

IN RE: PETITION FOR VARIANCE  
E/S Maxwell Avenue, 25' N of the c/l  
Of Williams Avenue  
(1901 Maxwell Avenue)  
12<sup>th</sup> Election District  
7<sup>th</sup> Councilmanic District

Edward J. Carder  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-288-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Edward J. Carder. The Petitioner seeks relief from Sections 400.1 and 2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located on an adjacent, unimproved lot, with an alley centerline setback of 6 feet, 6 inches in lieu of the minimum required 15 feet. 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 Edward A. Carder, property owner, and Patrick O'Keefe, zoning consultant. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is comprised of two unimproved lots containing a gross area of 5,000 sq.ft., zoned D.R.5.5. The Petitioner testified that he and his wife purchased the subject property and two other adjacent lots about 4 years ago. These four lots are known as Lots 171 through 174 of the subdivision known as New Pittsburg, and are located on the southeast corner of the intersection of Maxwell Avenue and William Avenue. Lot 174 is 50 feet wide and 108 feet deep, while Lots 171, 172 and 173 are each 25 feet wide and 100 feet deep. The Petitioners reside on Lots 173 and 174, which has the street address of 1901 Maxwell Avenue, and are located closest to the intersection. It is to be

ORDER RECEIVED FOR FILING

Date

By

3/31/99  
[Signature]

noted that the dwelling on the property actually straddles the lot line separating Lots 173 and 174. In addition to the residence, a small garage is located in the rear, northeast corner of the property, adjacent to William Avenue and there is a grass alley to the rear. The Petitioners propose to construct a 32' x 28' garage in the southeast corner of adjacent Lots 171 and 172. Access to same will be by way of Maxwell Avenue. Mr. Carder testified that the proposed garage is needed to provide additional storage space for the family's vehicles, as well as a lawn tractor and other personal items. The site plan submitted indicates that the proposed garage will be located approximately the same distance from the rear property line as the existing smaller garage, providing a rear property line setback of 6 feet, 6 inches and a side property line setback of 2 feet. However, due to the proposed location of the garage on a vacant lot, the requested variances are necessary in order to proceed as proposed. Further testimony indicated that the Petitioners intend to erect a swing set and swimming pool behind their home at 1901 Maxwell Avenue, and thus, wish to locate the proposed garage as far to the side and rear of the property as possible.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and;
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

CHECK RECEIVED FOR FILING  
Date 3/3/99  
By [Signature]

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if a variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested, as hereinafter modified, will not result in any detriment to the health, safety or general welfare of the surrounding locale. However, as a condition of approval, I shall require a slight modification of the proposed location for this garage.

Although variance relief shall be granted, there is a concern about the impact of the garage on the neighbor's residence, located on Lots 169 and 170. Not only will the garage be located adjacent thereto, but also the driveway leading to same. Therefore, I shall require that the Petitioner move the garage in a northerly direction an additional 8 feet, thereby providing a 10-foot side setback in lieu of the 2 feet shown on the site plan. Doing so will result in the proposed garage being located 20 feet from the adjacent property owner's dwelling, thereby lessening its overall impact on that neighbor's use of his property.

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

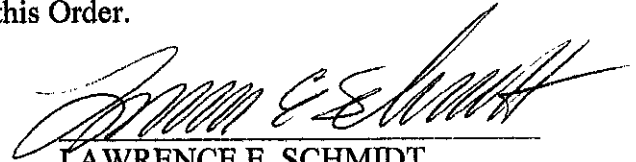
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3/30 day of March, 1999 that the Petition for Variance seeking relief from Sections 400.1 and 2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located on an adjacent, unimproved lot, 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.

ORDER RECEIVED FOR FILING  
Setc  
3/31/99  
Rjs

- 2) The relief granted herein is limited to a rear property line (alley centerline) setback of 6 feet, 6 inches, and a south side property line setback of 10 feet. The Petitioners shall submit a revised site plan incorporating the modified relief granted herein within thirty (30) days of the date of this Order. The revised site plan shall be marked into evidence as Petitioner's Exhibit 1A.
- 3) The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 4) The use of the garage is limited to the storage of the Petitioners' vehicles, lawn and garden tools and equipment, and other household items. Use of the garage for business/commercial purposes is strictly prohibited.
- 5) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 3/31/99  
by [Signature]

IN RE: PETITION FOR VARIANCE  
E/S Maxwell Avenue, 25' N of the c/l  
Of Williams Avenue  
(1901 Maxwell Avenue)  
12<sup>th</sup> Election District  
7<sup>th</sup> Councilmanic District

Edward J. Carder  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-288-A  
\*

\* \* \* \* \*

AMENDED ORDER

WHEREAS, this matter came before this Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Edward J. Carder, seeking relief from Sections 400.1 and 2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) to be located on an adjacent, unimproved lot, with an alley centerline setback of 6 feet, 6 inches in lieu of the minimum required 15 feet, in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1. In addition to the (rear) alley centerline setback of 6 feet, 6 inches, a side setback of 2 feet was proposed on the south side of the property.

A public hearing was held on March 9, 1999 at which time only the property owner and his zoning consultant appeared. There were no Protestants or other interested persons present. Pursuant to the testimony and evidence presented at that hearing, modified relief was granted by my Order issued March 31, 1999 to allow the requested 6-foot, 6-inch rear alley centerline setback, and a 10-foot south side yard setback was required, given the close proximity of the proposed garage to the neighbor's dwelling on the adjacent lot.

Subsequent to the issuance of said Order, the Petitioner requested a reconsideration of the relief granted, and asked that a minimum 3-foot south side setback be required, due to the location of some existing, mature trees on the north side of the property. In addition, the Petitioner submitted a letter of support from the adjoining property owner on the affected side,

ORDER RECEIVED FOR FILING  
Date 3/19/99  
By [Signature]

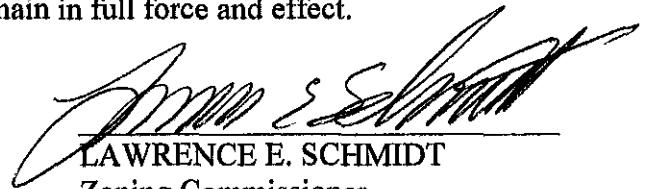
indicating that she has no objection to the location of the proposed garage 3 feet from her side property line.

After due consideration of the Petitioner's request for modification, and in view of the fact that the neighbor on the affected side has no objections to the location of the proposed garage, I am persuaded to grant the Petitioner's request to allow a south side setback of 3 feet in lieu of the 10 feet required by my original Order.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of April, 1999 that the Order issued on March 31, 1999 be and the same shall hereby be AMENDED to GRANT a (rear) alley centerline setback of 6 feet, 6 inches, and a south side property line setback of 3 feet for a proposed accessory structure (detached garage) on an adjacent, unimproved lot; and,

IT IS FURTHER ORDERED that the Petitioner shall submit a revised site plan incorporating the modified relief granted herein within thirty (30) days of the date of this Order, and prior to the issuance of any building permits.

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued March 31, 1999, except as modified herein, shall remain in full force and effect.

  
\_\_\_\_\_  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Edward J. Carder  
1901 Maxwell Avenue, Baltimore, Md. 21222  
Mrs. Mary Lupien  
1909 Maxwell Avenue, Baltimore, Md. 21222  
People's Counsel; Case File

ORDER RECEIVED FOR FILING  
Date 4/9/99  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

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

March 25, 1999

Mr. Edward J. Carder  
1901 Maxwell Avenue  
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE  
E/S Maxwell Avenue, 25' N of the c/l of Williams Avenue  
(1901 Maxwell Avenue, Lots 171 & 172)  
12th Election District - 7th Councilmanic District  
Edward J. Carder - Petitioner  
Case No. 99-288-A

Dear Mr. Carder:

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 black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel; Case File



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1901 Maxwell Ave  
which is presently zoned DR 55

This Petition shall be filed with the Department of Permits and 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) 400.1, 2.1 To allow an accessory structure (detached garage) to be located on an adjacent unimproved lot and with a setback of 6'6" to the alley centerline in lieu of the minimum required 15'4".

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

1. Future swimming pool } To go in rear yard behind house
2. Future swing set } which is already fenced in.
- 3.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:**

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

**Attorney For Petitioner:**

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

**Legal Owner(s):**

EDWARD J CARDER  
Name - Type or Print

Edward J Carder  
Signature

Name - Type or Print

Signature

1901 Maxwell Ave 410-288-0263  
Address Telephone No.

Baltimore, MD 21222  
City State Zip Code

**Representative to be Contacted:**

Name

Address Telephone No.

City State Zip Code

**OFFICE USE ONLY**

ESTIMATED LENGTH OF HEARING 3/4 hr.

UNAVAILABLE FOR HEARING  
Reviewed By [Signature] Date 1-29-99

ORDER RECEIVED FOR FILING

Case No. 99-288-A

Date 2/20/99

By [Signature]

# 288



**ZONING DESCRIPTION FOR 1901 MAXWELL AVE.**

Beginning at a point on the East side of Maxwell Ave., which is 50 feet wide at the distance of 25 feet North of the center line of the nearest improved intersecting street, Williams Ave., which is 50 feet wide. Beginning lots # 171 & 172, in the subdivision of New Pittsburg as recorded in Baltimore County Plat Book # 03, Folio # 072, containing 5000 square feet. Also known as 1901 Maxwell Ave. and located in the 12<sup>th</sup> Election District, 7<sup>th</sup> Councilmanic District.

288

99-288-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: #99-288-A  
1901 Maxwell Avenue  
SEC Maxwell and Williams  
Avenues  
12th Election District  
7th Councilmanic District  
Legal Owner(s): Edward J.  
Carder

Variance: to allow an accessory structure (detached garage) to be located on an adjacent unimproved lot and with a setback of 6 feet, 6 inches to the alley centerline in lieu of the minimum required 15 feet.

Hearing: Tuesday, March 9, 1999 at 10:00 a.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 Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3381.

2/282 Feb. 18 - C291485

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/18/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/18/, 1999.

**THE JEFFERSONIAN,**

*A. Henrickson*  
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYL D  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

288  
Item No. 063090

DATE 1-29-99 ACCOUNT R-001-6150

AMOUNT \$ 50.<sup>00</sup>

RECEIVED FROM: Mrs. CARPET

FOR: Residential Variance Filing Fee  
# 1901 Maxwell Ave. (21222)

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

PAID RECEIPT  
PROCESS ACTUAL TIME  
1/29/1999 1/29/1999 10:10:30  
REL. 1806 CASHIER MWEL MRW DZBARK  
5 MISCELLANEOUS CASH RECEIPT  
Receipt # 066178  
CR NO. 063090  
50.00 CASH  
Baltimore County, Maryland

99-288-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 99-288-A

Petitioner/Developer: O'KEEFE, ETAL  
ED CARDER

Date of Hearing/Closing: 3/9/99

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

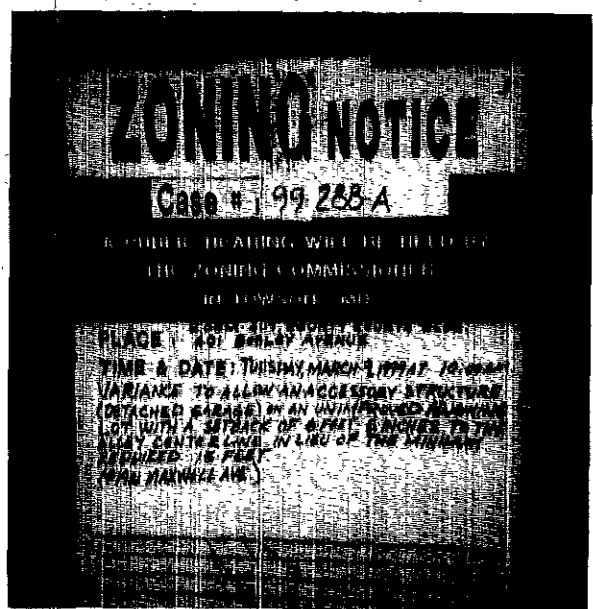
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

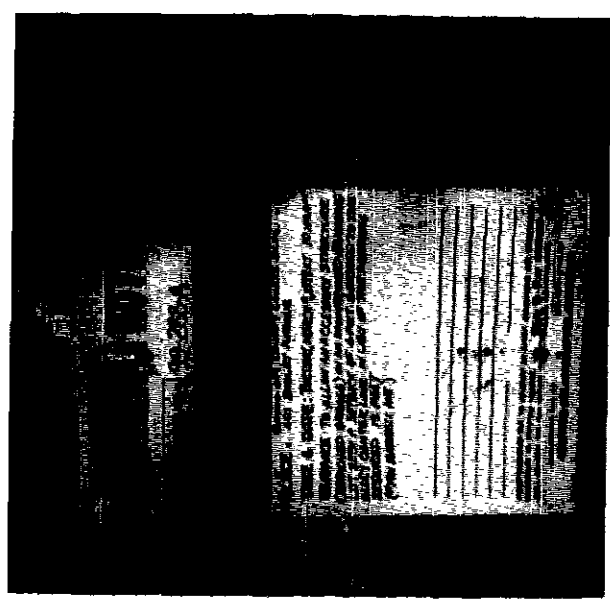
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at # 1901 MAXWELL AVE

The sign(s) were posted on 2/20/99  
(Month, Day, Year)

Sincerely, Patrick M. O'Keefe 2/24/99  
Patrick M. O'Keefe 2/24/99  
(Signature of Sign Poster and Date)



99-288-A  
1901 MAXWELL AVE  
3/9/99



99-288-A  
1901 MAXWELL AVE

RE: PETITION FOR VARIANCE  
1901 Maxwell Avenue, SEC Maxwell and Williams  
Avenues, 12th Election District, 7th Councilmanic

Legal Owners: Edward J. Carder

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-288-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 11<sup>th</sup> day of February, 1999, a copy of the foregoing Entry of Appearance was mailed to Legal Owner Edward J. Carder, 1901 Maxwell Avenue, Baltimore, MD 21222, 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

February 4, 1999

## 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: 99-288-A  
1901 Maxwell Avenue  
SEC Maxwell and Williams Avenues  
12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owner: Edward J. Carder

Variance to allow an accessory structure (detached garage) to be located on an adjacent unimproved lot and with a setback of 6 feet, 6 inches to the alley centerline in lieu of the minimum required 15 feet.

HEARING: Tuesday, March 9, 1999 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". The signature is written in a cursive style with a large initial "A" and "J".

Arnold Jablon  
Director

c: Edward J. Carder

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 18, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



TO: PATUXENT PUBLISHING COMPANY  
February 18, 1999 Issue – Jeffersonian

Please forward billing to:  
Edward J. Carder  
1901 Maxwell Avenue  
Baltimore, MD 21222

410-288-0263

---

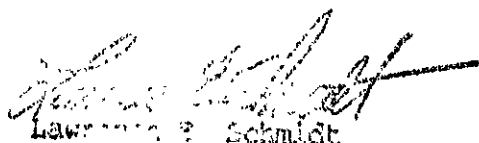
## NOTICE OF ZONING HEARING

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: 99-288-A  
1901 Maxwell Avenue  
SEC Maxwell and Williams Avenues  
12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owner: Edward J. Carder

Variance to allow an accessory structure (detached garage) to be located on an adjacent unimproved lot and with a setback of 6 feet, 6 inches to the alley centerline in lieu of the minimum required 15 feet.

HEARING: Tuesday, March 9, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

91  
LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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. 99-288-A

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

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: A Variance to allow an accessory structure  
(detached garage) on an unimproved adjoining lot and  
with a setback of 6'6" to the alley centerline in lieu  
of the minimum required 15 ft.

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

March 5, 1999

Mr. Edward J. Carder  
1901 Maxwell Avenue  
Baltimore, MD 21222

RE: Case No.: 99-288-A  
Petitioner: Edward J. Carder  
Location: 1901 Maxwell Avenue

Dear Mr. Carder:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on January 29, 1999.

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 black 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](http://www.co.ba.md.us)



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

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: 2/10/99

FROM: R. Bruce Seeley, Project Manager  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: Feb. 8, 99

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

Item #'s: 278  
279  
280  
281  
282  
283  
285  
286  
287  
288  
289  
98-467 SP HA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

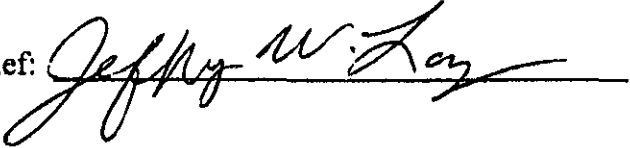
**Date:** February 5, 1999

**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): 279, 281, 285, and 288

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



**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

February 23, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 8, 1999

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:

278, 279, 281, 284, 285, and 288

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

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 2.9.99

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

RE: Baltimore County  
Item No. 288 JJ S

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,

A handwritten signature in cursive script, appearing to read 'M. M. Lenhart'.

Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

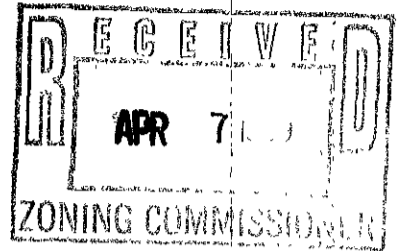
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

**Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717**  
**Street Address: 707 North Calvert Street • Baltimore, Maryland 21202**

**Attn: Mr. Lawrence E. Schmidt**

Mr. Edward J. Carder  
1901 Maxwell Avenue  
Baltimore, MD 21222

April 6, 1999



RE: PETITION FOR VARIANCE  
E/S Maxwell Avenue, 25' N of the c/l of Williams Avenue  
(1901 Maxwell Avenue, Lots 171 & 172)  
12<sup>th</sup> Election District - 7<sup>th</sup> Councilmanic District  
Edward J. Carder - Petitioner  
Case No. 99-288-A

Dear Mr. Schmidt:

I talked to Mrs. Shoeman on April 6; in reference to the 10 feet set back that you required. I had asked her to ask you if I could have a set back of 3 feet because of the trees that I would have to cut down and the repositioning of the proposed driveway to meet the 10 feet requirement. She told me if I had a letter from the next door neighbor that stated that they had no objection to the proposed garage being 3 feet from the property line instead of 10 feet, that you would grant me the 3 feet set back. In closed is a signed letter from my neighbor Mrs. Lupien.

I had filed my building permit after the hearing on March 9, 1999 and I had to change my south side set back to 3 feet instead of 2 feet as required by the Building Permits Department. If you have any questions feel free to call me anytime, at home after 6:00 p.m., 410-288-0263 or daytime on my beeper #410-351-2054.

Sincerely yours,

Edward J. Carder

Attachment enclosed.

# Plat to accompany Petition for Zoning Variance Special Hearing

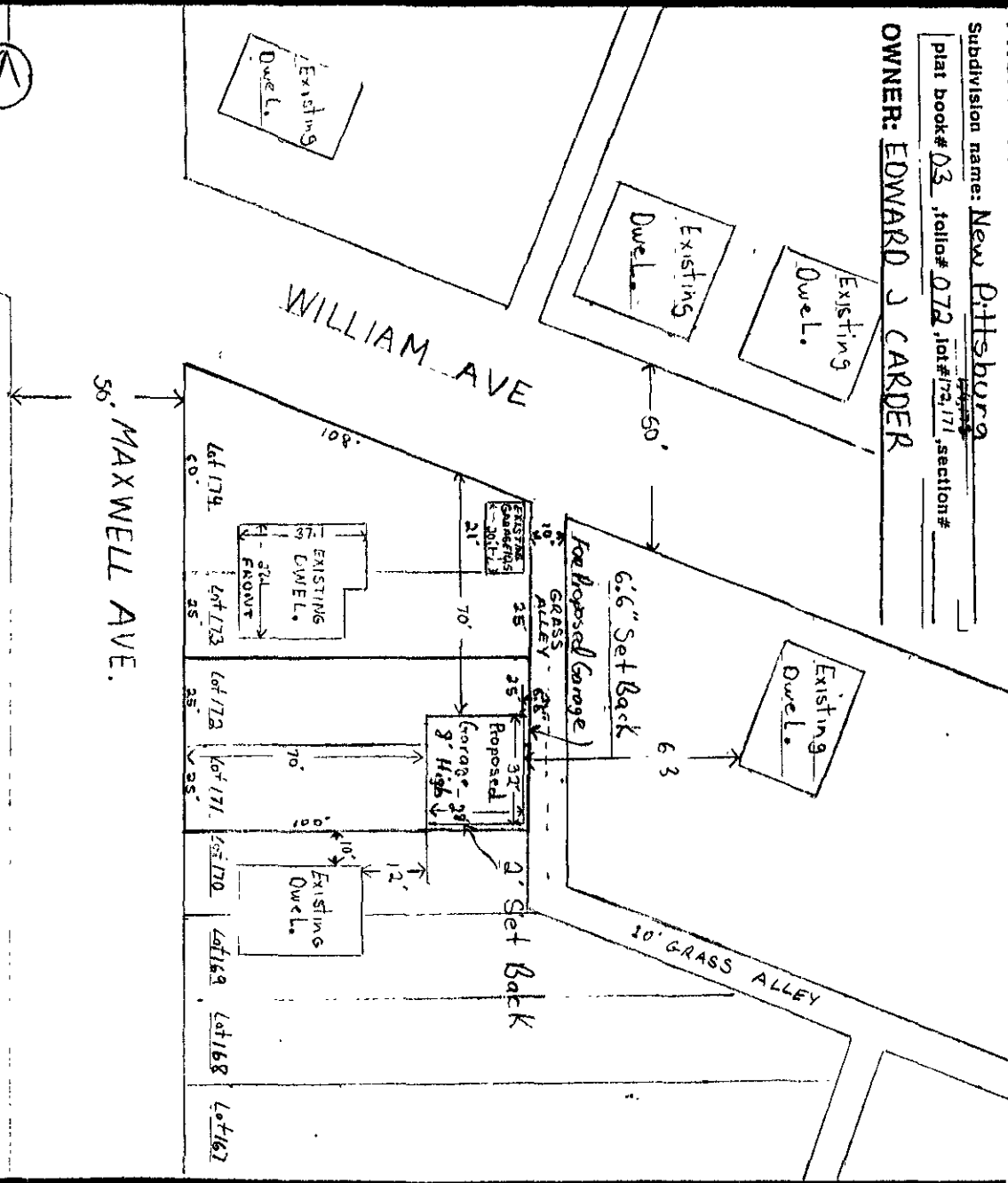
PROPERTY ADDRESS: 1901 MAXWELL AVE.

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

Subdivision name: New Pittsburgh

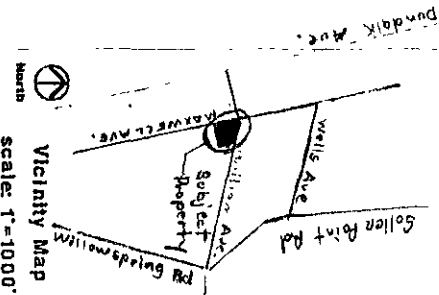
Plat book # 03, folio # 072, lot # 172, 171, section #         

OWNER: EDWARD J CARDER



North  
date: 1/28/99  
prepared by: EL

Scale of Drawing: 1" = 50



## LOCATION INFORMATION

Election District: 12

Councilmanic District: 7

1"=200' scale map#: SE 3E

Zoning: DR.55

Lot size: 5000 square feet

SEWER:	<input type="checkbox"/> public	<input type="checkbox"/> private
WATER:	<input type="checkbox"/> public	<input type="checkbox"/> private
Chesapeake Bay Critical Area:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

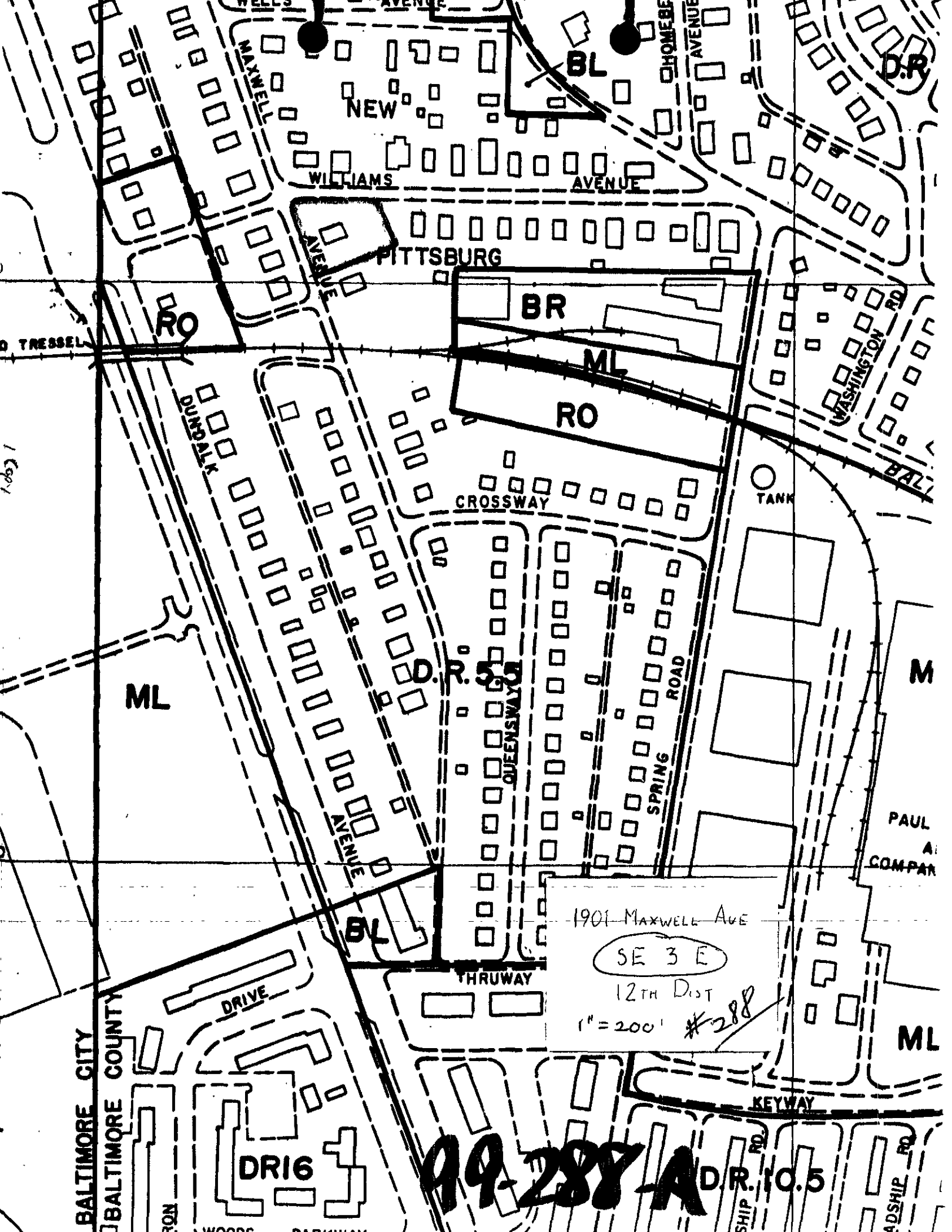
Prior Zoning Hearings:

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

99-288

99-288-A



NEW

BL

WILLIAMS AVENUE

AVENUE

PITTSBURG AVENUE

BR

ML

RO

CROSSWAY

TANK

ML

M

PAUL A. COMPAN

1901 MAXWELL AVE

SE 3 E

12TH DIST

1" = 200' #288

THRUWAY

ML

KEYWAY

99-288 A

SHIP RD

10.5

ADSHIP RD

BALTIMORE CITY

BALTIMORE COUNTY

DR16



PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	
BY	DATE	1" = 200'	
DMW	3/31/71	DATE OF PHOTOGRAPHY DEC 1954	

Topography Compiled by Photogrammetric Methods  
ABRAMS AERIAL SURVEY CORP LANSING MICH

DUNDALK LOCATION SHEET 3-E  
99-288-A

