

IN RE: PETITIONS FOR SPECIAL HEARING	* BEFORE THE
AND VARIANCE - S/S Yorkship Square,	
60' W of the c/l Admiral Boulevard	* ZONING COMMISSIONER
(1 Yorkship Square)	
12 th Election District	* OF BALTIMORE COUNTY
7 th Council	
	* Case No. 01-155-SPHA
Richard B. Vincent and	
Vannoy R. Vincent - Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Richard B. Vincent and his wife, Vannoy R. Vincent. The Petitioners request a special hearing to approve a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code (B.C.C.), of Sections 26-203.C(8) and 26-278 to permit the construction of an addition to a building located in a historic district. In addition, the Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit minimum side and rear yard setbacks of as close as 3 feet in lieu of the required 10 feet for a side yard and 50 feet for a rear yard. The subject property and requested relief are more particularly shown on Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Richard and Vannoy Vincent, property owners. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is an irregular shaped parcel containing a gross area of 4,560 sq.ft., zoned D.R. 10.5. The property is located adjacent to the intersection of Bayship Road and Yorkship Square in Dundalk, and is improved with a 2 two-story dwelling. The property is also located in the National Registered Historic District of Dundalk, and is listed under the Maryland Historic Trust Inventory as Item #BA2213. Apparently, the Petitioners have owned the property for many years and are long-time residents of the Dundalk community. In fact, Mr. Vincent's mother, Mary Vincent, owns the adjacent

ORDER RECEIVED FOR FILING

Date

By

10/12/11
[Signature]

property, known as 19 Bayship Road, which is improved with a two-story single family dwelling. It was indicated at the hearing that Mary Vincent no longer resides on that property and the dwelling is now vacant. Apparently, Mrs. Vincent is quite elderly and now resides in an adult housing facility.

In any event, the subject of the instant case relates to a proposed addition that the Petitioners wish to construct on the side of their home. Mr. & Mrs. Vincent indicated that they have a large family that includes a number of grandchildren who frequently visit. In order to provide more living space, the Petitioners propose an addition to be located on the west side of their dwelling, adjacent to Mary Vincent's property. As originally configured, the addition would not extend beyond the front building face of the Petitioners' dwelling; however, would occupy a large portion of the side yard, and abut the common property line shared with the senior Mrs. Vincent's property. Apparently, however, the Petitioners were advised that the configuration of the addition should be adjusted to leave a side setback of at least 3 feet, and extend the front portion of the proposed addition into the front yard. This plan was submitted at the hearing as Petitioner's Exhibit 1.

As noted above, there were no Protestants present. However, a Zoning Advisory Committee (ZAC) comment received from the Office of Planning indicated that due to the property's location in a historic district, the proposed addition was subject to review and approval by the Landmarks Preservation Commission, which will be meeting on December 14, 2000. The Office of Planning's comment also raised concerns about the addition protruding beyond the front wall of the existing house. Their comment opines that such construction could be detrimental to the historic character and streetscape of the surrounding locale.

Mr. & Mrs. Vincent indicated at the hearing that they prefer their original design, which placed the addition closer to the side property line adjoining Mr. Vincent's mother's property, and did not extend into the front yard. I agree with both Mr. & Mrs. Vincent and the Office of Planning that the addition is more properly constructed entirely in the side yard. However, in order to accommodate such construction, the Petition need be amended to permit a setback of as

little as 0 feet from the property line in lieu of the required 10 feet for the side yard and 50 feet for the rear yard. It is to be noted that the irregular shape of the property, as shown on the site plan, arguably generates the need for variance relief from both the rear and front property lines. That is, the unusual shape of the property and the dwelling's orientation thereon cause insufficient setbacks from both the side and rear of the building to the common property line (side) shared with the senior Mrs. Vincent's property.

In any event, it is apparent to this Zoning Commissioner that the property at issue is unique by virtue of its unusual shape and configuration. This uniqueness clearly drives the need for the zoning variance. Moreover, in that the immediately adjacent impacted property is owned by Mr. Vincent's mother, it is clear that there will be no adverse effect upon surrounding properties occasioned by the grant of the variance. Lastly, I find that the Petitioners would suffer a practical difficulty if relief were denied. Under these circumstances, I will amend the Petition for Variance request and grant a variance to permit a side setback of as little as 0 feet to permit the addition to be constructed entirely along the side of the dwelling. Moreover, I will require that the Petitioners obtain approval from the Landmarks Preservation Commission and will defer to that agency as to the design of the proposed addition. It does seem appropriate that the addition not extend into the front yard beyond the front building face of the existing dwelling. The Petitioners' original design, in my judgment, appears more appropriate, notwithstanding that same would reduce the side yard setback available.

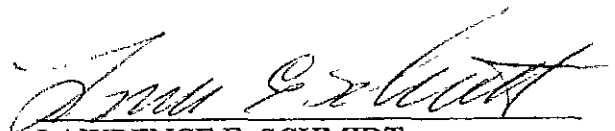
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested as modified herein shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of December, 2000, that the Petition for Special Hearing to approve a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code (B.C.C.), of Sections 26-203.C(8) and 26-278 to permit the construction of an addition to a building located in a historic district, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit minimum side and rear yard setbacks of as close as 0 feet in lieu of the required 10 feet for a side yard and 50 feet for a rear yard, for a proposed addition, be and is hereby GRANTED, subject to the following restrictions:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein is subject to the review and approval of the Landmarks Preservation Commission (LPC) as to the design and materials to be used to construct the proposed addition.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit minimum side and rear yard setbacks of as close as 3 feet in lieu of the required 10 feet for a side yard and 50 feet for a rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED as moot.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 12/21/10
By [Signature]



Baltimore County
Zoning Commissioner

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

December 12, 2000

Mr. & Mrs. Richard B. Vannoy
1 Yorkship Square
Baltimore, Maryland 21222

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
S/S Yorkship Square, 60' W of the c/l Admiral Boulevard
(1 Yorkship Square)
12th Election District - 7th Council District
Richard B. and Vannoy R. Vincent - Petitioners
Case No. 01-155-SPHA

Dear Mr. & Mrs. Vincent:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance, as modified, have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Office of Planning; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at # 1 Yorkship Square

which is presently zoned D.R. 10.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3 C.1. to allow a minimum side yard of 3 feet in lieu of the required minimum 10 feet AND 50 FEET

AND REAR
AS CLOSE AS
(JSD)

AND A SPECIAL HEARING TO APPROVE A WAIVER PURSUANT TO SECTIONS 26-171, 26-172(b), BCC OF SECTIONS 26-203(c)(8) AND SECTION 26-278 TO CONSTRUCT AN ADDITION TO A BUILDING IN A HISTORIC DISTRICT

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Lot is unusually configured and narrows significantly from front to back. Dwelling at # 19 Bayship Road, adjacent to subject property, contains existing dwelling within 3 feet of subject side property line. Proposed addition will not decrease minimum dwelling to dwelling distance between lots 31 and 32.

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):

Richard Benjamin Vincent

Name - Type or Print

Signature

Vannoy R. Vicent

Name - Type or Print

Signature

1 Yorkship Square 410-284-5656

Address

Baltimore

MD

Telephone No.
21222

City

State

Zip Code

Representative to be Contacted:

J. Scott Dallas

Name

P.O. Box 26

13523 Long Green Pike

410-817-4600

Address

Baldwin

MD

Telephone No.
21013

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By JL

Date 10/05/00

ORDER RECEIVED FOR FILING

Date

By

No. 01 155 A

REV 9/15/98

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE

P.O. BOX 26

BALDWIN, MD 21013

(410) 817-4600

FAX (410) 817-4602

ZONING DESCRIPTION FOR #1 YORKSHIP SQUARE

BEGINNING at a point on the south side of Yorkship Square, 40 feet wide, at the distance of 60 feet west of the west side of Admiral Boulevard, which is 80 feet wide.

BEING Lot 32, Block 11, "DUNDALK" as recorded in Baltimore County Plat Book W.P.C.. No.5 Folio 56.

CONTAINING 4,560 square feet of land, more or less or 0.105 acres of land, more or less.

ALSO known as # 1 Yorkship Square and located in the 12th Election District, 7th Councilmanic District.

Note: above description is based on existing record plat and S.D.A.T listing and is for zoning purposes only.



155

01-155-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

86880

DATE

10/05/00

ACCOUNT

20016150

AMOUNT \$

50.00

RECEIVED
FROM:

R VINCENT

FOR:

Res. Van

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
10/05/2000	10/05/2000	10:27:55

REG NO. 001 CASHIER JRIC JMR DOWNS

Dept 5 528 ZONING VERIFICATION

Receipt # 166288

CR. NO. 006880

Receipt Tot 50.00

50.00 OK

Baltimore County, Maryland

01-155-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-155-A

Petitioner/Developer: VINCENT, ETAL

% J.S. DALLAS

Date of Hearing/Closing: DEC. 7, 2000

REVISED DATE

@ 9:00 A

Sign was fixed accordingly

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #1- YORKSHIP SQUARE

The sign(s) were posted on

11/10/00

(Month, Day, Year)
FIXED 11/12/00

Sincerely,

Patrick M. O'Keefe 11/30/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

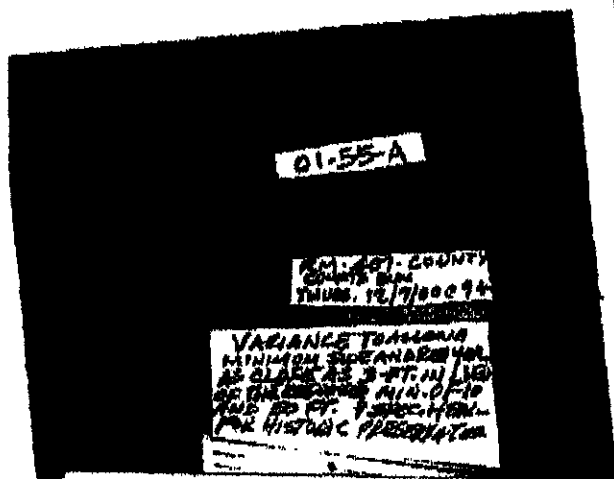
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



FAX brand fax transmittal memo 7671		# of pages	1
To: BETTY OR ROBIN	From: O'KEEFE		
Co: ZONING-COMM	Co: -		
Dept: -	Phone: 512-4621		
Fax: 410-887-3468	Fax: -		

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 place identified herein as follows:

Ship Square

S/S Yorkship Square, 60 feet W of Admiral Boulevard
12th Election District - 7th Councilmanic District

Legal Owner(s): Richard B. & Vannoy R. Vincent

Special Hearing: to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203 (c) (b) and section 26-273 to construct an addition to a building in a Historic District. **Variance:** to allow a minimum side and rear yard of as close as 3 feet in lieu of the required minimum 10 feet and 50 feet.

Hearing: Thursday, December 7, 2000 at 9:00 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.

11/16/00 Nov. 16

C434066

CERTIFICATE OF PUBLICATION

TOWSON, MD, 11/16/, 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 11/16/, 2000.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
1 Yorkship Square, S/S Yorkship Sq.,
60' W of Admiral Blvd
12th Election District, 7th Councilmanic

Legal Owner: Richard B. and Vannoy R. Vincent
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-155-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 18th day of October, 2000 a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, J.S. Dallas, Inc., 13523 Long Green Pike, P.O. Box 26, Baldwin, MD 21013, representative for Petitioners.


PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 9, 2000 Issue – Jeffersonian

Please forward billing to:
Richard & Vannoy Vincent
1 Yorkship Square
Baltimore, MD 21222

Called + 10/26
Canceled with 10:39 AM
Susan per phone 62
410 284-5656

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: 01-155-A
1 Yorkship Square
S/S Yorkship Square, 60 feet W of Admiral Boulevard
12th Election District – 7th Councilmanic District
Legal Owners: Richard B. I& Vannoy R. Vincent

POST FRI
11/17

AD THUR
11/16

Variance to allow a minimum side and rear yard of as close as 3 feet in lieu of the required minimum 10 feet and 50 feet.

HEARING: Tuesday, November 28, 2000 at 10:00 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 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.



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

October 16, 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: 01-155-A

1 Yorkship Square

S/S Yorkship Square, 60 feet W of Admiral Boulevard

12th Election District – 7th Councilmanic District

Legal Owners: Richard B. I& Vannoy R. Vincent

Variance to allow a minimum side and rear yard of as close as 3 feet in lieu of the required minimum 10 feet and 50 feet.

HEARING: Tuesday, November 28, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Arnold Jablon
Director

C: J. Scott Dallas, 13523 Long Green Pike, Baldwin 21013
Richard B & Vannoy R. Vincent, 1 Yorkship Square, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 10, 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.



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

October 26, 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: 01-155-A

1 Yorkship Square

S/S Yorkship Square, 60 feet W of Admiral Boulevard

12th Election District – 7th Councilmanic District

Legal Owners: Richard B. & Vannoy R. Vincent

Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172 (b), Baltimore County Code of Sections 26-203 (c) (b) and section 26-278 to construct an addition to a building in a Historic District. Variance to allow a minimum side and rear yard of as close as 3 feet in lieu of the required minimum 10 feet and 50 feet.

HEARING: Thursday, December 7, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "GJZ" written below it.

Arnold Jablon
Director

C: Richard & Vannoy, 1 Yorkship Square, Baltimore 21222
J. Scott Dallas, 13523 Long Green Pike, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 17, 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, November 16, 2000 Issue – Jeffersonian

Please forward billing to:

Richard & Vannoy Vincent
1 Yorkship Square
Baltimore, MD 21222

410 284-5656

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: 01-155-A

1 Yorkship Square

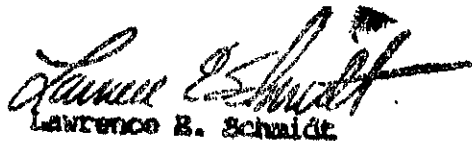
S/S Yorkship Square, 60 feet W of Admiral Boulevard

12th Election District – 7th Councilmanic District

Legal Owners: Richard B. & Vannoy R. Vincent

Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172 (b), Baltimore County Code of Sections 26-203 (c) (b) and section 26-278 to construct an addition to a building in a Historic District. Variance to allow a minimum side and rear yard of as close as 3 feet in lieu of the required minimum 10 feet and 50 feet.

HEARING: Thursday, December 7, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

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/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: 01-155-A

Petitioner: RICHARD AND VANNOY VINCENT

Address or Location: 1 YORKSHIP SQUARE

PLEASE FORWARD ADVERTISING BILL TO:

Name: RICHARD AND VANNOY VINCENT

Address: 1 YORKSHIP SQUARE

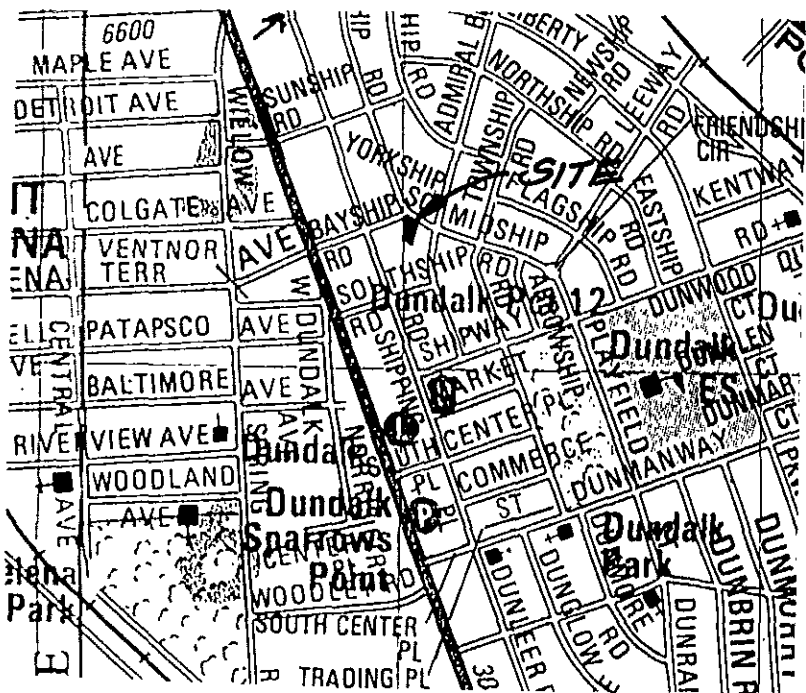
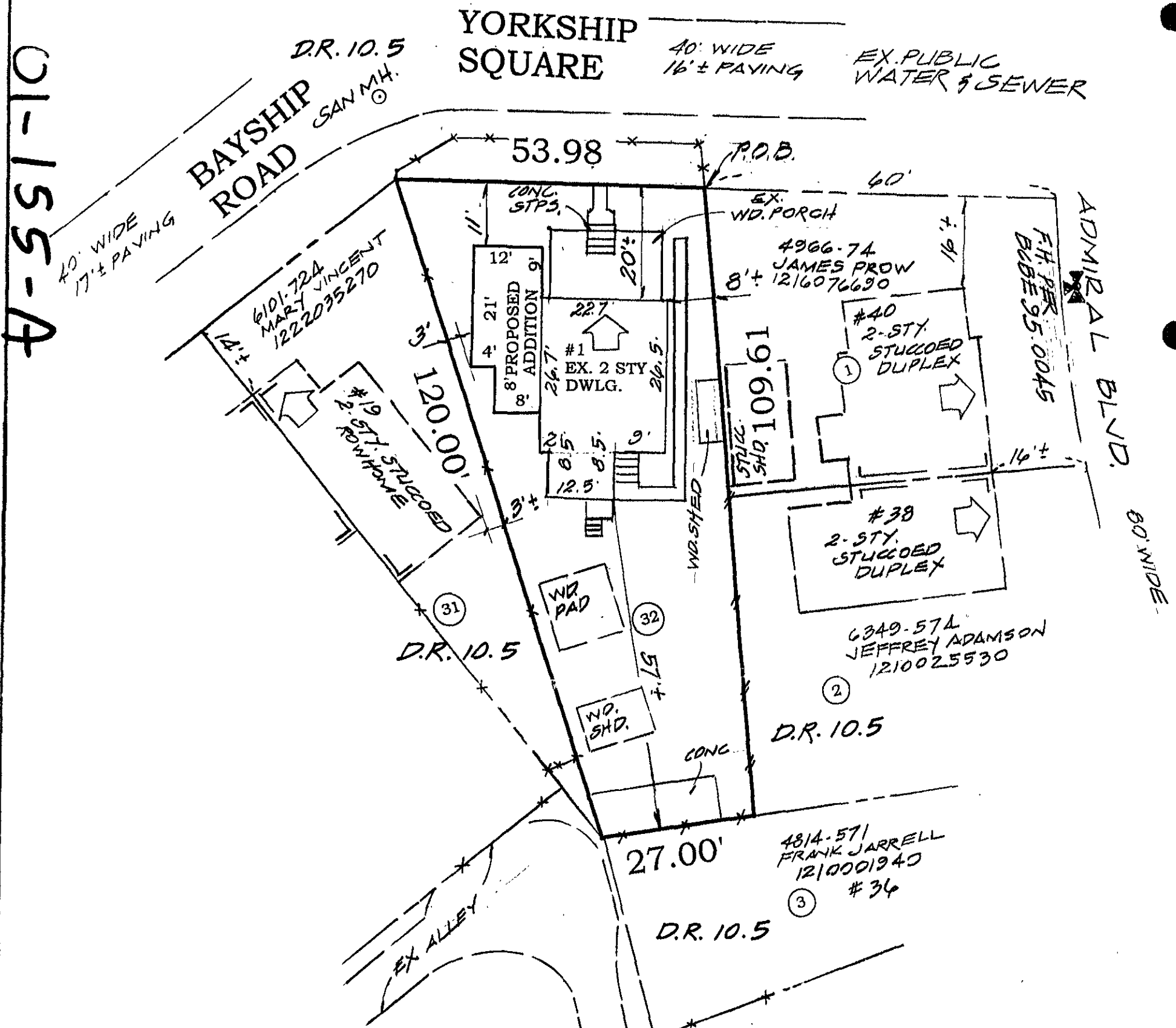
BALT. MD. 21222

Telephone Number: 410-284-5656

Revised 2/20/98 - SCJ

01-155-A

1. NO KNOWN PRIOR ZONING HEARINGS.
2. OWNERSHIP: DEED REFERENCE 9939/43
RICHARD BENJAMIN VINCENT AND
VANNOY R. VINCENT
1 YORKSHIP SQUARE
BALTIMORE, MD. 21222
PHONE: 410-284-5656
3. PROPERTY INFORMATION:
TAX MAP 103 PARCEL 444 LOT 32 BLOCK 11
ACCT. NO. 1202060120
LOT 32 BLOCK 11 "DUNDALK" (5/56)
4. AREA OF SUBJECT SITE: 4560 SF + OR 0.105 AC. +
5. PROPOSED ADDITION IS EXPANSION OF EXISTING SINGLE
FAMILY RESIDENCE.
6. SITE IS OUTSIDE OF C.B.C.A. PER MAP NO. 103.
7. SITE LIES IN FLOOD ZONE "C" PER F.E.M.A. F.I.R.M. 24001 0420 B.



VICINITY MAP 1"=1000'±

J.S. DALLAS, INC.
Surveying & Engineering
13523 Long Green Pike
Baldwin, MD. 21013
(410) 817-4600

SITE PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

1

YORKSHIP

SQUARE

12TH ELEC. DIST.
SCALE: 1"= 20'

7TH COUNC. DIST.

BALTIMORE COUNTY, MD.
SEPTEMBER 25, 2000

ZONING D.R. 10.5

J.O. # 00-858



Baltimore County
Department of Permits and
Development Management

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

December 4, 2000

J. Scott Dallas
13523 Long Green Pike
Baldwin, MD 21013

Dear Mr. Dallas:

RE: Case Number: 01-155-A, 1 Yorkship Square

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 5, 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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Richard & Vannoy, 1 Yorkship Square, Baltimore 21222
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 13, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For October 23, 2000
Item Nos. 149, 150, 151, 152, 153, 154,
155, 156, 157, and 158

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

October 17, 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 October 16, 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:

149, 150, 151, 152, 153, 154, 155, 156, 157, and 158

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: October 24, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of October 16, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
149	8522 Leefield Road
150	10120 Charington Road
151	10504 Pot Spring Road
152	2205 Wiltonwood Road
153	1126 Plover Drive
154	3514 Autumn Drive
155	1 Yorkship Square
158	7 Sutherland Court
159	9544 Belair Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: December 5, 2000

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

SUBJECT: No. 1 Yorkship Square

INFORMATION

Item Number: 01-155-SPH
Petitioner: Mr. and Mrs. Vincent (owners)
Zoning: DR 10.5
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

No. 1 Yorkship Square is listed as MHT # BA 2213 in the Maryland Historic Trust (MHT) Inventory as a contributing structure in the Dundalk National Register Historic District.

The Office of Planning does not object to the granting of the variance, conditioned on the LPC's approval of design elevations for the proposed addition. The Office of Planning has concerns that any addition protruding past the front wall of the house could be detrimental to the historic character of the tightly-developed streetscape and the neighboring dwellings.

The applicants plan to attend the December 14, 2000 Landmarks Preservation Commission meeting for advisory comments on the addition. They hope to obtain the LPC's approval at that meeting if they can produce elevation drawings by that time. They may not obtain a decision on this proposal until the LPC's meeting on January 11, 2001.

Section Chief: Jeffrey W. Long

Staff person completing this form: Anthony R. Hui

kra



Maryland Department of Transportation
State Highway Administration

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

Date: 10.16.00

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

RE: Baltimore County
Item No. 155 JLL

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,

for 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

#1 YORKSHIP SQUARE. PART OF BLCKE TORO S.E 4-E - 1"=200'

#1 YORKSHIP SQUARE. PART OF BLCKE TORO S.E 4-E - 1"=200'

