

IN RE: PETITION FOR VARIANCE  
S/S Hinton Avenue, 90' W of the c/l  
10<sup>th</sup> Street  
(8815 Hinton Avenue)  
15<sup>th</sup> Election District  
7<sup>th</sup> Councilmanic District

Thomas A. Meagher, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 00-179-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 owners of the subject property, Thomas A. and Karen A. Meagher. The Petitioners seek relief from Sections 1B02.3.C.1 and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (carport addition) with a side yard setback of 0 feet in lieu of the required 7.5 feet and a rear yard setback of 18.5 feet in lieu of the required 22.5 feet; and, from Section 400 of the B.C.Z.R. to permit an accessory structure (shed) with a setback of 0 feet in lieu of the required 2.5 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 requisite public hearing held in support of this request were Thomas and Karen Meagher, property owners. There were no Protestants or other interested persons present; however, this matter came about by way of an anonymous complaint registered with the Code Enforcement Division of the Department of Permits and Development Management (DPDM) office. The Petitioners were subsequently cited with a zoning violation notice as to the location of the shed and carport, and were advised to file the instant Petition to legitimize both structures.

Testimony and evidence offered revealed that the subject property is a rectangular-shaped parcel containing a gross area of 0.146 acres, zoned D.R.5.5, and is improved with a single family dwelling, which features a newly attached 23' x 26' carport. Other improvements on the

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Date 12/16/99

*[Handwritten signature]*

property include an accessory 12' x 26' shed which is located to the rear of the site. The property is located on the south side of Hinton Avenue in the subdivision known as Swan Point which is located within the Chesapeake Bay Critical Areas. Mr. & Mrs. Meagher have owned the property and lived thereon for approximately 5 years.

As noted above, the relief requested relates to two structures which were recently added to the property. Mr. Meagher testified that he built a 12' x 16' shed in the rear corner of the lot approximately 1 year ago. This shed immediately abuts the rear property line and is located 3 feet from the side property line. The B.C.Z.R. requires a minimum rear yard setback of 2.5' for such structures. Mr. Meagher testified that the shed was necessary to store household items, including lawn and garden tools and equipment, as well as a Jet Ski and a power wash machine. Moreover, the shed is located immediately adjacent to sheds that are located on adjacent lots. That is, the neighbors have apparently all grouped their respective sheds within close proximity of one another. In this regard, a letter was submitted at the hearing from adjacent property owners indicating they have no objections to the requested variances. In addition, a 23' x 26' carport has been added to the west side of the existing dwelling. The carport immediately abuts the side property line and is located 18.5 feet from the rear property line. The B.C.Z.R. require a minimum side yard setback of 7.5 feet and a minimum rear yard setback of 22.5 feet for such structures. Mr. Meagher testified that the carport was situated at this location due to the layout of the existing dwelling and the location of the existing driveway.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. I find that the Petitioners have met the requirements of Section 307 and the case law. However, as explained at the hearing, I will impose certain conditions on the grant of the relief. Specifically, as noted above, the property is located within the Chesapeake Bay Critical Areas and as such, is subject to those regulations. The Petitioner has apparently discussed this matter with the Department of Environmental Protection and Resource Management (DEPRM) and obtained their approval. Therefore, the Petitioners shall comply with any recommendations/requirements made by that agency.

COPIES RECEIVED FOR FILING  
Date 12/16/09  
[Signature]

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

THEREFORE, IT IS ORDERED by the zoning Commissioner for Baltimore County this 16<sup>th</sup> day of December, 1999 that the Petition for Variance seeking relief from Sections 1B02.3.C.1 and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open projection (carport addition) with a side yard setback of 0 feet in lieu of the required 7.5 feet and a rear yard setback of 18.5 feet in lieu of the required 22.5 feet; and, from Section 400 of the B.C.Z.R. to permit an accessory structure (shed) with a setback of 0 feet in lieu of the required 2.5 feet, 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 Chesapeake Bay Critical Areas regulations in accordance with any recommendations/requirements of DEPRM.
- 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.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 12/16/99  
[Signature]



Baltimore County  
Zoning Commissioner

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

December 16, 1999

Mr. & Mrs. Thomas C. Meagher  
8815 Hinton Avenue  
Baltimore, Maryland 21219

RE: PETITION FOR VARIANCE  
S/S Hinton Avenue, 90' W of the c/1 10<sup>th</sup> Street  
(8815 Hinton Avenue)  
15th Election District – 7th Councilmanic District  
Thomas C. Meagher, et ux - Petitioners  
Case No. 00-179-A

Dear Mr. & Mrs. Meagher:

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: Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2<sup>nd</sup> Floor, Annapolis, Md. 21401  
DEPRM; Code Enforcement Division, DPDM; People's Counsel; Case File

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





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8815 HINTON AVE.

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) 1B02.3.C.1 BCZR + 301(BCZR)

TO allow an open projection addition (carport) with a side yard setback of 0' in lieu of the required 7.5' AND A REARYARD SETBACK OF 18.5' IN LIEU OF THE REQUIRED 22.5'. VARIANCE FROM SECTION 400(BCZR) TO ALLOW AN ACCESSORY STRUCTURE (SHED) WITH A SETBACK OF 0' IN LIEU OF THE REQUIRED 2.5'.

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 discussed at hearing (DISCUSSED)

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 \_\_\_\_\_

### Legal Owner(s):

KAREN A. MEAGHER  
Name - Type or Print

Karen A. Meagher  
Signature

THOMAS C. MEAGHER  
Name - Type or Print

Thomas C. Meagher  
Signature

8815 HINTON AVENUE 410-497-9024  
Address Telephone No.

BALTIMORE MD 21219  
City State Zip Code

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Name \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By JRF/LTM Date 10/28/09

Case No. 00-179-A

ORDER RECEIVED FOR FILING

10/28/09  
Date 10/28/09

**ZONING DESCRIPTION FOR 8815 Hinton Avenue**

Beginning at a point on the SOUTH side of

Hinton Avenue which is 30' wide

at the distance of 90' feet WEST of the

centerline of the nearest improved intersecting street 10th

which is 30' wide. Being Lot # 167

Block — Section — in the subdivision Swan Point as

recorded in the Baltimore County Plat Book # 9, Folio # 4,

containing 0.146 AC. Also known as 8815 Hinton Avenue

and located in the 15th Election District, 7th Councilmanic District.

**NOTE:** I have spoken with Bob Maiolatesi at Land Requisitions, 410-887-3217, and he stated, "I have researched and Baltimore County has no ownership right of way of both Hinton Avenue and 11th street."

00-179-A

#179

**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **073243**

**PAID RECEIPT**

PROCESSED ACTUAL THE  
11/28/1999 10/28/1999 11-28-99  
KFB 4506 CASHIER BATE DES POWER  
1999 5 528 ZERLING VERTEL M  
RECEIPT # 128393 WITH  
CR NO. 073243

DATE 10/28/99 ACCOUNT R001 6150  
AMOUNT \$ 50.00

Receipt for  
50.00  
Baltimore County, Maryland

RECEIVED FROM: KAREN MEAGHER  
FOR: DIO VARIANCE

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

**CASHIER'S VALIDATION**

This receipt is valid only if the cashier's name and the amount are printed in the space provided.

# CERTIFICATE OF PUBLICATION

TOWSON, MD, 11/12, 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 11/11, 1999.

*S. WHEATPERSONIAN,*

LEGAL ADVERTISING

## 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:

8875 Hilton Avenue  
S/S Hilton Avenue, 90' W of c/A 10th Street

15th Election District - 7th Councilmanic District

Legal Owner: Karen A. Meagher and Thomas C. Meagher

Variance: to allow an open projection addition (carport) with a side yard setback of zero feet in lieu of the required 7.5 feet; to allow a rear yard setback of 18.5 feet in lieu of the required 22.5 feet; and to allow an accessory structure (shed) with a setback of zero feet in lieu of the required 2.5 feet.

Hearing: Wednesday, December 8, 1999 at 9:00 a.m. in Room 407 County Courts Building, 401 Bowley 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) 887-4366.  
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.  
11/109 Nov. 11 6352580



CERTIFICATE OF POSTING

RE: CASE # 00-179-A  
PETITIONER/DEVELOPER  
{Karen A. Meagher}  
DATE OF Hearing  
{Dec. 8, 1999}

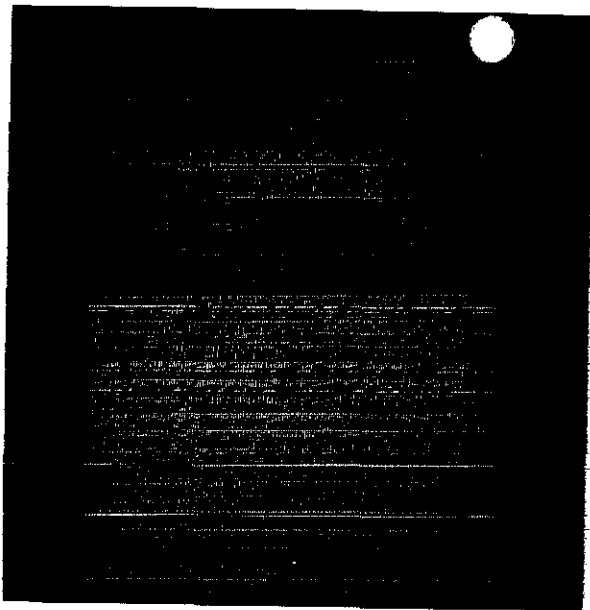
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 21204

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  
8815 Hinton Ave. Baltimore, Maryland 21219\_\_

The sign(s) were posted on \_\_\_\_\_ 11-23-99 \_\_\_\_\_  
[Month, Day, Year]



Sincerely,

*Thomas P. Ogle, Sr.*  
(Signature of Sign Poster & Date)

\_\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_

\_\_\_\_\_ 325 Nicholson Road \_\_\_\_\_

\_\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_\_ (410) 687-8405 \_\_\_\_\_  
(Telephone Number)

RE: PETITION FOR VARIANCE  
8815 Hinton Avenue, S/S Hinton Ave,  
90' W of c/l 10th St  
15th Election District, 7th Councilmanic

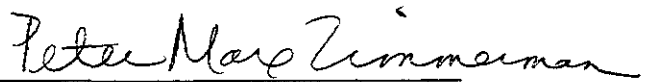
Legal Owner: Thomas C. & Karen A. Meagher  
Petitioner(s)


\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 00-179-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 9th day of November, 1999 a copy of the foregoing Entry of Appearance was mailed to Thomas C. & Karen A. Meagher, 8815 Hinton Avenue, Baltimore, MD 21219, Petitioners.

  
PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY  
November 11, 1999 Issue - Jeffersonian

Please forward billing to:

Karen and Thomas Meagher  
8815 Hinton Avenue  
Baltimore MD 21219  
410-477-9024

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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: 00-179-A  
8815 Hinton Avenue  
S/S Hinton Avenue, 90' W of c/l 10th Street  
15th Election District - 7th Councilmanic District  
Legal Owner(s): Karen A. Meagher and Thomas C. Meagher

VARIANCE: to allow an open projection addition (carport) with a side yard setback of zero feet in lieu of the required 7.5 feet; to allow a rear yard setback of 18.5 feet in lieu of the required 22.5 feet; and to allow an accessory structure (shed) with a setback of zero feet in lieu of the required 2.5 feet.

HEARING: WEDNESDAY, DECEMBER 8, 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 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.



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

November 5, 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: 00-179-A  
8815 Hinton Avenue  
S/S Hinton Avenue, 90' W of c/l 10th Street  
15th Election District - 7th Councilmanic District  
Legal Owner(s): Karen A. Meagher and Thomas C. Meagher

VARIANCE: to allow an open projection addition (carport) with a side yard setback of zero feet in lieu of the required 7.5 feet; to allow a rear yard setback of 18.5 feet in lieu of the required 22.5 feet; and to allow an accessory structure (shed) with a setback of zero feet in lieu of the required 2.5 feet.

HEARING: WEDNESDAY, DECEMBER 8, 1999 at 9:00 a.m. IN ROOM 407 COUNTY COURTS BUILDING, 401 BOSLEY AVENUE.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Karen and Thomas Meagher

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY NOVEMBER 23, 1999.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT 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.



**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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 00-179-A

Petitioner: TOM + KAREN MEAGHER

Address or Location: 8815 HINTON AVENUE

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: THOMAS C. MEAGHER

Address: 8815 HINTON AVENUE

BAITIMOR, MD 21219

Telephone Number: 410-477-9024

Revised 2/20/98 - SCJ

# 179



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 3, 1999

Ms. Karen Meagher  
8815 Hinton Avenue  
Baltimore, MD 21219

Dear Ms. Meagher:

RE: 00-179-A , 8815 Hinton Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 10/28/99.

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, please do not hesitate to contact the commenting agency.

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:rsj

Enclosures



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 16, 1999

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

SUBJECT: Zoning Advisory Committee Meeting  
for November 15, 1999  
Item Nos. 172, 173, 175, 177, 178,  
179 & 182

The Bureau of Development Plans Review has reviewed the subject zoning item, and we have no comment.

RWB:HJO:cab

cc: File

ZAC11159.NOC

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: R. Bruce Seeley *RBS*  
DATE: November 12, 1999  
SUBJECT: Zoning Item #179  
8815 Hinton Avenue

Zoning Advisory Committee Meeting of November 8, 1999

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.

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).

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

DATE: November 5, 1999

TO: Larry E. Schmidt  
Zoning Commissioner

FROM: James H. Thompson - RL  
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 179  
PETITIONER: Karen A. Meagher & Thomas C. Meagher

VIOLATION CASE NO.: 99-4412

LOCATION OF VIOLATION: S/S Hinton Avenue, 90' W of centerline 10<sup>th</sup> Street  
(8815 Hinton Avenue)

DEFENDANT(S): Karen A. Meagher & Thomas C. Meagher

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

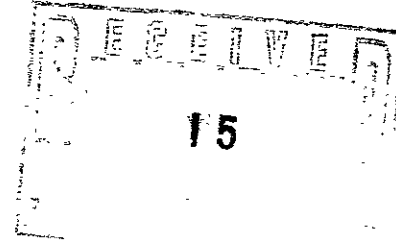
After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/rl/lmh

*AFK*  
*12/15*

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**



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

**Date:** November 12, 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): 155, 156, 160, and 179

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



**Maryland Department of Transportation  
State Highway Administration**

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

Date: 11. 5. 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. 179

JRF/LTM

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 black ink, appearing to read 'K. A. McDonald Jr.'.

Handwritten initials 'lu' in black ink.

Kenneth A. McDonald Jr., 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

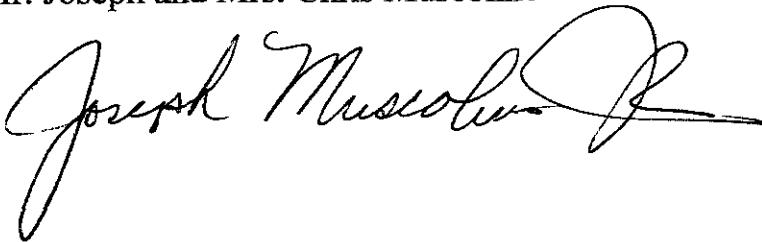
December 4, 1999

To Whom It May Concern,

As the owner(s) of the property 2806 10TH Street, which is to the south of 8815 Hinton Avenue, we do not have any objection to a shed, **specifically** that its **rear** side extends to the property line. The shed lies on the portion of the property line which to the far rear of our lot. We also do not object to a carport being in front of the shed.

We approve of the location of the shed and carport and of the variances the owners of 8815 Hinton Avenue are applying.

Mr. Joseph and Mrs. Chris Muscolino

A handwritten signature in black ink, appearing to read "Joseph Muscolino". The signature is written in a cursive, flowing style with a large initial "J" and a long, sweeping underline.

December 2, 1999

To Whom It May Concern,

We are the owners of the property 8813 Hinton Avenue, located west of the property 8815 Hinton Avenue. We do not have any objection to a carport, **specifically** in that its **side** extends to the property line. We also do not have any objection to a shed being behind the carport.

We approve of the location of the carport and the shed and of the variances that the owners of 8815 Hinton Avenue are applying.

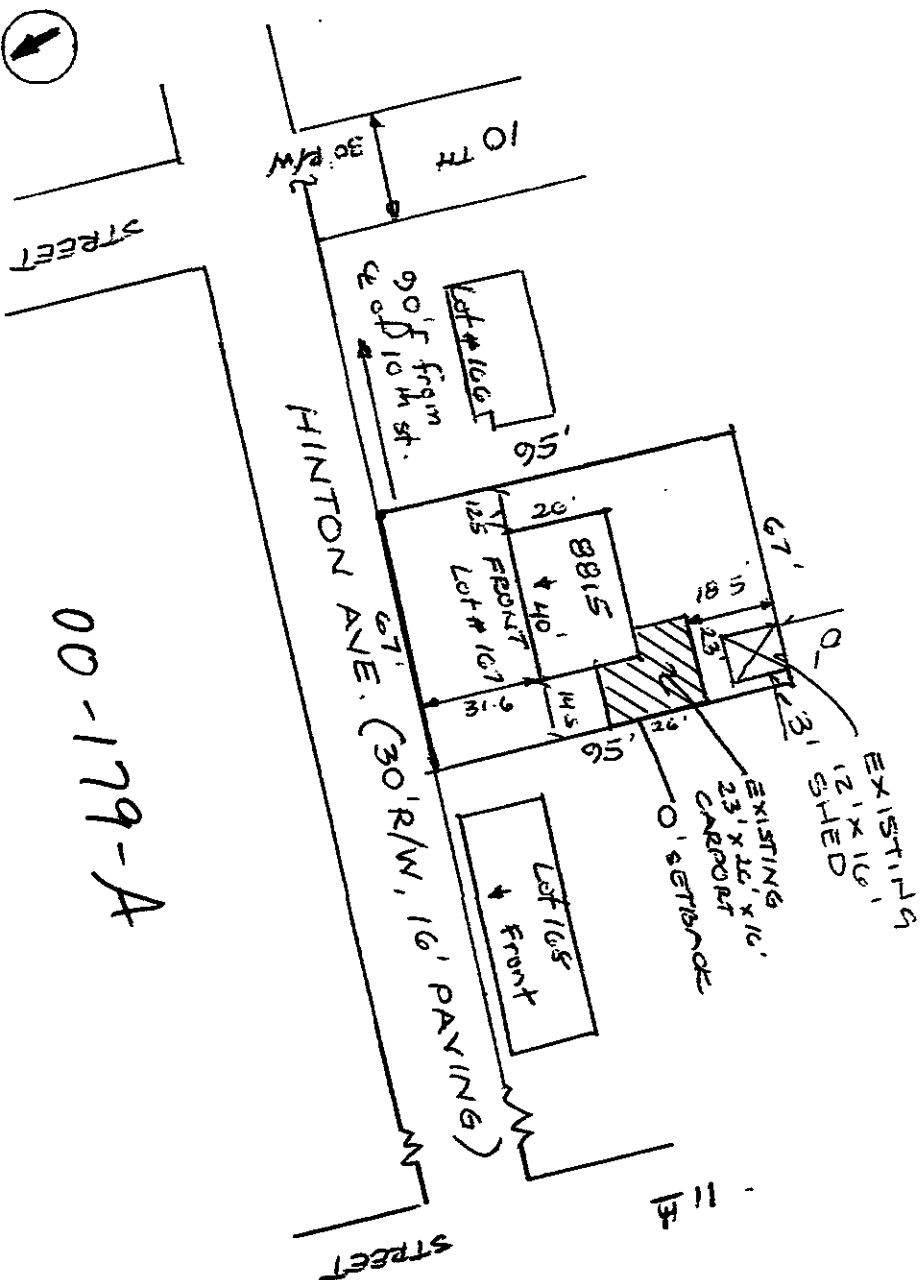
Mr. Edward and Mrs. Sue Jones

*Mr Edward Jones*  
*Mrs. Sue Jones*

# Plat to accompany Petition for Zoning Variance Special Hearing

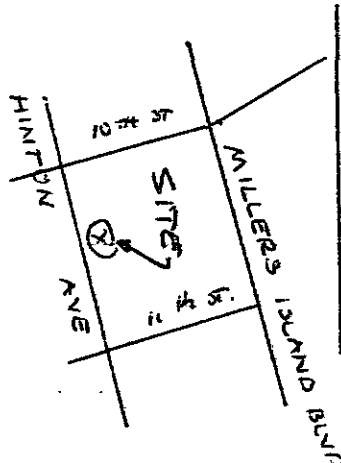
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 8815 HINTON AVE.  
 Subdivision name: SWAN POINT  
 plat book # 9, folio # 4, lot # 167, section # \_\_\_\_\_  
 OWNER: MR THOMAS & MRS. KAREN MEASER



North  
 date: 8/26/99  
 prepared by: KAM  
 Scale of Drawing: 1" = 50'

00-179-A



Vicinity Map  
 North arrow  
 Scale: 1" = 1000'

## LOCATION INFORMATION

Election District: 15A  
 Council/Municipal District: 7

1" = 200' scale map: SE 7-J

Zoning: DE 5.5

Lot size: 0.146 ac. 6,359 sq ft  
 acreage square feet

- public/private
- SEWER:  public  private
  - WATER:  public  private

Chesapeake Bay Critical Area:  YES  NO

Prior Zoning Hearings: NONE

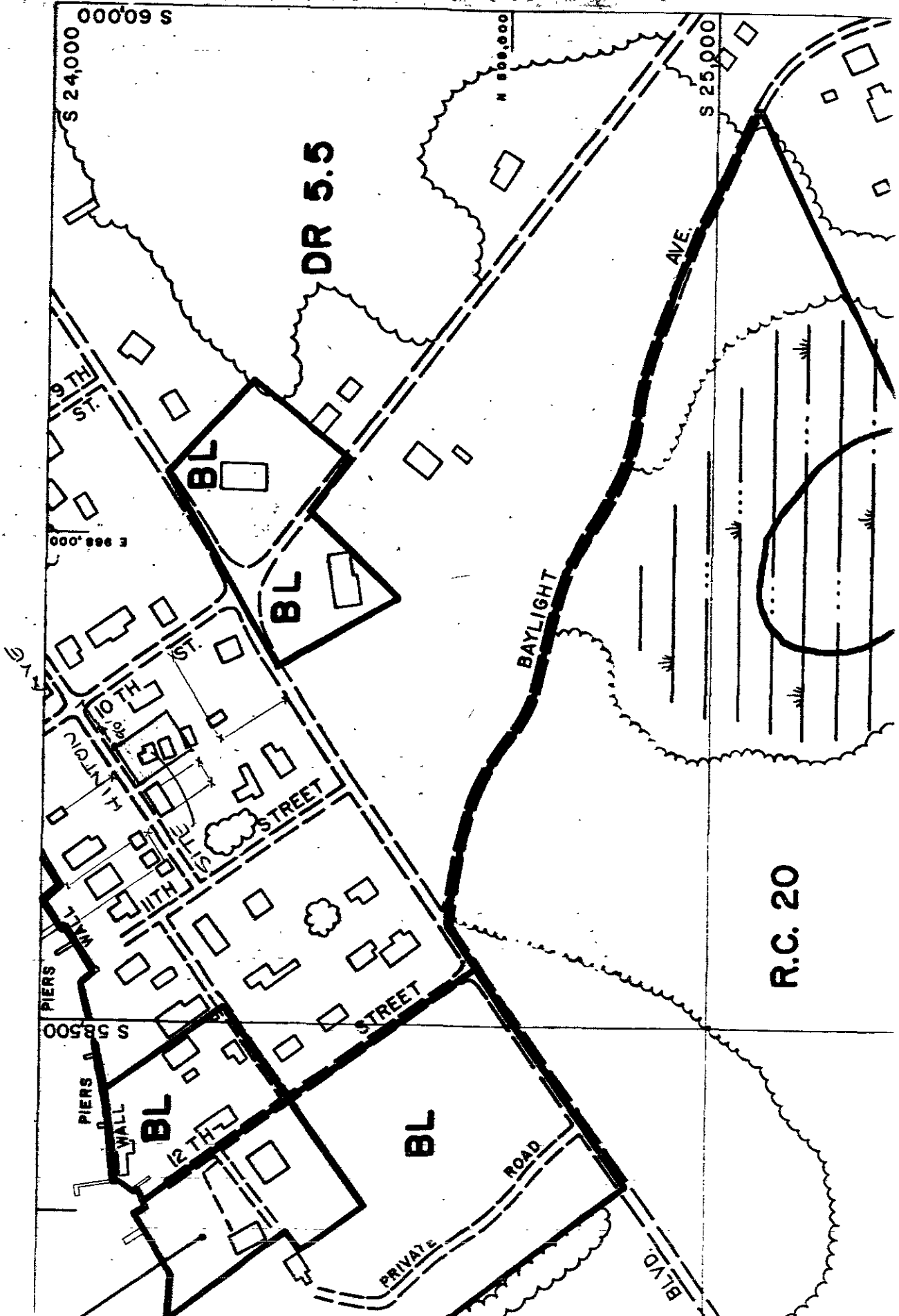
## Zoning Office USE ONLY

reviewed by: JRF ITEM #: 179 CASE #: 00-179-A  
ETM

SE 7 J 1" = 200'

00-179-A

# 179





PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	1" = 200' ±
LOCATION	CATONSVILLE
DATE OF PHOTOGRAPHY	JANUARY 1986
SHEET	00-182-A S.W. 1-F #182