2:00 p.m., in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

10/16/98 Oct. 8 C264549

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/9/, 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 10/8/, 1998

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case # 99-183-SPH
Petitioner/Developer:
(Frederick Kahler)
Date of Hearing/Closing:
(Oct. 23, 1998)

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

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____
6601 Kenwood Ave. Baltimore, Maryland 21206 _____

The sign(s) were posted on _____ Oct. 6, 1998 _____
(Month, Day, Year)

Sincerely,

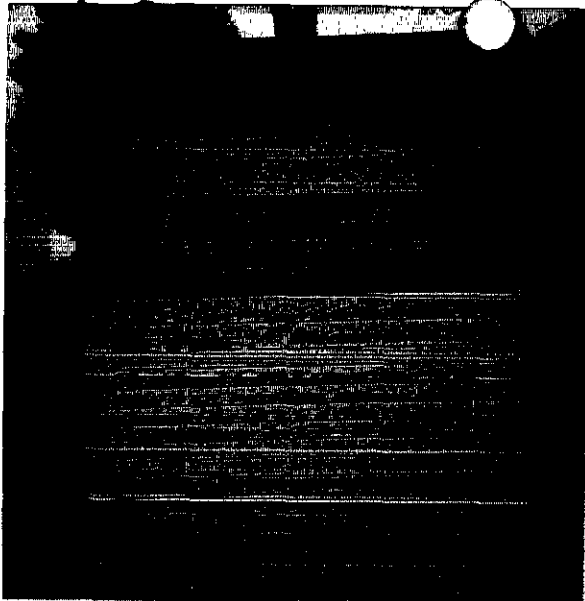

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



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.: 99-103-SPH

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

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING - A waiver request for
the use of a 15 ft. ingress/egress maintenance and utility
easement from Lot 2 to a public road in lieu of the
required 20 ft. in-fee strip in accordance with recommen-
dation by Dev. Plan Review Division.

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: 103

Petitioner: Frederick Kahler, Jr.

Address or Location: 6601 Kenwood Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Frederick Kahler, Jr.

Address: P.O. Box 1341

Ocean View, Delaware 19970

Telephone Number: 302 - 537- 6646

Revised 2/20/98 - SCJ

99-103-SPH

TO: PATUXENT PUBLISHING COMPANY
October 1, 1998 Issue - Jeffersonian

Please forward billing to:

Frederick Kahler, Jr.

302-537-6646

P.O. Box 1341

Ocean View, DE 19970

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: 99-103-SPH

6601 Kenwood Avenue

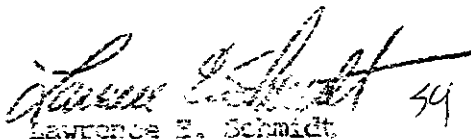
S/S Kenwood Avenue, 210' +/- Cocoa Road

14th Election District - 7th Councilmanic District

Legal Owner: Frederick Kahler, Jr.

Special Hearing to approve a waiver request for the use of a 15-foot ingress/egress maintenance and utility easement from Lot 2 to a public road in lieu of the required 20-foot in-fee strip.

HEARING: Monday, October 19, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt 34

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

10/1/98
Per Kim of the
Jeffersonian,
did not get
advertised -
need to PP
345

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.

TO: PATUXENT PUBLISHING COMPANY
October 8, 1998 Issue - Jeffersonian

Please forward billing to:
Frederick Kahler, Jr.
P.O. Box 1341
Ocean View, DE 19970

302-537-6646

COPY -
INFO. GIVEN
OVER PHONE
TO KIM
ON 10/1/98

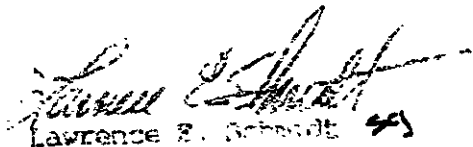
NOTICE OF ZONING HEARING

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: 99-103-SPH
6601 Kenwood Avenue
S/S Kenwood Avenue, 210' +/- Cocoa Road
14th Election District - 7th Councilmanic District
Legal Owner: Frederick Kahler, Jr.

Special Hearing to approve a waiver request for the use of a 15-foot ingress/egress maintenance and utility easement from Lot 2 to a public road in lieu of the required 20-foot in-fee strip.

HEARING: Friday, October 23, 1998 at 2:00 p.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
pdmlandacq@co.ba.md.us

September 25, 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: 99-103-SPH
6601 Kenwood Avenue
S/S Kenwood Avenue, 210' +/- Cocoa Road
14th Election District - 7th Councilmanic District
Legal Owner: Frederick Kahler, Jr.

Special Hearing to approve a waiver request for the use of a 15-foot ingress/egress maintenance and utility easement from Lot 2 to a public road in lieu of the required 20-foot in-fee strip.

HEARING: Monday, October 19, 1998 at 10:00 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 "31" written below it.

Arnold Jablon
Director

c: Frederick Kahler, Jr.
Century Engineering, Inc.

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

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 16, 1998

Mr. Paul Lee
Century Engineering, Inc.
32 West Road
Towson, MD 21204

RE: Item No.: 103
Case No.: 99-103-SPH
Location: 6601 Kenwood Avenue

Dear Dear Mr. Lee:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on September 8, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

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

TO: POM

FROM: R. Bruce Seeley. *ARS/gp*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 9/21/98

DATE: 9/23/98

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

Item #'s:

101	110
102	111
<u>103</u>	112
107	
109	

RBS:sp

BRUCE2/DEPRM/TXTS8P

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: September 30, 1998

FROM: *pub* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for September 28, 1998
 Item Nos. 101, (103) 105, 106, 108
 109, 110, 111, 112

 The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Donald Rascoe, Development Manager
Division of Development Processing

DATE: August 24, 1998

FROM:  Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Frederick Kahler, Jr. Property
D.P.W. Waiver
D.R.C. #08108H

Thomas Hamer and I have reviewed the waiver request for the use of a 15-foot Ingress/Egress Maintenance and Utility Easement in lieu of the required 20-foot in-fee strip to a public road.

Since the property has two existing houses, and no new construction is proposed, we recommend the approval of this waiver.

If there are any questions, please call me at extension 3751.

RWB:jrb

cc: File
Paul Lee

ITEM # 103

RWB216

99-103-SPA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: October 7, 1998

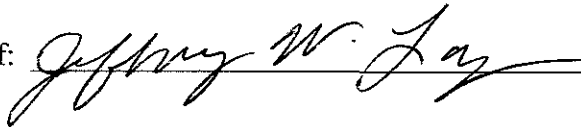
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 103

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

10/19
P.P.
10/23

RE: PETITION FOR SPECIAL HEARING
6601 Kenwood Avenue, S/S Kenwood Ave, 210' +/-
Cocoa Rd, 14th Election District, 7th Councilmanic

Legal Owners: Frederick Kahler, Jr.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-103-SPH

* * * * *

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 of 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to Paul Lee, Century Engineering, Inc., 32 West Road, Towson, MD 21204, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 2, 1998

Frederick Kahler, Jr.
PO Box 1341
Ocean View, DE 19970

Dear Mr. Kahler:

RE: Zoning Case #99-103-SPH, 6601 Kenwood Avenue

The above matter, previously assigned to be heard on Monday, October 19, 1998 has been postponed. The case has been **rescheduled for Friday, October 23, 1998 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

The new hearing date and time should be affixed to the hearing notice sign posted on the property as soon as possible.

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon", with the year "98" written below it.

Arnold Jablon
Director

AJ:scj

c: Century Engineering, Inc.

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

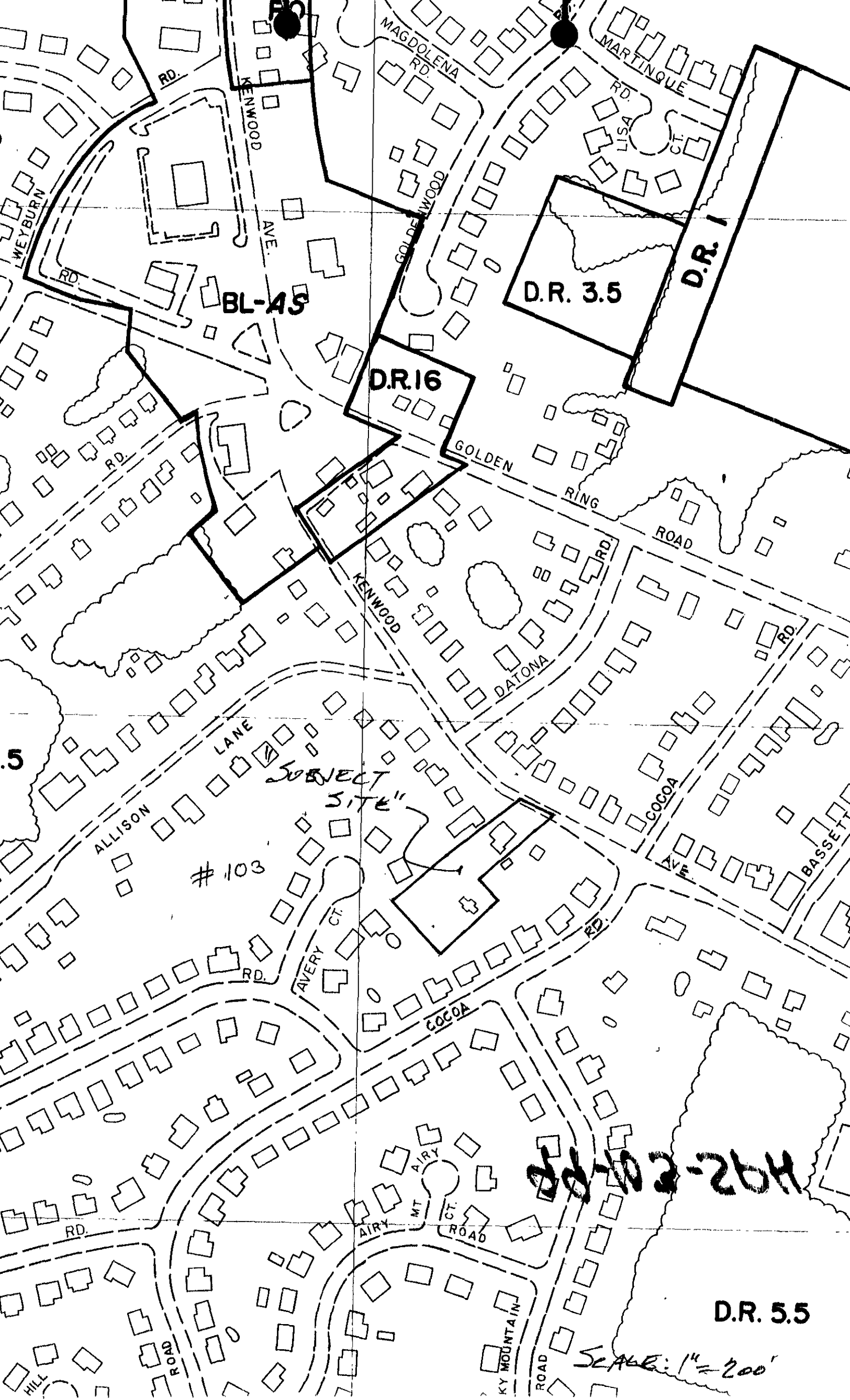
NAME

ADDRESS

PAUL LEE
FRED KAHLER

32 WEST ROAD
P.O. BOX 1341 OCEAN VIEW DE 19970





BL-4S

D.R. 16

D.R. 3.5

D.R. 1

D.R. 5.5

SUBJECT SITE

103

88-102-264

SCALE: 1" = 200'

Baltimore County Government
Department of Permits and
Development Management

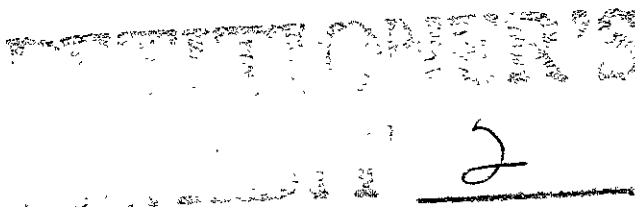


111 West Chesapeake Avenue
Towson, Md. 21204

(410) 887-3335

August 31, 1998

Century Engineering, Inc.
Mr. Paul Lee
32 West Road
Towson, MD 21204



RE: Kenwood Avenue
6601 Kenwood Avenue
DRC Number 08108H, Dist. 14C7

Dear Mr. Lee:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has, in fact, met in an open meeting on August 17, 1998, and made the following recommendations:

The DRC reviewed the plan submitted on the above referenced project and determined that a waiver for Public Works Standards as requested would be within the scope, purpose and intent of the development regulations of Baltimore County.

Century Engineering, Inc.
Kenwood Avenue
August 31, 1998
Page 2

The DRC has recommended your waiver for approval. Now you must file for the special hearing.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 31st day of August 1998, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

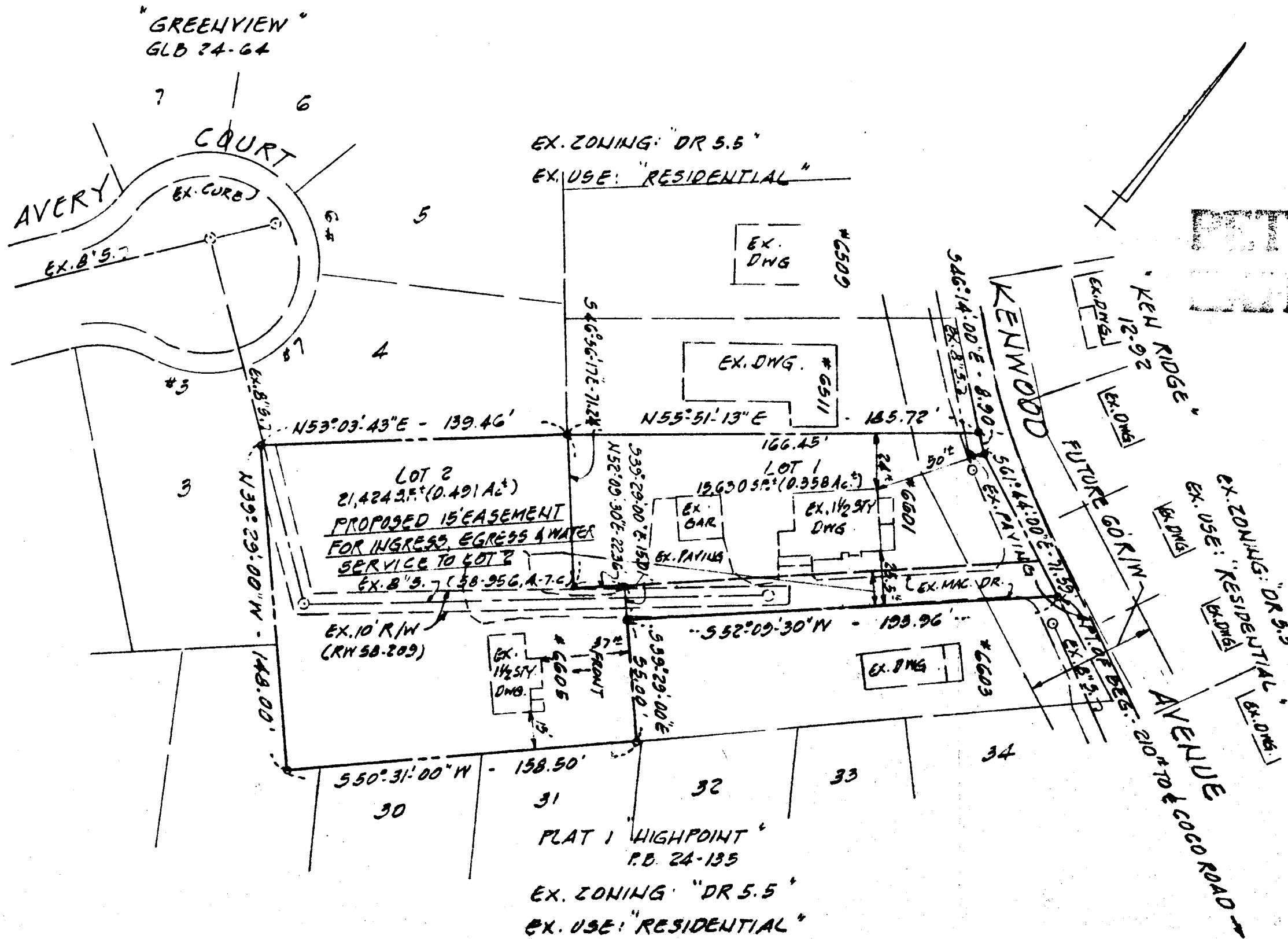
Sincerely,



Arnold Jablon
Director

AJ:DTR:dak

c: Bruce Seeley
Joyce Watson
File
Enclosure



PETITIONER'S LOCATION MAP SCALE: 1" = 500'

GENERAL NOTES:

1. AREA OF PROPERTY = 0.82 ACRES (0.851 AC ± GROSS)
2. EXISTING ZONING OF PROPERTY = "DR 5.5"
3. EXISTING USE OF PROPERTY = "RESIDENTIAL"
4. PROPOSED ZONING OF PROPERTY = "DR 5.5"
5. PROPOSED USE OF PROPERTY = "RESIDENTIAL"
6. NUMBER OF LOTS PERMITTED: $(0.85 \times 5.5) = 4$
7. NUMBER OF LOTS PROPOSED = 2
8. PROPERTY HAS BEEN REVIEWED AS A 2 LOT MINOR SUBDIVISION IN ORDER TO PROVIDE A LOT FOR THE 2 EXISTING DWELLINGS LOCATED ON THE PROPERTY. DEVELOPMENT PLANS REVIEW DIVISION HAS RECOMMENDED THE APPROVAL OF A WAIVER TO PERMIT THE USE OF A 15' INGRESS/EGRESS MAINTENANCE AND UTILITY EASEMENT FROM LOT 2 TO A PUBLIC ROAD IN LIEU OF THE REQUIRED 20' IN-FEE STRIP. (8-24-98)
9. PETITIONER IS REQUESTING A SPECIAL HEARING TO GRANT A WAIVER FOR THE USE OF A 15' INGRESS/EGRESS MAINTENANCE AND UTILITY EASEMENT IN LIEU OF THE REQUIRED 20' IN-FEE STRIP TO A PUBLIC ROAD.
10. MINOR SUBDIVISION PLAN NO 98-081-M.

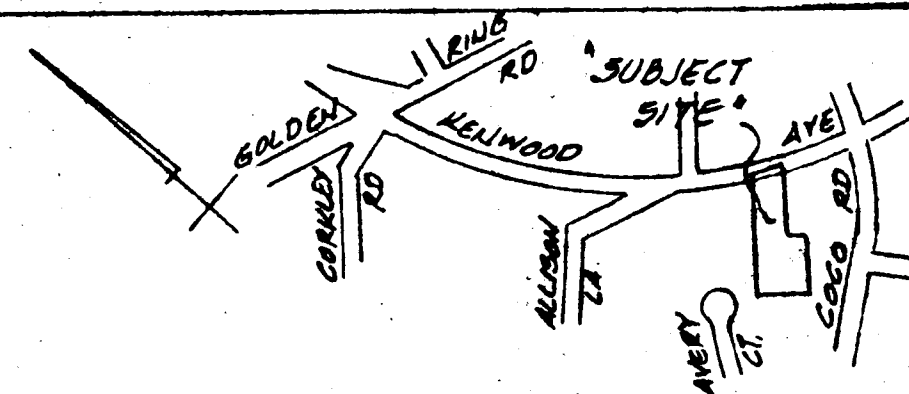


PLAT TO ACCOMPANY PETITION
FOR
SPECIAL HEARING
KAHLER PROPERTY - 6601 KENWOOD AVE.
ELECT. DIST. 14C7
SCALE: 1" = 50'

BALTIMORE CO., MD.
AUG. 27, 1998

ENGINEER: **CENTURY ENGINEERING, INC.**
32 WEST ROAD
TOWSON, MARYLAND 21204
(410) 823-8070

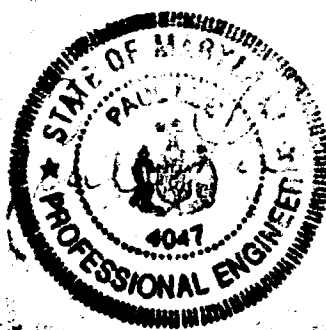
98-067.00

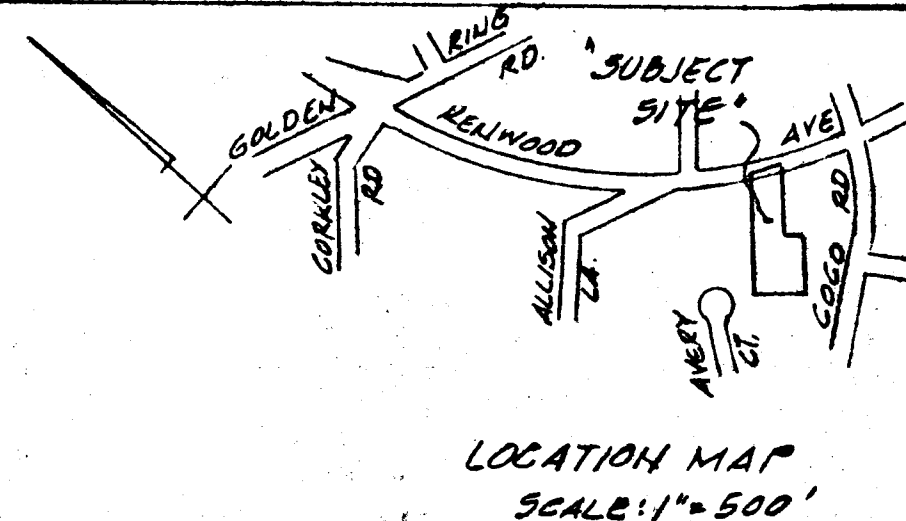
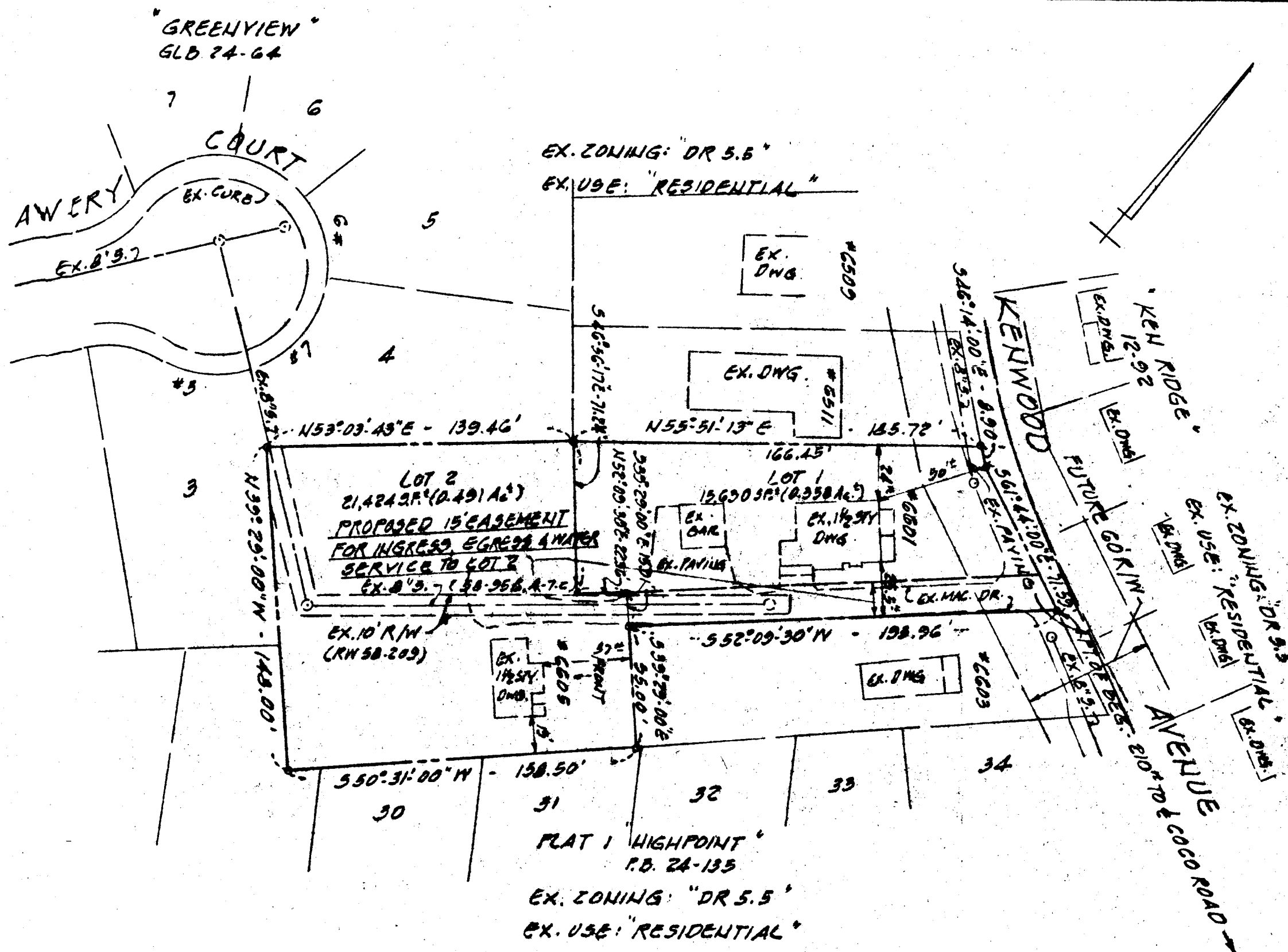


GENERAL NOTES:

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98-067-000





GENERAL NOTES:

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PLAT TO ACCOMPANY PETITION
FOR
SPECIAL HEARING
KAHLER PROPERTY - 6601 KENWOOD AVE.
ELECT. DIST. 14C7
SCALE: 1" = 50'

BALTIMORE CO., MD.
AUG. 27, 1998

#103

99-103-SPH

ENGINEER: **CENTURY ENGINEERING, INC.**
32 WEST ROAD
TOWSON, MARYLAND 21204
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9A-067.00