

IN RE: PETITION FOR VARIANCE
E/S Bowleys Quarters Road, 891' S of
the c/l of Carroll Island Road
(301 Bowleys Quarters Road)
15th Election District
5th Councilmanic District

Angelo Lorenzo, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-205-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owners of the subject property, Angelo C. and Doris F. Lorenzo. The Petitioners seek relief from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 70 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Angelo Lorenzo, property owner, Harry Root, Jr., and Thomas Phelps, Property Line Surveyor who prepared the site plan of 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 16,488 sq.ft., zoned D.R.16, and is presently vacant. The Petitioners have owned the subject property for 20 years, but have resided on the adjacent lot for 24 years. The Petitioners are desirous of selling the property to another family who wish to construct a single family dwelling thereon. However, due to the narrow width of the lot, the requested variance is necessary in order to proceed as proposed. Further testimony revealed that this property was the subject of prior Case No. 78-102-A in which a variance to permit side yard setbacks of 8 feet and 10 feet

ORDER RECEIVED FOR FILING
Date 11/3/99
By [Signature]

were granted. While those variances are still applicable, the proposed dwelling will be constructed with side setbacks of 10 feet and 12 feet. The property is served by public water and sewer. Moreover, building elevation drawings of the proposed dwelling have been reviewed and approved by the Office of Planning as being consistent with the character and keeping of the surrounding community

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) to minimize any effects the proposed development might have on the Bay and its tributaries, pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.).

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, 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.

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

ORDER RECEIVED FOR FILING

Date

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:

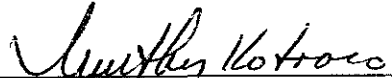
- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the 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 advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of January, 1999 that the Petition for Variance seeking relief from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 70 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated December 4, 1998, a copy of which is 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.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 1/15/99

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

January 14, 1999

Mr. & Mrs. Angelo Lorenzo
305 Bowleys Quarters Road
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
E/S Bowleys Quarters Road, 891' S of the c/l of Carroll Island Road
(301 Bowleys Quarters Road)
15th Election District – 5th Councilmanic District
Angelo Lorenzo, et ux - Petitioners
Case No. 99-205-A

Dear Mr. & Mrs. Lorenzo:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Thomas E. Phelps
945 Barron Avenue, Baltimore, Md. 21221

People's Counsel; Case File ; DEPRM

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



CBCA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

301 BOWLEYS QUARTERS RD.
which is presently zoned DR 3.5

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 AND 304; BCZR,
TO PERMIT A LOT WITH A WIDTH OF 50 FT. IN LIEU OF
THE REQUIRED 70 FT.

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

TO BE PRESENTED AT HEARING.

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

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

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):

ANGELO C. LORENZO

(Type or Print Name)

Signature

DORIS F. LORENZO

(Type or Print Name)

Signature

305 BOWLEYS QUARTER RD. 410-335-8702
Address Phone No

BALT. MD. 21220
City State Zipcode

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

Thomas E. PHELPS

Name

945 BARRON AVE. 410-574-6744
Address Phone No

BALT. MD. 21221

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

ORDER RECEIVED FOR FILING

Date

By

99-205-A

205

Zoning Description

THOMAS E. PHELPS & ASSOCIATES, INC.

945 Barron Avenue
Baltimore, Maryland 21221-5202
(301) 574-6744

LAND SURVEYING

LAND PLANNING

ZONING DESCRIPTION FOR 301 BOWLEYS QUARTERS ROAD (address)

Beginning at a point on the EAST side of
(north, south, east or west)
BOWLEYS QUARTERS ROAD which is 25'
name of street on which property fronts (number of feet of right-of-way width)
wide at the distance of 891
(number of feet) SOUTH of the
(north, south, east or west)
centerline of the nearest improved intersecting street CARROLL ISLAND ROAD
(name of street)
which is 50'
(number of feet of right-of-way width) wide. *Being Lot # _____
Block _____, Section # _____ in the subdivision of N/A
(name of subdivision)
as recorded in Baltimore County Plat Book # _____, Folio # _____
containing 16.488 Also known as 301 BOWLEYS QUARTERS
(square feet or acres) (property address)
and located in the 15 Election District, 5 Councilmanic District.

1- N84°13'28"E 324.82'
2- S05°46'32"E 50.00'
3- S84°13'28"W 324.20'
4- N17°13'10"E 51.02'

205

99-205-A

**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: #99-205-A
301 Bowleys Quarters Road
E/S Bowleys Quarters Road,
891 S of Carroll Island Road
15th Election District
5th Councilmanic District
Legal Owner(s): Doris & Angelo Lorenzo

Variance: to permit a lot with a width of 50 feet in lieu of the required 70 feet.

Hearing: Wednesday, December 23, 1998 at 11:00 a.m., in Room 487, 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.

12/029 Dec. 3 C277163

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/31, 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 12/31, 1998.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYL. **OFFICE OF BUDGET & FINANCE**
MISCELLANEOUS RECEIPT

No. 056228

DATE 11/12/98 ACCOUNT Rec 6155

AMOUNT \$ 50.00

RECEIVED FROM: A Loma 20 301 S. Loms

FOR: (on) VAP.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
11/13/1998 11/12/1998 14:49:50

REQ 0503 CASHIER PUES PEM DRYWER

E MISCELLANEOUS CASH RECEIPT

Receipt # 065825

CR NO. 056228

OFLN

50.00 CHECK

Baltimore County, Maryland

99-205-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

for
12/23

RE: Case No.: 99-205-A

Petitioner/Developer: LORENZO, ETAL
% TOM PHELPS.

Date of Hearing/Closing: 12/23/98

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 # 301 BOWLEYS QUARTERS
RD.

The sign(s) were posted on 12/5/98
(Month, Day, Year)

BOWLEYS QUARTERS

Sincerely,

Patrick M. O'Keefe, 12/10/98
(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)



RE: PETITION FOR VARIANCE
301 Bowleys Quarters Road, E/S Bowleys Quarters
Rd, 891' S of Carroll Island Rd, 15th Election
District, 5th Councilmanic

Legal Owners: Angelo and Doris Lorenzo

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-205-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 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 7th day of December, 1998, a copy of the foregoing Entry of Appearance was mailed to Thomas Phelps, 945 Barron Avenue, Baltimore, MD 21221, 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

November 24, 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: 99-205-A
301 Bowleys Quarters Road
E/S Bowleys Quarters Road, 891' S of Carroll Island Road
15th Election District – 5th Councilmanic District
Legal Owner: Doris & Angelo Lorenzo

Variance to permit a lot with a width of 50 feet in lieu of the required 70 feet.

HEARING: Wednesday, December 23, 1998 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Arnold Jablon
Director

c: Doris & Angelo Lorenzo

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 8, 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



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
December 3, 1998 Issue – Jeffersonian

Please forward billing to:

A. Lorenzo 410-574-6744
305 Bowleys Quarters Road
Baltimore, MD 21220

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: 99-205-A
301 Bowleys Quarters Road
E/S Bowleys Quarters Road, 891' S of Carroll Island Road
15th Election District – 5th Councilmanic District
Legal Owner: Doris & Angelo Lorenzo

Variance to permit a lot with a width of 50 feet in lieu of the required 70 feet.

HEARING: Wednesday, December 23, 1998 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

**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: 99-205A

Petitioner: ANGELO LORENZO

Address or Location: 301 Bowleys Quarters Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: A. LORENZO

Address: 305 Bowleys Quarters Rd. B.C.M., Md. 21220

Telephone Number: (410) 574-6744

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.: 99-205A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: A VARIANCE TO PERMIT A LOT WIDTH
of 50ft. in lieu of the Required
70ft. for a single Family Dwelling.

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



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

December 17, 1998

Mr. Thomas Phelps
945 Borrow Avenue
Baltimore, MD 21221

RE: Item No.: 205
Case No.: 99-205-A
Location: 301 Bowleys Quarters
Road

Dear Mr. Phelps:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on November 12, 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,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

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



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: December 8, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for November 30, 1998
 Item No. 205

 The Bureau of Developer's Plans Review has reviewed the subject zoning item. Bowleys Quarters Road is an existing road which shall ultimately be improved as a 50 foot street cross section on a 70 foot right-of-way.

RWB:HJO:jrb

cc: File

ZONE1130.205

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: December 4, 1998

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
SUBJECT: Zoning Item #205

Lorenzo Property - 301 Bowleys Quarters Road

Zoning Advisory Committee Meeting of November 23, 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 (Section 14-401 through 14-422 of the Baltimore County Code).

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).

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: December 2, 1998

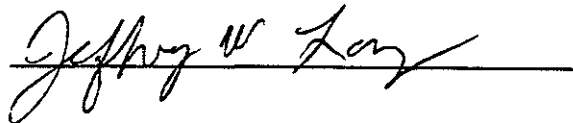
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 204, 205, 207, 210, 211, and 213

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:

A handwritten signature in black ink, appearing to read "Jeffrey W. Long", is written over a horizontal line.

AFK/JL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: December 17, 1998

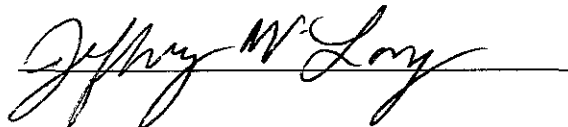
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 204 & 205

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:

A handwritten signature in cursive script, reading "Jeffrey W. Long", is written over a horizontal line.

AFK/JL



Baltimore County
Fire Department

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

November 29, 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 November 23, 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:

196, 197, 198, 203, 204, and 205

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 11.20.95

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

RE: Baltimore County
Item No. 205 JCM

Dear Ms Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

in Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

THOMAS PHELPS
Angelo Lorenzo
Harry Root Jr.

945 BARBER AVE 21221
305 Bowleys Qtrs. RD.
2104 CORRALTHORN RD.



**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

FROM: Arnold Jablon, Director, Department of Permits & 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 & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ THOMAS PHELPS 945 BARRON AVE BALT MD 410 574 6744
Print Name of Applicant Address Telephone Number

☐ Lot Address 301 BOWLEY QUARTER RD Election District 15 Council District 8 Square Feet 16,133
Lot Location: N/E S W (side) corner of BOWLEY QTR RD . 100 feet from N/E S W corner of HOLLY GROVE RD
(street) (street)

Lead Owner ANDRE HENRY ANGELO LORENZO Tax Account Number 15 13 452370

Address 305 BOWLEY QUARTER RD Telephone Number 410 735 3709
BALT, MD 21219

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<u>X</u>	_____
2. Permit Application	<u>X</u>	_____
3. Site Plan		
Property (3 copies)	<u>X</u>	_____
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<u>X</u>	_____
4. Building Elevation Drawings	<u>X</u>	_____
5. Photographs (please label all photos clearly)		
Adjoining Buildings	<u>X</u>	_____
Surrounding Neighborhood	<u>X</u>	_____

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by _____
ZADM

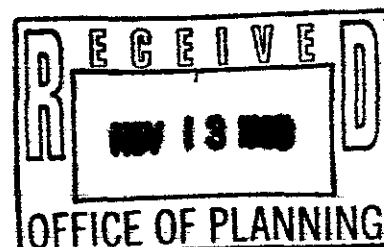
Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

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

Jeffrey W. Long
for the Director, Office of Planning & Community Conservation
Revised 9/3/95



Date:

11/20/98

SCHEDULE D DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by _____ on _____ Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Signature Date of Posting: _____

Number of Signs: _____

21 JUN 81

11.12.98

Note To file :

Applicant was advised of DEFICIENCIES
WITH SITE PLAN. He insisted upon
filing.

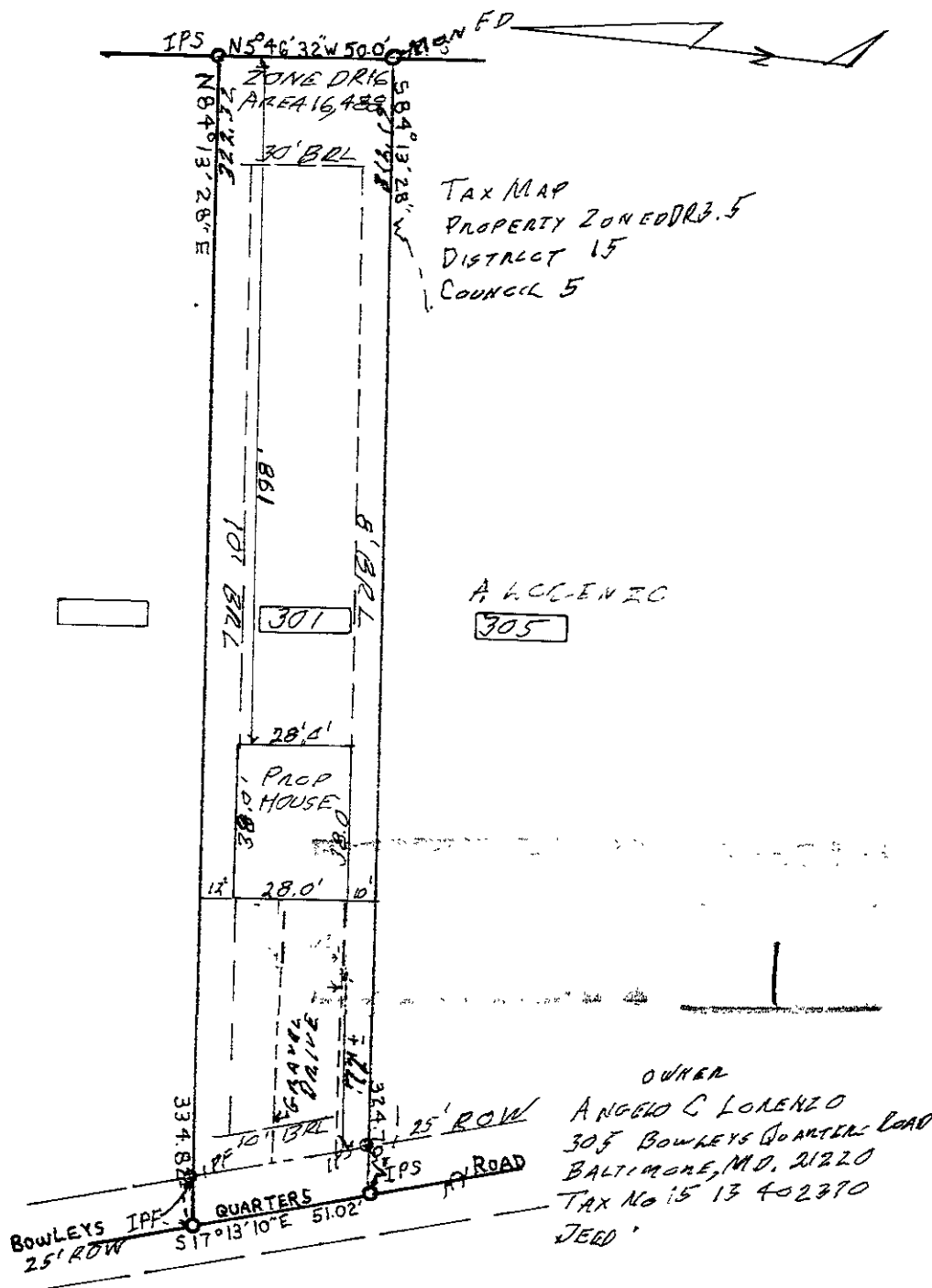
Jim

99-205-A

LOT HAS PUBLIC SEWER & WATER AVAILABLE
NOT IN C.B.C.A.

LOT AREA = 16,488

IMP " = 1,464 = 8.9%



THIS DOES ~~NOT~~ CONSTITUTE A PROPERTY LINE SURVEY.
THIS WILL CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS
ON THE ABOVE PROPERTY AS INDICATED.

THOMAS E. PHELPS AND ASSOCIATES, INC.

REGISTERED PROPERTY LINE SURVEYORS

945 BARRON AVENUE
BALTIMORE, MARYLAND 21221

OFFICE: (301) 574-6744

VARIANCE 78-102-A ITEM 54

BOUNDARY SURVEY

FRYE PROPERTY

301 BOWLEYS QUARTERS ROAD

BALTIMORE COUNTY MARYLAND

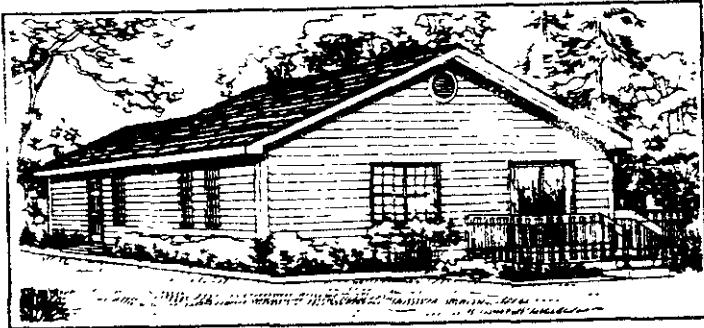
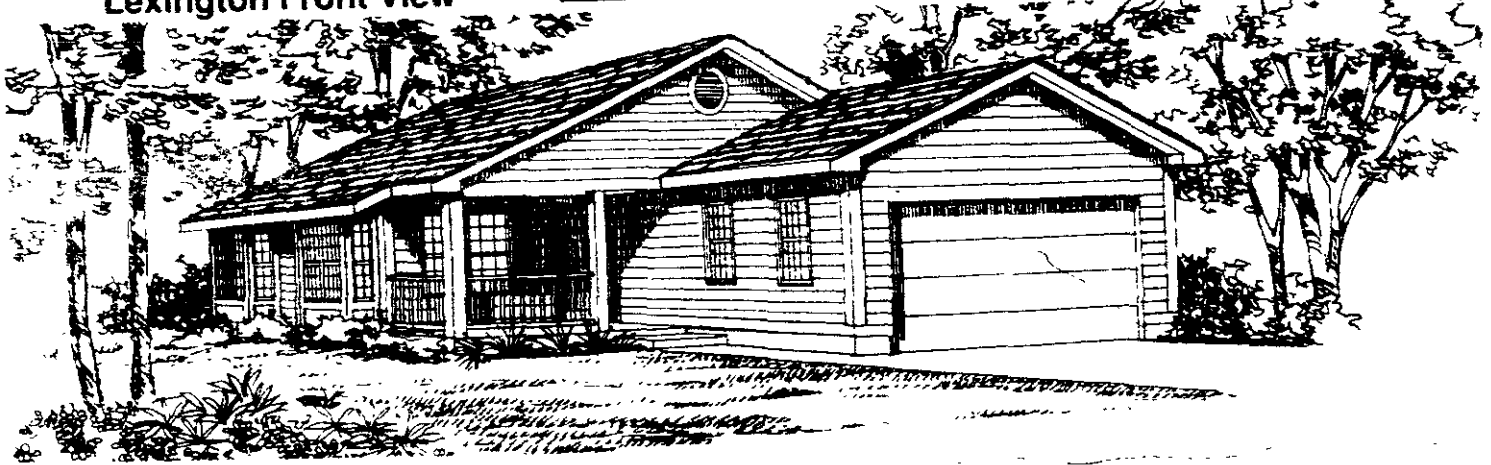
Plat Book

Folio

Scale 1" = 50' Date 6-26-98

ENHANCED PLAN

Lexington Front View



Lexington Rear View

ENHANCED PLAN Living Area: 1433 Sq. Ft.

Optional Garage Optional Angle Bay Windows
Optional Rear Deck Optional Decorative Louvers
Optional Fireplace

Stylish ranch home designed especially for narrow lots!

- ▶ 3 Bedrooms
- ▶ 2½ Baths
- ▶ Front Porch with Railing
- ▶ Shown above with Optional 2-Car Garage, Angle Bay Windows and Decorative Louvers. Other exciting options and enhancements available.
- ▶ Full Basement

B 353991

