

IN RE: PETITION FOR VARIANCE

E/S Avondale Road, 250' N

Of Putty Hill Avenue

14th Election District

6th Councilmanic District

(8805 Avondale Road)

Shirley M. Gunderson

Petitioner

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 00-029-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for variance filed by the legal owner of the subject property, Shirley M. Gunderson. The variance request is for property owned by Ms. Gunderson located at 8805 Avondale Road in the Parkville area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a lot width of 50 ft. in lieu of the required 55 ft. and a sideyard setback of 7 ½ ft. in lieu of 10 ft. for a new dwelling to be constructed on this vacant lot. Furthermore, the Petitioner is requesting approval to construct a house on an undersized lot. 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 request were Shirley M. Gunderson, property owner, Lawrence and Sharon Lester, her daughter and son-in-law who intend to construct the dwelling on this vacant lot. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.41 acres, more or less, and is zoned D.R.5.5. The subject property is unimproved and has been owned by Ms. Gunderson for many years. She desires to transfer the property to her daughter and son-in-law for the purpose of their constructing a single family residential dwelling thereon. The Lesters have a disabled child and are in need of constructing a new dwelling with handicap accessible facilities. They intend to sell the house they currently reside

RECEIVED FOR FILING
Date 9/23/99
By R. Gunderson

in and construct a new dwelling on this vacant lot. In order to proceed with their plans, the requested variances are necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and her 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).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request 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 will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

ORDER RECEIVED FOR FILING

Date

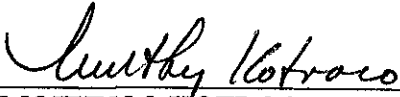
9/23/99

By

R. J. [Signature]

THEREFORE, IT IS ORDERED this 23rd day of September, 1999, by this Deputy Zoning Commissioner, that the Petitioner's variance request from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a lot width of 50 ft. in lieu of the required 55 ft. and a sideyard setback of 7 ½ ft. in lieu of 10 ft. for a new dwelling to be constructed on this vacant lot, and request for approval to construct a house on an undersized lot in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 9/23/99
By R. Spence



7/23/99

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8805 Avondale Rd.

which is presently zoned DR 5.5

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) 1802, 3.C.1 to PERMIT A LOT WIDTH OF 50 FT. IN LIEU OF THE REQUIRED 55 FT AND SIDE YARD SETBACKS OF 7 1/2 FT. IN LIEU OF 10 FEET AND FROM SECTION 304 BCZR TO APPROVE AN UNDERSIZED LOT WITH ANY OTHER VARIANCES DEEMED NECESSARY BY THE ZONING COMMISSIONER

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Request variance to build a one level house on this property because our daughter became disabled and our current house has three levels making it difficult for my daughter to move around safely. Shirley Gunderson, my wife's mother, has a heart condition. Building on this lot would allow my wife to assist her mother if needed.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Sharon M. Lester

Name

9323 Shady creek Wy. (410) 661-6880

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By JL Date 7/23/99

Case No. 00-29-A

REV 9/15/98

UNDER RECEIVED FOR FILING
Date 9/23/99
By R. Gunderson

#29

ZONING DESCRIPTION FOR — 8805 Avondale Road

Beginning at a point on the East side of Avondale Road which is 50 feet wide at the distance of 250 feet North of the centerline of the nearest improved intersecting street Putty Hill Avenue which is 60 feet wide. Being Lot #17, Block --, Section --, in the subdivision of Ridge Grove as recorded in the Baltimore County Plat Book #05, Folio #084, containing 18,200 square feet. Also known as 8805 Avondale Road and located in the 14th Election District, 6th Councilmanic District.

00-029-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 070460

DATE 7/23/99

ACCOUNT JL R0016150

AMOUNT \$ 100.00

RECEIVED
FROM:

LESTER.

FOR:

RV + UNDERSIZED LOT.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
7/23/1999	7/23/1999	09:37:25
REG 4905	CASHIER NTF MES	IRAWER
Dept 5	528 ZONING VERIFICATION	
Receipt #	112630	09/11
CR NO. 070460		

Receipt Tot 100.00
.00 CK 100.00 CA
Baltimore County, Maryland

00-029-A

CASHIER'S VALIDATION

**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: #Q0-029-A
8805 Avondale Road
E/S Avondale Road, 250' N of
Putty Hill Avenue
14th Election District
6th Councilmanic District
Legal Owner(s): Shirley M.
Gundersen

Variance: to permit a lot width of 50 feet in lieu of the required 55 feet; to permit side yard setbacks of 7-1/2 feet in lieu of 10 feet; and to approve an undersized lot with any other variances deemed necessary by the zoning commissioner.

Hearing: Tuesday, September 14, 1999 at 9:00 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) 887-3391.
8/24/1 August 26 C334320

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/26, 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 8/26, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE #00-029-A
PETITIONER/DEVELOPER:
(Shirley M. Gunderson)
DATE OF Hearing
(Sept. 14, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 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
8805 Avondale Road Baltimore, Maryland 21234_____

The sign(s) were posted on_____ 8-29-99 _____
(Month, Day, Year)

Sincerely,

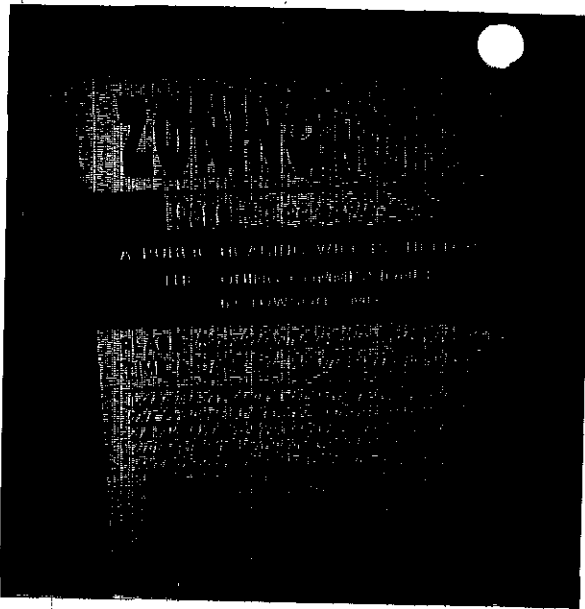

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
(Telephone Number)



RE: PETITION FOR VARIANCE
8805 Avondale Road, E/S Avondale Rd,
250' N of Putty Hill Ave
14th Election District, 6th Councilmanic

Legal Owner: Shirley M. Gunderson
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-29-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to Sharon M. Lester, 9323 Shadycreek Way, Baltimore, MD 21234, representative for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 12, 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: 00-029-A
8805 Avondale Road
E/S Avondale Road, 250' N of Putty Hill Avenue
14th Election District – 6th Councilmanic District
Legal Owner: Shirley M. Gunderson

Variance to permit a lot width of 50 feet in lieu of the required 55 feet; to permit side yard setbacks of 7-1/2 feet in lieu of 10 feet; and to approve an undersized lot with any other variances deemed necessary by the zoning commissioner.

HEARING: Tuesday, September 14, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

c: Shirley M. Gunderson, 8805 Avondale Road, Baltimore 21234
Sharon M. Lester, 9323 Shadycreek Way, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 30, 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.



TO: PATUXENT PUBLISHING COMPANY
Thursday, August 26, 1999 Issue – Jeffersonian

Please forward billing to:

Lawrence G. Lester 410-661-6880
9323 Shadycreek Way
Baltimore, MD 21234

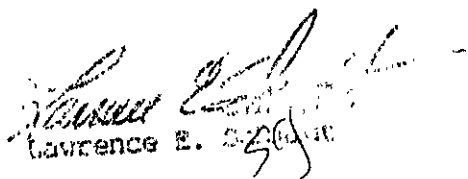
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HEARING: Tuesday, September 14, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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.

**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: _____

00-29-A

Petitioner: Shirley M. ~~Lee~~ Gunderson

Address or Location: 8805 Avondale Road
Baltimore, Maryland 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lawrence G. Lester

Address: 9323 Shady Creek Wy.
Baltimore, Maryland 21234

Telephone Number: (410) 661-6880

Revised 2/20/98 - SCJ

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: August 16, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for August 16, 1999
 Item No. 029

 The Bureau of Development Plans Review has reviewed the subject zoning item. Developer must insure that the proposed sewer house connection is tied into the 8-inch gravity sewer in Avondale Road not the 12-inch force main that runs parallel to it. See record drawing #49-0880 for details.

RWB:HJO:jrb

cc: File

ZAC08169.029



**Baltimore County
Fire Department**

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

August 26, 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 AUGUST 9, 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:

015, 016, 017, 019, 022, 023, 024, 025, 026, 027,

028, 029, 030, 031, 032, 033, 034, 035, 036, 038,

039, 040, 043, 044,

REVIEWER: LT. HERB TAYLOR

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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



Printed with Soybean Ink
on Recycled Paper

*Sign
9/1/4*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: August 11, 1999

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

SUBJECT: Zoning Advisory Petitions Item No. 029

The Office of Planning recommends approval of the subject undersized lot request (see attached) and any accompanying zoning relief pertaining to the subject property.

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:

Jeffrey W Long

AFK/JL

12

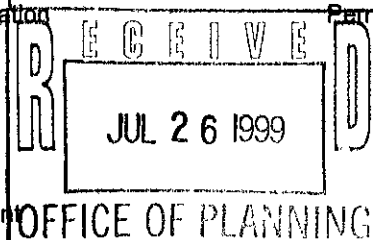
PUT IN ZONING CASE FILE
SINCE THIS IS UNDER ZONING HEARING
THE INCLUSION OF COMMENTS
INTO ORDER IS UP TO Z.C.
SPOKE TO JEFF LONG + TIM K. 8/12/99

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

8/16/99

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 00-29-A



Residential Processing Fee Paid
(\$60.00)

Accepted by VL
Date 7/23/99

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 and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Shirley M. Gunderson 8805 Avondale Rd. Baltimore, Md 21234 (410) 665-4533
Print Name of Applicant Address Telephone Number

Lot Address 8805 Avondale Rd. Election District 14 Councilmanic District 6 Square Feet 18,200

Lot Location: NE S W side/corner of Avondale Rd. 250 feet from NE S W corner of Putty Hill Ave.
(street) (street)

Land Owner: Shirley M. Gunderson Tax Account Number 14-13-020975

Address: 8805 Avondale Rd. Balto, Md 21234 Telephone Number (410) 665-4533

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 1. This Recommendation Form (3 copies) | ☒ | ☐ |
| 2. Permit Application | ☐ | ☒ |
| 3. Site Plan | ☒ | ☐ |
| Property (3 copies) | ☒ | ☐ |
| Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly) | ☒ | ☐ |
| 4. Building Elevation Drawings | ☒ | ☐ |
| 5. Photographs (please label all photos clearly) | ☒ | ☐ |
| Adjoining Buildings | ☒ | ☐ |
| Surrounding Neighborhood | ☒ | ☐ |
| 6. Current Zoning Classification: DR S.5 | | |

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

- ☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the application to conform with the following recommendations

See attached

Signed by Jeffrey W. Long
for the Director, Office of Planning and Community Conservation

Date 8/11/99

Attachment to Undersized Lot Request

New dwellings on undersized lots must be appropriate in the context of the neighborhood in which they are to be located (see Paragraphs 1 and 2 in Section 304.2.B of the BCZR). In this particular case, the Office of Planning recommends conditional approval subject to strict compliance with the following conditions.

- The dwelling should have 1½ stories, but a 1-story dwelling exhibiting compatible architectural design would be acceptable.
- The required off-street parking spaces should be provided in the rear yard or on a single-width driveway in a side yard. If a garage is provided, it should be a detached accessory building in the rear yard.
- A front porch large enough to serve as more than a covered entrance to the dwelling should be provided.
- The petitioner's plat does not show the 1-story addition to the petitioner's existing dwelling located on Lot 16 (8805 Avondale Road). The addition and its side setback should be shown on the plat.

The front yard depth should be the average of the front yard depths of the lots immediately adjoining on each side (i.e., 8805 and 8809 Avondale Road).

If there should be any questions, please contact Dennis Wertz at 410-887-3480.



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8. 10. 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. 029 JLL

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,

46 
Michael M. Lenhart, 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

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

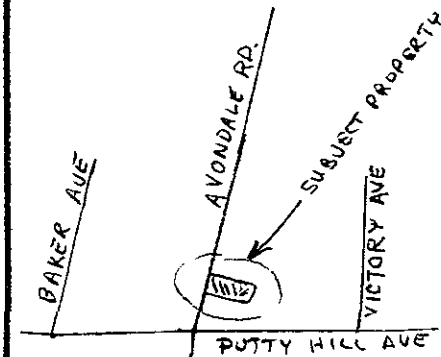
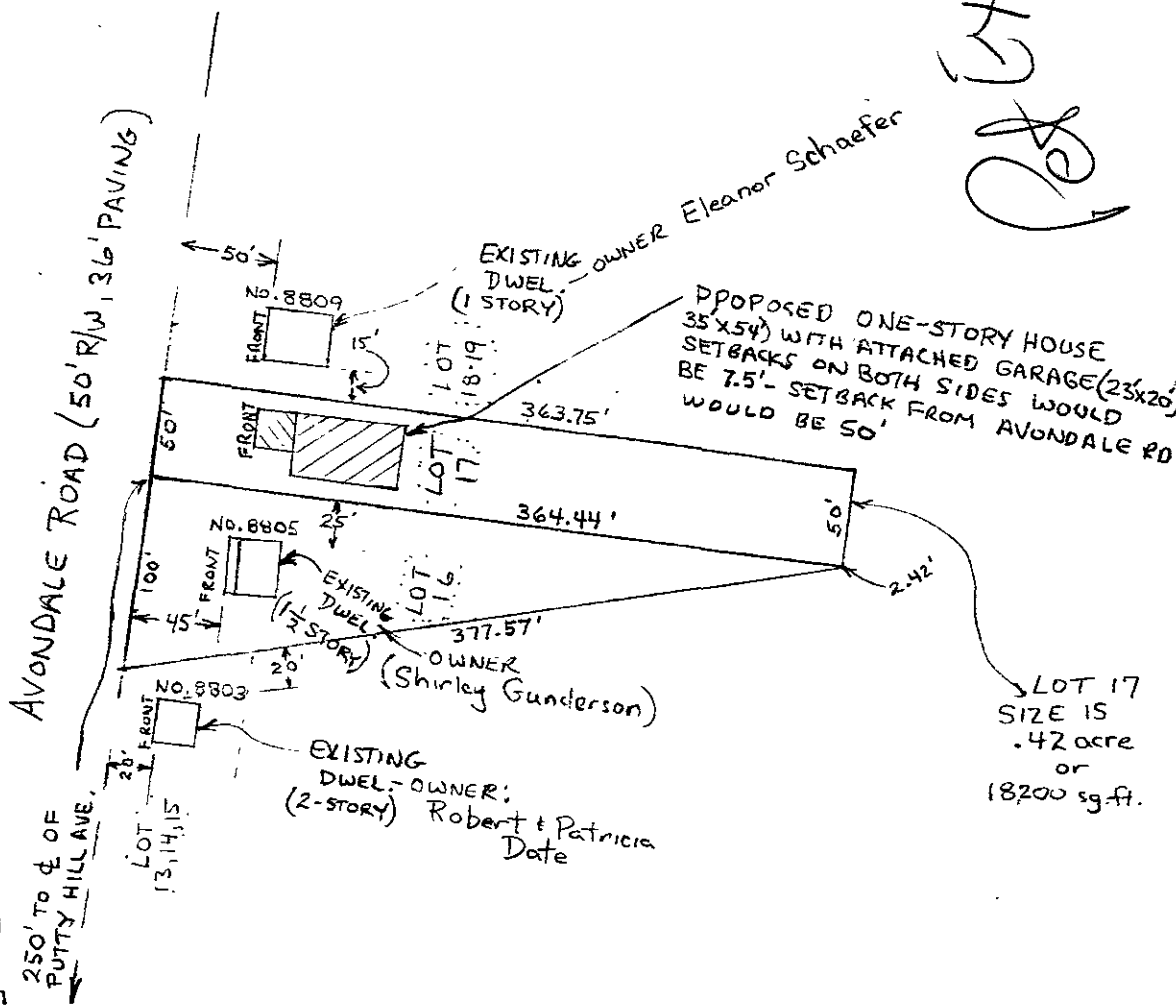
PROPERTY ADDRESS: 8805 Avondale Rd.

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

Subdivision name: Ridge Grove

plat book # 05 , folio # 084 , lot # 17 , section # —

OWNER: Shirley M. Gunderson



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 14
 Councilmanic District: 6
 1"=200 scale map #: NE-8E
 Zoning: DR 5.5
 Lot size: 0.41 acreage 18,200 square feet

	public	private
SEWER:	☒	☐
WATER:	☒	☐
Chesapeake Bay Critical Area:	☐	☒
Prior Zoning Hearings:	<u>NONE</u>	

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

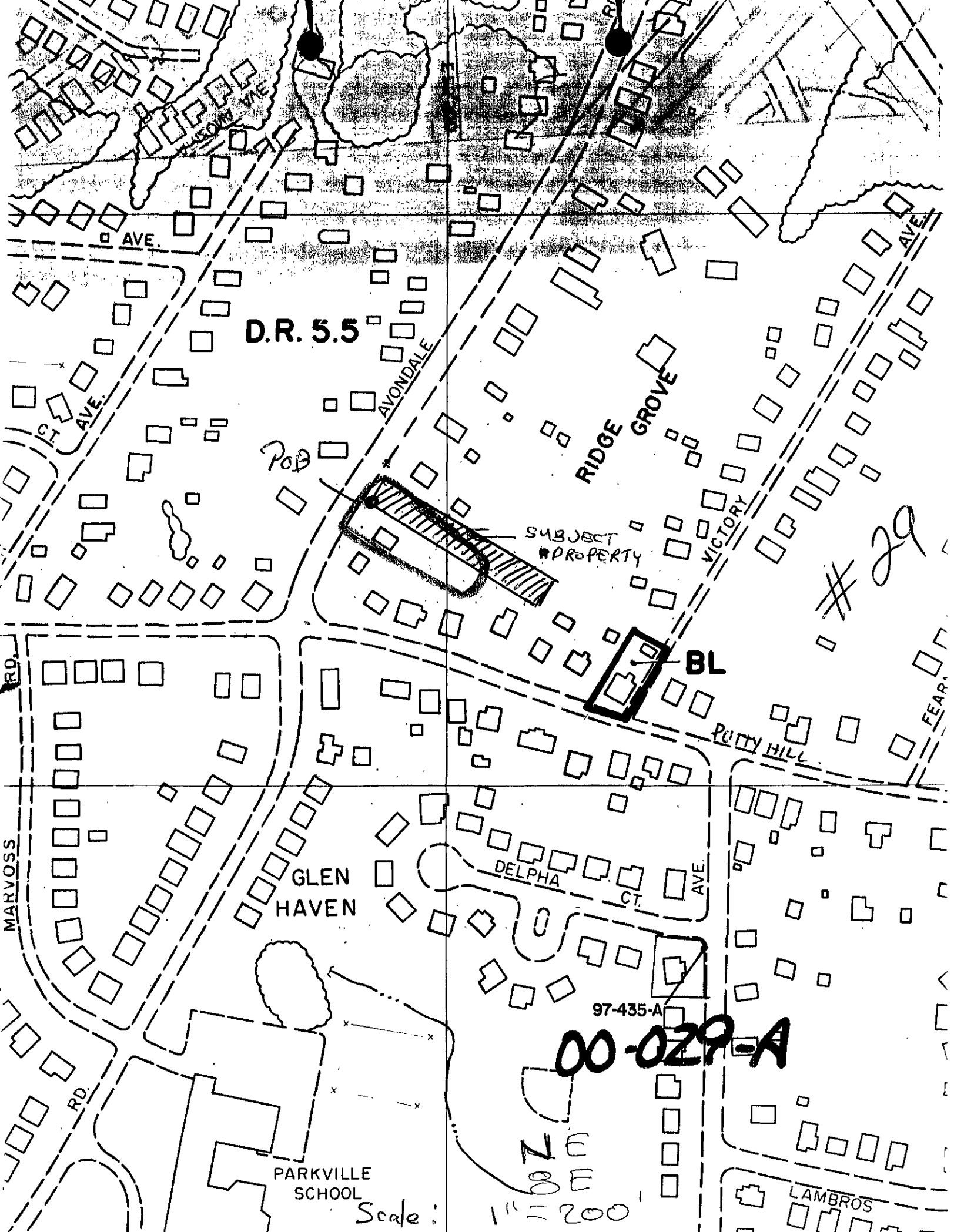


North

date: 7-14-99

prepared by: L G. L

Scale of Drawing: 1"=100'



D.R. 5.5

SUBJECT
PROPERTY

BL

GLEN
HAVEN

DELPHA
CT.

97-435-A

00-029-A

PARKVILLE
SCHOOL

Scale:

1" = 200'

LAMBROS



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

September 23, 1999

Ms. Shirley M. Gunderson
8805 Avondale Road
Baltimore, Maryland 21234

Re: Petition for Variance
Case No. 00-029-A
Property: 8805 Avondale Road

Dear Ms. Gunderson:

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco", is written over a light-colored background.

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

C: Ms. Sharon M. Lester
9323 Shadycreek Way
Baltimore, Maryland 21234

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



Printed with Soybean Ink
on Recycled Paper