

IN RE: PETITION FOR VARIANCE
S/S Carroll Avenue, 1070' E
centerline Garrison Forest Road
4th Election District
3rd Councilmanic District
(3309 Carroll Avenue)

Paul and Mary Pinkas
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-461-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Paul and Mary Pinkas. The variance request is for property located at 3309 Carroll Avenue, in the Owings Mills area of Baltimore County. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 5.80 ft. in lieu of the required 35 ft. for the required 20 ft. wide panhandle from their daughter's building site to the county road. 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

6/28/00

R. Garrison

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 28th day of June, 2000, that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 5.80 ft. in lieu of the required 35 ft. for the required 20 ft. wide panhandle from their daughter's building site to the county road, 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.
- 2) Compliance with the Zoning Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated June 27, 2000, a copy of which is attached hereto and made a part hereof.
- 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

CASE RECEIVED FOR FILING

Date

By

6/28/00





Baltimore County
Zoning Commissioner

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

June 28, 2000

Mr. & Mrs. Paul Pinkas
3309 Carroll Avenue
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance
Case No. 00-461-A
Property: 3309 Carroll Avenue

Dear Mr. & Mrs. Pinkas:

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

c: Mr. Douglas C. Myers
5732 Emory Road
Upperco, Maryland 21115

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3309 Carroll Ave./Owings Mills., Md. 21117
which is presently zoned RC 2

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)

1A01.3.B.3 to permit a side yard setback of 5.80 ft. in lieu of the required 35 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:

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):

Paul P. Pinkas

Name - Type or Print

Signature

Mary M. Pinkas

Name - Type or Print

Signature

3309 Carroll Avenue 410-356-7970

Address

Telephone No.

Owings Mills, Maryland 21117

City

State

Zip Code

Representative to be Contacted:

Douglas C. Myers

Name

5732 Emory Road 410-363-9416

Address

Telephone No.

Upperco, Maryland 21155

City

State

Zip Code

As 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. 00-461-A

Reviewed By AK Date 5/5/00

Estimated Posting Date 5/14/00

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 3309 Carroll Avenue
Address
Owings Mills, Maryland 21117
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):

In order to convey a parcel of land to our daughter so that she can build her home, Baltimore County now requires her to own a panhandle, 20 feet wide, from her building site to the County Road, even though she will be using the 20 foot Use in Common Right of Way, which adjoins our property. This will require a Variance of the side yard setback.

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.

Paul P. Pinkas Jr.
Signature

Paul P. Pinkas
Name - Type or Print

Mary M. Pinkas
Signature

Mary M. Pinkas
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4TH day of MAY, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

PAUL P. PINKAS & MARY M. PINKAS

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

MAY 4, 2000
Date

Bernadette D. Hogan
Notary Public

My Commission Expires MARCH 3, 2001

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 3309 Carroll Avenue
Address
Owings Mills, Maryland 21117
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):

In order to convey a parcel of land to our daughter so that she can build her home, Baltimore County now requires her to own a panhandle, 20 feet wide, from her building site to the County Road, even though she will be using the 20 foot Use in Common Right of Way, which adjoins our property. This will require a Variance of the side yard setback.

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.

Paul P. Pinkas Jr.
Signature
Paul P. Pinkas
Name - Type or Print

Mary M. Pinkas
Signature
Mary M. Pinkas
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of MAY, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

PAUL P. PINKAS & MARY M. PINKAS
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

MAY 4, 2000
Date

Bernadette D. Hogan
Notary Public
My Commission Expires MARCH 3, 2000



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3309 Carroll Ave.
which is presently zoned RC-2

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) 1A01-3.B.3 to permit a side

yard setback of 5.80 ft. in lieu of the required 35 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:

Legal Owner(s):

Name - Type or Print _____

Paul P. Pinkas

Name - Type or Print _____

Signature _____

Mary M. Pinkas

Name - Type or Print _____

Signature _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

3309 Carroll Avenue 410-356-7970

Address _____ Telephone No. _____

Owings Mills, Maryland 21117

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Representative to be Contacted:

Douglas C. Myers

Name _____

5732 Emory Road 410-363-9416 ^{day}

Address _____ Telephone No. ^{evening}

Upperco, Maryland 21155

City _____ State _____ Zip Code _____

Name - Type or Print _____

Signature _____

Company _____

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. 00-461-A

Reviewed By SK Date 5/5/00

REV 9/15/98

Estimated Posting Date 5/14/00

ZONING DESCRIPTION FOR: 3309 CARROLL AVE., OWINGS MILLS, MD.21117

Beginning at a point on the south side of Carroll Avenue which is 30 feet wide at a distance of 1070 feet East of the centerline of Garrison Forest Road, which is 60 feet wide, thence binding on the outlines as described in a Deed as recorded in Liber No. 4022 folio 396 etc., N. $13^{\circ}45'00''$ W. 15.00 feet, N. $89^{\circ}45'00''$ E 103.00 feet, S. $13^{\circ}45'00''$ E. 874.50 feet, N. $76^{\circ}15'00''$ E. 100.21 feet, S. $13^{\circ}45'00''$ E. 1307.63 feet, S. $75^{\circ}45'00''$ W 255.75 feet, N. $21^{\circ}00'00''$ W. 1320.00 feet, N. $76^{\circ}15'00''$ E. 220.54 feet, and, N. $13^{\circ}45'00''$ W. 885.00 feet to the place of beginning, containing 12.130 acres.

00-461-A

#461

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 081321

DATE 5/3/00 ACCOUNT R001-6156
AMOUNT \$ 50.00

RECEIVED FROM: Edgar, D. H.

FOR: code 010 Zoning Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item #146!

PAID RECEIPT
PAID DATE 5/05/2000 1011001
PES MADE CASHIER DONALD WYMAN
DEPT 2 628 ZONING VERIFICATION
Receipt # 134916
OR NO. 14021
Receipt Tot. 50.00
50.00 OK
Baltimore County - Maryland

00-461-A

CASHIER'S VALIDATION

00-461-A

CERTIFICATE OF POSTING

RE: Case No.: 00-461-A

Petitioner/Developer: DIEHL, ETAL

Date of Hearing/Closing: 5/29/00

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 #3309 CARROLL AVE

The sign(s) were posted on 5/13/00
(Month, Day, Year)

Sincerely,

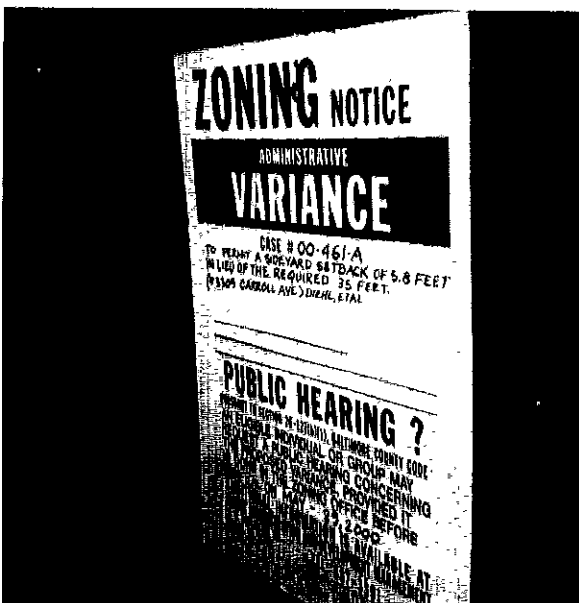
Patrick M. O'Keefe 5/16/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



00-461-A
#3309 CARROLL AVE (DIEHL)
5/29/00

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 461 -A Address 3309 Carroll Ave.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/5/00 Posting Date: 5/14/00 Closing Date: 5/29/00

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

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- 461 -A Address 3309 Carroll Ave.

Petitioner's Name Paul Pinkas Telephone 410-356-7970

Posting Date: 5/14/00 Closing Date: 5/29/00

Wording for Sign: To Permit a side yard setback of 5.8 ft. in lieu
of the required 35 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/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: 00-461-A

Petitioner: Mr. Paul P. Pinkas and Mrs. Mary M. Pinkas

Address or Location: 3309 Carroll Avenue / Owings Mills, Md., 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mrs. Elizabeth F. Diehl

Address: 1821 Conowingo Road

Bel Air, Maryland 21014

Telephone Number: (410) 893-2158

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

June 2, 2000

Mr. Douglas C. Myers
5732 Emory Road
Upperco MD 21155

Dear Mr. Myers:

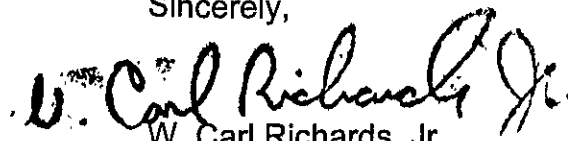
RE: Case Number 00-461-A , 3309 Carroll Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 5, 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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Timothy M. Kotroco
FROM: R. Bruce Seeley *RBS/AC*
DATE: June 27, 2000
SUBJECT: 3309 Carroll Avenue
Paul Pinkas Property
Zoning Item #461

JUN 27

The petition for zoning variance for the aforementioned property is approved by DEPRM. However, this property is subject to satisfactory soil evaluation tests being conducted on the revised septic reserve area for the proposed house.

If you have any questions concerning this correspondence, please contact me at extension 5859.

DATE RECEIVED FOR FILING
DATE 6/28/00
BY *JR. Jernison*

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 14, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For May 22, 2000
Item Nos. 446, 447, 448, 449, 450, 451,
452, 453, 456, 457, 459, 460, 461

and

Case #99-320-SPHXA

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

May 16, 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 May 15, 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:

447, 449 ,450, 451, 452, 454, 455, 456, 459, 460, 461, 446

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 19, 2000
SUBJECT: Zoning Item #461
3309 Carroll Avenue

Zoning Advisory Committee Meeting of May 15, 2000

- _____ 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.
- X 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).
- X Groundwater Management: The minor subdivision plan cannot be approved with a 20 foot panhandle due to the impact of the panhandle on the septic reserve area for the existing house. A 10,000 ft² septic reserve area must be provided, maintaining all setbacks.

Reviewer: Sue Farinetti

Date: May 18, 2000

AV
5/29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 17, 2000

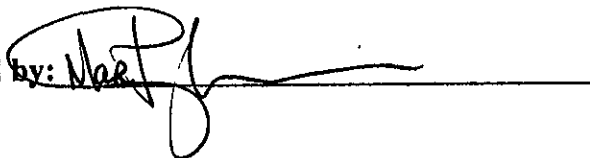
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case 446 and 461

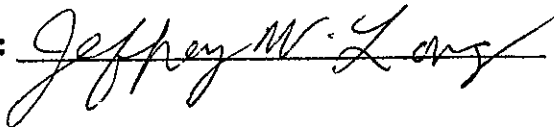
The Office of Planning has reviewed the above referenced case and has no comments to offer.

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: **5.15.00**

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

RE: Baltimore County
Item No. **461**

BR

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

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-461-A

Date Completed/Initials

5/17/00 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)

N/A

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

N/A

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)

N/A

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

5/17/00 scj

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)

IMPORTANT MESSAGE

FOR Jim
 DATE 6/9 TIME 2:35 A.M.
 M. Doug Myers
 OF _____
 PHONE 410-429-5007
AREA CODE NUMBER EXTENSION
☐ FAX
☐ MOBILE
AREA CODE NUMBER TIME TO CALL

TELEPHONED		PLEASE CALL	☒
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE Re: # 00-461-A
septic system plan
revised on site plan?

SIGNED Ry

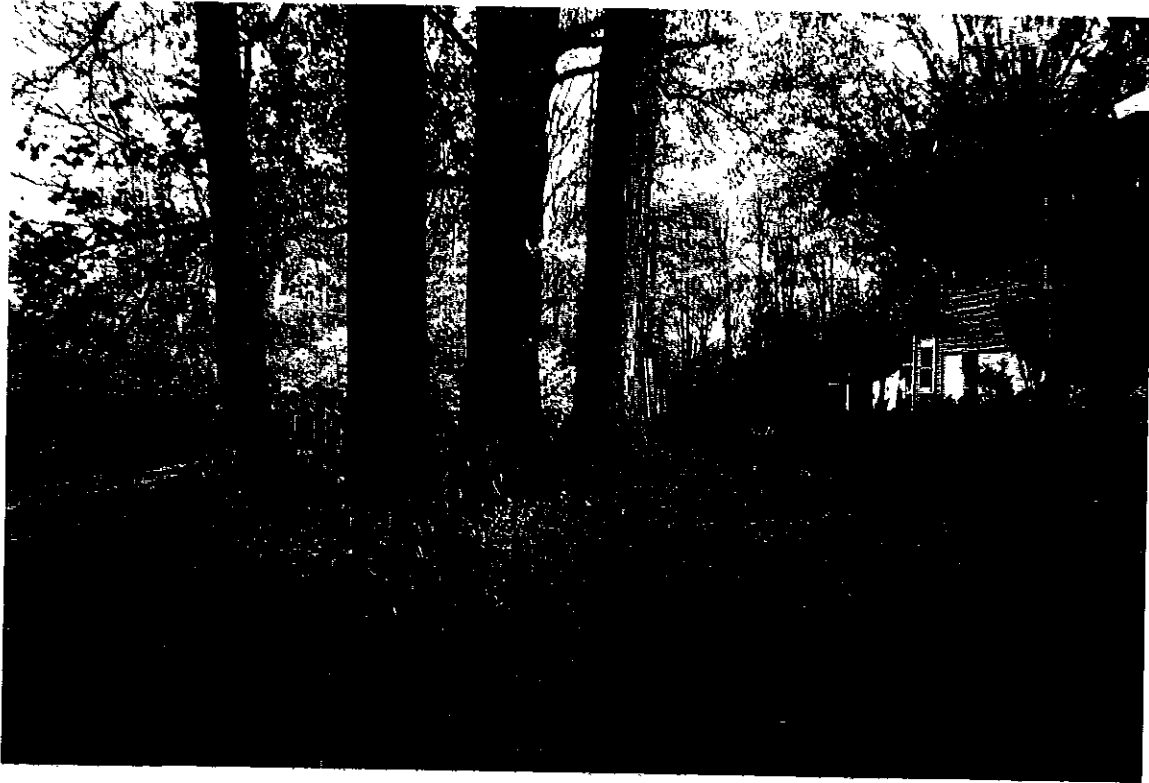
IMPORTANT MESSAGE

FOR Jim
 DATE 6/12 TIME 9:25 A.M.
 M. Doug Meyer
 OF engineer in case 461-A
 PHONE (Pikas) 410-429-5007
AREA CODE NUMBER EXTENSION
☐ FAX
☐ MOBILE
AREA CODE NUMBER TIME TO CALL

TELEPHONED	☒	PLEASE CALL	☒
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	<u>site</u>

MESSAGE Has revised plan
after speaking w/
Tom Bahadsky (sp) of
Health Dept. concerning
septic reserve area.

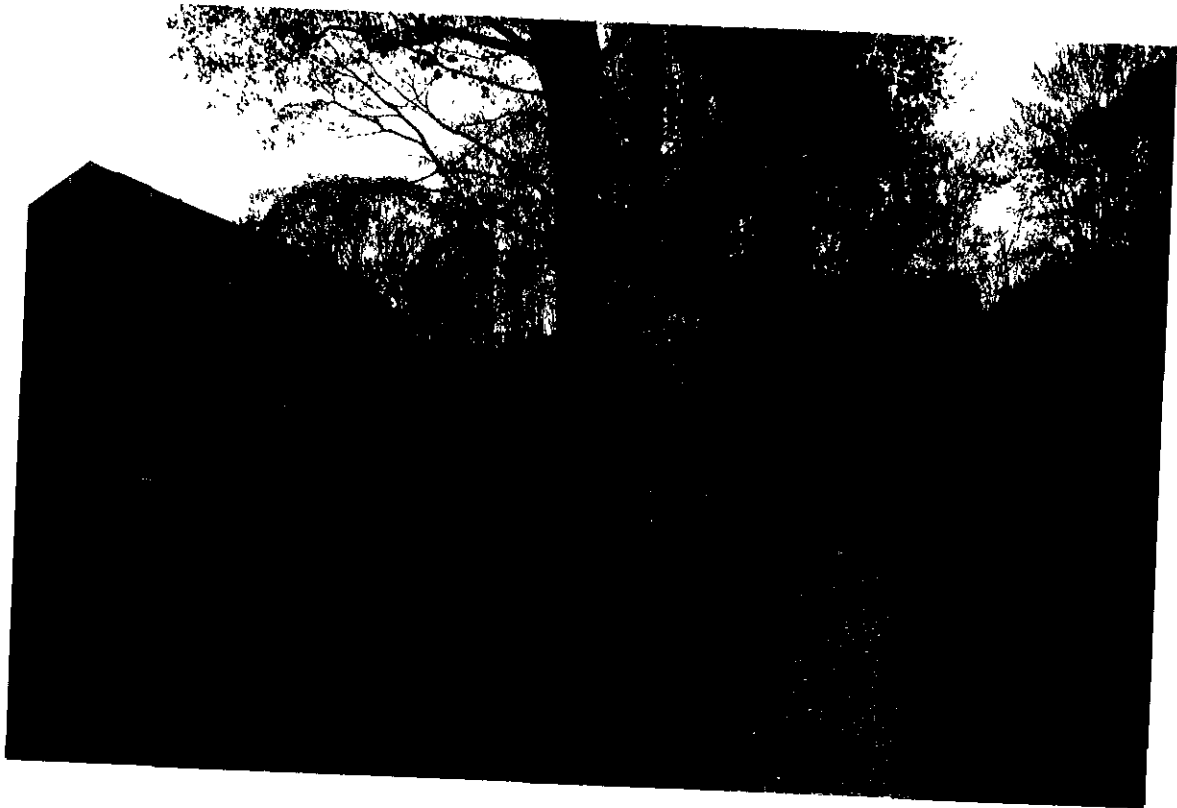
SIGNED Ry Info going to
Health Dept
tomorrow AM to get approval.



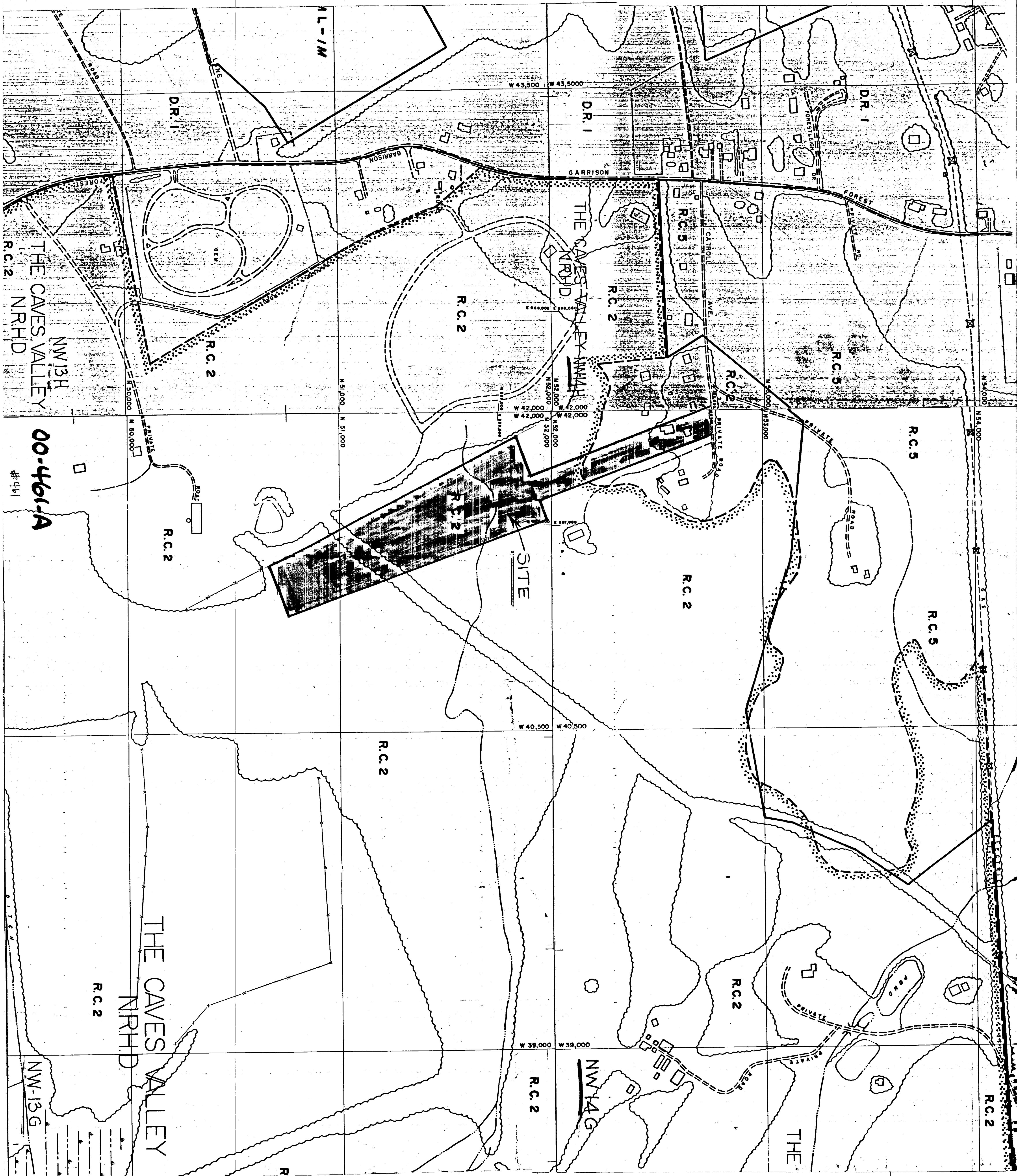
00-461-A



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00-461-A



Plat to accompany Petition for Zoning Variance

PROPERTY ADDRESS: 3309 Carroll Avenue

Owings Mills, Maryland 21117

DEED REFERENCE: Liber 4022 folio 396 etc.

OWNER: Paul P. Pinkas & Wife

LOCATION INFORMATION

Councilmanic District 3

Election District: 4

1"=200', scale map: NW-13 G & NW-14 GH

Zoning: RC 2
Lot Size: 12 13 Acres..... \$19,391.00

Lot Size: 12.13 Acres-----528,383 sq. ft.
SEWER: Private

SEWER: Private
WATER: Private

Chesapeake Bay Critical Area: NO

Prior Zoning Hearing: None

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ZONING OFFICE USE ONLY

Reviewed By:	Item No.	Case No.

1000

VICINITY MAP
Scale 1" = 1000'

Scale 1" = 1000'

PLAT OF THE RESUBDIVISION
OF
LOUIS A. HOGAN PROPERTY
PLAT BOOK 55:122
Louis A. Hogan
Z

129 -- F. Aliza R. Abramovitz
-- Lot #1 -- 20. Parhand
-- Gray 27 -- road
S24.24.
122

Thomas J. Seabold & Wife
G.L.B. 2918/348
Tax No. 4-0419027500

PAUL P. PINKAS & WIFE PROPERTY
SCALE 1"= 50'
MAY 2, 2000

E. F. PAPHEL & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
205 COURTLAND AVENUE
TOWSON, MARYLAND 21204

Prepared by: Douglas C. Myers (410) 363-9416

NW-14G

NW-14G

100 ft

