

IN RE: PETITION FOR VARIANCE
W/S Glenwood Avenue, 180' S
centerline of Lavonia Place
1st Election District
1st Councilmanic District
(#20 Glenwood Avenue)

Clarence M. Bohn, Legal Owner
and
Mark Hufnagel, Contract Purchaser
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-110-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 owner of the subject property, Clarence Bohn and the contract purchaser, Mark Hufnagel. The Petitioners are requesting a variance for property located at #20 Glenwood Avenue in the Catonsville area of Baltimore County. The subject property is zoned DR 5.5. The variance request is to allow side yard setbacks for a new single-family dwelling of 6 ft. in lieu of the required 10 ft. The Petitioners originally requested a front yard setback of 25 ft. in lieu of the required 29 ft. However, the Office of Planning recommended that the Petitioners maintain the 29 ft. front yard setback and thereby request a rear yard setback of 26 ft. in lieu of 30 ft. The Petitioners were agreeable to amend their variance request to satisfy the request of the Planning Office. Therefore, the variance was amended to request side yard setbacks of 6 ft. in lieu of 10 ft. and a rear yard setback of 26 ft. in lieu of 30 ft. The Petitioners shall maintain a 29 ft. front yard setback.

Appearing at the hearing on behalf of the variance request were Clarence Bohn, property owner and Vince Moskunas, professional engineer, who prepared the site plan of the property. There were no protestants in attendance at the hearing.

ORDER RECEIVED FOR FILING

Date 10/19/00

By J.R. Gennerson

Testimony and evidence indicated that the property, which is the subject of this variance request, is an unimproved lot with dimensions of 40 ft. x 95 ft. The Petitioners are proposing to construct a one-story, single-family dwelling on the property. The request was submitted to the Planning Office for their review as to compatibility of the house with the surrounding houses. The Planning Office has recommended approval. However, as stated previously, the Planning Office did request that the Petitioners maintain a 29 ft. front yard setback which is similar to all other houses in the area. This changes the Petitioners' request for a front yard variance to a rear yard variance, which in fact caused the variance request to be amended. The Petitioners were agreeable to move the house 4 ft. towards the rear to satisfy the Planning Office's comment.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will

unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 19th day of October, 2000, by this Deputy Zoning Commissioner, that the Petitioners' request to allow a 6 ft. side yard setback in lieu of the required 10 ft. and a 26 ft. rear yard setback in lieu of the required 30 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.

IT IS FURTHER ORDERED, that the Petitioners' request for variance to allow a front yard setback of 25 ft. in lieu of the required 29 ft., be and is hereby DISMISSED. The Petitioners must maintain a 29 ft. front yard setback which is similar to the other houses along Glenwood Avenue.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORIGINAL FILED FOR FILING
Date 10/19/00
By: R. J. Emerson



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #20 Glenwood Avenue

which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.B.C.1, 303.1 (BCZ12)

To permit a proposed single family dwelling with side yards of 6' in lieu of the required 10' and a front yard of 25' in lieu of the required 29' and to approve an undersized lot. (Rear yard setback of 26' in lieu of 30' YMK)
of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. Approved lot size of Subdivision Plat dated 1896, lot size of adjacent properties is 40'.
2. Owner does not own any contiguous property in order to meet B.C.Z.R.
3. Will not cause any injury to public health, safety or general welfare and meets the spirit and intent of the B.C.Z.R.

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:

Mark Hufnagel

Name - Type or Print

Signature

13845 Forsythe Road

(410) 902-2000

Address

Telephone No.

Sykesville, MD 21784

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 01-110-A

Legal Owner(s):

Clarence M. Bohn

Name - Type or Print

Signature

Name - Type or Print

Signature

206 PARADISE
405 Shady Nook Avenue

410

828 9060

Address

Telephone No.

Baltimore, MD 21228

City

State

Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc.

Bernadette L. Moskunus

Name

200 E. Joppa Road

(410) 828-9060

Address

Telephone No.

Room 101 Towson, MD 21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____
Reviewed By _____ Date _____

ZONING DESCRIPTION FOR #20 GLENWOOD AVENUE

BEGINNING at a point on the west side of Glenwood Avenue which is 50' wide at a distance of 180' south of the centerline of Lavonia Place which is 40' wide. Being Lot #105 in the subdivision of "East Catonsville" as recorded in the Baltimore County Plat Book #1, Folio #215, containing 3,800 square feet. Also known as #20 Glenwood Avenue and located in the 1st. Election District, 1st. Councilmanic District.



J. Tilghman Downey, Jr.

*Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060*

01-110-A

01-110-A

06619

DATE 2/1/80 ACCOUNT 1000000000

AMOUNT \$ 100.00

RECEIVED
FROM: _____

FOR: DATE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

01-110-A

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-110-A

20 Glenwood Avenue

W/S Glenwood Avenue, 180 feet S of centerline Lavohia Pl.

1st Election District - 1st Councilmanic District

Legal Owner(s): Clarence M. Bohn

Contract Purchaser: Mark Hufnagel

Variance: to permit a proposed single family dwelling with side yard of 6 feet and an averaged front yard of 25 feet in lieu of the required 10 feet and 28 feet, respectively and to approve an undersized lot.

Hearing: Tuesday, October 17, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/24/3 Sept. 28

C422341

CERTIFICATE OF PUBLICATION

TOWSON, MD,

9/28/

, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/28/, 2000.

THE JEFFERSONIAN,
S. Wilkinson

LEGAL ADVERTISING

ZONING NOTICE

Case # 101-110-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE *30147 COUNTY ROUTE 120A, 4010 BAY AVE.*
TIME & DATE *11:00 AM WED OCTOBER 17, 2000*

*VARIANCE TO PERMIT A PROPOSED SINGLE FAMILY
DWELLING WITH SIDE YARD OF 6 FEET AND AN ACREED
FRONT YARD OF 25 FEET IN LAY OF THE REQUIRED
10 FEET AND 20 FEET, RESPECTIVELY AND TO
REPAIR AN UNDERGIRD LOT.*

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONTRA HEARINGS.
CALL 988-3333 THE DAY BEFORE A SCHEDULED HEARING DATE.
IF WE HAVE NOT HEARD FROM YOU BY THE DAY BEFORE THE HEARING DATE,
WE WILL HOLD THE HEARING AS SCHEDULED. IF YOU HAVE BEEN NOTIFIED BY THE
HEARINGS ARE HANDICAPPED ACCESSIBLE.

20 Glenwood Ave.

CERTIFICATE OF POSTING

**RE: CASE # 01-110-A
PETITIONER/DEVELOPER
(Mark Hufnagel)
DATE OF Hearing
(10-17-00)**

**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**

20 Glenwood Ave. Baltimore, Maryland 21228_____

THE SIGN(S) WERE POSTED ON_____ 9-29-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

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

_____**325 NICHOLSON ROAD**_____

_____**BALTIMORE, MARYLAND 21221**_____

_____**410-687-8405**_____

(TELEPHONE NUMBER)

RE: PETITION FOR VARIANCE
20 Glenwood Avenue, W/S Glenwood Ave,
180' S of c/l Lavohia Pl
1st Election District, 1st Councilmanic

Legal Owner: Clarence M. Bohn
Contract Purchaser: Mark Hufnagel
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-110-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of September, 2000 a copy of the foregoing Entry of Appearance was mailed to Bernadette L. Moskunus, Site Rite Surveying, Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioners.



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 15, 2000

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-110-A
20 Glenwood Avenue
W/S Glenwood Avenue, 180 feet S of centerline Lavohia Place
1st Election District – 1st Councilmanic District
Legal Owner: Clarence M. Bohn
Contract Purchaser: Mark Hufnagel

Variance to permit a proposed single family dwelling with side yard of 6 feet and an averaged front yard of 25 feet in lieu of the required 10 feet and 29 feet, respectively and to approve an undersized lot.

HEARING: Wednesday, October 17, 2000, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

GDZ

Arnold Jablon
Director

C: Clarence M. Bohn, 206 Paradise Avenue, Baltimore 21228
Mark Hufnagel 13845 Forsythe Road, Sykesville 21784
Bernadette L. Moskunus, Site Rite Surveying, Inc., 200 E. Joppa Road,
Room 101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY: SEPTEMBER 29, 2000.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, September 28, 2000 Issue – Jeffersonian

Please forward billing to:

Mark Hufnagel
13845 Forsythe Road
Sykesville, MD 21784

410 902-2000

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-110-A

20 Glenwood Avenue

W/S Glenwood Avenue, 180 feet S of centerline Lavohia Place

1st Election District – 1st Councilmanic District

Legal Owner: Clarence M. Bohn

Contract Purchaser: Mark Hufnagel

Variance to permit a proposed single family dwelling with side yard of 6 feet and an averaged front yard of 25 feet in lieu of the required 10 feet and 29 feet, respectively and to approve an undersized lot.

HEARING: Wednesday, October 17, 2000, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt
672

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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/neighbors 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: 01-110-A

Petitioner: Mark Hufnagel

Address or Location: #20 Glenwood Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. Mark Hufnagel

Address: 13845 Forsythe Road
Sykesville, MD 21784

Telephone Number: (410) 902-2000

Revised 2/20/98 - SCJ

01-110-A



Baltimore County
Department of Permits and
Development Management

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

October 13, 2000

Clarence M. Bohn
206 Paradise Avenue
Baltimore, MD 21228

Dear Mr. Bohn:

RE: Case Number: 01-110-A, 20 Glenwood Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 7, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

GDZ

WCR: gdz

Enclosures

C: Mark Hufnagel, 13845 Forsythe Road, Sykesville 21784
Bernadette L. Moskunas, Site Rite Surveying, Inc., 200 E. Joppa Road,
Room 101, Towson 21286
People's Counsel



B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

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

DATE: October 10, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
 for September 25, 2000
 Item Nos. 106, 107, 108, 109, 110,
 111 (409 Main Street), 112, 113, 115

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

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 18, 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:

106, 107, 108, 109, 110, 112, 113, and 115

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: October 3, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of September 18, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
106	51 Honeycomb Road
107	9801 Richlyn Drive
108	1112 Westwicke Lane
109	4520 East Joppa Road
110	20 Glenwood Avenue
111	409 Main Street
112	12207 Falls Road
113	4715 Ruby Avenue
115	2750 Butler Road

Jim
10/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 19, 2000

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

SUBJECT: 20 Glenwood Avenue

SEP 19

INFORMATION:

Item Number: 01-110

Petitioner: Clarence Bohn

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to allow a side yard of 6 feet in lieu of the required 10 feet. However, this office strongly recommends that the front yard average of 29 feet be maintained and that a rear yard variance be issued instead.

Additionally, this office requests that a front porch be added to the proposed dwelling in order to maintain consistency with the existing housing pattern along Glenwood Avenue.

Please be advised that this property is also the subject of an undersized lot request (see attached).

Prepared by:



Section Chief:



AFK:MAC:

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 01-110-A

FROM: Arnold Jablon, Director
Department of Permits & Development Management

Residential Processing Fee Paid (\$50.00)
Accepted by <u>CTM</u>
Date <u>9/7/00</u>

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Site Rite Surveying, Inc. 200 E. Joppa Road, Room 101 Towson, MD 21286 (410)828-9060
Print Name of Applicant Address Telephone Number
 Lot Address #20 Glenwood Avenue Election District 1 Councilmanic District 1 Square Feet 3,800
 Lot Location: N E S W/side/corner of Glenwood Avenue 180 feet from N E S W corner of Lavonia Place
(street) (street)
 Land Owner: Clarence M. Bohn Tax Account Number 0116001850
 Address: 206 Paradise Avenue Telephone Number (410) 828-9060
Baltimore, MD 21228

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<u>x</u> ✓	
2. Permit Application		<u>x</u>
3. Site Plan		
Property (3 copies)	<u>x</u> ✓	
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<u>x</u> ✓	
4. Building Elevation Drawings	<u>x</u> ✓	
5. Photographs (please label all photos clearly)		
Adjoining Buildings	<u>x</u> ✓	
Surrounding Neighborhood	<u>x</u> ✓	
6. Current Zoning Classification: <u>D.R. 5.5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning and Community Conservation

Date: _____

01-110-A

SCHEDULED DATES CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

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

The application for your proposed Building Permit application has been reviewed and is accepted for filing by _____ on _____ Date (A)

(name of planner)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____

Signature

Number of Signs: _____

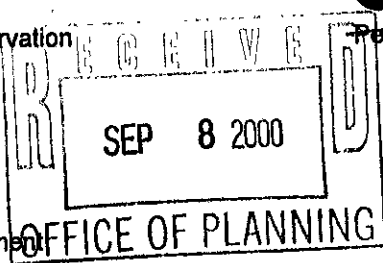
A-011-10

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

9/22/00

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 01-110-A



Residential Processing Fee Paid
(\$50.00)

Accepted by CTM
Date 9/7/00

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Site Rite Surveying, Inc. 200 E. Joppa Road, Room 101 Towson, MD 21286 (410) 828-9060
Print Name of Applicant Address Telephone Number

Lot Address #20 Glenwood Avenue Election District 1 Councilmanic District 1 Square Feet 3,800

Lot Location: N E S W/side/corner of Glenwood Avenue 180 feet from N E S W corner of Lavonia Place
(street) (street)

Land Owner: Clarence M. Bohn Tax Account Number 0116001850

Address: 206 Paradise Avenue Telephone Number (410) 828-9060
Baltimore, MD 21228

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	YES	NO
1. This Recommendation Form (3 copies)	<u>X</u>	
2. Permit Application		<u>X</u>
3. Site Plan		
Property (3 copies)	<u>X</u>	
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<u>X</u>	
4. Building Elevation Drawings	<u>X</u>	
5. Photographs (please label all photos clearly)		
Adjoining Buildings	<u>X</u>	
Surrounding Neighborhood	<u>X</u>	
6. Current Zoning Classification: <u>D.R. 5.5</u>		

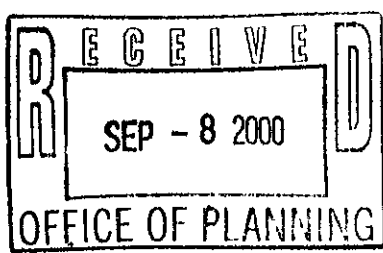
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the application to conform with the following recommendations

See conditions outlined in Zoning Advisory comments
(see attached).

Signed by: Jeffrey V. Long
for the Director, Office of Planning and Community Conservation



Date: 9/19/00

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

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

The application for your proposed Building Permit application has been reviewed and is accepted for filing by _____ on _____ Date (A)
(name of planner)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 9.18.00

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

RE: Baltimore County
Item No. 110 LTM

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

KAM 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

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES
WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED
Reference - Section 303.1 Baltimore County Zoning Regulations

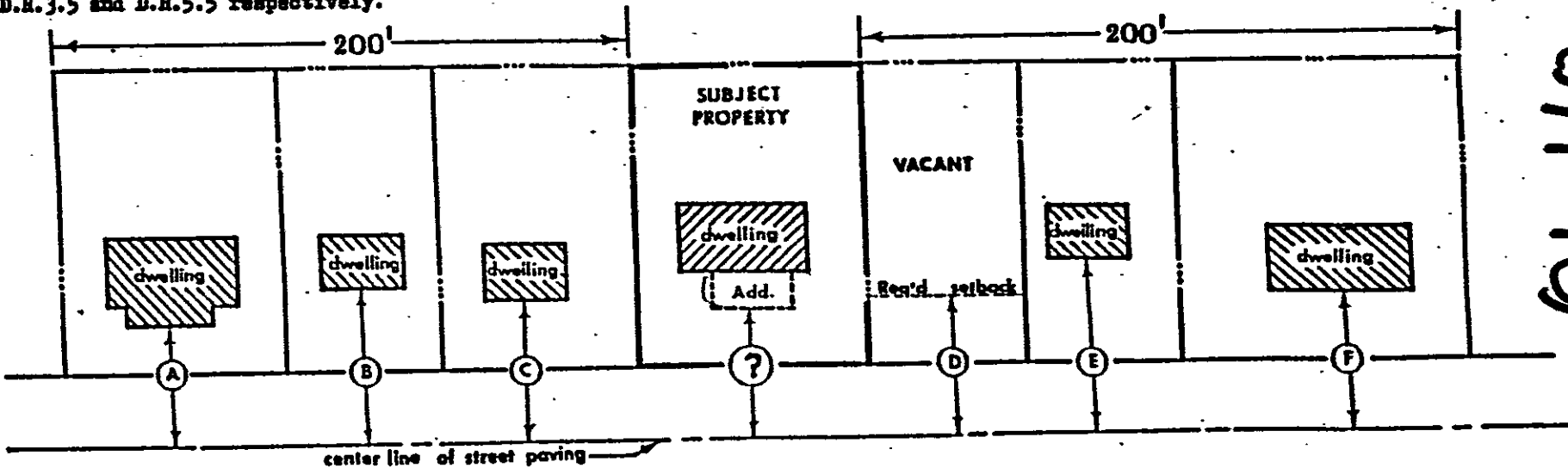
303.1 —In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet 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	0	FT.
B	30	FT.
C	30	FT.
D	30	FT.
E	25	FT.
F	30	FT.

TOTAL (145) ÷ (5) = 29
 # of dwellings REQUIRED FRONT SETBACK (averaged)

Mark Hufnagel
 % Site Rite Surveying, Inc.
 applicant's name
 20 Glenwood Avenue
 building address
 September 9, 2000
 date

NORMAL REQUIRED SETBACKS
 D.R.2 - 65 ft.
 D.R.3.5- 55 ft.
 D.R.5.5- 50 ft.



01-110-A

01-110-A

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

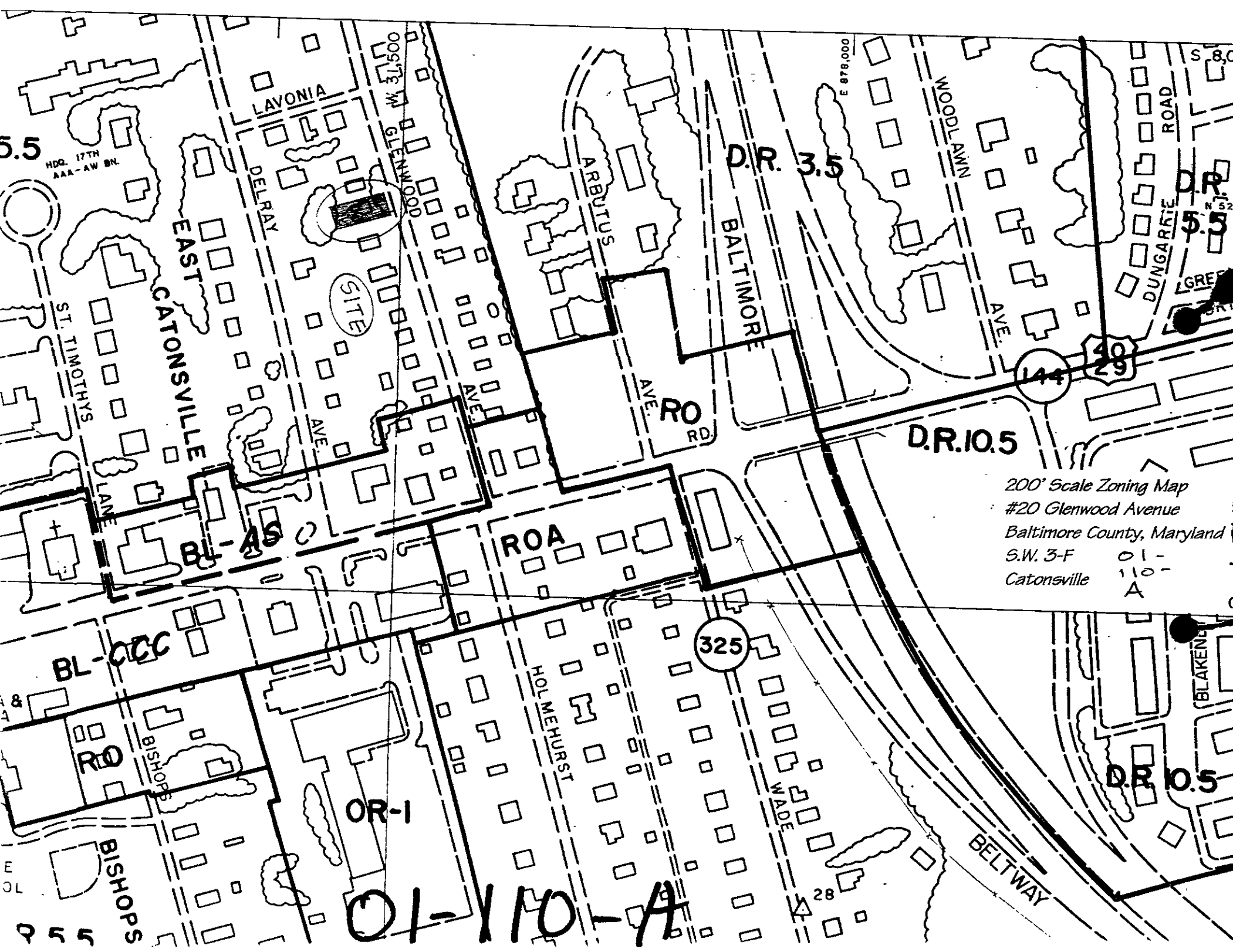
NAME

ADDRESS

Carol M. Bohn
SITE-RITE SHAVING, INC.
VINCENT J. MOSKUNAS

206 Paradise Ave, Ballwin, MO 21228
200 E. JOPPA Rd. TOWSON, MD. 21286





5.5
HDQ. 17TH
AAA-AW BN.

EAST CATONSVILLE

LAVONIA

DELRAY

SITE

00573 W GLENWOOD

ARBUTUS

BALTIMORE

D.R. 3.5

WOODLAWN

DUNGARITE ROAD

D.R. 5.5

LGRE

144

29

D.R. 10.5

200' Scale Zoning Map
#20 Glenwood Avenue
Baltimore County, Maryland
S.W. 3-F 01-
Catonsville 110-A

BL-45

ROA

325

BL-CCC

RO

BISHOPS

OR-1

HOLMEHURST

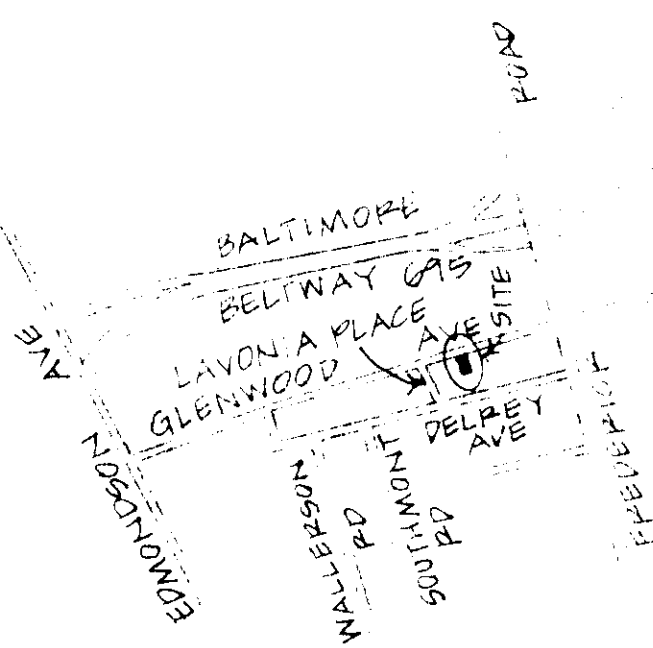
WADE

BELTWAY

D.R. 10.5

BLAKEN

01-110-A



VICINITY MAP
SCALE 1"=1000'

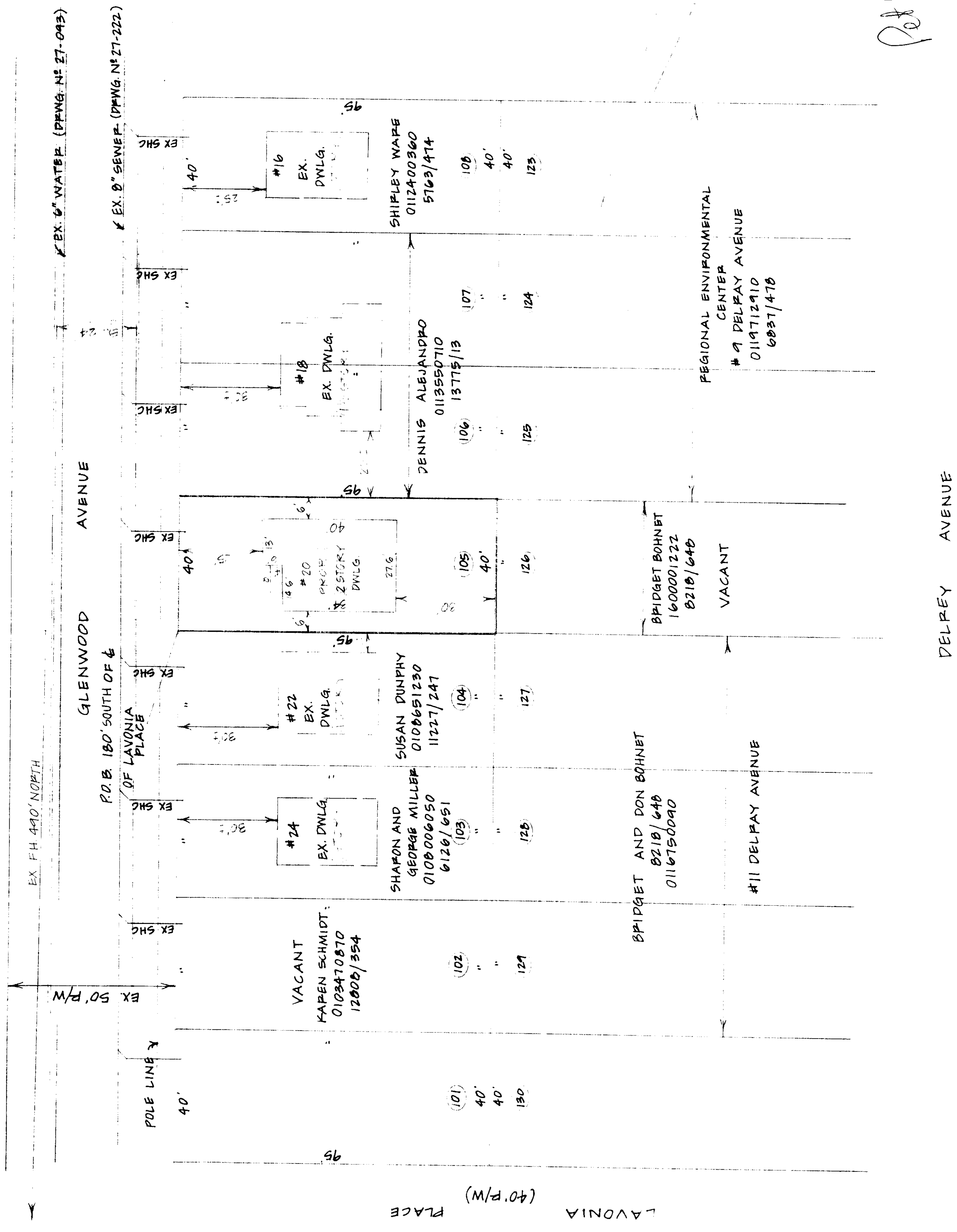
PLAN TO ACCOMPLISH ATTENTION FOR
CONJUGAL VARIANCE
AND
AM UNDERKNOWLEDGE ATTENTION
#70 CLEVELAND AVENUE
LO 10 #1025
"TAKING A LONGER VIEW" 12/25
1. A NEW PROGRAM FOR
CONJUGAL VARIANCE FOR
BAMBERT COUNTY, MD
SCALE: 1" = 10'

00-8407

ZONING OFFICE USE ONLY REV'D ITEM N° CASE N°	
--	--

OWNER: CLARENCE M. BOHN
206 PARADISE AVENUE
BALTIMORE, MD 21228
0116001850
8282/197
101/2/1099/L0T 105

Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410) 328-9060





Baltimore County
Zoning Commissioner

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

October 19, 2000

Mr. Clarence M. Bohn
206 Paradise Avenue
Baltimore, Maryland 21228

Mr. Mark Hufnagel
13845 Forsythe Road
Sykesville, Maryland 21784

Re: Petition for Variance
Case No. 01-110-A
Property: #20 Glenwood Avenue

Dear Messrs. Bohn & Hufnagel:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been approved 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. Vince Moskunas
Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101
Towson, MD 21286

