

IN RE: PETITION FOR VARIANCE
E/S of Rest Avenue at
intersection with Pleasant View Ave.
1st Election District
1st Councilmanic District
(519 Rest Avenue)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-508-A

Thomas W. Engers
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Thomas W. Engers. The variance request is for property located at 519 Rest Avenue, in the Westchester subdivision of Baltimore County. The variance request is from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single family dwelling with an addition to have a front yard setback of 34 ft. in lieu of the required average of 47 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

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

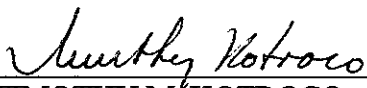
The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public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

ORDER RECEIVED FOR FILING
Date 6/28/00
By J.R. Engers

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 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single family dwelling with an addition to have a front yard setback of 34 ft. in lieu of the required average of 47 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 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.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 6/28/00
By J.R. Gennaro



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. Thomas W. Engers
519 Rest Avenue
Baltimore, Maryland 21228

Re: Petition for Administrative Variance
Case No. 00-508-A
Property: 519 Rest Avenue

Dear Mr. Engers:

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



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 519 Rest Ave
which is presently zoned D.R.3.5

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) 303.1 to allow a ~~front yard setback of 34 feet in lieu of the required 47 feet for an addition~~ to permit an existing single family dwelling with an addition to have a front yard of 34 feet in lieu of the required average of 47 feet.

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):

Thomas W. Engers
Name - Type or Print _____
Signature _____
Name - Type or Print _____
Signature _____
519 Rest Ave. 410-465-6274
Address _____ Telephone No. _____
Baltimore Md 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

Same
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. 00-508A

Reviewed By TG/JRF Date 5-31-00

Estimated Posting Date 6-11-00

ORDER TO COME FOR FILING
Date _____
By [Signature]

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 519 Rest Avenue
Address
Baltimore, Md. 21228
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):

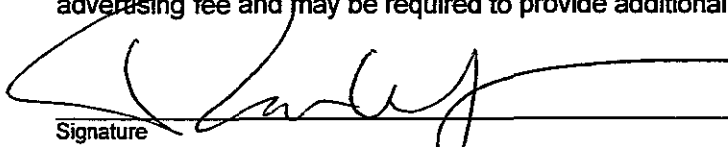
For the past 17 years, I have resided at the house located at 519 Rest Avenue. A bachelor by choice, the modest amenities within were sufficient for me. As mid life creeps upon me, the aches and pains of a hard days work do not disappear as easily. In contrast, the lifestyle of a bachelor has since disappeared. These modest amenities are no longer sufficient.

My focus at present, is to construct a 10' x 15' Master bathroom suite. This will be a place of solitude to share with the one I love, as well as a place to relax in my whirlpool to ease the aches and pains of a hard days work. My existing bathroom does not offer the space for these luxuries, nor could I afford to live without a bathroom should I choose to renovate.

This front addition I am looking to construct can provide me with the luxuries that I desire, as well as a more marketable house with 2 full baths should I ever decide to move. In addition, this new construction will compliment not only my house, but the neighborhood and community as well.

I finally have both the time and financing to proceed with this project, and I appeal to you to grant me the variance I need to proceed. Thank you for your time and consideration.

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
Thomas W. Engers
Name - Type or Print

Signature

Name - Type or Print


STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of April, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas W. Engers
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

4/25/00
Date


Notary Public Charles V. Kellon, Jr.
My Commission Expires June 1, 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 519 Rest Avenue
Address
Baltimore, Md. 21228
City State Zip Code

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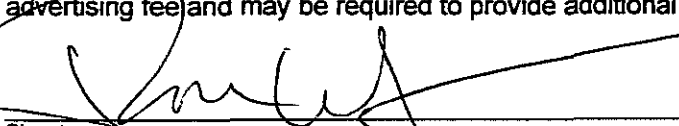
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My focus at present, is to construct a 10' x 15' Master bathroom suite. This will be a place of solitude to share with the one I love, as well as a place to relax in my whirlpool to ease the aches and pains of a hard days work. My existing bathroom does not offer the space for these luxuries, nor could I afford to live without a bathroom should I choose to renovate.

This front addition I am looking to construct can provide me with the luxuries that I desire, as well as a more marketable house with 2 full baths should I ever decide to move. In addition, this new construction will compliment not only my house, but the neighborhood and community as well.

I finally have both the time and financing to proceed with this project, and I appeal to you to grant me the variance I need to proceed. Thank you for your time and consideration.

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
Thomas W. Engers
Name - Type or Print

Signature

Name - Type or Print


STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of April, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas W. Engers
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

4/25/00
Date


Notary Public
My Commission Expires June 1, 2001



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 519 Rest Ave
which is presently zoned D.R.3.5

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) 303.1 ~~to allow a front yard setback of 34 feet in lieu of the required 47 feet.~~

to permit a single family dwelling with an addition to have a front yard of 34 feet in lieu of the required 47 feet.

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):

Thomas W. Engers
Name - Type or Print _____
Signature _____
Name - Type or Print _____
Signature _____
Address 519 Rest Ave. Telephone No. 410-465-6274
City Baltimore State MD Zip Code 21228

Representative to be Contacted:

Same
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. 00-508-A

Reviewed By TG/JRF Date 5-31-00

Estimated Posting Date 6-11-00

ZONING DESCRIPTION FOR 519 REST AVENUE

As recorded in Deed Liber 6495, Folio 491. Beginning at a point at the Southeasternmost point, North 70 degrees 20 minutes, West 175 feet., North 9 degrees 15 minutes, East 145.5 feet., South 81 degrees 31 minutes, East 213.1 feet., South 17 degrees 55 minutes West 180.8 feet to the starting point.

00-508-A

508

SCHEDULE "A"

BEGINNING for the first in the center of said Rest Avenue which point of beginning is at the Southeasternmost point of the entire tract of which this is a part, and running thence with the center of said Rest Avenue, (1) North seventy degrees twenty minutes West 80 feet; thence leaving said Rest Avenue and passing over an iron pin driven 16-1/2 feet from the center thereof, and running, (2) North 9 degrees 15 minutes East 164 feet to an iron pin in the Southern boundary of a tract of land now owned by Emma Martin; thence running with a part of the southern boundary of said Martin tract, (3) South 81 degrees 31 minutes East 109.9 feet to an iron pin in the Eastern outline of the whole tract; thence running with a part of the Eastern boundary of said whole tract (4) South 17 degrees 55 minutes West 180.8 feet, passing over an iron pin driven 16-1/2 feet from the end of this line, to the place of beginning, containing 0.36 of an acre, more or less.

BEGINNING for the second at the center of the intersection of said Pleasant View and Rest Avenues, which said point of beginning is at the end of the last line in a deed from John Crockard and Louise Crockard, his wife, to John Joseph Rest, dated the 22nd day of May, 1920 and recorded among the Land Records of said Baltimore County in Liber W.P.C. No. 530, folio 559, etc. and running thence in the center of said Rest Avenue and reversely with a part of said last line in the aforesaid Deed (1) South 70 degrees 20 minutes East 95 feet; thence crossing over an iron pin driven in the Northeast edge of Rest Avenue (2) North 9 degrees 15 minutes East 164 feet to an iron pin; thence crossing over an iron pin driven in the Eastern edge of Pleasant View Avenue, (3) North 81 degrees 31 minutes West 93.2 feet to the center of said Pleasant View Avenue; thence running along the center of said Pleasant View Avenue, (4) South 9 degrees 15 minutes West 145.5 feet to the place of beginning, containing 0.33 of an acre more or less.

The improvements thereon being known as No. 519 Rest Avenue.

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

No. 081335

DATE 5/31/06 ACCOUNT 6001 6100

AMOUNT \$ 50.00

RECEIVED FROM: Thomas Eggers

FOR: Meeting Minutes

City Level Proc

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

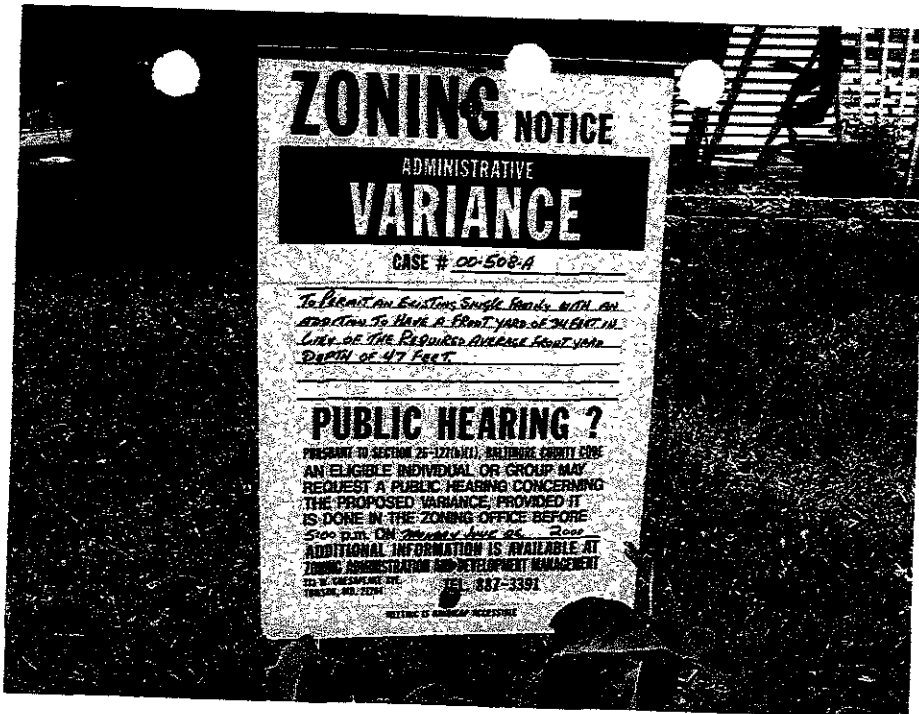
When this receipt is used for a check, the check should be made payable to the Baltimore County Office of Budget & Finance, 10000 Rockledge Drive, Baltimore, MD 21286-1000. The check should be deposited in the Baltimore County Office of Budget & Finance, 10000 Rockledge Drive, Baltimore, MD 21286-1000.

PAID RECEIPT

PAYEE: ACTUAL TIME: 11:25:35
 DATE: 5/31/2006 RECEIVED: 5/31/2006
 DEPT: 5 CASHIER: SPAT AND DEWATER
 RECEIVED BY: MP27 DEPT: 5
 CR. NO. 081335

Receipt Tot: 50.00
 .00 DK 100.00 CR
 BAL. 00.00
 BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION



Posted at 519 Rest Ave.

CERTIFICATE OF POSTING

**RE: CASE #00-508-A
PETITIONER/DEVELOPER
(Thomas W. Engers)
DATE OF Closing
(6-26-00)**

**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**

519 Rest Ave. Baltimore, Maryland 21228_____

THE SIGN(S) WERE POSTED ON _____ **6-9-00** _____
(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- 508 -A Address 519 REST AVE.

Contact Person: Terry Gibson / Jun Fernando Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5-31-00 Posting Date: 6-11-00 Closing Date: 6-26-00

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- 508 -A Address 519 REST AVE.

Petitioner's Name Thomas W. Engers Telephone 410-465-621

Posting Date: 6-11-00 Closing Date: 6-26-00

Wording for Sign: To Permit an existing single family with an addition to have a front yard of 34 feet in lieu of the required average front yard depth of 47 feet

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: 508 / 00-508A
Petitioner: Thomas W. Engers
Address or Location: 519 Rest Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thomas W. Engers
Address: 519 Rest Ave.
Baltimore, Md. 21228
Telephone Number: 410-465-6274

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 27, 2000

Mr. Thomas Engers
519 Rest Ave
Baltimore MD 21228

Dear Mr. Engers:

RE: Case Number 00-508-A , 519 Rest Ave

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 6/11/00.

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

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: July 14, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For June 19, 2000
Item Nos. 503, 504, 505, 508, 511, 514,
and 515

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

June 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 June 12, 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:

503, 504, 508, 510, 511, and 515

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: July 13, 2000
SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of June 12, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
503	2100 Gwynn Oak Avenue
506	2401 and 2401A York Road
507	2401A York Road
508	519 Rest Avenue
511	10643 Anglohill Road
514	Middle River Road
515	49 Wiltshire Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 20, 2000

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

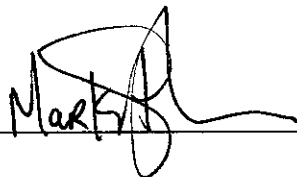
JUN 21

SUBJECT: Zoning Advisory Petition(s): Case 508.

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: 6.12.00

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

RE: Baltimore County
Item No. 508 JRE/TA

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,

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

to 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. 00-508-A

Date Completed/Initials

GGG

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)

↓

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)

GGG

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)

6/27/00 SCJ

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)

6/27/00 RJ

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)

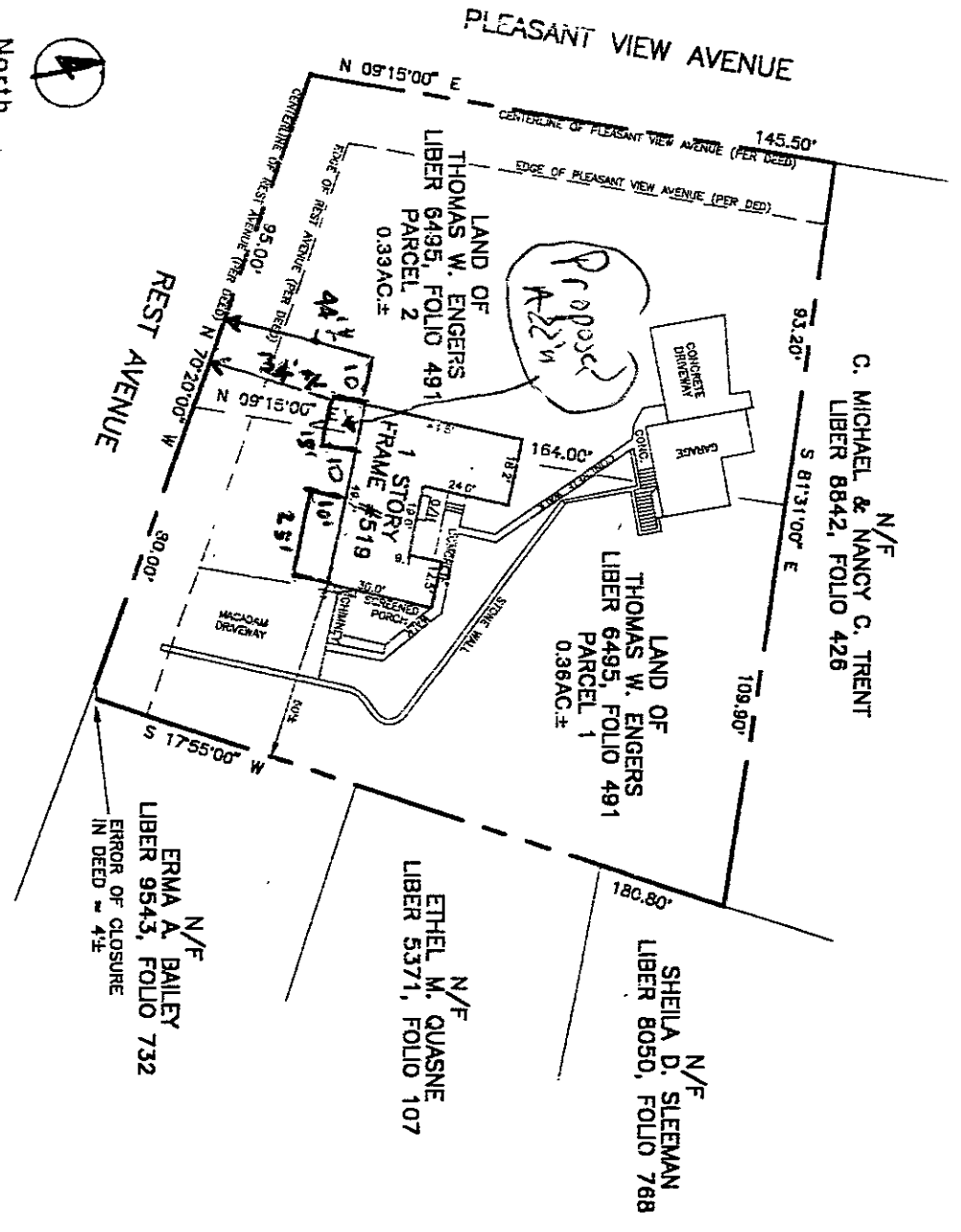
6/27/00 WCR

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)

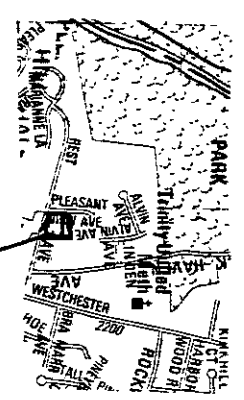
Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 519 Rest Avenue see pages 5 & 6 of the CHECKLIST for additional required information

OWNER: Thomas W. Engers



North
date: 05/00
prepared by: TE
Scale of Drawing: 1" = 80'



Subject Property

Vicinity Map
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: 1 Precinct # 12
Councilmanic District: DISTRICT-1

SCD-24

1" = 200' scale map#:
Zoning: DR-35
Lot size: 26,975 square feet

Public: Sewer Water
Private: Sewer Water

Chesapeake Bay Critical Area:
Prior Zoning Hearings: None

Zoning Office USE ONLY!
reviewed by: ITEM #: CASE #:

TE/SPE 508 00-508A

Pet. Ex. #1

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESILIENCE ZONES

WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED
Reference - Section 303.1 Baltimore County Zoning Regulations

Applicant's name: Thomas W. Engers
 Building address: 578 Rock Ave.
 date: 01/06/00

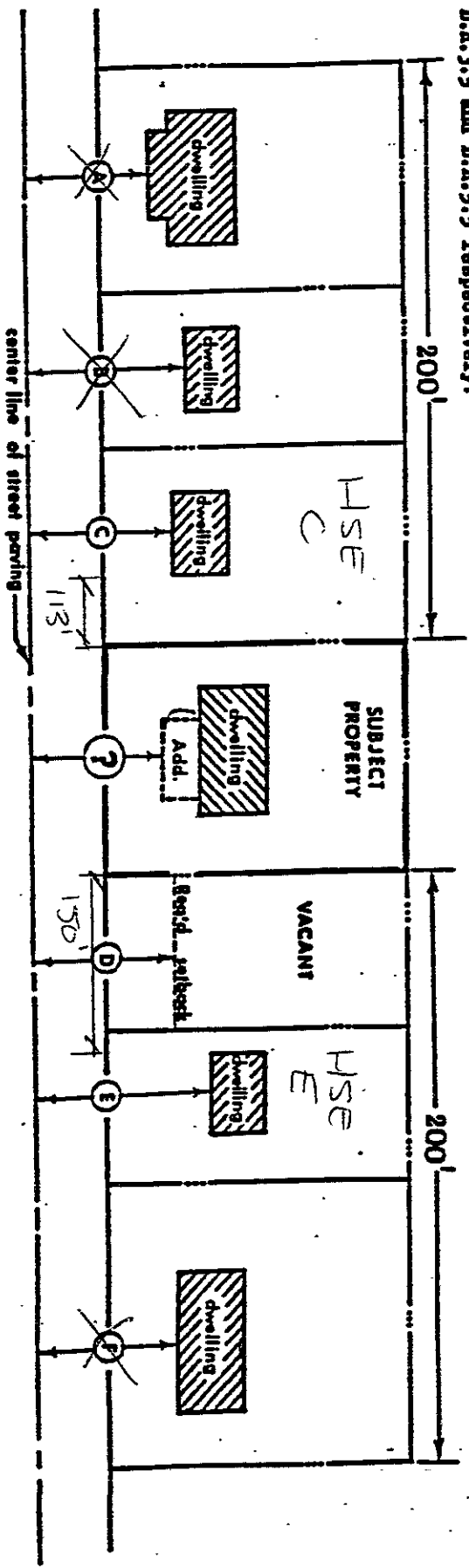
303.1 - In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situated within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A	_____	ft.
B	_____	ft.
C	34	ft.
D	_____	ft.
E	60	ft.
F	_____	ft.
TOTAL	(94)	ft.

$$\frac{\text{TOTAL (94)}}{\text{\# of dwellings (2)}} = \text{REQUIRED FRONT SETBACK (average)} = 47$$

NORMAL REQUIRED SETBACKS

D.R.2 - 65 ft.
 D.R.3.5- 55 ft.
 D.R.5.5- 50 ft.



[Handwritten signature]

00-508A

508

SW, 2-H

D.R. 3.5

CHALFONTE MANOR

CHALFONTE LA.

ALVIN AVE.

LINDEN AVE.

VILLA

PLEASANT

REST

DR. 3.5

OELLA N.R.H.D.

D.R. 2

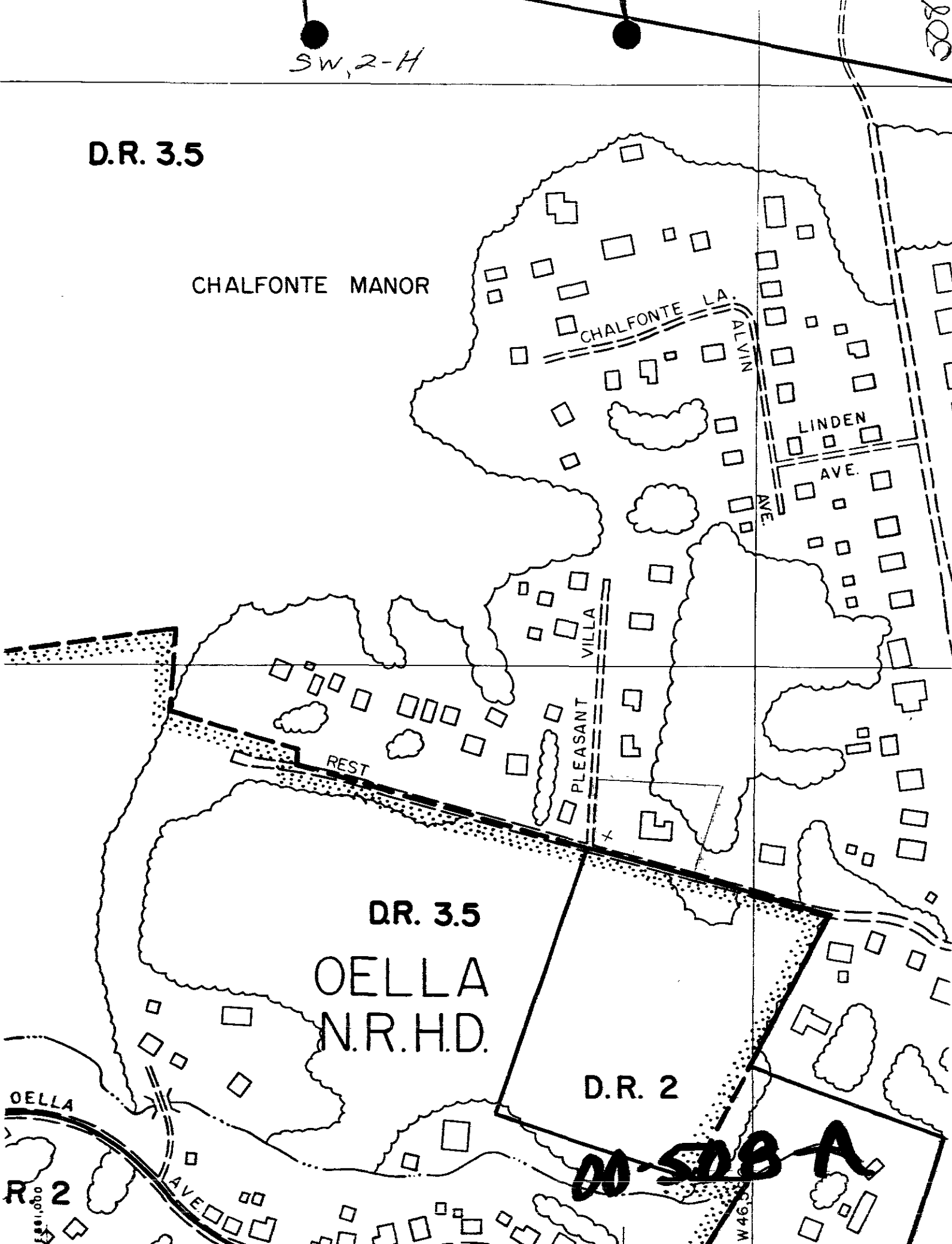
OELLA

R. 2

AVE.

00-508-A

W46





Proposed Site

508

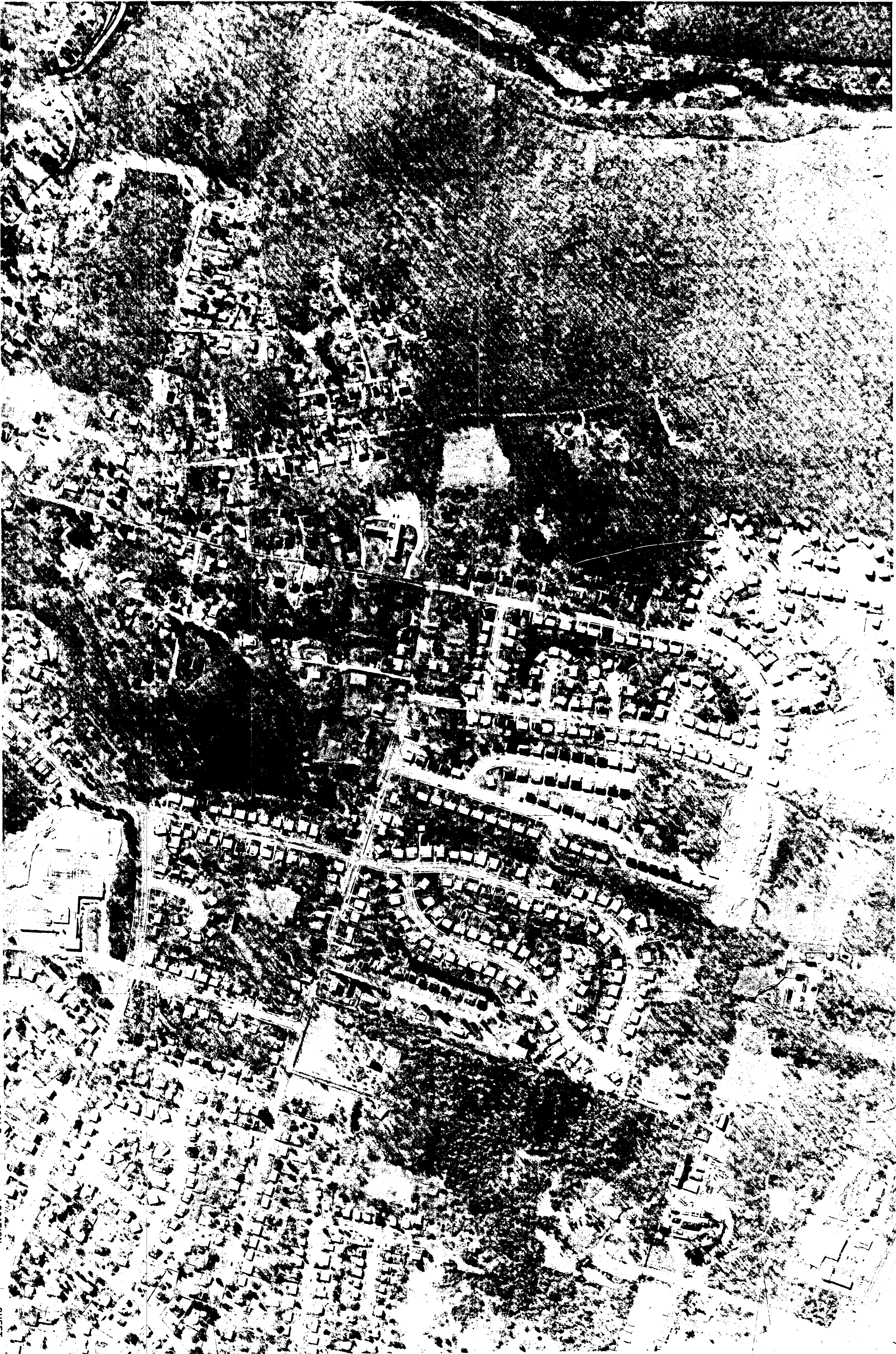


Looking East



Looking West

A-805-00



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

00-508 A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±	LOCATION WESTCHESTER	SHEET SW 2-H
DATE OF PHOTOGRAPHY JANUARY 1986		

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