

IN RE: PETITIONS FOR ADMIN. VARIANCE	*	BEFORE THE
AND SPECIAL HEARING		
W/S of Pembroke Boulevard, 150' N	*	DEPUTY ZONING COMMISSIONER
centerline of Eastern Avenue		
12th Election District	*	OF BALTIMORE COUNTY
7th Councilmanic District		
(7046 Eastern Avenue)	*	CASE NO. 00-412-SPHA
Jason E. Baran	*	
Petitioner		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Jason E. Baran. The variance request is for property located at 7046 Eastern Avenue in the Eastpoint area of Baltimore County. The Petitioner herein seeks a variance from Sections 101, 1B02.3.C.1 and 400 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory building inside the closest third of the lot removed from a street in lieu of outside of the closest third, and a 0 ft. side setback in lieu of 10 ft. The Petitioner is also requesting a special hearing to approve an accessory building with a larger building footprint than the dwelling. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petitions for Administrative Variance and Special Hearing.

The Petitioner having filed Petitions for Administrative Variance and Special Hearing 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 and special hearing would adversely affect the health,

ORDER RECEIVED FOR FILING
 Date 5/11/00
 By [Signature]

safety or general welfare of the public and should therefore be granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. 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.

As to the Petition for Special Hearing, I am persuaded to grant the requested relief. The dwelling is an end of group townhouse, 16 ft. x 30 ft. in dimension. Obviously, the proposed 2-car garage at 24 ft. x 28 ft. in dimension will have a larger footprint than the existing dwelling. Thus, the special hearing is necessary in order to allow its construction. Inasmuch as there were no adverse comments from any Baltimore County reviewing agency and apparently no opposition from any adjoining property owners, it appears the relief requested can be granted and will not cause any detrimental impact to adjacent properties.

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 and special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of May, 2000, that a variance from Sections 101, 1B02.3.C.1 and 400 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory building inside the closest third of the lot removed from a street in lieu of outside of the closest third, and a 0 ft. side setback in lieu of 10 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

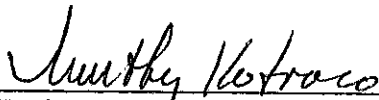
ORIGINAL RECORD FOR FILING

Date 5/11/00

By P. J. [Signature]

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.

IT IS FURTHER ORDERED, The Petitioner's request for a special hearing to approve an accessory building with a larger building footprint than the dwelling is hereby GRANTED.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date

5/11/00

By



Jim,

Mitch has rewritten
the petition for case #00-412-A.
He wanted to know if you
were going to approve this?
Mitch didn't charge additional
\$50. -- See Sophie's note
dated 4/17/00.

Robin
5/10/00

OK to grant
this
TAK



Petition for Administrative Variance

+ Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7046 EASTERN AVE
which is presently zoned DR 10.5

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) 101, 1302.3 C.1, and 405 to permit an accessory building inside the closest third of the lot removed from a street in lieu of outside of the closest third, a 0-ft side setback in lieu of 10ft., and a special hearing to approve an accessory building with a larger building footprint than the dwelling.

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):

X Jason E. Baran
Name - Type or Print _____
Signature _____
X
Name - Type or Print _____
Signature _____
X 7046 Eastern Ave (410) 288-5286
Address _____ Telephone No. _____
X Balto MD 21224
City _____ State _____ Zip Code _____

Representative to be Contacted:

a bove
Name _____
Address _____ Telephone No. _____
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. 60-412-A

Reviewed By MJK Date 4/3/08

Estimated Posting Date 4/16/08

REV 9/15/98



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

7016 Eastern Ave
Address
Balto md 21224
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):

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.

Jason E. Baran
Signature
✕ Jason E. Baran
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of APRIL, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jason E. Baran
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

4/22/00
Date

James A. Cavanaugh
Notary Public

My Commission Expires 9/1/03

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 ^x 7046 Eastern Ave
Address
^x Balto md 21224
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):

x

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.

^x Jason E. Baran
Signature
^x Jason E. Baran
Name - Type or Print

^x _____
Signature
^x _____
Name - Type or Print

x STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of APRIL, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jason E. Baran
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

4/22/00
Date

James A. Cavanaugh
Notary Public

My Commission Expires 9/1/03



Petition for Administrative Variance

+ Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

7046 Eastern Ave
which is presently zoned DR 10.5

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) 101, 1302.3.C.1, and 400 to

permit an accessory building inside the closest third of the lot removed from a street in lieu of outside of the closest third, a 0-ft side setback in lieu of 10 ft, and a special hearing to approve an accessory building with a larger building footprint than the dwelling.

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):

* Jason E. Baran

Name - Type or Print

Signature

Name - Type or Print

Signature

* 7046 Eastern Ave (410) 288-5286

Address

Telephone No.

* Balto MD 21224

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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

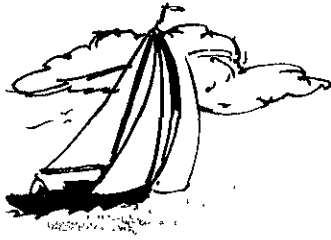
CASE NO. 60-412-A

REV 9/15/98

Reviewed By mjk

Date 4/3/00

Estimated Posting Date 4/16/00



BAYSIDE BUILDERS

1247 Bayside Road
Baltimore, MD 21221

ZONING DESCRIPTION DETAILED

SUBJECT PROPERTY: 7046 EASTERN AVENUE

BEGINNING AT A POINT ON THE WEST SIDE OF PEMBROOKE BOULEVARD
WHICH IS 30 FEET WIDE AT THE DISTANCE OF 150 FEET NORTH OF THE
CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET EASTERN
AVENUE WHICH IS 50 FEET WIDE.

BEING LOT # 24R, SECTION #2 IN THE SUBDIVISION OF EASTWOOD AS
RECORDED IN THE BALTIMORE COUNTY PLAT BOOK #18, FOLIO #101,
CONTAINING 6665 SQUARE FEET. ALSO KNOWN AS 7046 EASTERN AVENUE
LOCATED IN THE 12TH ELECTION DISTRICT, 7TH COUNCILMANIC DISTRICT.

412
00-412-SPHA

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

No. **080484**

DATE 4/3/00 ACCOUNT 001-6150

AMOUNT \$ 50.00

RECEIVED FROM: _____

FOR: 010-Res Vehicle \$ 50.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT METHOD

4/03/2000 4/03/2000 100.00

100.00 100.00 100.00

100.00 100.00 100.00

100.00 100.00 100.00

100.00 100.00 100.00

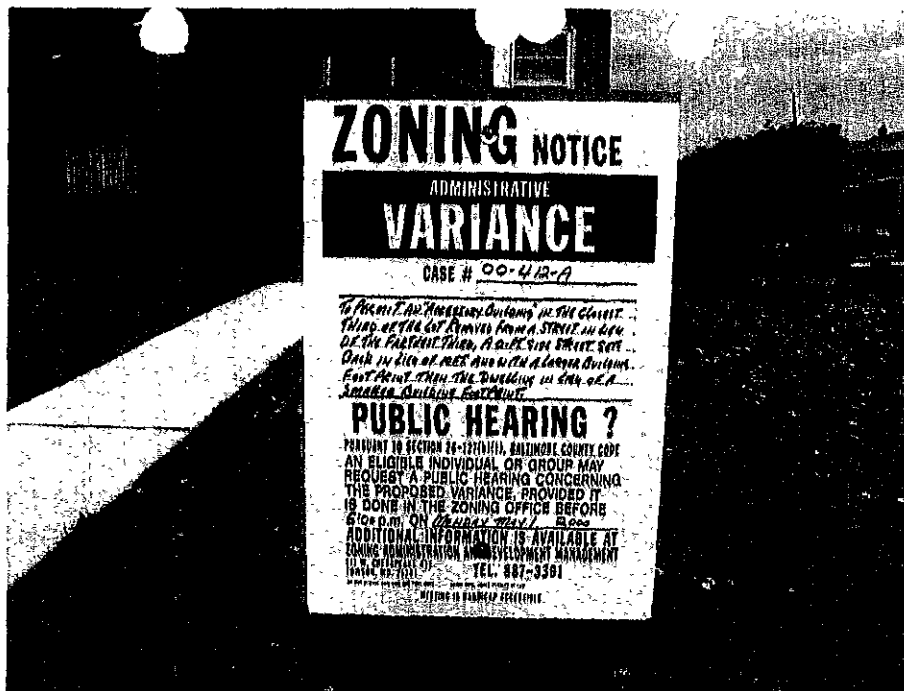
100.00 100.00 100.00

100.00 100.00 100.00

Baltimore County, Maryland

00-412-SPA A

CASHIER'S VALIDATION



Posted at 7046 Eastern Ave.

CERTIFICATE OF POSTING

**RE: CASE # 00-412-A
PETITIONER/DEVELOPER
(Jason Baran)
DATE OF Closing
(5-1-00)**

**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**

7046 Eastern Ave. Baltimore, Maryland 21224_____

THE SIGN(S) WERE POSTED ON_____ 4-14-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 412 ^{#SPHA} Address 7046 Eastern Blvd.
Contact Person: Mitchell J. Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4/3/05 Posting Date: 4/16/05 Closing Date: 5/1/05

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- 412 ^{#SPHA} Address 7046 Eastern Blvd.
Petitioner's Name Jason Baran Telephone (410) 288-5286
Posting Date: 4/16/05 Closing Date: 5/1/05
Wording for Sign: To Permit an accessory building in the closest
third of the ~~lot~~ removed from a street in lieu of the
fortieth third, a 0-ft side street setback in lieu of 10 ft.
and with a larger ~~footprint~~ building footprint than the
existing in lieu of a smaller building footprint

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Mobile: 410-382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: 410-687-8405
Mobile: 410-262-8163
Fax: 410-687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Cell: 410-905-8571
Fax: 410-628-2574
410-882-2469

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

Staff Sergeant Robert A. Black
1508 Leslie Road
Dundalk, MD 21222

Telephone: 410-282-7940
Cell: 410-499-7940
Pager: 410-373-9662
Work: 410-288-3284

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR -- Revised 11/17/99

**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: 00-412 - ASPHA
Petitioner: Jason Baran
Address or Location: 7046 Eastern Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jason Baran
Address: 7046 Eastern Avenue
Bethesda, MD. 21224
Telephone Number: (410)



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 28, 2000

Mr. Jason Baran
7046 Eastern Avenue
Baltimore MD 21224

Dear Mr. Baran:

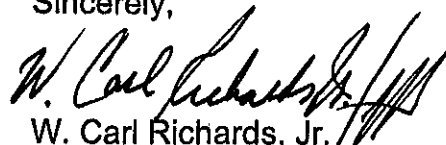
RE: Case Number 00-412-SPHA , 7046 Eastern Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 3, 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
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 17, 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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

411, (412), 413, 414, 417, 418, 419, 420, 422, 425, 426, and 427

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*

DATE: May 12, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 17, 2000

RECEIVED MAY 24 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
411	23 Mansez Drive
412	7046 Eastern Avenue
413	1633 Freeland Road
414	528 Church Road
415	3607 East Joppa Road
417	8204 Rider Avenue
419	12 Hunter Horn Court
420	13411 Fork Road
421	East Joppa Road
422	2802 Tennessee Avenue
424	8511 Liberty Road
425	8551 Philadelphia Road
426	419 Samantha Court
427	9011 Moonstone Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 26, 2000

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

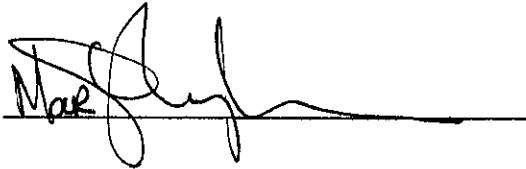
RECEIVED MAY 08 2000

SUBJECT: Zoning Advisory Petition(s): Case 412 and 429

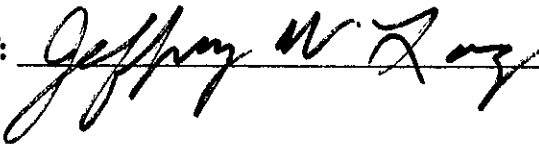
The Office of Planning has reviewed the above referenced case and has no comments to offer.

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: 4.17.00

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

RE: Baltimore County
Item No. 412

MSK

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,

1~ 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

AY
5/1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 26, 2000

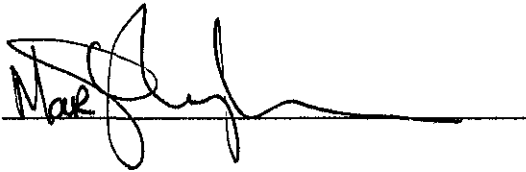
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case 412 and 429

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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

Per WCR, petitioner is to come in & fix wording on form. Also add SPH to form for building footprint. Petitioner owes an additional \$50 for SPH. WCR said to keep on administrative form. MSK is to call petitioner to relay the above information.

Sophia 4/17/00

00-412-SPHA

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-412-SPH A

Date Completed/Initials

4/17/00 SCJ

N/A

N/A

N/A

4/17/00 SCJ

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

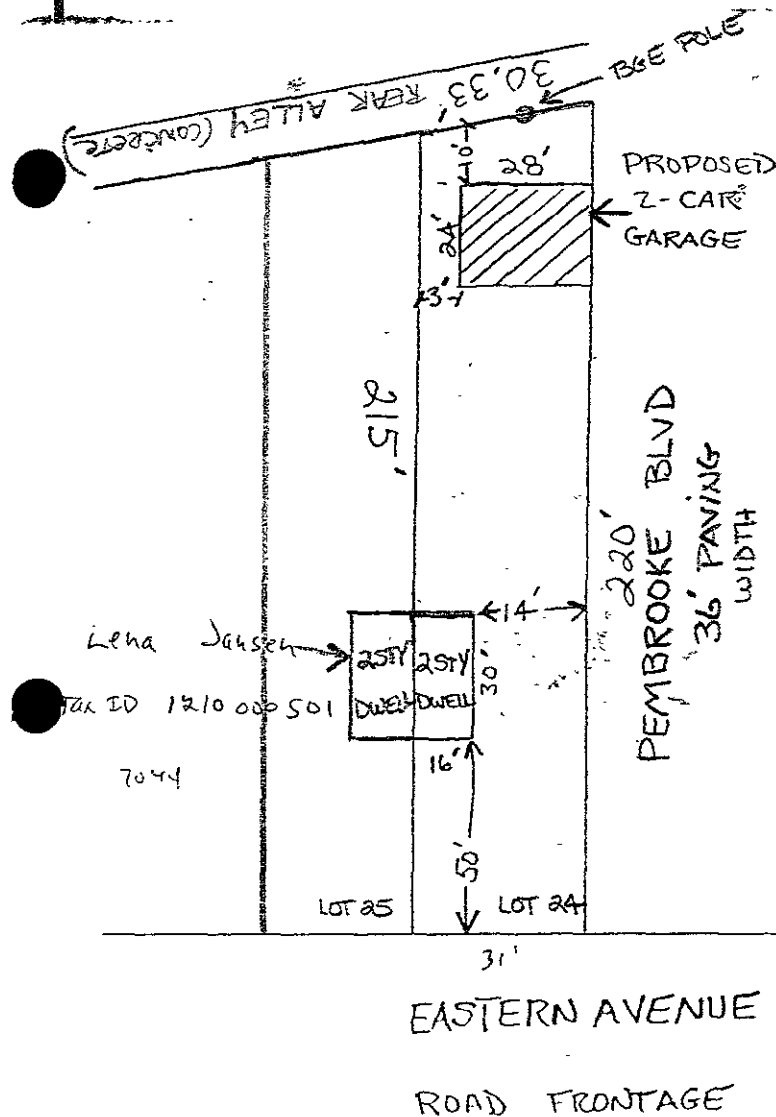
PROPERTY ADDRESS: 7046 Eastern Ave.

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

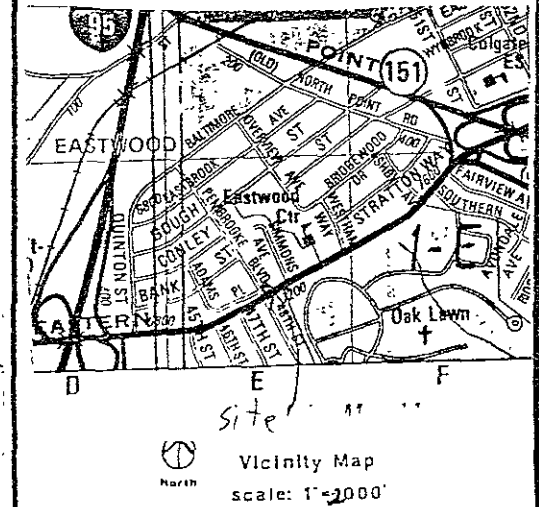
Subdivision name: Eastwood

plat book # 18, folio # 101, lot # 24R, section # 2

OWNER: Jasen Baran



NORTH



LOCATION INFORMATION

Election District: 12

Councilmanic District: 7

1"=200' scale map #: SE. 1-E

Zoning: D.R. - 10.5

Lot size: 6.665
acres square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

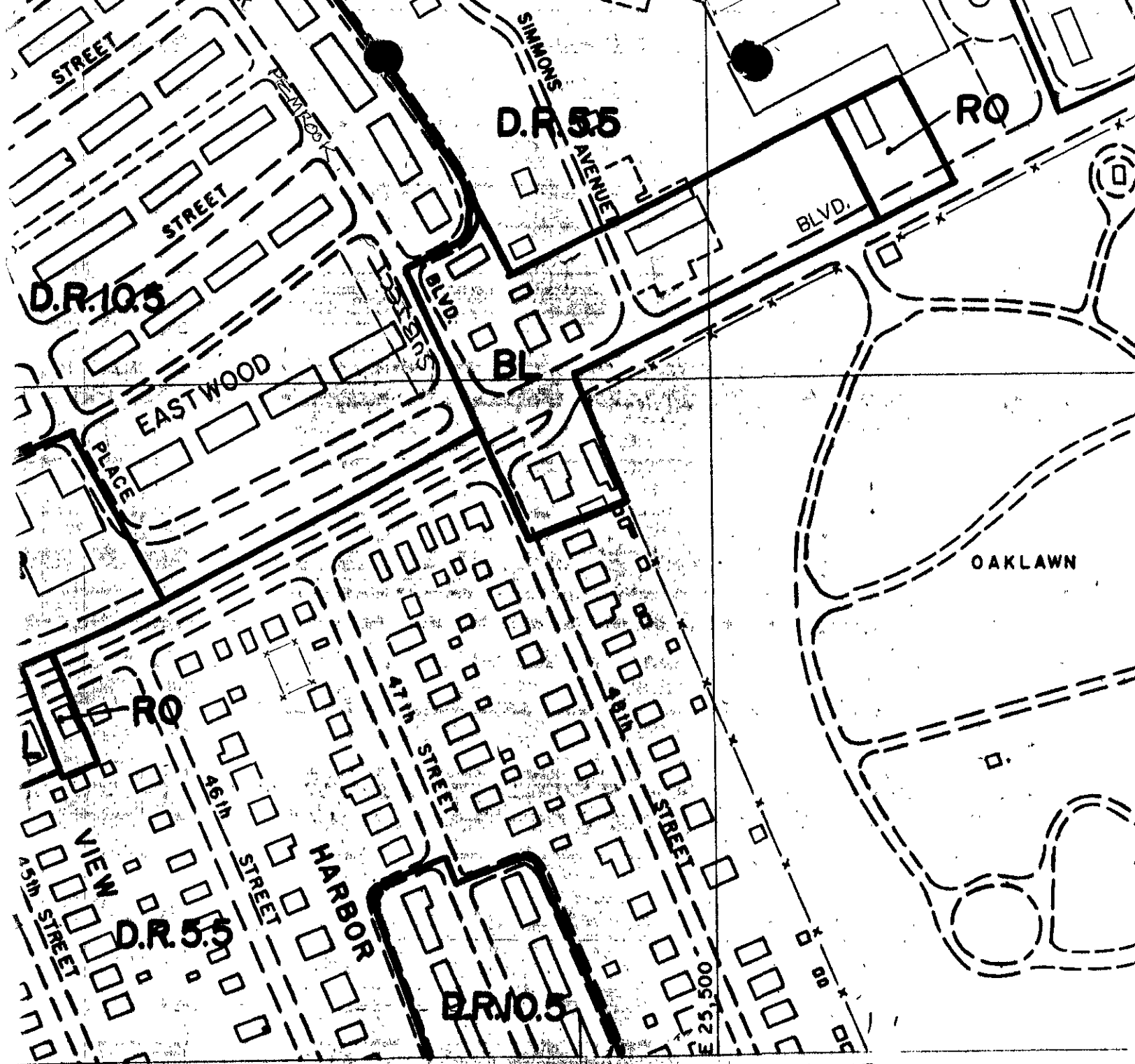
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

Mark 412 00-412-A

SCALE 1"=50'

00-412-SPHA



1996 COMPREHENSIVE ZONING MAP

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 8, 1996

Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

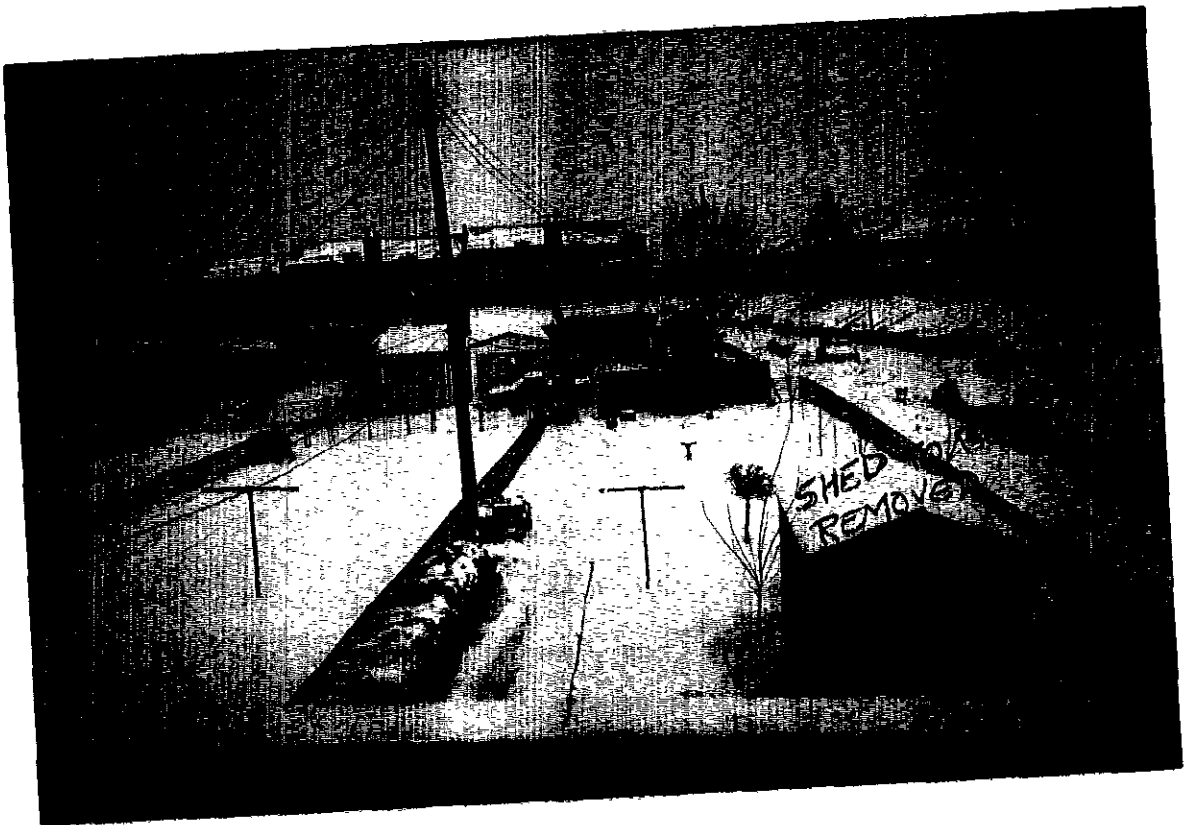
Kevin Kamenev

Chairman, County Council

#412

IN SELECTED AREAS.
PHOTOGRAMMETRIC METHODS
BALTIMORE, MD. 21210

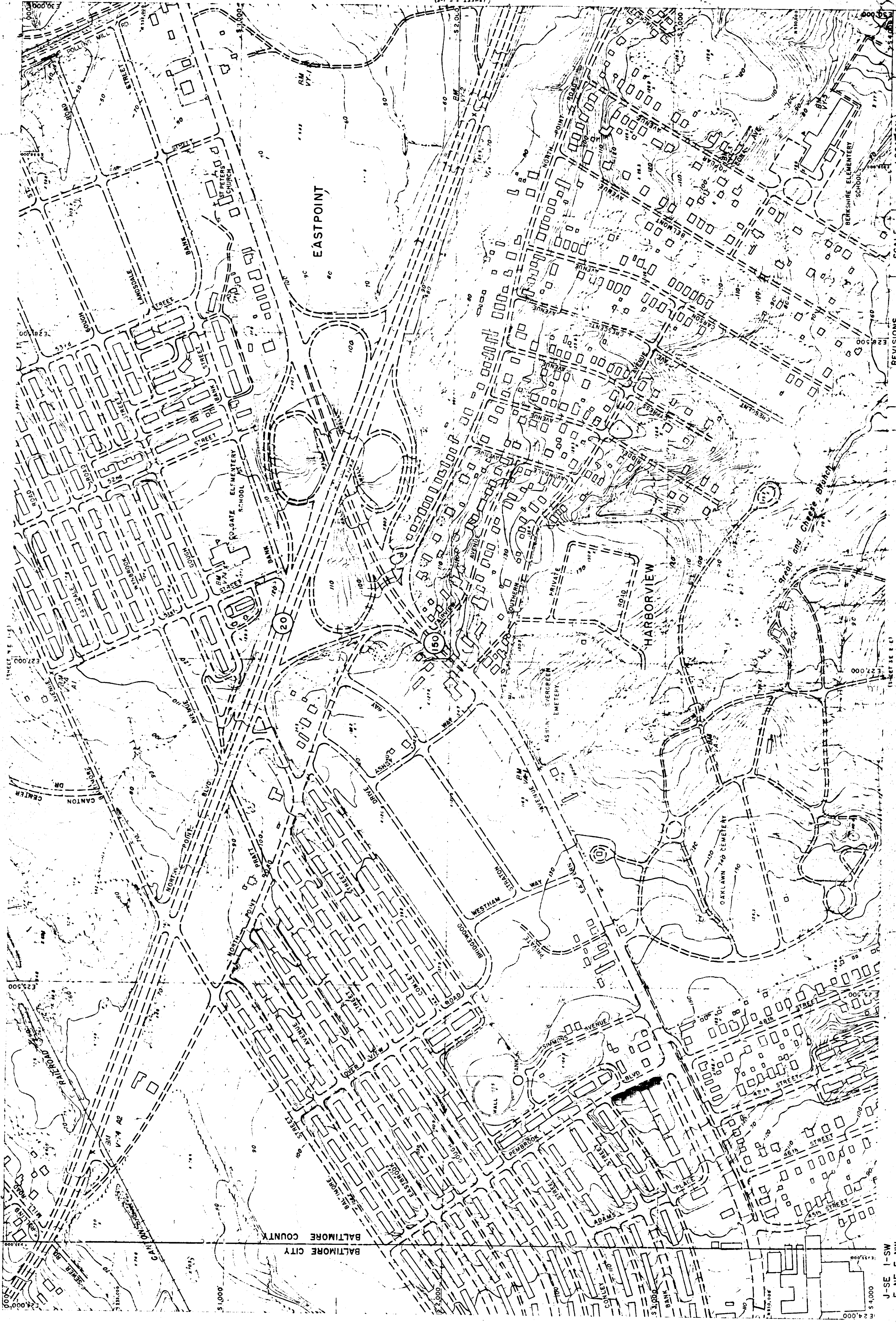
00-412-SPHA



00-412-5 PHA

00-442-SP-A

#412



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

J-SE 1-SW
F-NE E-NW

LOCATION
EASTPOINT

REVISIONS	DATE	SCALE	DATE OF PHOTOGRAPHY
1		1" = 200'	1954

Compiled By Photogrammetric Methods
FEDERAL SURVEY CORP. LANSING, MICH.



LOCATION		SHEET
EASTPOINT		S. E.
		I-E
SCALE	1" = 200' ±	
DATE OF PHOTOGRAPHY	JANUARY 1986	

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
#412 DO-412-SPHA PHOTOGRAPHIC MAP



Baltimore County
Zoning Commissioner

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

May 11, 2000

Mr. Jason E. Baran
7046 Eastern Avenue
Baltimore, Maryland 21224

Re: Petitions for Variance & Special Hearing
Case No 00-412-SPHA
Property: 7046 Eastern Avenue

Dear Mr. Baran:

Enclosed please find the decision rendered in the above-captioned case. The Requests for Variance and Special Hearing have 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 cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



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on Recycled Paper