

IN RE: PETITION FOR VARIANCE
NE/S Sycamore Avenue, 300' SE of
Sparrows Point Road
(2505 Sycamore Avenue)
15th Election District
7th Council District

Kate S. Stern, Harold H. Stern, Gloria P.
Stern & Vanessa A. Stern - Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-183-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for Baltimore County for consideration of a Petition for Variance filed by the owners of the subject property, Kate S. Stern, Harold H. Stern, Gloria P. Stern and Vanessa A. Stern. The Petitioners seek relief from Sections 1B01.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a single family dwelling on the subject property, with side yard setbacks of 6 feet each in lieu of the required 10 feet, a front yard setback of 16 feet in lieu of the required 25 feet, and to approve the subject property as an undersized lot and any other variances deemed necessary by the Zoning Commissioner. The subject property and relief requested are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Kate S. Stern, property owner, Henry L. Plummer, contract purchaser, and Joseph Larson, a Land Use Consultant with Spellman, Larson & Associates, who prepared the site plan for this property. There were no Protestants or other interested persons present.

An examination of the site plan shows that the subject property is a rectangularly shaped parcel, approximately 50 feet wide by 136 feet deep, located on the northwest side of Sycamore Avenue in the long-established community of Edgemere. The property is also known as Lot 3 of the Resubdivision of Lot 2 of Sycamore Avenue, and contains a gross area of 6,668 sq.ft., more or less, zoned D.R.5.5. Ms. Stern indicated that she and other members of her family own the subject property. In fact, the Petitioners own other properties in the neighborhood, including the adjacent Lot 2 of

ORDER RECEIVED FOR FILING

Date 1/9/01

By [Signature]

Sycamore Avenue, known as 2503 Sycamore Avenue. In addition, the Petitioners reside in the neighborhood, just west of the property at 2529 Sycamore Avenue.

As noted above, the property is under contract of purchase by Mr. Plummer who wishes to construct a single family dwelling thereon for himself and his family. Testimony indicated that the property was previously improved with a single family dwelling, which was destroyed as the result of a fire in April 2000. The proposed dwelling will be 26' x 38' in dimension and feature an open porch and attached two-car garage in the front. It was indicated that the proposed dwelling will be consistent with other houses in the neighborhood, and the structure that previously existed on the site. Indeed, the site plan shows that the front yard setback will be approximately 16 feet, which is entirely consistent with the dwellings on the adjacent lots on both sides. In addition, both sides of the property will have 6-foot side yard setbacks, which appear appropriate for this subdivision. Moreover, the Petitioners have submitted building elevation drawings of the proposed dwelling to the Office of Planning which has approved same; however, within its comment, expressed a preference that the garage be eliminated in that no other homes in the immediate vicinity are improved with garages.

Based upon the testimony and evidence presented, I am persuaded that the Petitioners have met the requirements of Section 307.1 of the B.C.Z.R. for variance relief to be granted. As noted above, there were no Protestants or other interested persons present at the hearing. Moreover, there were no adverse Zoning Advisory Committee comments submitted by any Baltimore County reviewing agency. However, as noted above, the Office of Planning indicated a "preference" that the garage be eliminated. In considering this recommendation, I note the testimony from Mr. Plummer who indicated that the proposed garage is necessary to provide additional storage space for himself and his family. In addition, photographs submitted of the subject property and surrounding neighborhood show parking congestion exists along Sycamore Avenue. Thus, I am persuaded to permit the garage to remain. First, it will serve an appropriate function of providing necessary storage space for Mr. Plummer and his family. Secondly, it will provide off-street parking, which is needed in this community. Third, even with the proposed garage, the size of the proposed dwelling and the setbacks that will be maintained are consistent with other dwellings in the immediate vicinity. Specifically, the

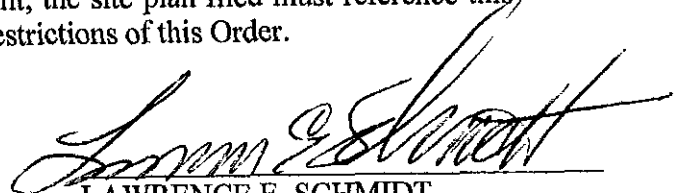
ORDER RECEIVED FOR FILING
Date 11/9/01
By [Signature]

depth and width of the proposed dwelling are consistent with the house on the immediately adjacent lot, known as 2507 Sycamore Avenue, and I do not believe that the Petitioners' plans represent an inappropriate mass or scale of building. Thus, I will permit the Petitioners to construct the proposed dwelling with the attached garage as proposed in accordance with Petitioner's Exhibit 1.

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 shall be granted.

gsk THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of January, 2001 that the Petition for Variance seeking relief from Sections 1B01.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a single family dwelling on the subject property, with side yard setbacks of 6 feet each in lieu of the required 10 feet, a front yard setback of 16 feet in lieu of the required 25 feet, and to approve the subject property as an undersized lot and any other variances deemed necessary by the Zoning Commissioner, in accordance with Petitioner's Exhibit 1, 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 proposed dwelling shall be constructed in accordance with the building elevation drawings submitted to the Office of Planning and the site plan marked into evidence as Petitioner's Exhibit 1. As noted above, the Petitioners are permitted to construct the proposed dwelling with the attached garage.
- 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.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2505 Sycamore Ave.

which is presently zoned DR 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) 1B02.3.C.1, 304 (BCZR)

To permit a proposed Single Family Dwelling with 6' side yard setbacks and 16' frontyard setbacks in lieu of the required 10' and 25' respectively and to approve an undersized lot and any other variances deemed necessary by the zoning commissioner.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Hardship & practical difficulty to be fully explained at the Zoning Hearing.

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):

KATE S. STERN

HAROLD H. STERN

Name - Type or Print

Signature

GLORIA P. STERN

VENESSA A. STERN

Name - Type or Print

Signature

2529 SYCAMORE AVE.

410-477-2238

Address

Telephone No.

BALTIMORE

MD 21219-1330

City

State

Zip Code

Representative to be Contacted:

JOSEPH L. LARSON

Name

105 W. CHESAPEAKE AVE.

410-823-3535

Address

Telephone No.

TOWSON

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

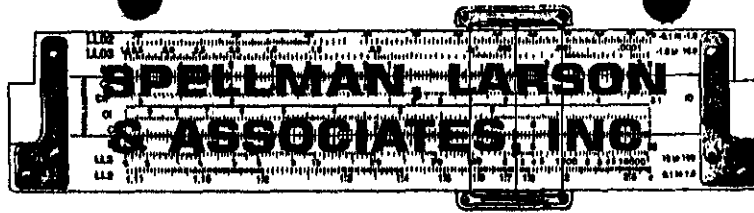
Reviewed By TAG Date 11-1-00

ORDER RECEIVED FOR FILING

Date

By REY 9/15/98

Case No. 01-183A



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / FAX (410) 825-5215

Description of Lot No.3
Resubdivision of Lot 2, Sycamore Avenue
Fifteenth District, Baltimore County, Maryland

Beginning for the same on the northeast side of Sycamore Avenue, as widened by the addition of 10 feet to the northeast side of Sycamore Avenue, 20 feet wide, as shown on a Plat entitled Resubdivision of Lot 2. Said Plat being recorded among the Plat Records of Baltimore County in Plat book WPC No. 8, Folio 43. At the distance of 300 feet, more or less, measured along the northeast side of Sycamore Avenue from the southeast side of Sparrows Point Road said point being in the divided line between Lot 2 and Lot 3 as shown on said Plat and running thence and binding on the northeast side of Sycamore Avenue, as widened, southeasterly 50 feet to a point in the dividing line between Lot 3 and Lot 4 as shown on said Plat. Thence, leaving the northeast side of Sycamore Avenue and binding on said dividing line northerly 126 feet, more or less, to the northeast outline of the Plat herein referred to and running thence and binding on the northeast outline of said Plat northwesterly 50.26 feet to the dividing line between Lot No. 2 and Lot No. 3 herein referred to and running thence leaving said outline and running on said dividing line southwesterly 120.7 feet, more or less, to the place of beginning.

Containing 0.15 acres of land, more or less.

10/26/00

01-183-A



01-183A

CERTIFICATE OF POSTING

RE: Case No.: 01-183-A

Petitioner/Developer: LARSON, ETAL

Date of Hearing/Closing: 1/3/01

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

Attention: Ms. Gwendolyn Stephens

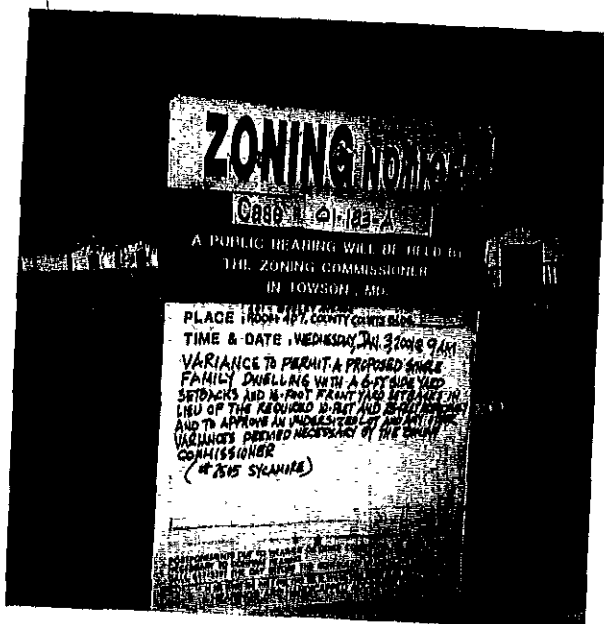
Ladies and Gentlemen:

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 #2505 SYCAMORE RD

The sign(s) were posted on

12/18/00

(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 12/22/00
(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)

01-183-A

1/3/01

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: #01-183-A

2505 Sycamore Avenue

NE/S Sycamore Avenue, 300' SE of centerline Sparrows Point Road

15th Election District - 7th Councilmanic District

Legal Owner(s): Kate S. & Harold H. & Gloria P. &

Venessa A. Stern

Variance: to permit a proposed single family dwelling with 6-foot side yard setbacks and 16-foot front yard setbacks in lieu of the required 10 feet and 25 feet respectively, and to approve an undersized lot and any other variances deemed necessary by the zoning commissioner.

Hearing: Wednesday, January 3, 2001 at 9:00 a.m. in Room 487, 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.

12/079 Dec. 14

C439265

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12/14/, 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 12/14/, 2000.

THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
2505 Sycamore Avenue, NE/S Sycamore Ave,
300' SE of c/l Sparrows Point Rd
15th Election District, 7th Councilmanic

Legal Owner: Harold & Kate Stern,
Gloria & Venessa Stern
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-183-A

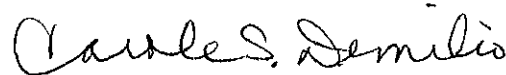
* * * * *

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 28th day of November, 2000 a copy of the foregoing Entry of Appearance was mailed to Joseph L. Larson, Spellman, Larson & Assoc., Inc., 105 W. Chesapeake Avenue, Towson, MD 21204, 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

November 24, 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: 01-183-A

2505 Sycamore Avenue

NE/S Sycamore Avenue, 300' SE of centerline Sparrows Point Road

15th Election District – 7th Councilmanic District

Legal Owners: Kate S. & Harold H. & Gloria P. & Venessa A. Stern

Variance to permit a proposed single family dwelling with 6-foot side yard setbacks and 16-foot front yard setbacks in lieu of the required 10 feet and 25 feet respectively, and to approve an undersized lot and any other variances deemed necessary by the zoning commissioner.

HEARING: Wednesday, January 3, 2001 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". Below the signature is the number "672".

Arnold Jablon
Director

C: Kate S. & Harold H. & Gloria P. & Venessa A. Stern, 2529 Sycamore Avenue
Baltimore 21219
Joseph L. Larson, 105 W. Chesapeake Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY DECEMBER 15, 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, December 14, 2000 Issue – Jeffersonian

Please forward billing to:

Kate Stern
2529 Sycamore Avenue
Baltimore, MD 21219

410 388-1888

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: 01-183-A

2505 Sycamore Avenue

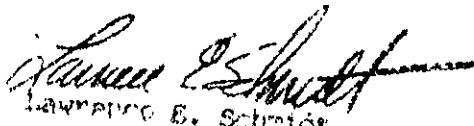
NE/S Sycamore Avenue, 300' SE of centerline Sparrows Point Road

15th Election District – 7th Councilmanic District

Legal Owners: Kate S. & Harold H. & Gloria P. & Venessa A. Stern

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HEARING: Wednesday, January 3, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt
G92

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: 01-183A

Petitioner: KATE S STERN

Address or Location: 2505 SYCAMORE AVE
BALTO, MD 21219

PLEASE FORWARD ADVERTISING BILL TO:

Name: KATE STERN

Address: 2529 SYCAMORE AVE
BALTIMORE, MD 21219

Telephone Number: 410-388-1888

Revised 2/20/98 - SCJ

- 16 -

01-183-A

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 29, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For November 27, 2000
Item Nos. 178 (5113 Old Court Road), 180,
181, 182, 183, 184, 185, 186, 187, 188, 189,
191, 192, 193, 194, 195, 196, 198, 199, 201,
and 202

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

November 27, 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 November 20, 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:

179, 180, 182, 183, 184, 185, 186, 187, 188, 189, 190, 192, 193,
194, 195, 196, 197, 198, 200, 201, 202, and 203

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

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *AC/RBS*

DATE: November 27, 2000

SUBJECT: Zoning Item #183
2505 Sycamore Road

Zoning Advisory Committee Meeting of November 20, 2000

- X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- _____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Keith Kelley

Date: November 27, 2000

11/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 28, 2000

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

SUBJECT: 2505 Sycamore Avenue

28

INFORMATION:

Item Number: 183

Petitioner: Stern Property

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the undersized lot request or the setback variance. If the applicants' request is granted; however, the Office of Planning recommends that the attached garage be eliminated from the elevations—submitted with the undersized lot request—as no other homes in the immediate vicinity are improved with garages. If there should be any questions, please contact Amy Mantay, Seventh District Community Planner, at 410-887-3480.

Section Chief:

Jeffrey W. Long

AFK:JL



Maryland Department of Transportation
State Highway Administration

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

Date: 11-27-00

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

RE: Baltimore County
Item No. 183 (TA4)

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

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. 01-183A

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by TAG
Date 11/1/00

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:

TOWSON, 21204

JOSEPH LARSON 105 W. CHESAPEAKE AVE. 410-823-3535
Print Name of Applicant Address Telephone Number

Lot Address 2505 Sycamore Ave Election District 15 Councilmanic District 7 Square Feet 6,668

Lot Location: NE S W side corner of Sycamore Ave 280' feet from NE S W corner of Sparrows Pt Rd
(street) (street)

Land Owner: Kate Stern et al Tax Account Number 1519711740

Address: 2529 Sycamore Ave Balto. 21219 Telephone Number (410) 477-2228

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)	☒	☐
2. Permit Application	☐	☐
3. Site Plan	☒	☐
Property (3 copies)	☒	☐
Topo Map (2 copies); available in Room 208, County Office Building - (please label site clearly)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DR5.5</u>		

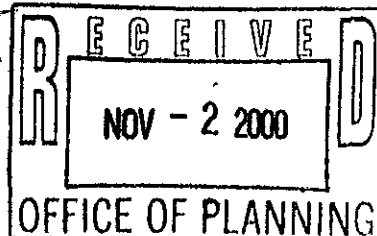
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

The Office of Planning would prefer to see the garage eliminated. No other homes in the area have attached garages.

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

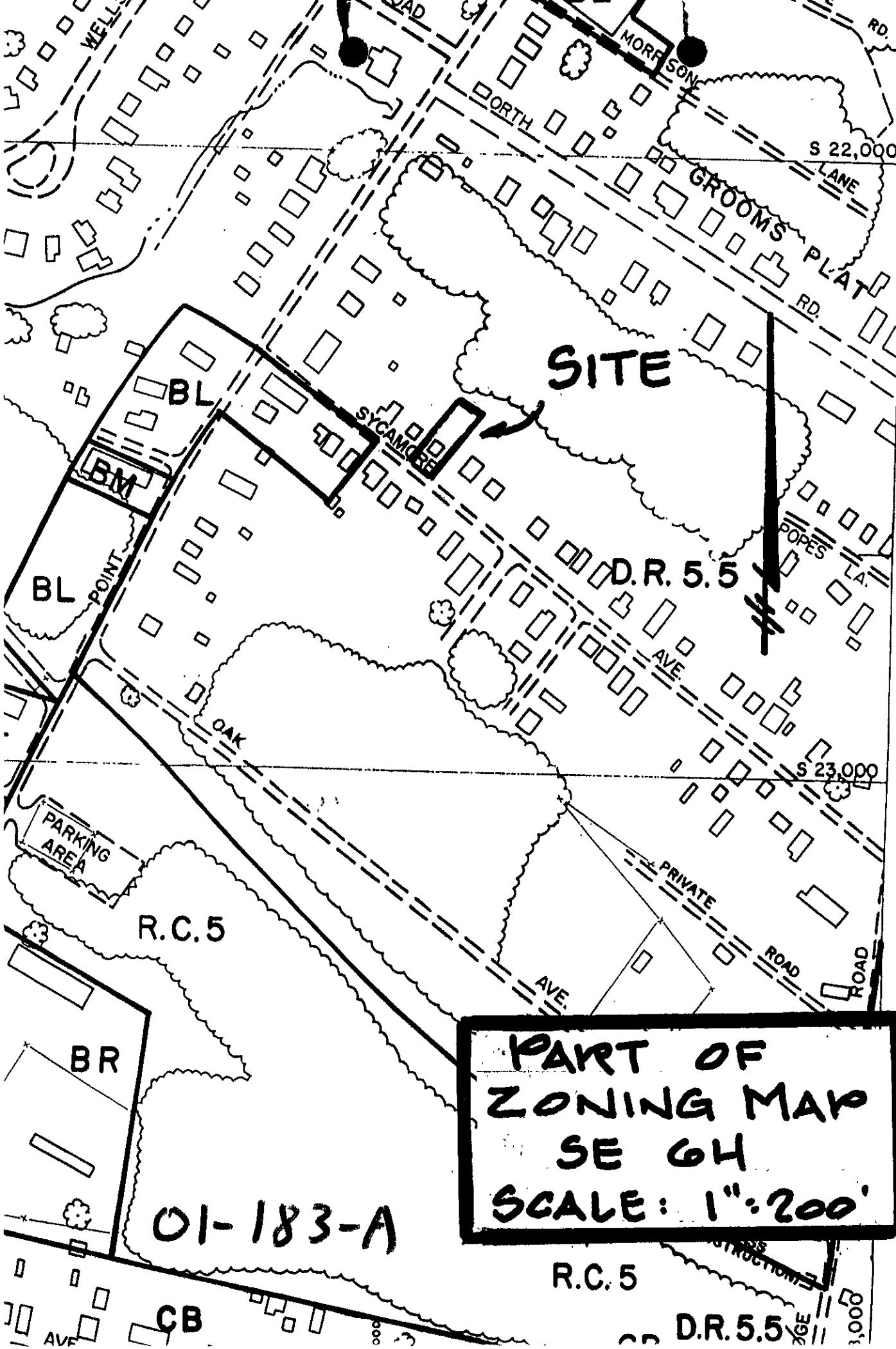


Date: 11/8/00

01-183-A

Revised 2/25/99

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



(SHEET S.E. 6-1)

PART OF
ZONING MAP
SE 64
SCALE: 1"=200'

01-183-A

01-183A



2509



2507



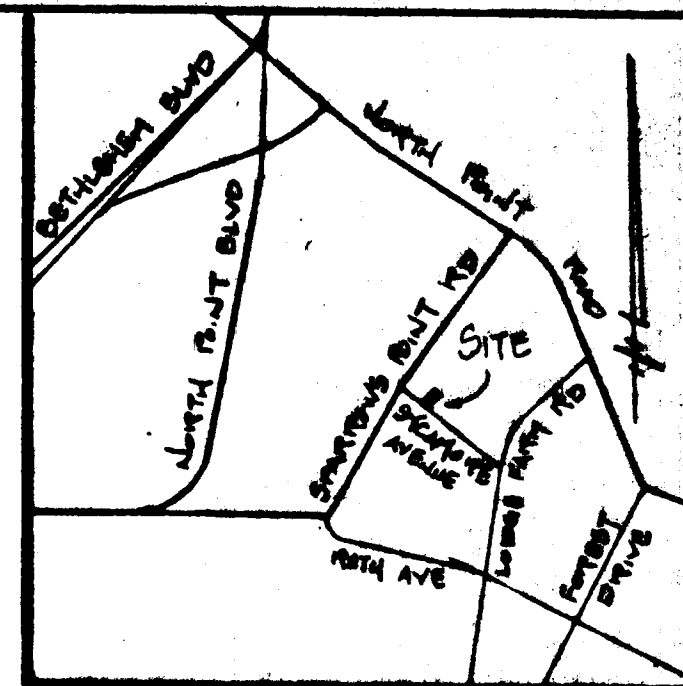
2505



SYCAMORE AVE -
(easterly)

PHOTO

1st No
2 EXHIBIT



VICINITY MAP

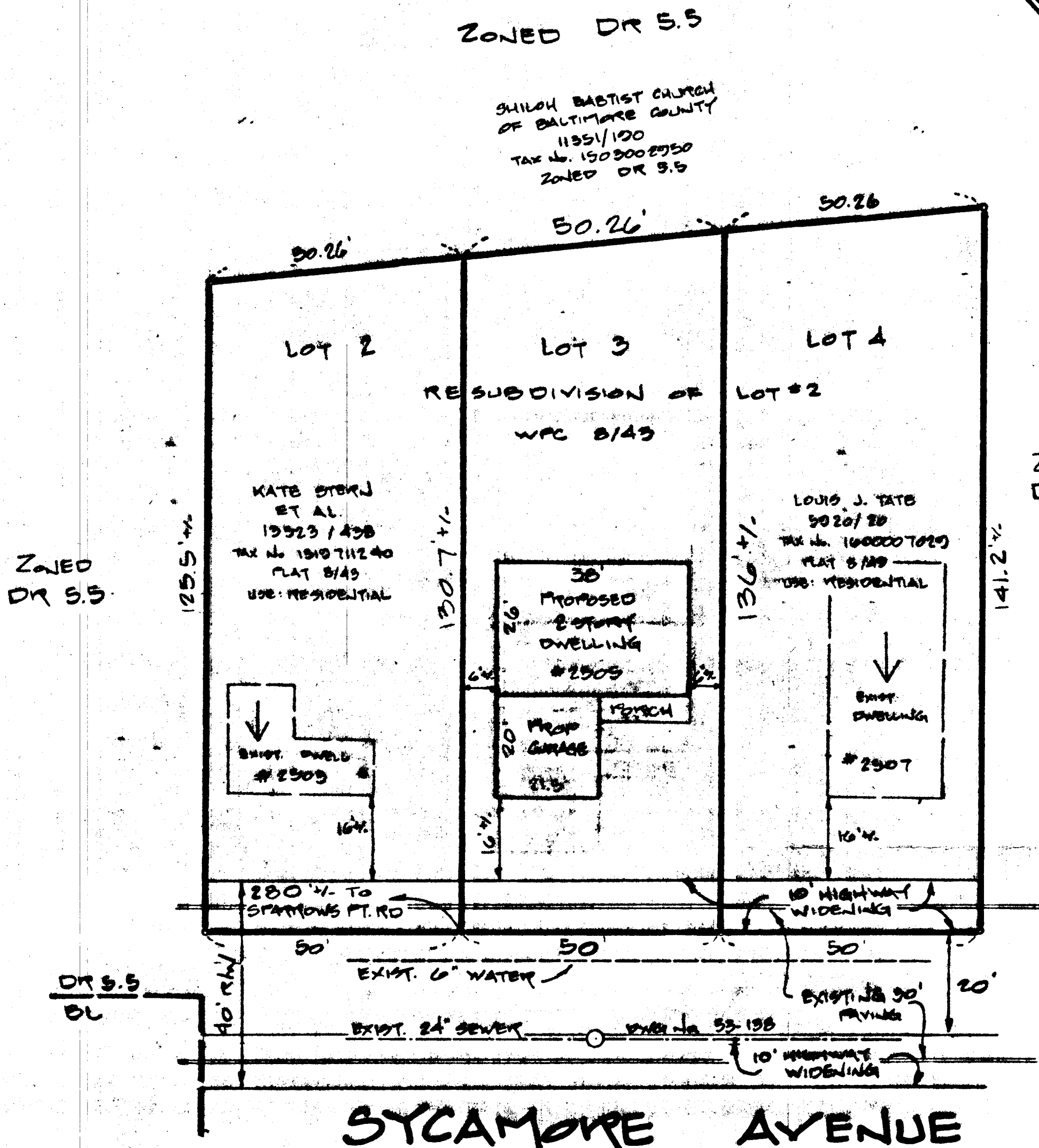
SCALE: 1" = 200'

SITE DATA

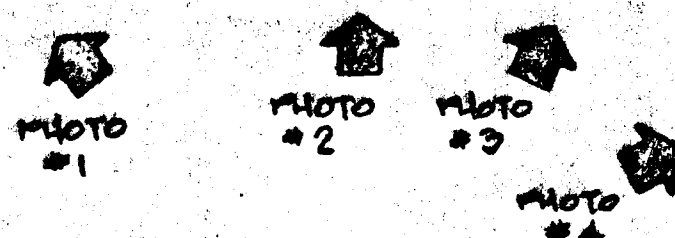
DEED REFERENCE	19523 / 447
PLAT REFERENCE	8 / 49
TAX ACCOUNT NO.	1910711740
COUNCILMANIC DIST.	7
AREA	0.15 AC. +/- OR 6663 SQFT
EXIST. ZONING	DR 5.5
UTILITIES	WATER - EXIST. (PUBLIC) SEWER - EXIST. (PUBLIC)

ZONING VARIANCE PETITION

THIS PLAT IS TO ACCOMPANY A ZONING PETITION TO PERMIT A PROPOSED SINGLE FAMILY DWELLING WITH 6' SIDEYARD SETBACKS AND 16' FRONTYARD SETBACK IN LIEU OF THE REQUIRED 10' AND 25' RESPECTIVELY AND TO APPROVE AN UNDERSIZED LOT AND ANY OTHER VARIANCES DEEMED NECESSARY BY THE ZONING COMMISSIONER.



SYCAMORE AVENUE



GENERAL NOTES

1. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY
2. THERE ARE NO STREAMS, STORMWATER MANAGEMENT SYSTEMS, DRAINAGE PIPE SYSTEMS ON OR WITHIN 30 FEET OF THE SUBJECT PROPERTY
3. THE SUBJECT PROPERTY IS NOT IN A 100-YEAR FLOOD PLAIN.
4. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE

2505 SYCAMORE AVE

SCALE: 1" = 20'
ELECT. DIST. NO. 19

DATE: 10/17/00
BALTIMORE CO., MD

OWNER

KATE S. STERN HAROLD H. STERN
GLORIA P. STERN JESSICA A. STERN
2520 SYCAMORE AVE
BALTIMORE, MARYLAND
21210-1830

SPELLMAN, LARSON
& ASSOCIATES INC.

109 W. CHESAPEAKE AVE TOWSON, MD
SUITE 400, 21204
TEL: 410-253-5555
FAX: 410-253-5555

01-183A

01-183-A

200071



Baltimore County
Zoning Commissioner

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

January 9, 2001

Ms. Kate S. Stern
2529 Sycamore Avenue
Baltimore, Maryland 21219-1330

RE: PETITION FOR VARIANCE
NE/S Sycamore Avenue, 300' SE of Sparrows Point Road
(2505 Sycamore Avenue)
15th Election District – 7th Council District
Kate S. Stern, Harold H. Stern, Gloria P. Stern & Vanessa A. Stern - Petitioners
Case No. 01-183-A

Dear Ms. Stern:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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: Mr. Joseph Larson
105 W. Chesapeake Avenue, Towson, Md. 21204
Office of Planning; People's Counsel; Case File

