

IN RE: PETITION FOR ADMIN. VARIANCE

S/S Taylor Avenue, 22' E
of c/l Ardmore Avenue
9th Election District
6th Councilmanic District
(2601 Taylor Avenue)

Ronald E. Davis
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-262-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Ronald E. Davis, property owner, for that property known as 2601 Taylor Avenue in the Parkville area of Baltimore County. The Petitioner herein seeks a variance from Section 402.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an existing dwelling to remain with a side yard setback of 13 ft. in lieu of the required 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

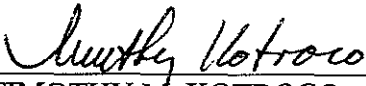
The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

ORIGINAL FILED FOR FILING
03/24/2000
BY R. JAMESON

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24th day of January, 2000, that a variance from Section 402.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an existing dwelling to remain with a side yard setback of 13 ft. in lieu of the required 15 ft., be and is hereby GRANTED.

Any party has the right to file an appeal within thirty (30) days from the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

OFFICE OF THE CLERK OF THE BOARD OF ZONING APPEALS
1/24/2000
By: J. R. Johnson



Baltimore County
Zoning Commissioner

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

January ²⁷~~22~~, 2000

Mr. Ronald E. Davis
2601 Taylor Avenue
Baltimore, Maryland 21234

Re: Petition for Administrative Variance
Case No. 00-262-A
Property: 2601 Taylor Avenue

Dear Mr. Davis:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative 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 Department of Permits and Development Management. 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 black ink that reads "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Copy to:

Mr. Allen L. Davis
706 Old Joppa Road
Joppa, Maryland 21085

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



Printed with Soybean Ink
on Recycled Paper



which is presently zoned D.R. 5.5

402.1 to permit a side yard setback of 13 ft. in lieu of the required 15 ft.

1/2/2000

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2601 TAYLOR AVE
Address
BALTIMORE MD 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. THE HOUSE IS SITUATED (2) FEET TOO CLOSE TO THE PROPERTY LINE ON THE NORTHWEST SIDE.
2. IN ORDER TO AFFORD THE MORTGAGE PAYMENTS ON THE PROPERTY, MY SON, THE PURCHASER, NEEDS TO LIVE-IN ONE APARTMENT AND RENT THE OTHER.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ronald E. Davis
Signature

RONALD E. DAVIS
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of December, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ronald E. Davis

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

12/18/99
Date

[Signature]
Notary Public

My Commission Expires KATHLEEN A. MCCANN

REV 09/15/98

NOTARY PUBLIC STATE OF MARYLAND
COUNTY OF HARFORD
MY COMMISSION EXPIRES JANUARY 15, 2002

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Address
BALTIMORE MD 21234
City State Zip Code

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*Ronald E. Davis
Signature

RONALD E. DAVIS
Name - Type or Print

Signature

Name - Type or Print

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I HEREBY CERTIFY, this 18 day of December, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ronald E. Davis

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

12/18/99
Date

[Signature]
Notary Public

My Commission Expires _____

REV 09/15/98

KATHLEEN A. MCGINN
NOTARY PUBLIC
STATE OF MARYLAND
COUNTY OF HARFORD
COMMISSION EXPIRES: JANUARY 13, 2000



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2601 TAYLOR AVE
which is presently zoned D.R. S.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)

402.1 to permit a side yard setback of 13 ft. in lieu of the required 15 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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:

ALLEN L. DAVIS
Name - Type or Print
Allen L. Davis
Signature
706 OLD JOPPA RD (HM) 410-893-4195
Address (WR) 410-879-0160
JOPPA MD 21085
City State Zip Code

Legal Owner(s):

RONALD E. DAVIS
Name - Type or Print
Ronald E. Davis
Signature
MADALINE DAVIS (DECEASED)
Name - Type or Print
N/A
Signature
2601 TAYLOR AVE (HM) 893-4195
Address Telephone No.
BALTO. MD 21234
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Representative to be Contacted:

ALLEN L. DAVIS
Name HM 410-893-4195
706 OLD JOPPA RD WR 410-879-0160 (x112)
Address Telephone No.
JOPPA MD 21085
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-262-A

Reviewed By BR Date 12/20/99

REV 9/15/98

Estimated Posting Date 1/2/2000

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 2601 Taylor Avenue.

Beginning at a point on the South side of Taylor Ave. which is 24 feet wide at the distance of 22 feet^{east} of the centerline of the nearest improved intersecting street Ardmore Ave. which is 24 feet wide. Being Lot # 74, Block 1, Group 81 in the subdivision of Harford Park as recorded in Baltimore County Plat Book # 5, Folio 62, containing 10,000 square feet. Also known as 2601 Taylor Ave. and located in the 9 Election District, 6 Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **076674**

DATE 12/20/97 ACCOUNT 2001-013

AMOUNT \$ 50.00

RECEIVED FROM: Don 2.005

FOR: col. c/c Zoung, 100, 0000

D SUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

1000 1124

PAID RECEIPT
12/20/1997 10:00:00 09:55:00
PROCESSED BY: CASHIER PUES PCW BOWMET
DATE: 12/20/1997 10:00:00
CASHIER: 100005
CASH: 50.00
BALANCE: 0.00
TOTAL: 50.00
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION



ZONING NOTICE

ADMINISTRATIVE VARIANCE

SEE 3-24

TO: Permit # 123456789

FROM: [illegible]

DATE: [illegible]

RE: [illegible]

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

6. [illegible]

7. [illegible]

8. [illegible]

9. [illegible]

10. [illegible]

11. [illegible]

12. [illegible]

13. [illegible]

14. [illegible]

15. [illegible]

16. [illegible]

17. [illegible]

18. [illegible]

19. [illegible]

20. [illegible]

21. [illegible]

22. [illegible]

23. [illegible]

24. [illegible]

25. [illegible]

26. [illegible]

27. [illegible]

28. [illegible]

29. [illegible]

30. [illegible]

31. [illegible]

32. [illegible]

33. [illegible]

34. [illegible]

35. [illegible]

36. [illegible]

37. [illegible]

38. [illegible]

39. [illegible]

40. [illegible]

41. [illegible]

42. [illegible]

43. [illegible]

44. [illegible]

45. [illegible]

46. [illegible]

47. [illegible]

CERTIFICATE OF POSTING

RE: Case No.: 00-262-A

Petitioner/Developer: Allen Davis

Date of Hearing/Closing: 1 17 2000

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 2601 TAYLOR AVE

The sign(s) were posted on 1 02 2000
(Month, Day, Year)

Sincerely,

SSG Robert Black 1 02 2000
(Signature of Sign Poster and Date)

SSG Robert BLACK
(Printed Name)

1508 Lostine Rd
(Address)

Dundalk Md 21222
(City, State, Zip Code)

410-499-7940
(Telephone Number)

Rec 1/17/00

ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 262 -A Address 2601 Taylor Ave.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 12/20/99 Posting Date: 1/2/2000 Closing Date: 1/17/2000

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 00- 262 -A Address 2601 Taylor Ave.
Petitioner's Name Allen Davis Telephone 410 879-0863 wk
893-4185 h-m
Posting Date: 1/2/2000 Closing Date: 1/17/2000
Wording for Sign: To Permit a side yard setback of 13 ft. in lieu
of the required 15 ft.

**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/neighborhood 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: 00-262-A

Petitioner: RONALD E. DAVIS

Address or Location: 2601 TAYLOR AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: ALLEN DAVIS

Address: 706 OLD JOPPA RD.

JOPPA, MD 21085

Telephone Number: (410) 893-4195 (WK) (410) 879-0160 (x112)

Revised 2/20/98 - SCJ



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

January 14, 2000

Mr. Allen L. Davis
706 Old Joppa Road
Joppa MD 21085

Dear Mr. Davis:

RE: Case Number 00-262-A , 2601 Taylor Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 20, 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, please do not hesitate to contact the commenting agency.

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



AV
Closing 1/17/00

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 20, 2000

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

RECEIVED JAN 24 2000

SUBJECT: Zoning Advisory Committee Meeting
for January 17, 2000
Item Nos. 262 263, 264, 269, 270
and CR 99-411 (Vandermaast Property)

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

RWB:HJO:cab

cc: File

ZAC01170.NOC

AV
11/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JAN 10

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

Date: January 10, 2000

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

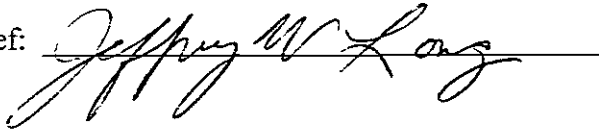
SUBJECT: Zoning Advisory Petitions

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

Item No(s): 253, 254, 261, and 262

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



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.6.00

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

RE: Baltimore County
Item No. 262

BR

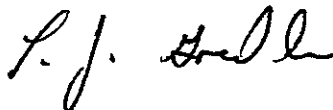
RECEIVED JAN 10 2000

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,


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

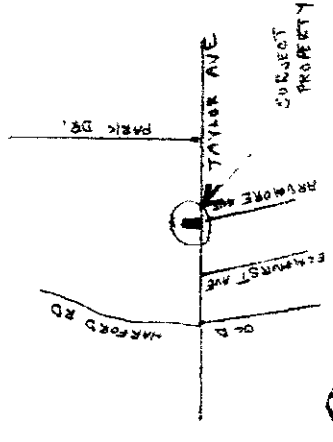
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

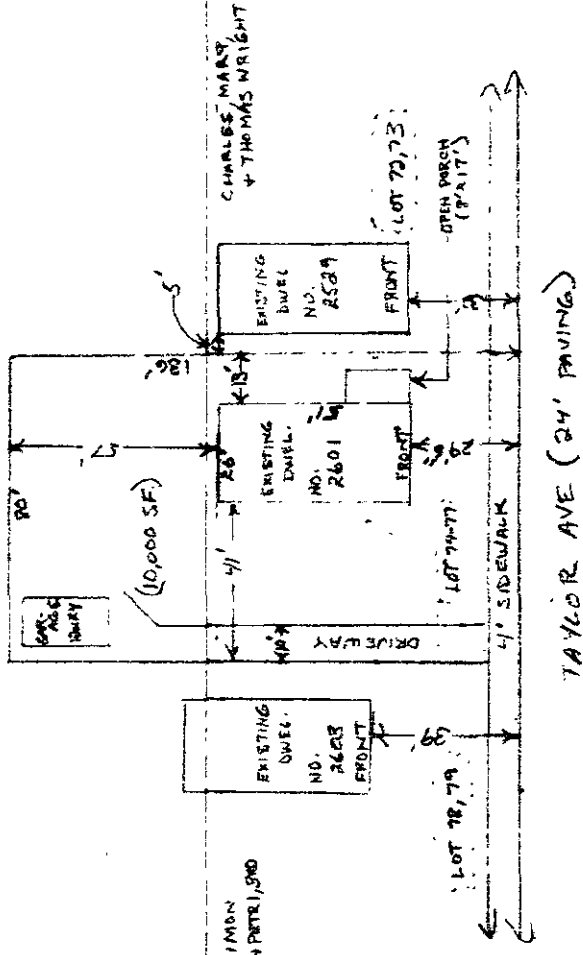
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 2601 TAYLOR AVE.

Subdivision name: HARFORD PARK
 plat book 5, folio 62, map 2077, section 7
 OWNER: RONALD E. DAVIS



Vicinity Map
Scale: 1"=1000'



North

date: 12/16/97
 prepared by: ALD

Scale of Drawing: 1"=50'

LOCATION INFORMATION

Election District: 9
 Councilmanic District: 6
 1"-200 scale map: NE-8D
 Zoning: DR.S15
 Lot size: 0.23 acreage 10,000 square feet
 SEWER: ☒ public ☐ private
 WATER: ☒ public ☐ private
 Chesapeake Bay Critical Area: ☐
 Prior Zoning Hearings: NO NE

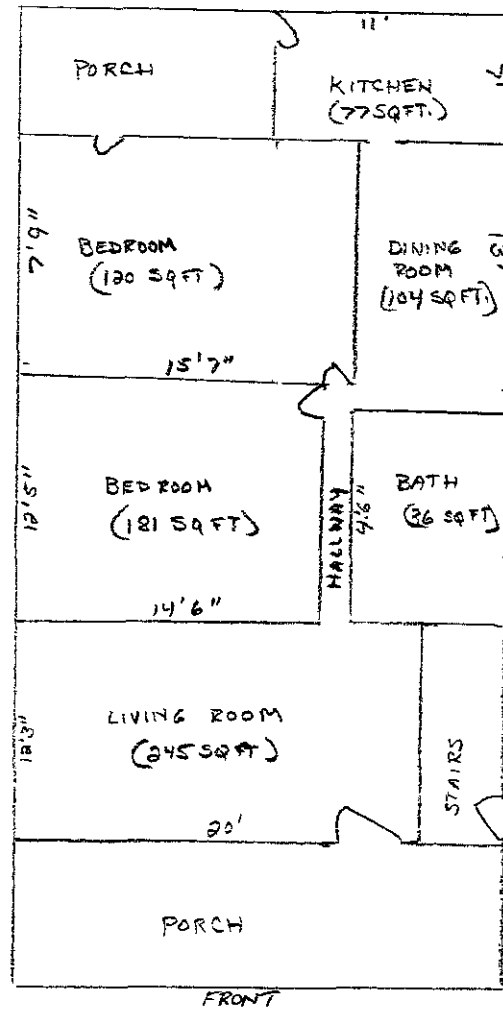
Zoning Office USE ONLY!

reviewed by: BR ITEM #: 262 CASE#: 00-262-A

LET. EX #1

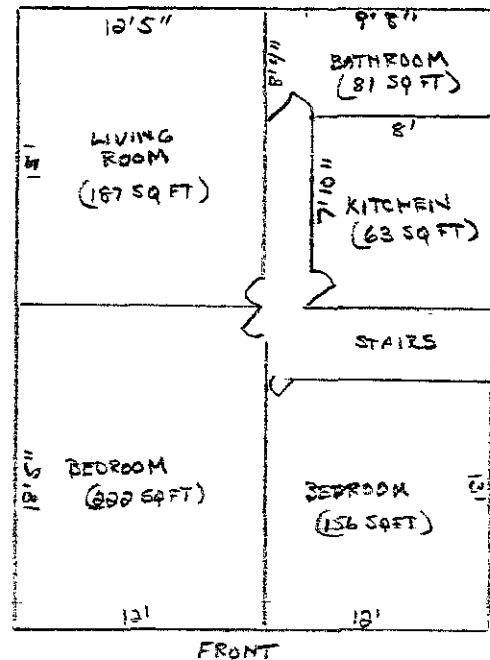
FLOOR PLAN 2601 TAYLOR AVE.

1ST FLOOR



SCALE 1" = 10'

2ND FLOOR





N-SE
N-NE

NE 8-D

4262

1996 COMPREHENSIVE ZONING ORDINANCE
ADOPTED by
THE BALTIMORE COUNTY BOARD OF SUPERVISORS
OCTOBER 8, 1996

00-262-A



Revise Document | Required Carrier Return | | Adapted | Pg 1
SARA, ZADM/TXTGGS | Typestyle 86 (12p) | Ln 7
<2...T:...T3...T:...T4...T:...T5...Tv...T6...T:...T7...T:...T8...T:...T9>....

—SARA —STEPHENS—
5906 EDNA AVENUE—
BALTIMORE, MD 21214—
410-319-6629—
D.O.B.: 12-20-80—
S.S.N.: 212-17-4175—

—Objectives—:-

I would like to obtain and keep steady employment, challenge myself as —much— as possible, and excel in any and all things I do in life, as well as, career.—

—Academic History—:-

Towson Catholic High School, 114 Ware Avenue, Towson Md 21204,—
410-823-8400.—
— Completed grade twelve (received diploma 1998).—

00-262-A



January 14, 2000

Mr. Robert M. Booth
6205 Pleasant View Avenue
Baltimore MD 21209

Dear Mr. Booth:

RE: Case Number 00-268-A , 6205 Pleasant View Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 22, 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, please do not hesitate to contact the commenting agency.

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

c:

00-262-A





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

00-262-A

#262

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

SCALE
1" = 200' ±

LOCATION
PARKVILLE

SHEET
N.E.
8-D

DATE
OF
PHOTOGRAPHY
JANUARY
1966