

IN RE: PETITION FOR VARIANCE
S/S Glenhurst Road, 175' SW
centerline of Edgewater Place
15th Election District
5th Councilmanic District
(3931 Glenhurst Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-344-A

Lewis N. Harrison, Trustee for Legal Owner
and Robert B. Long, Contract Purchaser *
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Lewis N. Harrison, Trustee. The Petitioner is requesting variance relief for property located at 3931 Glenhurst Road. The property is zoned DR 5.5. The variance request is from Sections 1B02.3.C.1 and 304.1.C of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a single-family dwelling on a lot with a lot width of 50 ft. in lieu of the required 55 ft. and to approve any other variances deemed necessary.

Appearing at the hearing on behalf of the variance request were Robert Long, the Contract Purchaser of the property, Lewis Harrison, Trustee, appearing on behalf of the owner of the property and Edward Clay, attorney at law. Appearing in opposition to the Petitioner's request were nearby residents Guido Guarnaccia and Bryan Parks.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.143 acres, more or less, zoned DR 5.5. The subject property has a street address of 3931 Glenhurst Road. The lot is unimproved at this time. The Petitioner is desirous of constructing a single-family residential dwelling on the subject lot. However, as a result of the lot being only 50 ft. in width, the variance request is necessary.

5/14/01
J. Harrison

It should be noted from the site plan submitted into evidence that many of the other homes along Glenhurst Road are also constructed on lots that are 50 ft. wide. It is not uncommon to see such construction in this area. At the time these lots were created, it was permissible to construct a home on a lot with a width of 50 ft.

As stated previously, several residents appeared in opposition to the Petitioner's request. The neighbors are concerned that constructing a house on this lot and the vacant lot adjacent to this property would cause too much congestion on this small residential street. They have requested that this lot be combined with the adjacent lot and only one house constructed thereon. The neighbors also perceived parking as being a problem on Glenhurst Road and Edgewater Place, and are concerned that the construction of two homes would exacerbate this parking problem.

After the hearing, I made a site visit to the property, in order to better understand the testimony offered at the hearing. As a result of my site visit and considering the testimony and evidence both of the Petitioner, as well as the Protestants, I find that it is appropriate for a house to be constructed on the property located at 3933 Glenhurst Road. Accordingly, the variance request shall be granted.

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the relief requested sufficiently complies with the requirements of Section 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should, therefore, be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

5/14/01
R. J. Johnson

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations (attached herewith) which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

5/14/01
R. Emerson

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management.

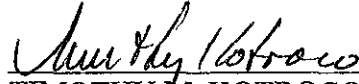
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 14th day of May, 2001, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Sections 1B02.3.C.1 and 304.1.C of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a single-family dwelling on an undersized lot with a lot width of 50 ft. in lieu of the required 55 ft. and to approve any other variances deemed necessary, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioner shall be required to provide parking for at least two automobiles on the subject property to alleviate the need for parking on the adjacent public street.
- 3) The Petitioner shall be required to post "Children at Play" signs along the adjacent residential streets so as to warn motorists to proceed with caution while driving in this area. They agreed at the hearing that they would put this sign up.
- 4) The Petitioner shall comply with the recommendations made by the Department of Environmental Protection and Resource Management dated March 19, 2001, a copy of which is attached hereto and made a part hereof.

5/14/01
R. Johnson

- 5) The Petitioner shall comply with the recommendations made by the Office of Planing dated March 19, 2001, a copy of which is attached hereto and made a part hereof.
- 6) 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

5/14/01
R. P. Johnson



Baltimore County
Zoning Commissioner

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

May 14, 2001

Edward S. Clay, Esquire
101 E. Chesapeake Avenue, Suite 200
Towson, Maryland 21286

Re: Petition for Variance
Case No. 01-344-A
Property: 3931 Glenhurst Road

Dear Mr. Clay:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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



Copies to:

Mr. Lewis N. Harrison,
Trustee for Lewis N. Ayers
1726 Wycliffe Avenue
Baltimore, MD 21234

Mr. Robert B. Long
3827 Annadale Road
Baltimore, MD 21222

Mr. Guido Guarnaccia
3912 Glenhurst road
Baltimore, MD 21222

Mr. Bryan L. Parks
3930 Glenhurst Road
Baltimore, MD 21222



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3931 Glenhurst Road

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) 1802.3.C.1 and 304.F.C to allow a single family dwelling on an under sized lot with a lot width of 50' in lieu of the required 55' and to approve 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)

1. We have owned and paid taxes on this lot since 1939.
2. All existing houses are built on 50ft. lots.
3. These lots are sold contingent on these variances being approved.
4. If one house can only be built on the 2 lots, it would be inconsistent with the neighborhood.

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:

Robert B. Long
Name - Type or Print

Signature

3827 Annadale Rd. (410) 388-1974
Address Telephone No.

Baltimore MD 21222
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

LEWIS N. HARRISON, TRUSTEE FOR EMMA G. AYERS
Name - Type or Print

X Lewis N. Harrison Trustee
Signature

LEWIS N. HARRISON, TRUSTEE FOR LEWIS N. AYERS
Name - Type or Print

X Lewis N. Harrison Trustee
Signature

1726 WYCLIFFE AVE 410-665-3539
Address Telephone No.

BALTIMORE MD 21234
City State Zip Code

Representative to be Contacted:

Robert B. Long
Name

3827 Annadale Rd. (410) 388-1974
Address Telephone No.

Baltimore MD 21222
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By TAG Date 3/2/01

Case No. 01-344A

UNRECORDED FOR FILING

5/14/01
By [Signature]
Date 9/15/98

Zoning Description

Zoning Description For 3931 Glenhurst Road, Baltimore, MD 21222

Election District 15th

Councilmatic District 5th

Beginning at a point on the South Side of Glenhurst Road which is a 50ft. wide right-of-way, at a distance of 175ft. Southwest of the centerline of the nearest improved intersection street, Edgewater Place which is 50ft. wide right-of-way. Being a lot #7A in the sub-division of Glenhurst as recorded in Baltimore County Plat Book #12, Folio #22 containing 6250 square feet, .143 acres.

01-344A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 91738

DATE 3-2-01 ACCOUNT 001 006 6150

AMOUNT \$ 50.00

RECEIVED FROM: Robert Long

FOR: Variance 3931 Glenhurst Rd.

01-844 A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
3/05/2001	3/02/2001	15:13:44
REF: 0502	CASHIER BOB. DND	DRAWER 2
SSR: RECEIPT # 172197		DEFIN
Den: 5	500	AMOUNT VERIFICATION
CR: 00	091738	

Receipt Tot. 50.00
100.00 CR 100.00
Baltimore County, Maryland

CASHER'S VALIDATION

CERTIFICATE OF PUBLICATION

4/5, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/3, 2001.

- The Jeffersonian
- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- North County News

J. Wilkins

LEGAL ADVERTISING

NOTICE OF ZONING HEARING: 0401 11
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 # 01-344A
3931 Glenhurst Road
S/S Glenhurst Road, 175' SW of centerline Edgewater Place
15th Election District -- 5th Councilmanic District
Legal Owner(s): Lewis N. Harrison, Trustee for Linda & Lewis Averette
Contract Purchaser: Robert B. Long
Variance: to allow a single family dwelling on an undersized lot width of 50' in lieu of the required 66' and to approve any other variances deemed necessary by the Zoning Commissioner.
Hearing: Tuesday, April 3, 2001 at 6:00 PM in Room 4075 County Center Building, 401 Boston Avenue
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Handicapped Accessible for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning this file and/or hearing, contact the Zoning Review Office at (410) 887-3891.
JT4/624 Apr. 3 0460504

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 91796

DATE 2/15/02 ACCOUNT R001-006-6150
AMOUNT \$ 50.00*

RECEIVED FROM: W. Kee & Assoc. Inc
FOR: Revised site plan for
case # 01-319-SPA A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT NO. 2/16/2001 2/15/2001 12:02:00
M/G 0805 CASHIER WSTE MES DRACU 5
RECEIPT # 200227 DFLN
Dep: 5 528 ZEROING VERIFICATION
CR NO. 091796
Rec'd Tot 50.00
50.00 CK .00 CA
Baltimore County, Maryland
*50.00 paid due to overcharge of \$50.00 on original filing. ucr
CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-344-A

Petitioner/Developer: Robert B Long

Date of Hearing/Closing: 4/17/2001

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 3931 Glenhurst Rd

The sign(s) were posted on APRIL 2, 2001
(Month, Day, Year)

Sincerely,

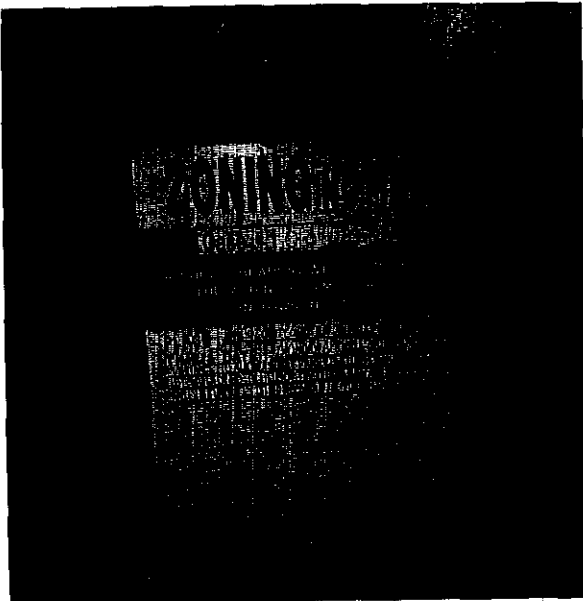
SSG Robert Black 4/2/2001
(Signature of Sign Poster and Date)

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: 01-344A
Petitioner: Robert Long
Address or Location: 3931 Glenhurst Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert Long
Address: 3827 Annapdale Rd
Baltimore Md 21222
Telephone Number: ~~212~~ 410-388-1974



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

March 13, 2001

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: 01-344-A
3931 Glenhurst Road
S/S Glenhurst Road, 175' SW of centerline Edgewater Place
15th Election District – 5th Councilmanic District
Legal Owner: Lewis N Harrison, Trustee for Emma & Lewis Ayers
Contract Purchaser: Robert B Long

Variance to allow a single family dwelling on an undersized lot width of 50' in lieu of the required 55' and to approve any other variances deemed necessary by the Zoning Commissioner.

HEARING: Monday, April 17, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script that reads "Arnold Jablon". Below the signature are the initials "GDZ".

Arnold Jablon
Director

C: Robert B Long, 3827 Annadale Road, Baltimore 21222
Lewis N Harrison, Trustee for Emma & Lewis Ayers, 1726 Wycliffe Avenue,
Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 2, 2001.**
- (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
Tuesday, April 3, 2001 Issue – Jeffersonian

04 624

Please forward billing to:
Robert B Long
3827 Annadale Road
Baltimore MD 21222

410 388-1974

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HEARING: ^{TUES} Monday, April 17, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt
602

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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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

March 13, 2001

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CASE NUMBER: 01-344-A

3931 Glenhurst Road

S/S Glenhurst Road, 175' SW of centerline Edgewater Place

15th Election District – 5th Councilmanic District

Legal Owner: Lewis N Harrison, Trustee for Emma & Lewis Ayers

Contract Purchaser: Robert B Long

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- (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

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

April 13, 2001

Lewis N Harrison
Trustee for Emma & Lewis Ayers
1726 Wycliffe Avenue
Baltimore MD 21234

Dear Mr. Harrison:

RE: Case Number: 01-344-A, 3931 Glenhurst Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 2, 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,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Robert B Long, 3827 Annadale Road, Baltimore 21222
People's Counsel





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 14, 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 March 12, 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:

342, 344, 345

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

cc: File

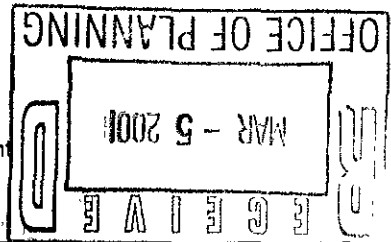
Come visit the County's Website at www.co.ba.md.us



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. 01-344-A



Residential Processing Fee Paid (\$50.00)
 Accepted by TAG
 Date 3/2/01

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

RE: Undersized Lots

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

MINIMUM APPLICANT SUPPLIED INFORMATION:

Robert B. Long 3827 Annadale Rd. Balto, MD 21222 (410) 388-1974
 Print Name of Applicant Address Telephone Number

Lot Address 3931 Glenhurst Rd. Election District 15 Councilmanic District 5 Square Feet 6250

Lot Location: NE SW corner of Glenhurst Rd. 175 feet from NE SW corner of Edgewater Pl.
 (street) (street)

Land Owner: Lewis N. Ayers & Emma G. Ayers Tax Account Number 04151501970051

Address: 3932 Glenhurst Rd, Balto. 21222 Telephone Number (410) 388-1974

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) —	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input type="checkbox"/>
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (2 copies). available in Room 206, County Office Building - (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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

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

Date 3/20/2001

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

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

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

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

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

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

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

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

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

Sign
4/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 19, 2001

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

SUBJECT: 3931 & 3933 Glenhurst Road

MAR 20

INFORMATION:

Item Number: 01-344 & 01-345

Petitioner: Robert Long

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has determined that the petitioner is the owner of an adjoining property. As such, the petitioner does not meet the requirements stated in Section 304.1C.

Notwithstanding the aforementioned, if the petitioner's request is approved, an evergreen screening should be provided along Glenhurst Road. Additionally, the established building setback should be maintained along Glenhurst Road.

As determined by a site visit, the proposed house style exists on more than one lot in the neighborhood and can thus be deemed compatible with the existing character of the built landscape.

Prepared by: MaehA Cump


Section Chief: Jeffrey W. L...
AFK: MAC:

COPIES REQUIRED FOR FILING
Date 5/14/01
By: [Signature]

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 28, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For March 19, 2001
Item Nos. 343, 344, and 345

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: 3.12.01

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

RE: Baltimore County
Item No. 344

TAG

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,

A handwritten signature in cursive script, appearing to read 'K. A. McDonald Jr.'.

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *pc/rbs*
DATE: March 19, 2001
SUBJECT: Zoning Item #344
3931 Glenhurst Road

Zoning Advisory Committee Meeting of March 12, 2001

_____ 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.

X 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).

X 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).

*REC'D
5/14/01
R. Seeley*

Reviewer: Keith Kelley

Date: March 16, 2001

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 19, 2001

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

SUBJECT: 3931 & 3933 Glenhurst Road

INFORMATION:

Item Number: 01-344 & 01-345

Petitioner: Robert Long

Zoning: DR 5.5

Requested Action: Variance


SUMMARY OF RECOMMENDATIONS:

The Office of Planning has determined that the petitioner is the owner of an adjoining property. As such, the petitioner does not meet the requirements stated in Section 304.1C.

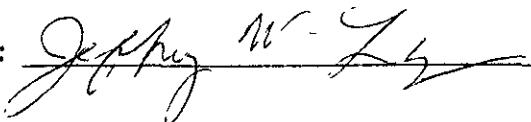
Notwithstanding the aforementioned, if the petitioner's request is approved, an evergreen screening should be provided along Glenhurst Road. Additionally, the established building setback should be maintained along Glenhurst Road.

As determined by a site visit, the proposed house style exists on more than one lot in the neighborhood and can thus be deemed compatible with the existing character of the built landscape.

Prepared by:



Section Chief:



AFK: MAC:

RE: PETITION FOR VARIANCE
3931 Glenhurst Road, S/S Glenhurst Rd,
175' SW of c/l Edgewater Pl
15th Election District, 5th Councilmanic

Legal Owner: Lewis N. Harrison, Trustee for
Lewis N. & Emma G. Ayers
Contract Purchaser: Robert B. Long
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-344-A

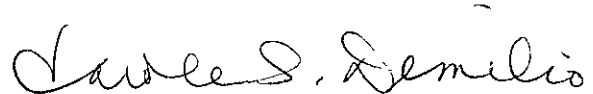
* * * * *

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 14th day of March, 2001 a copy of the foregoing Entry of Appearance was mailed to Legal Owner Lewis N. Harrison, Trustee for Lewis N. & Emma G. Ayers, 1726 Wycliffe Avenue, Baltimore, MD 21234, and to Contract Purchaser Robert B. Long, 3827 Annadale Road, Baltimore, MD 21222, Petitioners.



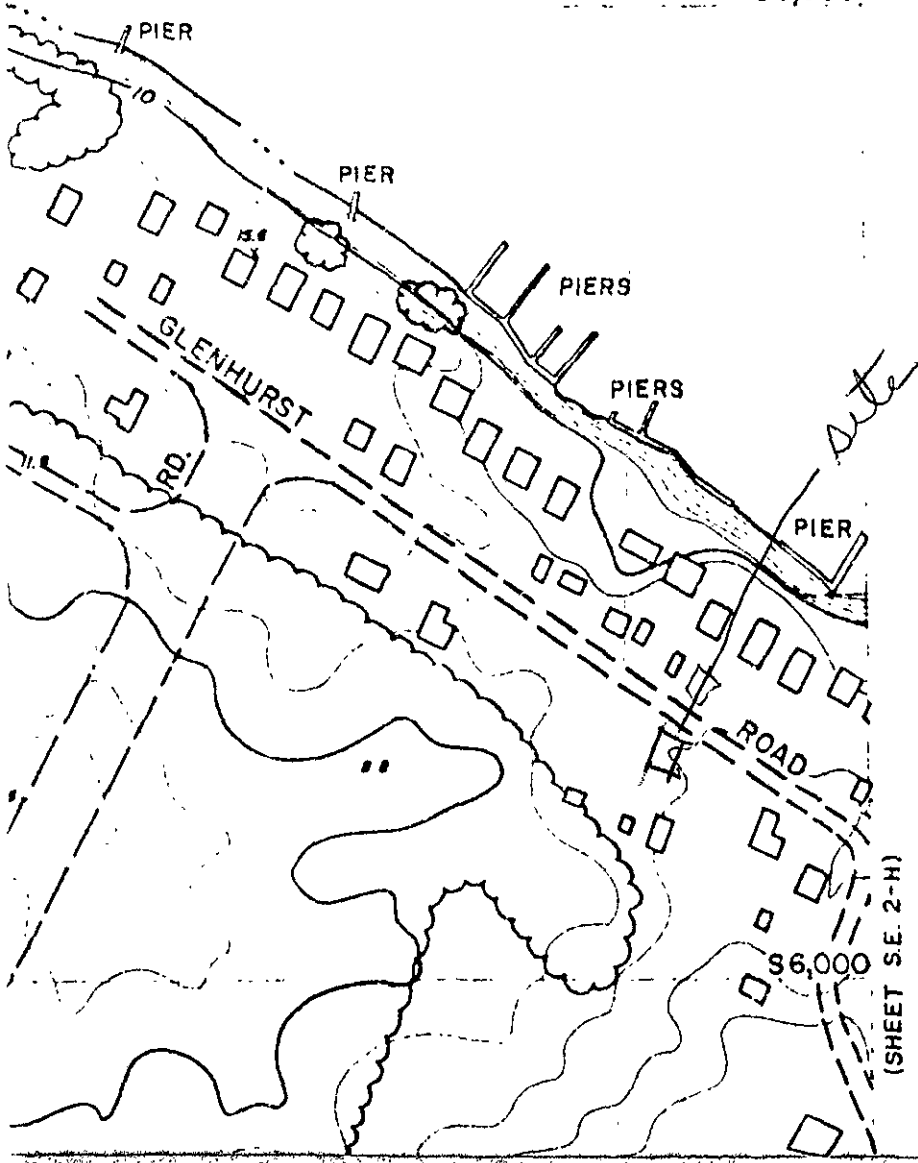
PETER MAX ZIMMERMAN

E42,0

RIVER

4,529,000

\$5,000



3931

Glenhurst
Bates Mel

21222

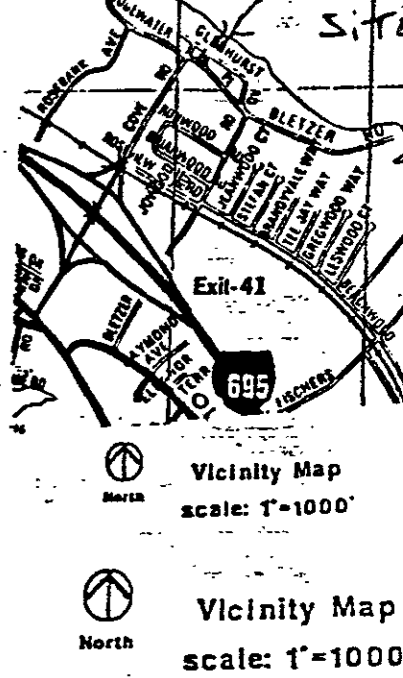
01-344-A

Plat to accompany Petition for Zoning Variance

Property Address 3931 Glenhurst Road
 Subdivision Name Glenhurst
 plat book # 12, folio # 22, lot # 7A, section # _____

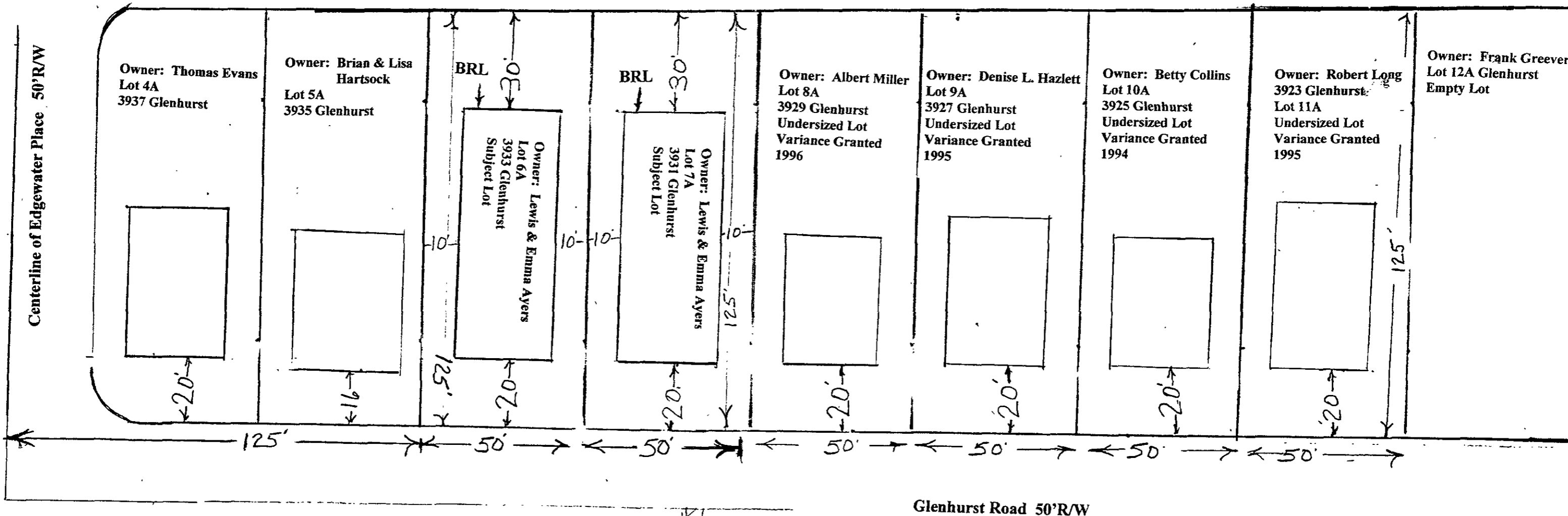
Owner: Lewis N. Ayers & Emma G. Ayers
 Contract Purchaser: Robert Long

LOCATION INFORMATION
 Election District: 15th
 Councilmanic District: 5
 1"=200' scale map#: SE 2-g
 Zoning: DR-5.5
 Lot size: 143 6250
 acreage square feet



SEWER: public private
 WATER: public private
 Chesapeake Bay Critical Area: yes no
 Prior Zoning Hearings: None

Edgewater Place 50'R/W



01-344-17 *Pet 94-#1*

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

GUIDO GUARNACCIA

3912 GLENHURST Rd

TEL. 410-388-2756

BALTO MD, 21222

Bryan Lee Parks

3930 Glenhurst Rd

TEL. 410-477-2990

Balto md 21222



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Robert Long

3827 Annsdale Rd
Baltimore Md 21222

LEWIS N. HARRISON

1726 WYCLIFFE AVE
BALTIMORE 21234

EDWARD S. CLAY, ESQ

101 E. CHESAPEAKE AVE SE 200
TOWSON 21286

