

IN RE: PETITION FOR ADMIN. VARIANCE  
S/S McCurley Avenue, 15' W  
centerline of Newberg Avenue  
1st Election District  
1st Councilmanic District  
(1301 McCurley Avenue)  
  
Rachel and Charles Wallace  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 01-093-A

\* \* \* \* \*

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 owners of the subject property, Rachel and Charles Wallace. The variance request is for property located at 1301 McCurley Avenue, in the western area of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an addition with a side street setback of 7 ft. in lieu of the required 25 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 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.

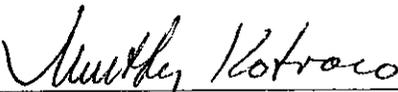
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 9/19/00  
By R. J. [Signature]

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 19<sup>th</sup> day of September, 2000, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an addition with a side street setback of 7 ft. in lieu of the required 25 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

  
\_\_\_\_\_  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date 9/19/00

By: [Signature]



Baltimore County  
Zoning Commissioner

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

September 19, 2000

Mr. & Mrs. Charles Wallace  
1301 McCurley Avenue  
Baltimore, Maryland 21228

Re: Petition for Administrative Variance  
Case No. 01-093-A  
Property: 1301 McCurley Avenue

Dear Mr. & Mrs. Wallace:

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](http://www.co.ba.md.us)



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1301 McCURLEY AVENUE  
which is presently zoned DR 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) 1802.3.B BCLR.

To allow an addition with a side street setback of 7' in lieu of the required 25'.

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):

RACHAEL AND CHARLES WALLACE  
Name - Type or Print \_\_\_\_\_  
Rachael Wallace Charles Wallace  
Signature \_\_\_\_\_

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
1301 McCURLEY AVENUE (410) 788 3692  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
BAITIMORE MARYLAND 21228  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

SAME AS ABOVE  
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. 01-093-A

Reviewed By JRF Date 8/28/00

Estimated Posting Date 9-3-00

RECEIVED  
9/16/00  
9/27/00

# 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 1301 McCURLEY AVENUE  
Address  
BALTIMORE MARYLAND 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):

This is a corner property, and therefore situated somewhat differently than other similar homes in the area. Originally built in the 1950s, several of these Cape Cod style homes have built additions onto the second level, essentially raising the roof and including a second bath and much needed headroom for the sharply angled ceilings. Due to the existing roof line, limited area and various other structural issues, modification to the second level is implausible. Therefore, the only other available alternative is a modest, first level expansion. The identified area is marked for its viability. It is street-side and will not effect any subterranean wires, pipes, etc. The rear and other side of the property are impossible alternatives due to inadequate space and obstructions including a driveway and additional limited access for heating/cooling/plumbing tie-ins. The square-like shape of this corner lot, as well as it's sharp slopes on the periphery, limit overall usage.

The addition is a bedroom for an expanding family.

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.

Rachael D. Wallace  
Signature

RACHAEL D. WALLACE  
Name - Type or Print

Charles S. Wallace  
Signature

CHARLES S. WALLACE  
Name - Type or Print

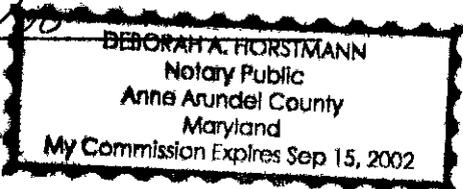
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25<sup>th</sup> day of August, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Rachael Wallace  
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

Date 8/25/00



Deborah A. Horstmann  
Notary Public

My Commission Expires Sept. 15, 2002

# 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 1301 McCURLEY AVENUE  
Address  
BALTIMORE, MARYLAND 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):

This is a corner property, and therefore situated somewhat differently than other similar homes in the area. Originally built in the 1950s, several of these Cape Cod style homes have built additions onto the second level, essentially raising the roof and including a second bath and much needed headroom for the sharply angled ceilings. Due to the existing roof line, limited area and various other structural issues, modification to the second level is implausible. Therefore, the only other available alternative is a modest, first level expansion. The identified area is marked for its viability. It is street-side and will not effect any subterranean wires, pipes, etc. The rear and other side of the property are impossible alternatives due to inadequate space and obstructions including a driveway and additional limited access for heating/cooling/plumbing tie-ins. The square-like shape of this corner lot, as well as it's sharp slopes on the periphery, limit overall usage.  
The addition is a bedroom for an expanding family.

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.

Rachael D. Wallace  
Signature  
RACHAEL D. WALLACE  
Name - Type or Print

Charles S. Wallace  
Signature  
CHARLES S. WALLACE  
Name - Type or Print

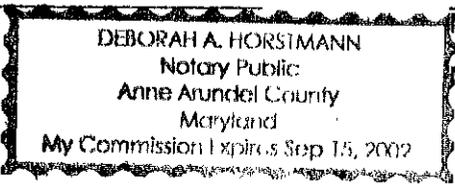
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this 25<sup>th</sup> day of August, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Rachael Wallace  
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

8-25-2000  
Date

Deborah A. Horstmann  
Notary Public  
My Commission Expires Sept 15, 2002





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1301 McCURLEY AVENUE  
which is presently zoned DR 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) 1B02.3.B BCZR

TO ALLOW AN ADDITION WITH A SIDE STREET SETBACK OF 7'  
IN LIEU OF THE REQUIRED 25'

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 \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

CHARLES AND RACHAEL WALLACE  
Name - Type or Print \_\_\_\_\_  
[Signature] Rachael Wallace  
Signature \_\_\_\_\_  
Name - Type or Print \_\_\_\_\_

**Attorney For Petitioner:**

Signature \_\_\_\_\_  
1301 McCURLEY AVENUE (410)  
Address \_\_\_\_\_ Telephone No. 788-3692  
BALTIMORE MARYLAND 21228  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Representative to be Contacted:**

SAME AS ABOVE.  
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. 01-093-A

Reviewed By JRF Date 8/25/00

REV 9/15/98

Estimated Posting Date 9-3-00

**ZONING DESCRIPTION FOR 1301 McCURLEY AVENUE**

Beginning at a point on the SOUTH side of McCURLEY AVENUE which is 30 FEET wide at the distance of 15 FEET WEST of the centerline of the nearest improved intersecting street, NEWBERG AVENUE, which is 30 FEET wide. Being Lot # 116 of SECTION # 2 in the subdivision of HILTON as recorded in Baltimore County Plat BOOK # 17, Folio 50, containing 8,400 SQUARE FEET. Also known as 1301 MCCURLEY AVENUE and located in the 1<sup>st</sup> Election District, 1<sup>st</sup> Councilmanic District.

093

01-093-A

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

No. **85266**

DATE 8/25/00 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Rachel Wallace

1301 McCURLEY AVE ITEM # 093

FOR: 01 - Variance Taken by: JRF

**DISTRIBUTION**  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

**PAID RECEIPT**

PAYMENT	ACTUAL	TIME
8/25/2000	8/25/2000	10:31:27
REF: 8006 CASHIER WORK PLAN DRYWALL		
DEPT: 5 529 ZONING VERIFICATION		
Receipt #	010345	001
DE NO.	085266	

Receipt Tot: 50.00  
50.00 CASH  
Baltimore County, Maryland

**01-093-A**

**CASHIER'S VALIDATION**

**01-093-A**

**CERTIFICATE OF POSTING**

**RE: CASE # 01-093-A  
PETITIONER/DEVELOPER  
(Charles Wallace)  
DATE OF Closing  
( 9-18-00)**

**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**

**1301 McCurley Ave. Baltimore, Maryland 21228**\_\_\_\_\_

**THE SIGN(S) WERE POSTED ON** \_\_\_\_\_ **9-1-00** \_\_\_\_\_  
**(MONTH, DAY, YEAR)**

**SINCERELY,**

  
**(SIGNATURE OF SIGN POSTER & DATE)**

\_\_\_\_\_ **THOMAS P. OGLE SR.** \_\_\_\_\_

\_\_\_\_\_ **325 NICHOLSON ROAD** \_\_\_\_\_

\_\_\_\_\_ **BALTIMORE, MARYLAND 21221** \_\_\_\_\_

\_\_\_\_\_ **410-687-8405** \_\_\_\_\_  
**(TELEPHONE NUMBER)**

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

CASE # 01093-A

*To PERM. LAW ADDITION WITH A SIDE STREET  
SETBACK OF 7' IN CASE REFERENCED 25*

### PUBLIC HEARING ?

PURSUANT TO SECTION 26-12216(1), BALTIMORE COUNTY CODE  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE, PROVIDED IT  
IS DONE IN THE ZONING OFFICE BEFORE  
5:00 p.m. ON *WEDNESDAY 10/21/09*

ADDITIONAL INFORMATION IS AVAILABLE AT  
ZONING ADMINISTRATION & DEVELOPMENT MANAGEMENT  
111 N. CALDWELL AVE. BALTIMORE, MD 21204  
TEL: 410-387-3391

FOR MORE INFORMATION, VISIT US AT WWW.BALTIMORECOUNTY.MD

1301 McCurley Ave.

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 01- 093 -A Address 1301 McCURLEY AVE.

Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 8-25-00 Posting Date: 9-3-00 Closing Date: 9-18-00

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 01- 093 -A Address 1301 McCURLEY AVE.

Petitioner's Name Charles & Rachel Wallace Telephone 410-788-3092

Posting Date: 9-3-00 Closing Date: 9-18-00

Wording for Sign: To Permit an addition with a side street setback  
of 7' in lieu of the required 25'.

**01-093-A**

WCR - Revised 6/28/00

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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 093

Petitioner: CHARLES & RACHAEL WALLACE

Address or Location: 1301 McCURLEY AVENUE BALTO. 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHARLES & RACHAEL WALLACE

Address: 1301 McCURLEY AVENUE

BALTIMORE, MD 21228

Telephone Number: 410 788-3692

Revised 2/20/98 - SCJ

01-093-A

# Plat to accompany Petition for Zoning Variance Special Hearing

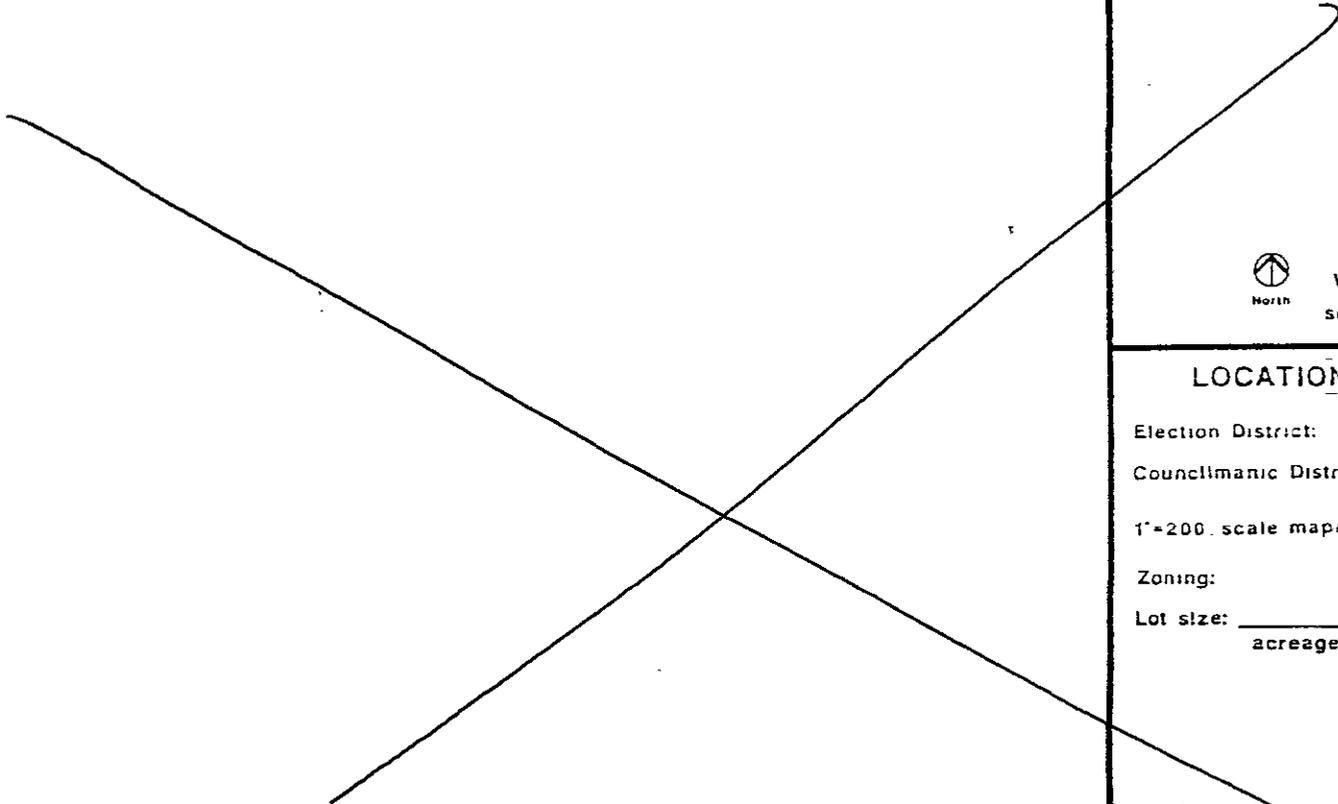
PROPERTY ADDRESS: \_\_\_\_\_

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

Subdivision name: \_\_\_\_\_

plat book# \_\_\_\_\_, folio# \_\_\_\_\_, lot# \_\_\_\_\_, section# \_\_\_\_\_

OWNER: \_\_\_\_\_



Vicinity Map  
scale: 1"=1000'

## LOCATION INFORMATION

Election District: 1

Councilmanic District: 1

1"=200' scale map#: 1"=20'

Zoning:

Lot size: \_\_\_\_\_ acreage  $\frac{80 \times 100}{43560} = 800 \text{ sf}$  square feet

SEWER:  public  private

WATER:

Chesapeake Bay Critical Area:  yes  no

Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_



North

date: \_\_\_\_\_

prepared by: \_\_\_\_\_

Scale of Drawing: 1"= 20'

4-390-10



Baltimore County  
 Department of Permits and  
 Development Management

Development Processing  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

September 18, 2000

Mr. & Mrs. Charles Wallace  
 1301 McCurley Avenue  
 Baltimore, MD 21228

Dear Mr. & Mrs. Wallace:

RE: Case Number: 01-093-A, 1301 McCurley Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 25, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr. GDZ  
 Supervisor, Zoning Review

WCR: gdz

C: People's Counsel



BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

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

**DATE:** October 3, 2000

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For September 18, 2000  
Item Nos. 070, 071, 072, 073, 075, 078,  
079, 081, 082, 085, 086, 087, 088, 089,  
090, 091, 092, 093, 094, 095, 097, 098,  
100, 101, 103, and 104.

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

RWB:HJO:jrb

cc: File



September 19, 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 September 11, 2000

Item No.: SEE BELOW

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS REGARDING THE FOLLOWING:

ITEM #'S 070, 071, 072, 073, 074, 075, 079, 080, 081, 082, 083,  
084, 085, 086, 087, 088, 089, 092, 093, 094, 095, 097,  
098, 099, 100, 101, 102, 103, AND 104

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

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

Approved  
9/19/00

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** September 22, 2000

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

**SUBJECT:** 1301 McCurley Avenue

**INFORMATION:**

**Item Number:** OP-093

**Petitioner:** Rachael & Charles Wallace

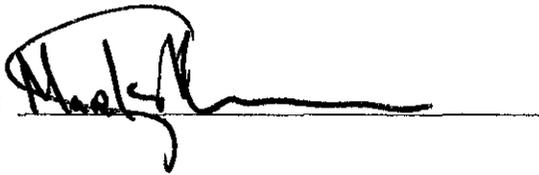
**Zoning:** DR 2

**Requested Action:** Variance

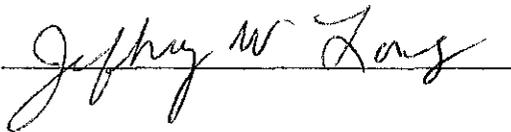
**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning supports the request to allow a side street setback of 7 feet in lieu of the required 25 feet provided the proposed addition is constructed in accordance with the architectural elevation drawings submitted to this office on September 20, 2000.

Prepared by:



Section Chief:



AFK:MAC:

File  
PDM

75



**Maryland Department of Transportation  
State Highway Administration**

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

Date: 10.2.00

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

RE: Baltimore County  
Item No. 093

JRF

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 cursive script, appearing to read 'K. A. McDonald Jr.'.

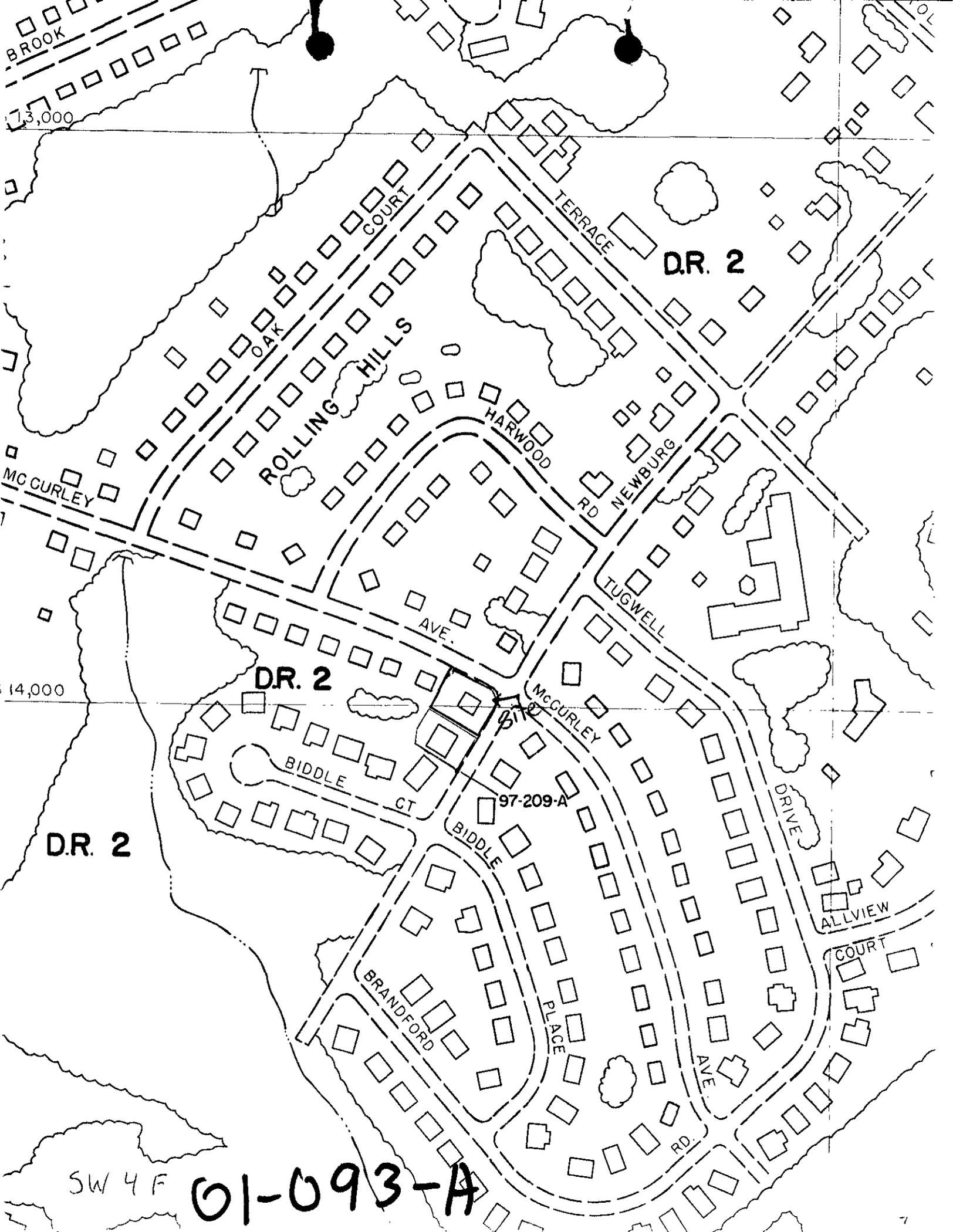
✓ Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

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





BROOK  
13,000

DR. 2

MC GURLEY

14,000

DR. 2

DR. 2

97-209-A

SW 4 F

61-093-A

SIDE YARD  
Proposed  
Location  
of the  
addition



FRONT YARD  
1301 McCurley Ave.

01-093-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
CATONSVILLE

SHEET  
S.W.  
4-F

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

01-093-A