

IN RE: PETITION FOR ADMIN. VARIANCE

S/S of Van Yerrell Court, 300' S
Centerline of Betlou James Place
2nd Election District
2nd Councilmanic District
(9 Van Yerrell Court)

Leroy & Theresa Holloway
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 00-402-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Leroy & Theresa Holloway, property owners, for that property known as 9 Van Yerrell Court in the Milford area of Baltimore County. The Petitioners herein seek a variance from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.), to permit a single family dwelling with addition to have a rear yard of 12 ft. in lieu of the required 15 ft. (window to property line) and to amend the Final Development Plan (FDP). The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners 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 Petitioners have 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 Petitioners.

ORDER RECEIVED FOR FILING

Date

By

4/26/00

R. Johnson

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 26th day of April, 2000, that a variance from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.), to permit a single family dwelling with addition to have a rear yard of 12 ft. in lieu of the required 15 ft. (window to property line) and to amend the Final Development Plan (FDP), be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners 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 4/26/00
BY R. J. Jenson



Baltimore County
Zoning Commissioner

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

April 26, 2000

Mr. & Mrs. Leroy Holloway, Jr.
9 Van Yerrell Court
Baltimore, Maryland 21207

Re: Petition for Administrative Variance
Case No. 00-402-A
Property: 9 Van Yerrell Court

Dear Mr. & Mrs. Holloway:

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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9 VAN YERRELL CT
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) 504.2 (B.C.Z.R.)

V.B.G.b (C.M.D.P.)

TO PERMIT A SINGLE FAMILY DWELLING WITH ADDITION
TO HAVE A REAR YARD OF 12 FEET IN LIEU OF THE
REQUIRED 15 FEET (WINDOW TO PROPERTY LINE).
AND TO AMEND THE F.D.P.

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:

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:

Name

Address

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 15 day of September 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. 00-402-A

Reviewed By LTM Date 3/29/00

R20 9/15/98

Estimated Posting Date 4/9/00

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 9 VAN YERVELL CT.
Address Baltimore MD 21207
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):

I am requesting to encroach three feet into the rear set back with a patio room and open deck. The existing dwelling is placed on the lot allowing only seven feet for additions on the rear of the home due to a drainage and utility easement. There is also an easement for utilities and maintenance on the east side of home. The rear of the home also was the only existing point of access except, for the front door.

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.

[Signature]
Signature
LeRoy Holloway Jr.
Name - Type or Print

[Signature]
Signature
Theresa A. Holloway
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of March, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Theresa A. Holloway LeRoy Holloway Jr.
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

March 30 2000
Date

[Signature]
Notary Public
My Commission Expires 7/1/03

REV 09/15/98

PATRICIA AYERS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 2003

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 9 VAN YERRELL CT.
Address
Baltimore MD 21207
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):

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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.

[Signature]
Signature
LEROY HOLLOWAY JR.
Name - Type or Print

[Signature]
Signature
Theresa A. Holloway
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of March, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Theresa A. Holloway Leroy Holloway Jr.
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

March 30 2000
Date

[Signature]
Notary Public
My Commission Expires 7/1/03

R20 09/15/98

PATRICIA AYERS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 2003



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9 VAN YERRELL CT
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) 504.2 (B.C.Z.R.)

V.B.G. & (C.M.O.P.)

TO PERMIT A SINGLE FAMILY DWELLING WITH ADDITION
TO HAVE A REAR YARD OF 12 FEET IN LIEU OF THE
REQUIRED 15 FEET (WINDOW TO PROPERTY LINE)
AND TO AMEND THE F.D.P.

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:

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

9 VAN YERRELL CT 410-277-3880
Address Telephone No.

Baltimore MD 21207
City State Zip Code

Representative to be Contacted:

Scott Curry (APPROX SYSTEMS)
Name

1505 SWIMMER SPRING RD. 212-5970
Address Telephone No.

Baltimore MD 21207
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. 00-402-A

Reviewed By CTM Date 3/29/00

REN 9/15/98

Estimated Posting Date 4/9/00

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 9 VAN YERRELL COURT

BEGINNING AT A POINT ON THE SOUTH SIDE OF VAN YERRELL COURT , PAN HANDLE DRIVEWAY, WHICH IS 20' WIDE AT A DISTANCE OF 300' SOUTH EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, BETLOU JAMES PLACE WHICH IS 50' WIDE. BEING LOT # 36, SECTION B, IN THE SUBDIVISION OF ST.LUKES PLACE AS RECORDED IN THE BALTIMORE COUNTY PLAT BOOK #EHK JR. 54, FOLIO 11, CONTAINING 7500 SQUARE FEET. ALSO KNOWN AS 9 VAN YERRELL COURT AND LOCATED IN THE 2ND ELECTION DISTRICT.

00-402-A

402

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

No. 080427

DATE 3/29/00 ACCOUNT 700016150

AMOUNT \$ 50.00

RECEIVED FROM:

AFRICAN STUDIOS, INC.

FOR:

COLO CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

00-402-1A

CASHIER'S VALIDATION

PAID RECEIPT

DATE 3/29/2000 3/29/2000 11:52:00
REQ NO. 5 CASHIER LAIL LHM DRAGER 3
Receipt # 115626
CR NO. 080427
Receipt Tot 50.00
50.00 OK
Baltimore County, Maryland

CERTIFICATE OF POSTING

**RE: CASE # 00-402-A
PETITIONER/DEVELOPER
(Roy Holloway)
DATE OF Closing
(4-24-00)**

**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
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

9 Van Yerrell Ct. Baltimore, Maryland 21207 _____

THE SIGN(S) WERE POSTED ON _____ 4-7-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

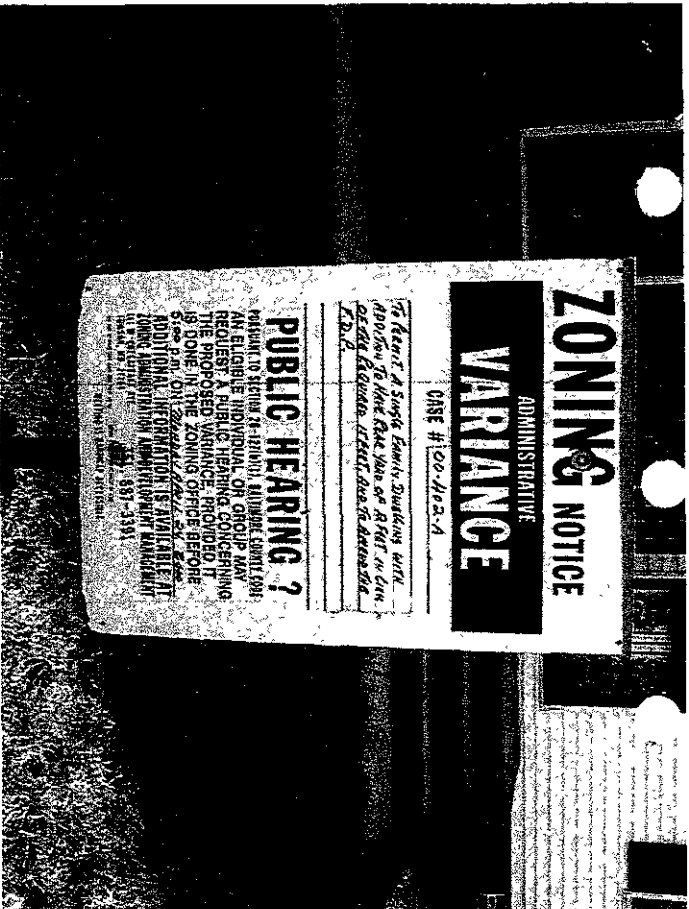
_____**THOMAS P. OGLE SR.**_____

_____**325 NICHOLSON ROAD**_____

_____**BALTIMORE, MARYLAND 21221**_____

_____**410-687-8405**_____

(TELEPHONE NUMBER)



ZONING NOTICE

VARIANCE

CASE # 100-462-A

To Receive A Single Family Dwelling With
Approx. To One Acre Plus of A Foot in City
Center Located at 11111 Ave. 10 Avenue 10
P.O. 1

PUBLIC HEARING ?

PERMIT TO BEGIN 7-1-2001, ALLIANCE CONSTRUCTION
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
5:00 P.M. ON 2/24/01 11/11/01
ADDITIONAL INFORMATION IS AVAILABLE AT
LOCAL ADMINISTRATION MANAGEMENT
U.S. BUILDING DEPT.
11111 Ave. 10
11111 Ave. 10
11111 Ave. 10

Posted at 9 Van Yerrell Ct.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 00- 402 -A Address 9 VAN YERRELL CT.Contact Person: LOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 3/29/00 Posting Date: 4/9/00 Closing Date: 4/24/00

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

- 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.
- 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.
- 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.
- 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- 402 -A Address 9 VAN YERRELL CT.Petitioner's Name HOLLOWAY Telephone (410) 277-3380Posting Date: 4/9/00 Closing Date: 4/24/00Wording for Sign: To Permit A SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE REAR YARD OF 12 FEET
IN LIEU OF THE REQUIRED 15 FEET.
AND TO AMEND THE F.D.P.

I HAVE RECEIVED POSTING INFO

M.D.V

**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: 00-402-A
Petitioner: LEROY + TERESA HOLLOWAY
Address or Location: 9 VAN YERPOUR COURT

PLEASE FORWARD ADVERTISING BILL TO:

Name: APPLEBY PATIO ROOMS
Address: 1585 SULPHUR SPRINGS ROAD
BALTIMORE MD. 21227
Telephone Number: 410-242-5970

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

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

PROPERTY ADDRESS: 9 Van Yverell Court

Subdivision name: St. Lukes Estates

plat book # 54, lot # 11, lot # 36, section # B

OWNER: Leroy & Theresa Holloway



North

date: _____
prepared by: _____

Scale of Drawing: 1" = 30'



Vicinity Map
North
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: 2
Councilmanic District: 2

1" = 200' scale map#: N.W. 4-F

Zoning: D.R.-S.5

Lot size: 7,500
acreage square feet

public private
SEWER: ☐ ☐
WATER: ☐ ☐
yes no

Chesapeake Bay Critical Area: ☐ ☐
Prior Zoning Hearings:

Zoning Office USE ONLY!

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



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

April 24, 2000

Mr. Scott Curry
Appleby Systems
1585 Surphur Spring Rd
Baltimore MD 21227

Dear Mr. Curry:

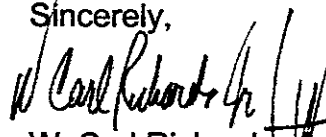
RE: Case Number 00-402-A , 9 Van Yerrell Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 29, 2000.

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



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: May 16, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for April 17, 2000
Item Nos. 398, 399, 400, 401, (402)
403, 405, 406, 408, 409, 410

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

April 18, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF **APRIL 10, 2000**

Item No.: SEE BELOW

Dear Ms. Stephens:

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME REGARDING THE FOLLOWING ITEM #'S.

398, 399, 401, 402, 403, 405, 406, 408, 409, 410,

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

RBS/AC

DATE: May 12, 2000

RECEIVED MAY 24 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 10, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
399	4823 Vicky Road
401	16 Woodholme Avenue
402	9 Van Yerrell Court
403	1220 East Joppa Road
404	4 Fourth Street
405	1908 Leland Avenue
406	2120 Turkey Point Road
407	5413-5417 East Drive
408	320 Bonnie Meadow Circle
409	8605 David Avenue
410	Lots 163-165 Walnut Street

AN
4/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 19, 2000

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

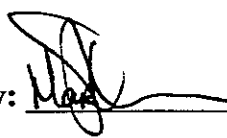
RECEIVED
APR 19

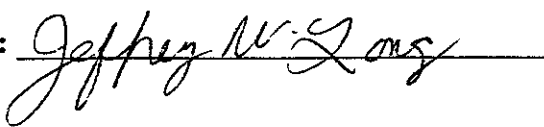
SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comments on the following petitions(s):

Item No(s): **401/402/417**

For any further questions or additional information concerning the matters stated herein,
please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:  _____

Section Chief:  _____

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

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

Date: 4 - 10 - 00

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

RE: Baltimore County
Item No. 402 LTM

Dear Ms. Jackson:

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,

10 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

Appleby Systems, Inc.
Patio Room Division
1585 Sulphur Spring Rd.
Baltimore, MD 21227

Mr. & Mrs. Edwards
7 Van Yerrell Court
Baltimore, MD 21207

March 27, 2000

Dear Mr. & Mrs. Edwards:

My name is Scott Curry; I am a representative of Appleby Systems, Inc., Patio Room Division. We have currently been contracted to build a patio/sunroom addition to your neighbor's home, Mr. & Mrs. Holloway, 9 Van Yerrell Court, Baltimore, MD 21207. We are in the process of obtaining a permit for a variance on their property. In order for us to obtain the permit, it would be helpful to everyone if you could sign this letter stating that you have no objection to the work being done on the Holloway's property. We are an established company here in Maryland, and have been in business for over 20 years. I have enclosed a brochure so you can see for yourself the quality of our work and craftsmanship.

I Tony Edwards have no objections to the addition of a patio/sunroom being build at 9 Van Yerrell Court, Baltimore, MD.

J.V Edwards

Homeowner

Homeowner

#402
00-402-A

Plat to accompany Petition for Zoning Variance ☒ Special Hearing

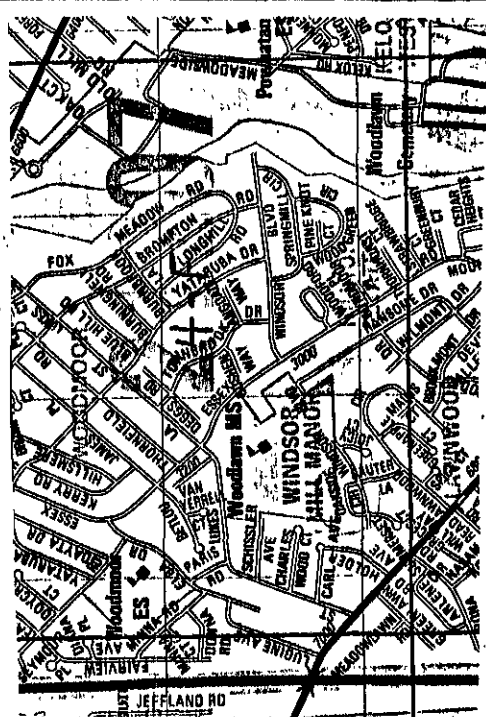
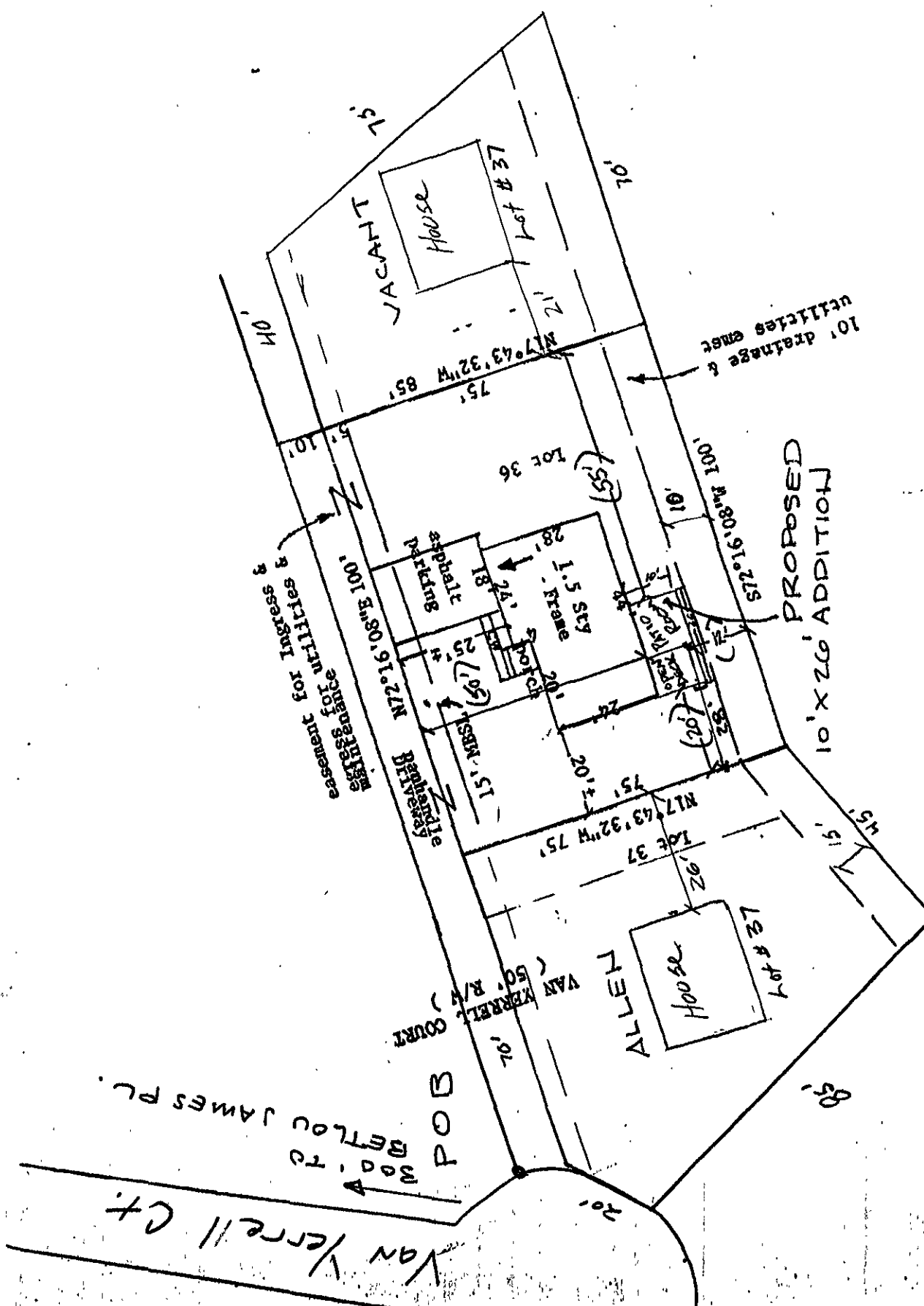
PROPERTY ADDRESS: Van Yerrell Court

Subdivision name: St. Lukes Estates

plat book# 54, folio# 11, lot# 36, section# B

OWNER: Leroy & Theresa Holloway

see pages 5 & 9 of the CHECKLIST for additional required information



North
Vicinity Map
scale: 1"=9000'

LOCATION INFORMATION

Election District: 2
Councilmanic District: 2
1"=200' scale map#: N.W. 4-F
Zoning: D.R.-S.5
Lot size: 7,500 acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: CTM ITEM #: 402 CASE#: 402 A

North
date: 3-29-2000
prepared by: Scott Curry Scale of Drawing: 1"= 30'

Tennis Court

ROAD

DRIVE

D.R. 5.5

AREA UNDER CONSTRUCTION

SITE

D.R. 3.5

LANE

WOODLAWN
JUNIOR HIGH
SCHOOL

D.R. 5.5

SCHISLER

AVE

CHARLES WOOD CT.

NW 4 F

00:402-A

H 402

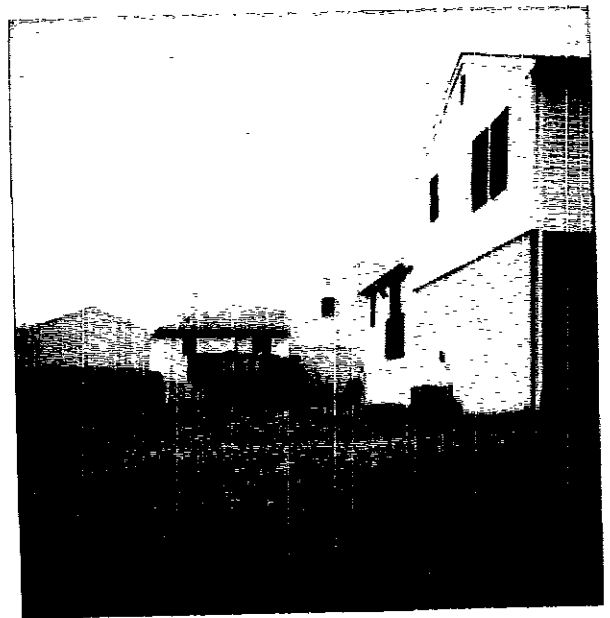
Ter Co

Appelby Patio is proposing to construct deck
and patio room onto rear #9 Van Yerrell Ct.
We are requesting variance for rear set back of
a overall 3'-0" area. Appelby considers hardship based
on small back yard due to drainage easement.

LOOKING NORTH TO SOUTH

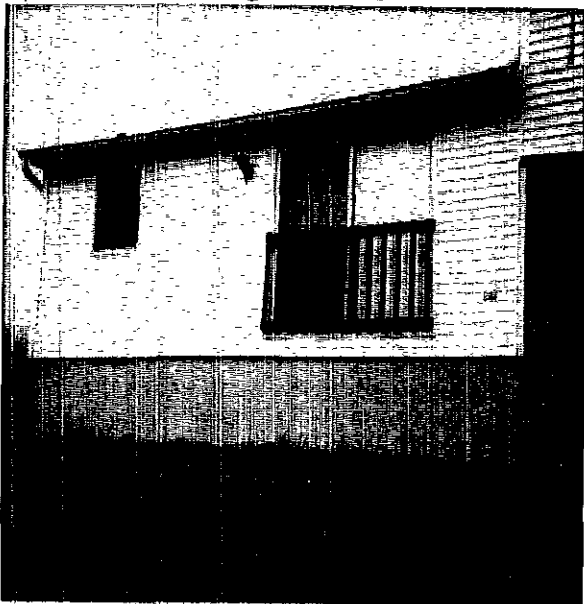


LOOKING SOUTH TO NORTH



PROPOSED BUILDING SITE
REAR OF HOUSE

FROM EAST VIEW DIRECTLY
TO REAR OF HOUSE



REAR BUILDING SITE

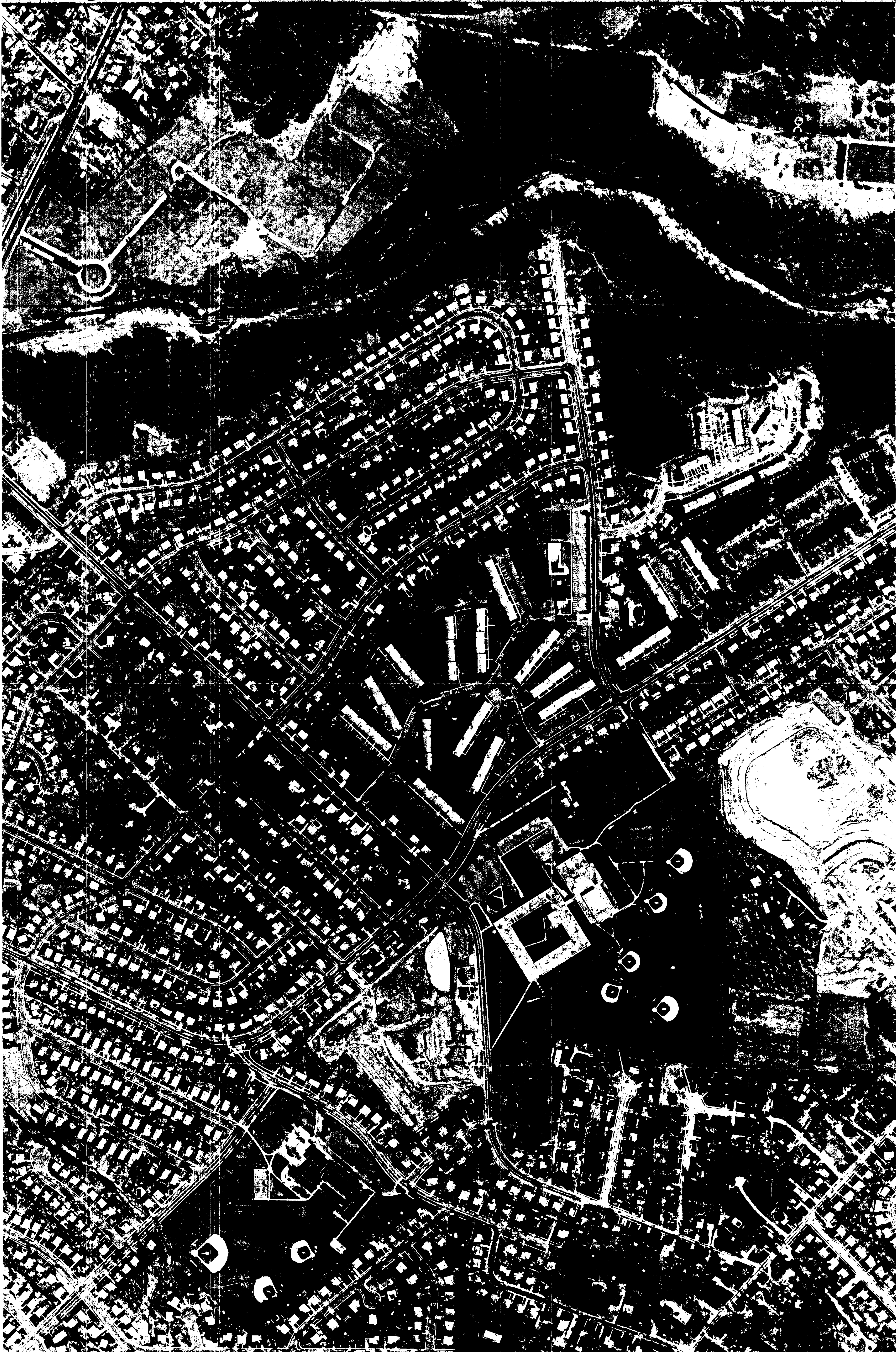
FROM NORTH TO SOUTH FROM
FRONT VIEW VAN YERRELL CT.



FROM DRAINAGE EASEMENT

00-402-A

402



A
00-407

SCALE	LOCATION	SHEET
1" = 200' ±	MILFORD AREA	N.W. 4-F
DATE OF PHOTOGRAPHY JANUARY 1986		

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP