

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Towson Avenue, 180' S
centerline of Jackson Avenue
12th Election District
7th Councilmanic District
(2000 Towson Avenue)

Sharon L. & John A. Sheridan, III
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-329-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Sharon L. & John A. Sheridan, III, legal owners of that property known as 2000 Towson Avenue in the Dundalk area of Baltimore County. The Petitioners herein seek relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single family dwelling with addition to have an average front yard depth of 10 ft. in lieu of the required average 32 ft. and to amend the approved final development plan. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

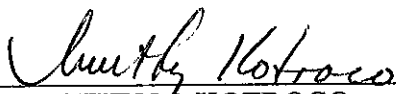
COPIES OF THIS DOCUMENT
3/13/01
J. J. JAMESON

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of March, 2001, that a variance from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single family dwelling with addition to have an average front yard depth of 10 ft. in lieu of the required average 32 ft. and to amend the approved final development plan, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The addition shall not interfere with or obstruct the drainage and utility easement shown on the plan.
- 3) The Petitioners shall submit elevation drawings to the Office of Planning for review and approval prior to the issuance of a permit.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

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3/13/01
R. 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 13, 2001

Mr. & Mrs. John A. Sheridan, III
2000 Towson Avenue
Baltimore, Maryland 21222

Re: Petition for Administrative Variance
Case No. 01-329-A
Property: 2000 Towson Avenue

Dear Mr. & Mrs. Sheridan:

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

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

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2000 Towson Avenue
which is presently zoned SE3E DR5.5

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) 303.1 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE AN AVERAGE FRONT YARD DEPTH
OF 10' IN LIEU OF THE REQUIRED AVERAGED 32'. AND
TO AMEND THE APPROVED F.D.P.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

John Alfred Sheridan 3rd

Name - Type or Print

Signature

Sharon Lea Sheridan

Name - Type or Print

Sharon Lea Sheridan

Signature

2000 Towson Avenue 410-284-3392 (work)

Address

Telephone No.

Baltimore

MD

21222

City

State

Zip Code

Representative to be Contacted:

John/Sharon Sheridan

Name

2000 Towson Ave 410-284-3392

Address

Telephone No.

Baltimore

MD

21222

City

State

Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 01-329-A

Reviewed By CTM Date 2/15/01

Estimated Posting Date 2/25/01

REV 9/15/98

ORDER RECEIVED FOR FILING

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2000 Towson Avenue
Address
Baltimore MD 21222
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We are hereby requesting a variance to build an addition to accommodate our family's growing needs. This addition will include a garage which will extend to a distance of 10 feet from the front sidewalk. The decision to build an addition rather than to move to another area was made with much deliberation. We realized that our children's education and our existing ties to the community and neighborhood have been the foundation to our success. We made attempts to find a home of adequate size within our school district, but soon realized that the turn over of such prime housing was minimal if at all. Naturally, we hold our children's education paramount. Our son is currently a junior at Dundalk Senior High School. He is not only passing, with honors, all of the courses offered in the "Gifted and Talented" program, but he participates in Varsity football, baseball and weight lifting. He is very proud of his achievements at Dundalk High and is planning on graduating with his class in the year 2002. Our daughter is currently enrolled in the seventh grade at Holabird Middle School. She too has met with both academic and artistic success, taking "Gifted and Talented" academic and art coursework. Upon completion of middle school, she wishes to attend Patapsco High Magnet School for the Arts. A move to another area/county would also be a hardship for both my husband and I in terms of our commute to work. I work for Baltimore County Public Schools in both the Catonsville and Woodlawn areas and my husband works in downtown Baltimore City (West North Avenue). Our close proximity to both tunnels have proven to be invaluable in our daily drive. One final note, as the new garage would extend beyond any existing structure; we share our block with only one other dwelling. Neither house is on a corner, thus this extension would not limit visibility for traffic or neighboring properties. In an effort to obtain this desperately needed living space, maintain current schooling and preserve our ties within the community, we are hoping that you will grant this requested variance.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
John Alfred Sheridan 3rd
Name - Type or Print

[Signature]
Signature
Sharon Lea Sheridan
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of February, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN ALFRED SHERIDAN 3RD & SHARON LEA SHERIDAN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

2-9-01
Date

[Signature]
Notary Public

My Commission Expires 1-1-05



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2000 Towson Avenue
which is presently zoned SE-3F DRS-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) 303.1 (BCZR)

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WITH ADDITION TO HAVE AN AVERAGE FRONT YARD DEPTH
OF 10' IN LIEU OF THE REQUIRED AVERAGED 32'. AND
TO AMEND THE APPROVED F.D.P.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

City

State

Zip Code

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print

Name

Signature

Address

Telephone No.

Company

City

State

Zip Code

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 1 day of February , 2001, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-329-A

Reviewed By ITM Date 2/15/01

R20 9/15/98

Estimated Posting Date 2/25/01

Affidavit in Support of Administrative Variance

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Baltimore MD 21222
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

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That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
John Alfred Sheridan 3rd
Name - Type or Print

[Signature]
Signature
Sharon Lea Sheridan
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of February, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN ALFRED SHERIDAN 3RD & SHARON LEA SHERIDAN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

1-9-01
Date

[Signature]
Notary Public
My Commission Expires 1-1-05

ZONING DESCRIPTION

Zoning Description For 2000 Towson Avenue

Beginning at a point on the west side of Towson Avenue which is 50 feet wide at the distance of 180 feet south of the centerline of the nearest improved intersecting street Jackson Avenue which is 50 feet wide. Being Lot # 6, in the subdivision of Sollers Point Park as recorded in the Baltimore County Plat Book # 50, Folio # 84 containing .1999 acres. Also known as 2000 Towson Avenue and located in the 12 Election District, 7th Councilmanic District.

01-329-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

90053

DATE 7/15/01 ACCOUNT Root 606 6150
Root 606 6150

AMOUNT \$ 100.00

RECEIVED
FROM:

SHARON SHELLEY

FOR:

OLD VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME

2/16/2001 2/15/2001 15:44:56

REF 4503 CASHIER LMTL LDM ORNMT

RECEIPT # 169470

DEPT 5 529 ZIMING VERIFICATION

CK NO. 00003

Dept Tot 100.00

100.00 CK 100.00

Baltimore County, Maryland

01-329-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-329-A

Petitioner/Developer: John & S HAXON
SHERIDAN

Date of Hearing/Closing: 12 MAR 2001

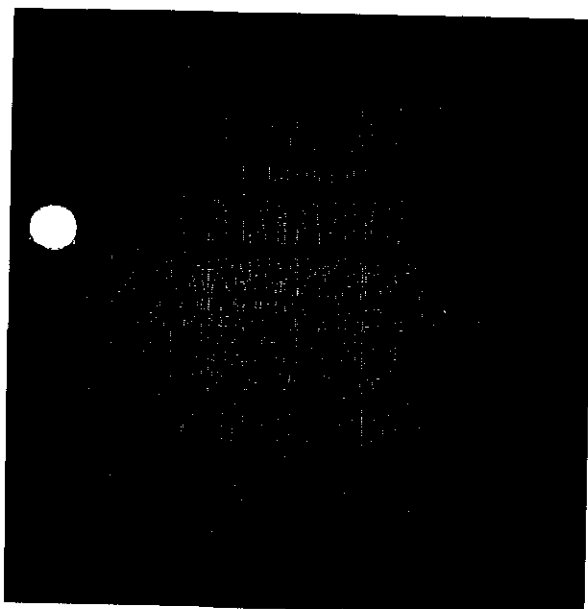
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 2000 TOWSON AVE

The sign(s) were posted on 25 Feb. 2001
(Month, Day, Year)



Sincerely,

SSG [Signature] 25 Feb 2001
(Signature of Sign Poster and Date)

SSG Robert Black
(Printed Name)

1508 Leslie Road
(Address)

Dundalk Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

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: 01-329-A

Petitioner: John and Sharon Sheridan

Address or Location: 2000 Towson Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: John and Sharon Sheridan

Address: 2000 Towson Avenue

Baltimore MD 21222

Telephone Number: 410-284-3392

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 329 -A

Address 2000 TOWSON AVENUE

Contact Person: LLOYD T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2/15/01

Posting Date: 2/25/01

Closing Date: 3/12/01

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 329 -A

Address 2000 TOWSON AVENUE

Petitioner's Name JOHN SHARON SHERIDAN

Telephone 410 284 3392

Posting Date: 2/25/01

Closing Date: 3/12/01

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE AN AVERAGE FRONT YARD DEPTH OF
10' IN LIEU OF THE REQUIRED AVERAGED 32'. AND TO
AMEND THE APPROVED F.D.P.

I HAVE RECEIVED POSTING INFO



Baltimore County
Department of Permits and
Development Management

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

March 12, 2001

Sharon & John Sheridan 3rd
2000 Towson Avenue
Baltimore MD 21222

Dear Mr. & Mrs. Sheridan:

RE: Case Number: 01-329-A, 2000 Towson Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 15, 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. GJR
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



AV
3/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 2, 2001

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

SUBJECT: 2000 Towson Avenue

INFORMATION:

Item Number: 01-329

Petitioner: John A. Sheridan

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning defers to the position of the Department of Public Works with respect to any encroachment in the right-of-way. The proposed addition is cause for some concern to Planning staff as the addition is inconsistent with the established neighborhood pattern.

Should the applicant's request be granted, elevation drawings should be submitted to this office for review and approval prior to the issuance of any building permits. Any addition should be architecturally compatible with the existing dwelling.

Prepared by:

Mark A. Cunniff

109-2

Section Chief:
AFK:MAC:

Jeffrey M. L...



Baltimore County
Fire Department

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

February 28, 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

Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 26, 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.

THE FIRE MARSHAL' S OFFICE HAS NO COMMENTS AT .THIS TIME
REGARDING THE FOLLOWING ITEM #'S.

328, 329, 330, 331, AND CASE #01-319-SPHA,

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



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 26, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
327	6310 Blair Hill Lane
329	2000 Towson Avenue
319 Revised	8 and 14 Hillside Avenue

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 8, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For March 5, 2001
Item Nos. 327, 329, and 330

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

RWB:HJO:jrb

cc: File



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.26.01

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

RE: Baltimore County
Item No. 329

LTM

Dear Ms. Jackson:

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

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

Very truly yours,

1r

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

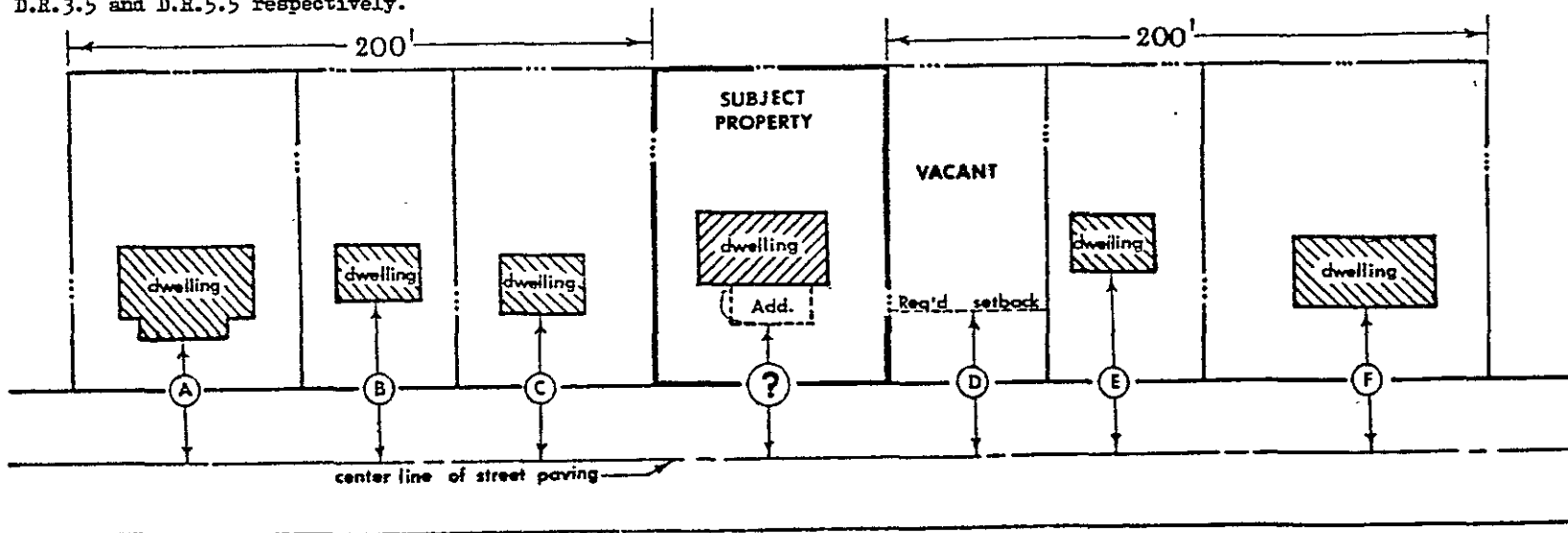
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Reference - Section 303.1 Baltimore County Zoning Regulations

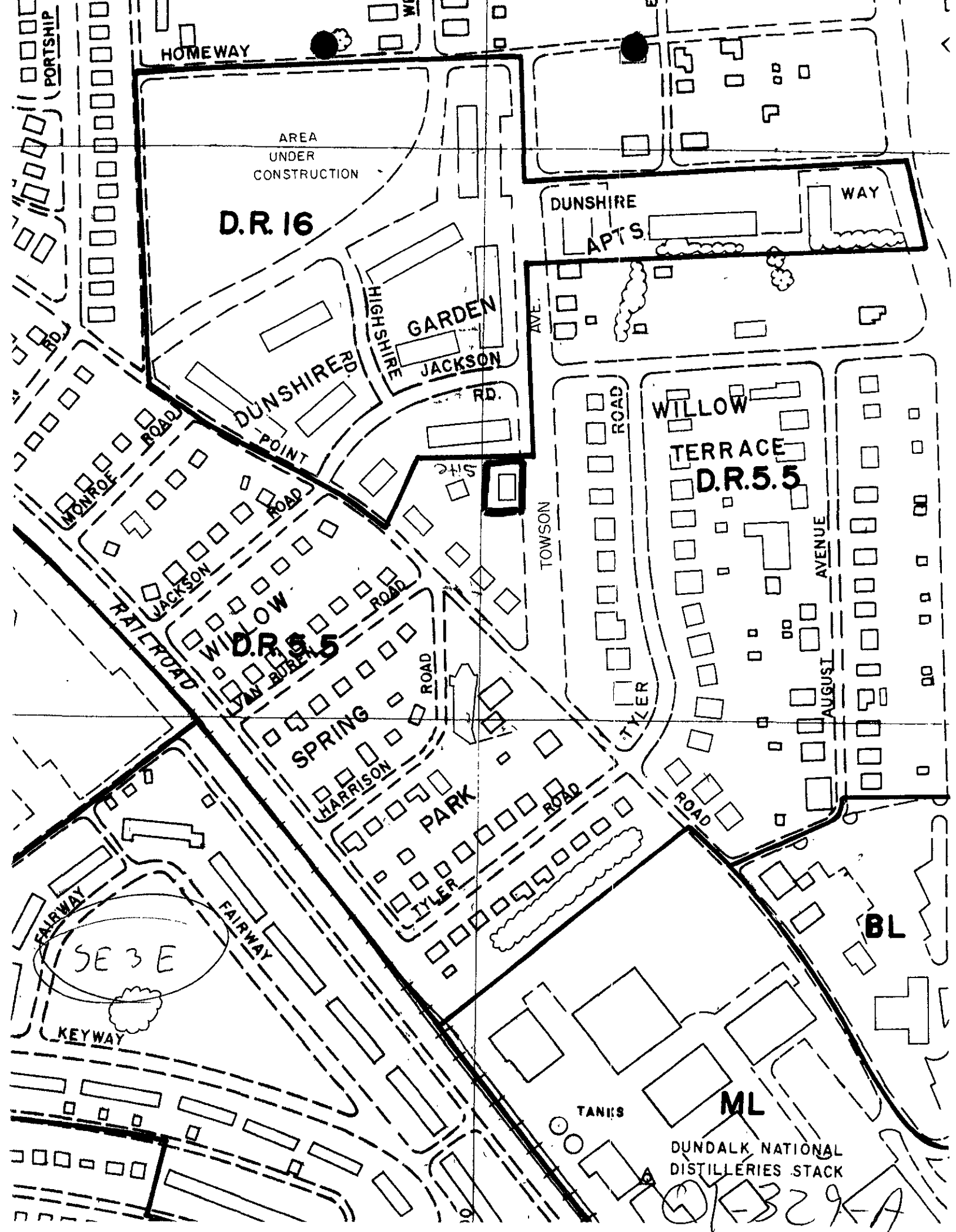
A	_____	FT.
B	_____	FT.
C	<u>57</u>	FT.
D	<u>57</u>	FT.
E	_____	FT.
F	_____	FT.

2/15/01
date

D.R.2 - 65 ft.
D.R.3.5- 55 ft.
D.R.5.5- 50 ft.



01-329-A



HOMEWAY

AREA
UNDER
CONSTRUCTION

D.R. 16

DUNSHIRE

APTS

WAY

GARDEN

JACKSON

RD.

DUNSHIRE
POINT
ROAD

HIGHSHIRE

AVE.

TOWSON

ROAD

WILLOW
TERRACE
D.R. 5.5

AUGUST
AVENUE

TYLER

ROAD

SPRING

HARRISON

PARK

ROAD

ROAD

FAIRWAY

SE 3 E

FAIRWAY

KEYWAY

BL

ML

TANNER'S

DUNDALK NATIONAL
DISTILLERIES STACK

OK-329A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

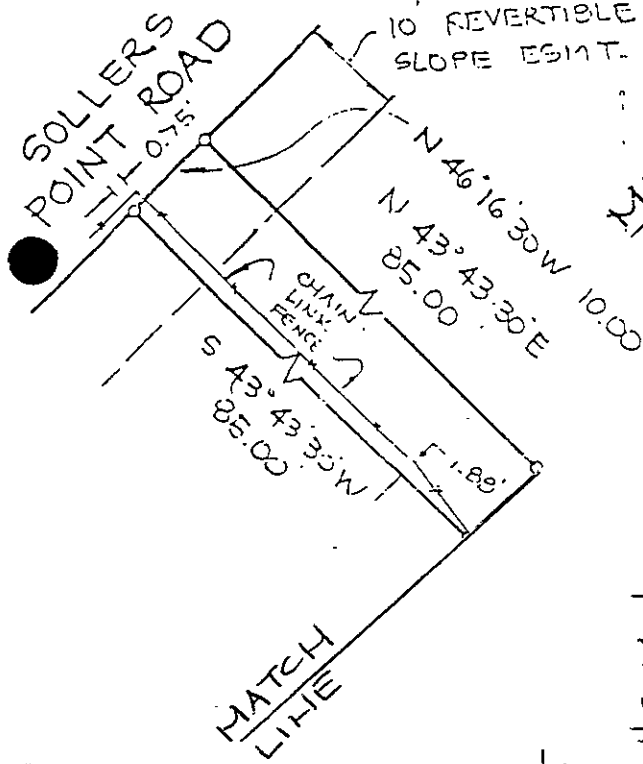
PROPERTY ADDRESS: 2000 Towson Avenue

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

Subdivision name: Sellers Point Park

plat book # 50, folio # 84, lot # 6, section #

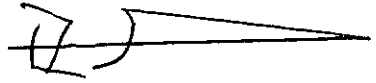
OWNER: John Alfred Sheridan 3rd + Sharon Lea Sheridan



MATCH LINE

N 71°08'30"E
49.82

N 03°09'10"W 80.00'



MATCH LINE

⑦ #2004
BIEVENS

25' MIN. BLDG
SETBACK LINE

10' REVERTIBLE SLOPE
ESMT

TOWSON AVE

S 03°09'10"E
81.68

50' WIDE

180'
TO JACKSON RD

FRAME, BI-LEVEL
W/ ALUM. SIDING

2 STORY
ADDITION

1 STORY
GARAGE

DRIVE

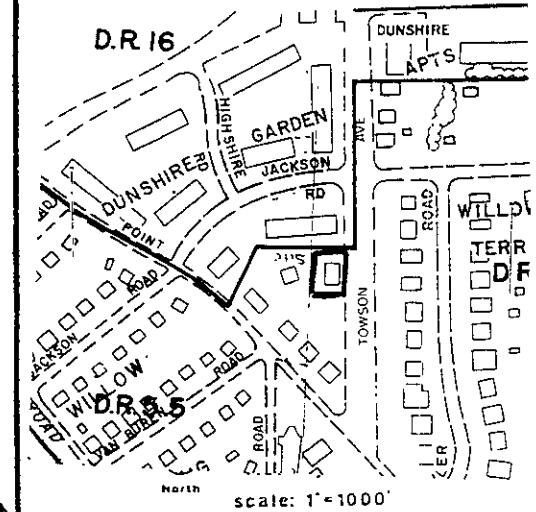
CONC.
WALK

10' DRAINAGE
UTILITY ESMT

N 65°46'50"E

90.00

EX. DWELLING FRONT



LOCATION INFORMATION

Election District: 12
Councilmanic District: 7
1"=200 scale map #: SE3E
Zoning: DR5.5
Lot size: .1999 acreage 7200+ square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ YES ☒ NO
Prior Zoning Hearings: none

Zoning Office USE ONLY!

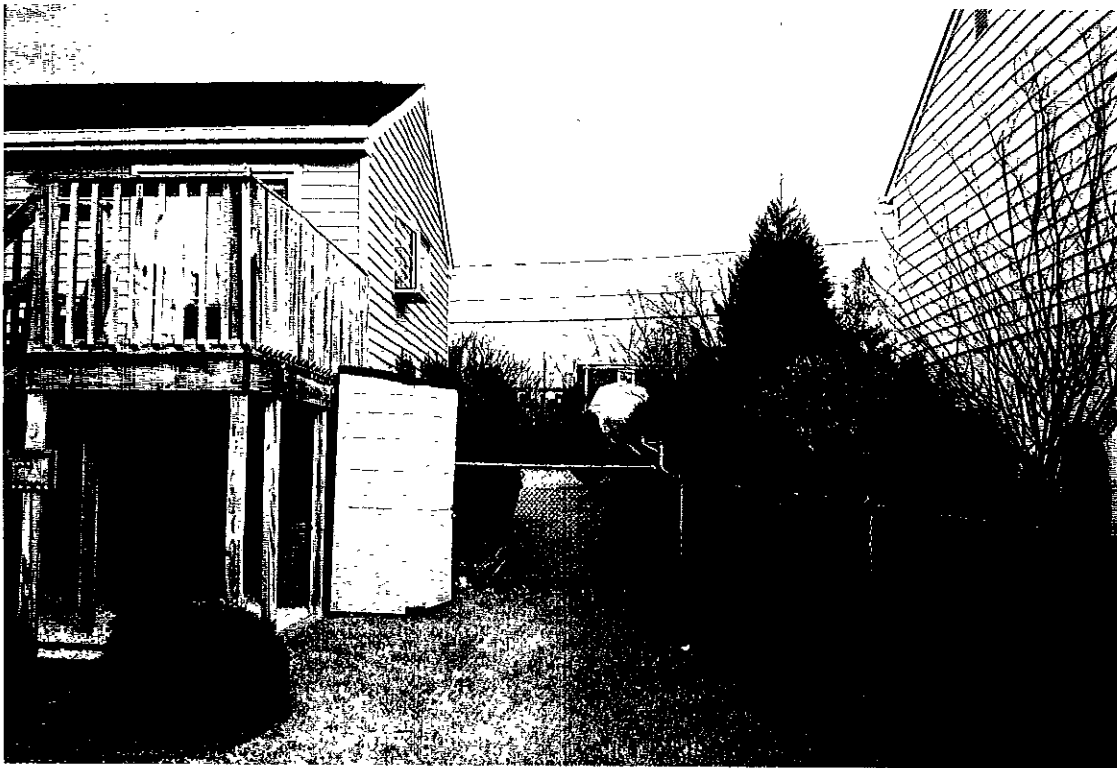
reviewed by: LTM ITEM #: 329 CASE #: 01-329 A

1"=20'

SS

01-329-A
Pet. Ex. #1

↓ Left side of house - front yard ↓



↑ Left Side of house - back yard ↑

01-329-A

2000 Towson Ave - Front View



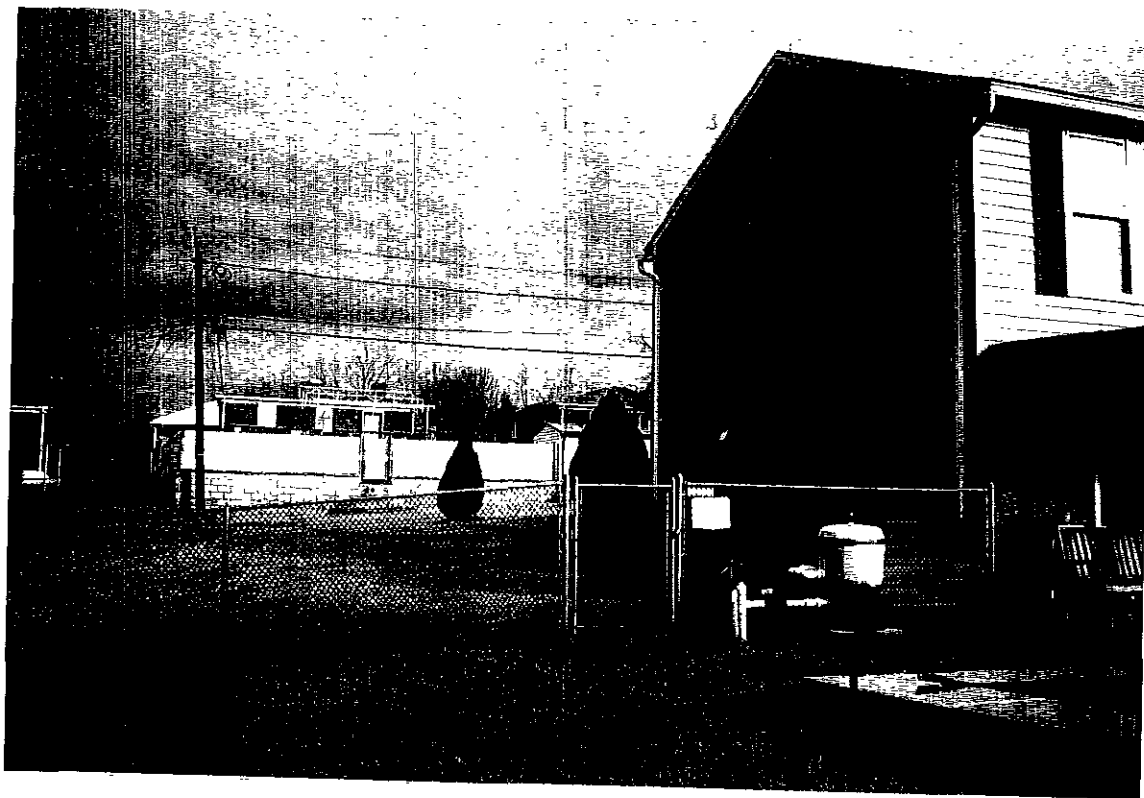
2000 Towson Ave
front /rt side view

01-329-A

Right side of house



back yard



Right side of house - front yard

01-329-A

01-329-A



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
NO.	DATE			
1	3/3/71	1" = 200'	DUNDALK	3 E 3 E
Topography Compiled by Photogrammetric Methods AERIAL SURVEY CORP. LANSING, MICH.				

P-DE E-W
P-DE E-SW



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	DUNDALK	S.E. 3-E
DATE OF PHOTOGRAPHY JANUARY 1986	01-329-A	