

IN RE: PETITION FOR ADMINISTRATIVE	*	BEFORE THE
SPECIAL HEARING		
S/S McCormick Avenue, 250' SE	*	DEPUTY ZONING COMMISSIONER
centerline of Councilman Avenue		
14th Election District	*	OF BALTIMORE COUNTY
6th Councilmanic District		
(104 McCormick Avenue)	*	CASE NO. 01-308-SPH
Baltimore County, Maryland	*	
Petitioner		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by the legal owner of the subject property, Baltimore County, Maryland for property located at 104 McCormick Avenue in the Overlea area of Baltimore County. The subject property is zoned DR 5.5. The Petitioner seeks approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code of Sections 26-203(c)(8) and 26-278 thereof to permit the razing of a building known as 104 McCormick Avenue, which is listed on the Maryland Historical Trust Inventory as #BA 2807 "Lillian Holt Park". The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

As noted above, the Petitioner filed the instant request through a Petition for Administrative Special Hearing. The Administrative Special Hearing process is similar to the Administrative Variance process set out in Section 26-127 of the Baltimore County Code, whereby the Deputy Zoning Commissioner is permitted to grant variance relief without a public hearing in certain cases. Specifically, that section provides that upon request for an administrative variance from an owner/occupant of a residential property, the property in question is posted with notice of the variance relief sought for a period of at least 15 days. The

FILED FOR FILING
 3/20/01
 R. J. Jenson

subject property was posted with a sign describing the request on March 1, 2001. There was no request by the public for a hearing nor any public input for the requisite period of fifteen (15) days after posting the property. The matter is now eligible for review and resolution by this Hearing Officer.

The Petitioner has filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 10.6 acres, more or less, zoned DR 5.5. The information submitted is persuasive to a finding that the proposed demolition will not be inappropriate. There were no adverse comments from any Baltimore County reviewing agency. Furthermore, the Landmarks Preservation Commission reviewed the Petitioner's proposal at their December 14, 2000 meeting and agreed not to oppose the issuance of a waiver for the demolition of this structure. Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of March, 2001, that the request for Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to permit the razing of a building known as 104 McCormick Avenue, which is listed on the Maryland Historical Trust Inventory as #BA 2807 "Lillian Holt Park", be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

OFFICE OF THE DEPUTY ZONING COMMISSIONER
3/20/01
R. J. Gannon

- Timothy Kotroco*
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

3/20/01
P. J. Jenson



Baltimore County
Zoning Commissioner

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

March 20, 2001

Ms. Kimberly Abe
Office of Planning
c/o Landmarks Preservation Commission
401 Bosley Avenue
Towson, Maryland 21204

Re: Petition for Administrative Special Hearing
Case No. 01-308-SPH
Property: 104 McCormick Avenue

Dear Ms. Abe:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Shirley Murphy, Bureau of Land Acquisition
Virginia Barnhart, County Attorney
George Klunk, Office of Budget & Finance



Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 104 McCormick 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 Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to raze the existing fire-damaged cabin (excluding the chimney)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, 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:

Virginia Barnhart, County Attorney

Name - Type or Print

Signature

Office of Law

Company

400 Washington Ave., 410-887-4420, M.S. 2209

Address

Telephone No

Towson

MD

21204

City

State

Zip Code

IA Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

Name - Type or Print

Signature

SHIRLEY M MURPHY

Name - Type or Print

Signature Bureau of Land Acquisition

111 W. Chesapeake Ave.; 410-887-3270

Address

Telephone No

Towson

MD

21204

City

State

Zip Code

Representative to be Contacted:

Kimberly Abe for George Klunk
Office of Budget & Finance

Name

400 Washington Ave., 410-887-8157, M.S. 2109

Address

Telephone No

Towson

MD

21204

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By BVL

Date 1/30/01

Estimated Posting Date 2/11/01

Case No. 01-308-SPH

design-approval procedure, using Hayfields, Inc.'s own design standards, so that prospective buyers would not be deterred by the apparent need to seek the LPC's approval even before the purchase of a lot.

The Commission agreed to establish a technical committee to discuss alternatives with Mr. Mangione and staff. The committee consists of Messrs. Rogers, Kelly, Hill, Scott, Reynolds, and Emerick, and is to report at the Commission's February meeting.

6. Actions on changes to County-owned structures

a. "Lillian Holt Park," 102 McCormick Avenue, MHT # BA 2807

Mr. Robert Bendler, Recreation and Parks, and Mr. George Klunk, Budget Office, stated that the County had commissioned a study to look at potential uses for the property, which was bequeathed to the County by Lillian Holt. Mr. Bendler stated that it was the County's intent to proceed with the recommendations for stabilization provided in the report but that the County sought LPC approval for the demolition of one of the six cabins which was substantially fire-damaged. Mr. Bendler explained that they had worked out a plan with the community to retain the stone chimney and the wrought-iron fence from that structure. Mr. Dugan stated the staff's recommendation that, in the context of the total project, the LPC should not oppose the demolition request. Mr. Bendler stated that the Recreation and Parks Board supported the recommendations contained in the June 30, 2000 Draft Holt Park Feasibility Study inclusive of the request for demolition of the fire-damaged cabin. Mr. Bendler stated that there was no intent to by-pass the LPC on this project and that it was only very recently learned by all County staff that the Park was in fact on the MHT Inventory. Mr. Rodgers moved that the LPC recommend approval of the proposed park renovations and not oppose the proposed demolition of the fire-damaged cabin at 104 McCormick Avenue. Mr. Emerick seconded the motion, which was unanimously approved.

7. Recommendations on development proposals

a. "31-33 and 35-37 Main Street," Reisterstown National Register Historic District:
proposed alterations (*continued from 11/9/00*)

Mr. Keeney, architect, presented the LPC with the revised proposal which had been reviewed and approved by the technical committee at the site visit on December 3, 2000. The technical committee was comprised of Mr. Scott, Mr. Carski, and Mr. Reynolds. Mr. Keeney and Mr. Katzenberg discussed the window proposals, with Mr. Keeney agreeing to use as many of the two-over-two windows as they have available, specifically retaining two-over-two windows on the front façade. The LPC unanimously agreed to recommend a finding to the Hearing Officer that the proposed alterations were consistent with Section 26-278.

Zoning Description for **104 McCormick Avenue**

Beginning at a point on the **south** side of **McCormick Avenue** which is **20'** wide at a distance of **250'** **SE** of the centerline of the nearest improved intersecting street **Councilman Avenue** which is **20'** wide. Also known as **104 McCormick Avenue** and located in the **14th** Election District, **6th** Councilmanic District. Lot contains **10.6** acres.

(see attached for metes and bounds description)

01-308-SPH

#308

RE: Case No.: _____

Petitioner/Developer: _____

Date of Hearing/Closing: _____

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

Attention: Ms. Gwendolyn Stephens

" TO RAZE CABIN IN
PARK EXCLUDING
CHIMNEY "

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 _____

End of McCarmick Ave.

The sign(s) were posted on _____

3/1/01

(Month, Day, Year)

Sincerely,

Gary C. Friend 3/1/01

(Signature of Sign Poster and Date)

GARY C. FRIEND

(Printed Name)

(Address)

(City, State, Zip Code)

(Telephone Number)

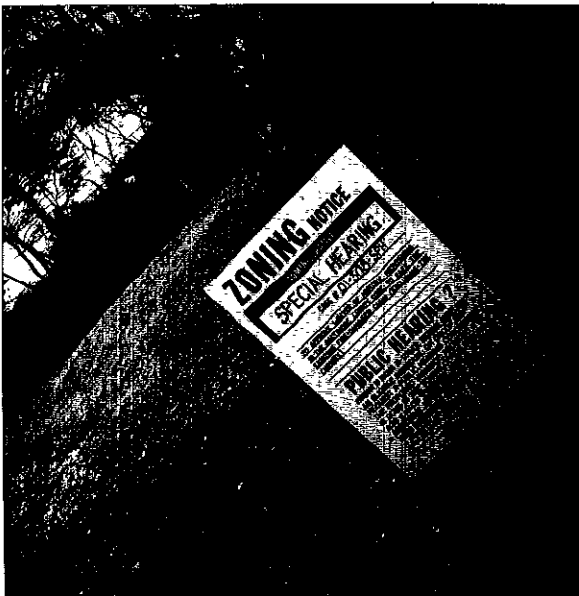
CERTIFICATE OF POSTING

Date: 3/1/01

RE: Case Number 01-308 SPH
Petitioner/Developer: SHIRLEY M MURPHY
Date of Hearing/Closing: 3/19/01

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at END OF McCORMICK AVE.

The sign(s) were posted on 3/1/01
(Month, Day, Year)



Gary C. Freund
(Signature of Sign Poster)

GARY C. FREUND
(Printed Name of Sign Poster)

(Street Address of Sign Poster)

(City, State, Zip Code of Sign Poster)

X 8093
(Telephone Number of Sign Poster)

**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: 01-308-SPH

Petitioner: BALTIMORE COUNTY DEPT. OF RECREATION AND PARKS

Address or Location: 301 WASHINGTON AVENUE (MS 52)

PLEASE FORWARD ADVERTISING BILL TO:

ATTN: FISCAL MANAGER

Name: BALTIMORE COUNTY DEPT OF RECREATION AND PARKS

Address: 301 WASHINGTON AVENUE (MS 52)

TOWSON, MD 21204

Telephone Number: 410-887-3871

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 01- 308 -SPH Address 104 Mc Cormick Ave.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 01/30/01 Posting Date: 2/11/01 Closing Date: 2/26/01

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 01- 308 -SPH Address 104 McCormick Ave.

Petitioner's Name Baltimore County Rec & Parks Telephone 410-887-3871

Posting Date: 2/11/01 Closing Date: 2/26/01

Wording for Sign: Administrative Special Hearing to approve the razing of an existing
fire-damaged cabin (excluding the chimney).

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Mobile: 410-382-4470

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Cell: 410-905-8571
Fax: 410-628-2574
410-882-2469

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

Staff Sergeant Robert A. Black
1508 Leslie Road
Dundalk, MD 21222

Telephone: 410-282-7940
Cell: 410-499-7940
Pager: 410-373-9662
Work: 410-288-3284

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR – Revised 1/3/01



Baltimore County
Department of Permits and
Development Management

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

February 26, 2001

Virginia Barnhart, County Attorney
400 Washington Avenue
Towson MD 21204

Dear Ms. Barnhart:

RE: Case Number: 01-308-SPH, 104 McCormick Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 30, 2001.

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: Shirley M Murphy, Bureau of Land Acquisition, 111 W Chesapeake Avenue,
Towson 21204
Kimberly Abe for George Klunk, Office of Budget & Finance, 400 Washington
Avenue, Towson 21204
People's Counsel





Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

March 19, 2001

Virginia Barnhart
County Attorney
MS 2209

Dear Ms. Barnhart:

RE: Case Number: 01-308-SPH, 104 McCormick Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 30, 2001.

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

WCR: gdz

Enclosures

c: Shirley M Murphy Bureau of Land Acquisition
Kimberly Abe for George Klunk Office of Budget & Finance, MS 2109
People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 20, 2001

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

SUBJECT: 104 McCormick Avenue

INFORMATION:

Item Number: 01-308

Petitioner: Shirley M. Murphy

Zoning: DR 5.5

Requested Action: Administrative Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has determined that the subject dwelling is a fire-damaged cabin on a Baltimore County park property known as Lillian Holt Park. The park and its structures are listed as the Maryland Historic Trust as MHT #BA 2807. A special hearing pursuant to Sections 26-171, 26-172(b), 26-203(C)(8) and 26-278 is requested to raze the fire-damaged cabin while retaining the chimney and wrought iron fence from the structure.

This office recommends approval of the aforementioned special hearing pursuant to the favorable recommendation from the Baltimore County Landmarks Commission on December 14, 2000. The recommendation of the LPC is as follow:

"Lillian Holt Park," 102 McCormick Avenue, MHT # BA 2807

Mr. Robert Bendler, Recreation and Parks, and Mr. George Klunk, Budget Office, stated that the County had commissioned a study to look at potential uses for the property, which was bequeathed to the County by Lillian Holt. Mr. Bendler stated that it was the County's intent to proceed with the recommendations for stabilization provided in the report but that the County sought LPC approval for the demolition of one of the six cabins which was substantially fire-damaged. Mr. Bendler explained that they had worked out a

plan with the community to retain the stone chimney and the wrought-iron fence from that structure. Mr. Dugan stated the staff's recommendation that, in the context of the total project, the LPC should not oppose the demolition request. Mr. Bendler stated that the Recreation and Parks Board supported the recommendations contained in the June 30, 2000 Draft Holt Park Feasibility Study inclusive of the request for demolition of the fire-damaged cabin. Mr. Bendler stated that there was no intent to by-pass the LPC on this project and that it was only very recently learned by all County staff that the Park was in fact on the MHT Inventory. Mr. Rodgers moved that the LPC recommend approval of the proposed park renovations and not oppose the proposed demolition of the fire-damaged cabin at 104 McCormick Avenue. Mr. Emerick seconded the motion, which was unanimously approved.

For further information concerning the aforementioned, please contact Kim Abe with the Office of Planning at 410-887-3480.

Prepared by: Maeta A. Rimmer

Section Chief: Jeffrey W. Long

AFK:MAC:

COPIES FOR FILING
3/30/01
R. Johnson



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

February 8, 2001

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 February 5, 2001

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:

290, 291, 292, 293, 294, 295, 297, 298, 299, 300,
302, 303, 304, and 308

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

cc: File

Come visit the County's Website at www.co.ba.md.us





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.7.01

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

RE: Baltimore County
Item No. 308 BR

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

RE: PETITION FOR SPECIAL HEARING
104 McCormick Avenue, S/S McCormick Ave,
250' SE of c/l Councilman Ave
14th Election District, 6th Councilmanic

Legal Owner: Baltimore County, Maryland
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-308-SPH

* * * * *

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 20th day of February, 2001 a copy of the foregoing Entry of Appearance was mailed to Virginia W. Barnhart, Esq., Baltimore County Office of Law, 400 Washington Avenue, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For February 12, 2001
Item Nos. 288, 289, 290, 291, 293, 295,
297, 298, 299, 300, 301, 302, 303, 304,
and 308

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

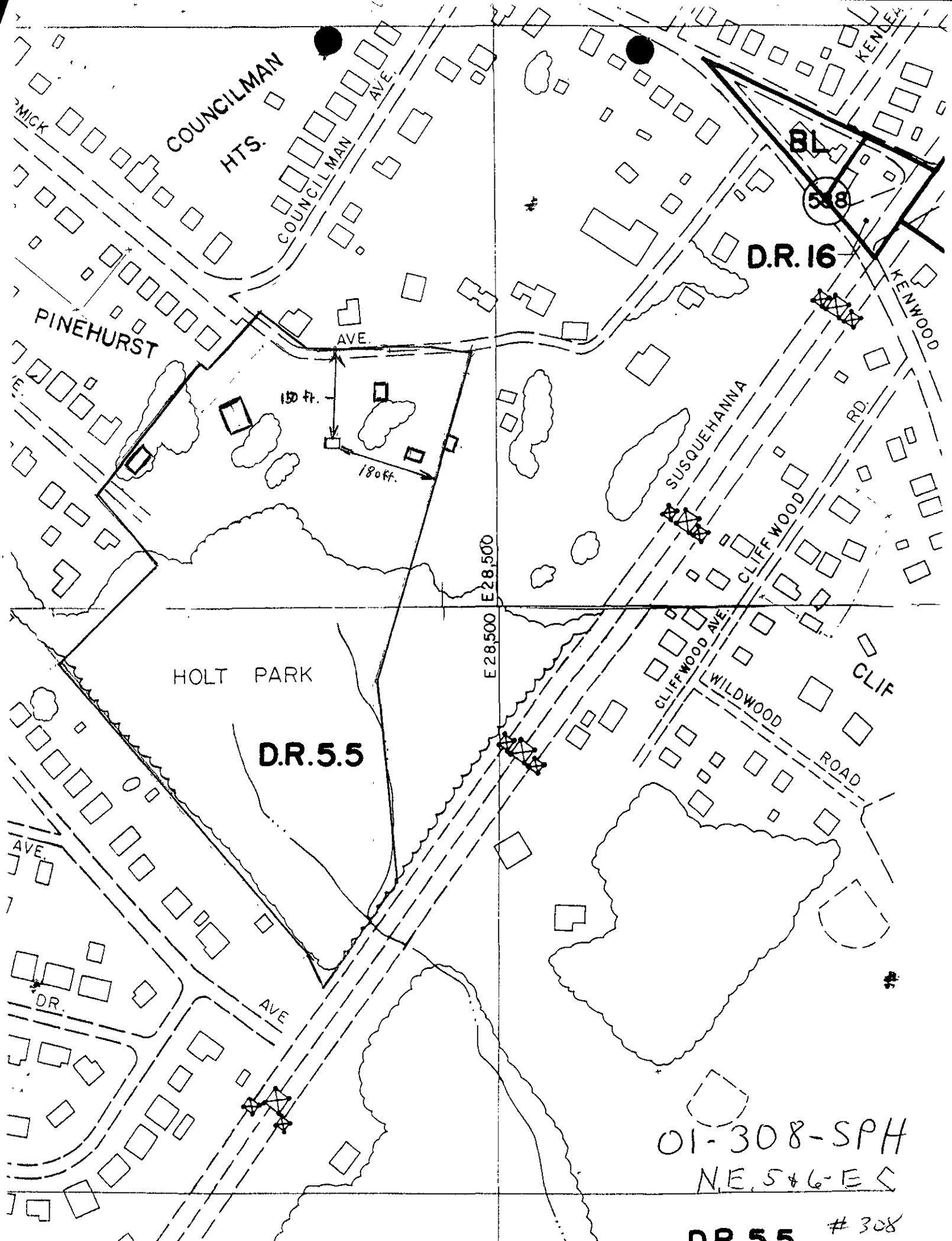
FROM: R. Bruce Seeley *RBS*

DATE: March 19, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 5, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
288	10260 York Road
289	10240 York Road
290	2522 Venetian Road
291	5126 Edmondson Avenue
293	998 Rohe Farm Lane
295	Gwynnbrook Property
296	1909 Halethorpe Avenue
297	2707-2709 Rolling Road
298	326 Stone Castle Avenue
299	2127 York Road
300	2127 York Road
301	3916 Old North Point Road
302	7605 Curving Lane
303	703 Main Street
308	104 McCormick Avenue



COUNCILMAN
HTS.

PINEHURST

HOLT PARK

D.R. 5.5

D.R. 16

BL

548

SUSQUEHANNA

CLIFFWOOD

CLIF

RD.

AVE

E 28.500

E 28.500

01-308-SPH
NE 5+6-ES

DR 55 # 308

Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

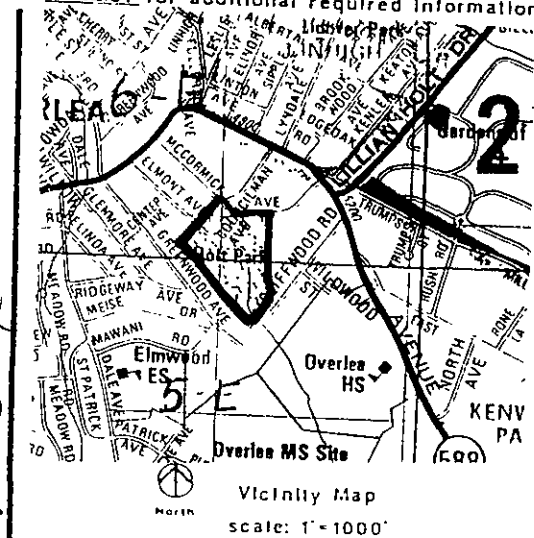
PROPERTY ADDRESS: 104 McCormick Avenue

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

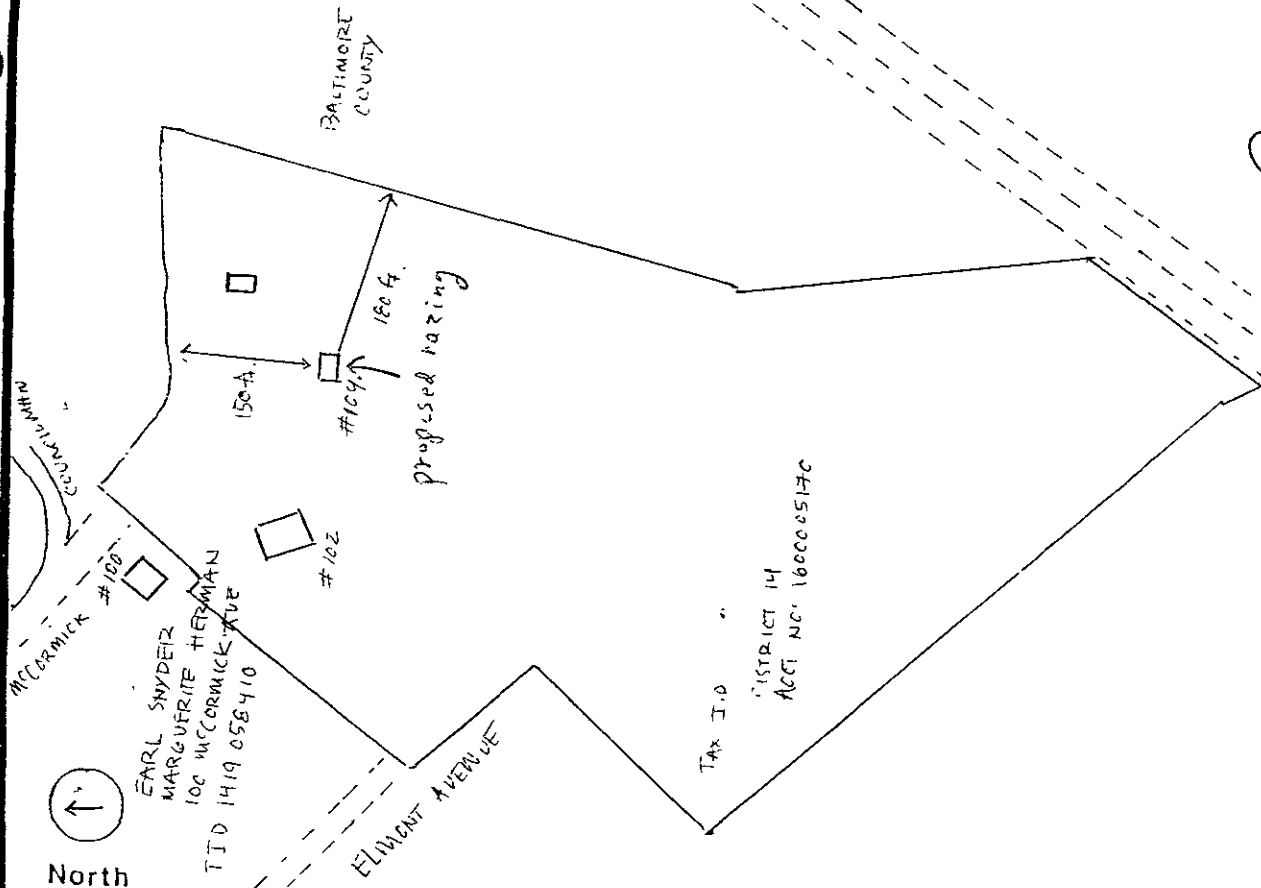
Subdivision name: N/A

plat book # N/A, folio # N/A, lot # N/A, section # N/A

OWNER: BALTIMORE COUNTY



Ret. Y. #1



LOCATION INFORMATION

Election District. 14
 Councilmanic District. 6
 1"=200 scale map#. N.E. 5 & 6 E
 Zoning. D.R.-5.5
 Lot size: 10.6 461,833
 acreage square feet

public private
 SEWER: ☒ ☐
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings:

Zoning Office USE ONLY!

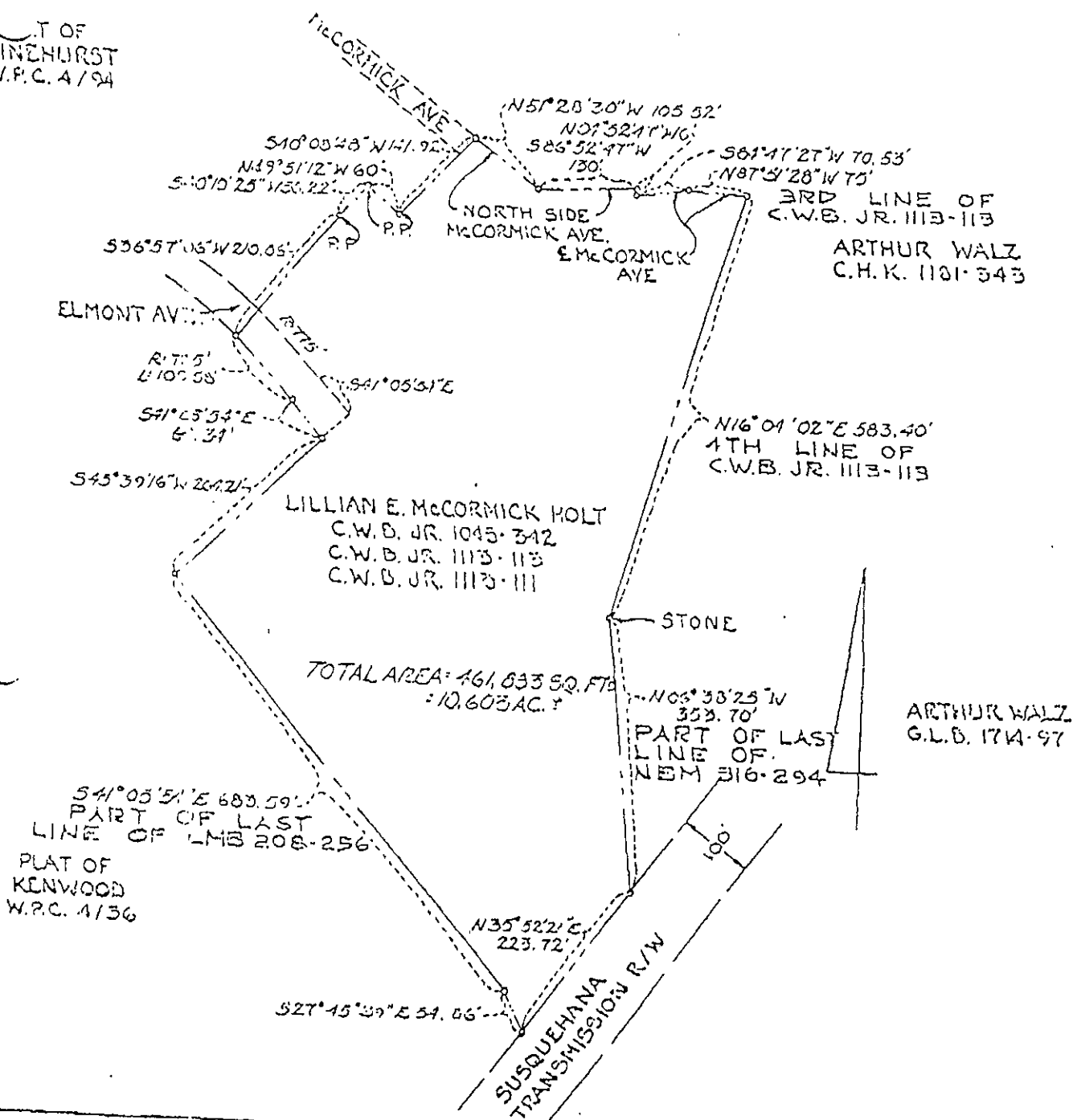
reviewed by: AL ITEM #: 308 CASE #: 01-308-SPH

01-308-SPH



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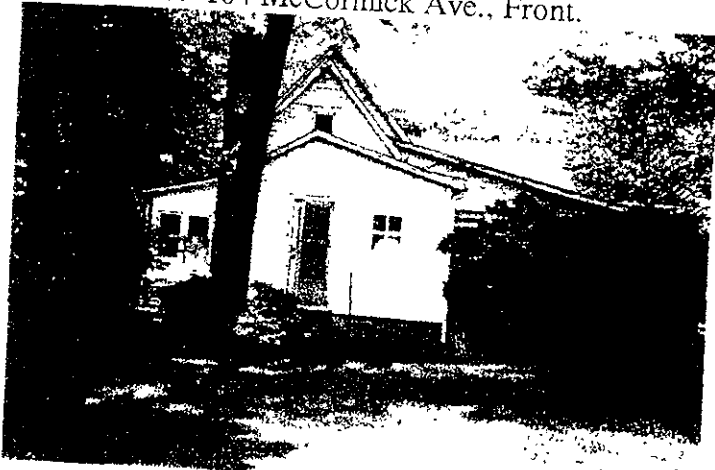
E COUNTY		DEPARTMENT OF PUBLIC WORKS		BUREAU OF LAND ACQUISITION	
CO'	SHEET / OF /	PLAT TO ACCOMPANY ACQUISITION OF			DISTRICT NO. 14
ENGINEER OR SURVEYOR		RECREATION SITE			POSITION SHEET NO.
ROADS ENGINEER		EXISTING COUNTY R W			CONSTRUCTION PLAN NO.
LAND ACQUISITION		AREA TO BE RELEASED			FEDERAL PROJECT NO.
CHIEF		ACQUIRED FROM			MARYLAND PROJECT NO.
DATE DRAFTING		APPROVED			



7. 104 McCormick Ave., Front.



8. 104 McCormick Ave., Rear.



9. 104 McCormick Ave., Left side.



10. 104 McCormick Ave., Right side.



11. 104 McCormick Ave., Fire damage.



12. 104 McCormick Ave., Fire damage

01-308-SPH

308

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1985

OVERLEAF

LOCATION

SHEET

5-E

8 30 8





01-308-SPH

NE 1-NW
SE 1-SW

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	OVERLEA	N.E.
	22 12/1/83	DATE OF PHOTOGRAPHY APRIL 1953.		S-E
Topography Compiled By Photogrammetric Methods AERO-SERVICE CORPORATION-PHILADELPHIA, PA.			# 308	