

IN RE: PETITION FOR VARIANCE
S/S Glenhurst Road, 125' SW
centerline of Edgewater Place
15th Election District
5th Councilmanic District
(3933 Glenhurst Road)

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

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-345-A

* * * * *

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 3933 Glenhurst Road. 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 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.

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 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 is unimproved at this time. The Petitioner is interested in constructing a single-family home on the property. However, as a result of the lot being only 50 ft. in width, the variance request is necessary.

OFFICE OF THE DEPUTY ZONING COMMISSIONER

Date 5/14/01

By M. Spence

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. [Signature]
By

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.

RECEIVED FOR FILING
1222 5/14/01
R. J. G. [signature]

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.

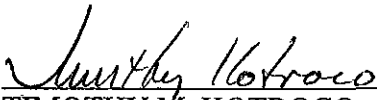
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

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. J. J. J.

- 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

02-23-2001 10:46 AM
10/4/01
By [Signature]



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. 01-345-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,

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

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

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 3933 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) 1502.3.C.1 and 304.1.C to allow

a single family dwelling on an undersized 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 50 ft. 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 totally inconsistent with 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 Road (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

Name - Type or Print

x Lewis N. Harrison Trustee

Signature

Lewis N. Harrison Trustee

Name - Type or Print

x Lewis N. Harrison Trustee

Signature

1726 Wycliffe Avenue 410-665-353

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

Zoning Description

Zoning Description For 3933 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 125ft. Southwest of the centerline of the nearest improved intersection street, Edgewater Place which is 50ft. wide right-of-way. Being a lot #6A in the sub-division of Glenhurst as recorded in Baltimore County Plat Book #12, Folio #22 containing 6250 square feet, .143 acres.

01-345A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

21739

DATE 3-2-01 ACCOUNT 001-006-6150
AMOUNT \$ 50.00

RECEIVED FROM: Robert Long
FOR: Variance - 3933 Glenhurst Ed.
01-345A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
3/05/2001 3/02/2001 15:13:50
R/G WS02 CASHIER INCL DMD DRAWER
RECEIPT # 172198
Pmt 5 528 MONTHLY VERIFICATION
C NO. 021739

Recpt Tot 50.00
100.00 CF .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 01-345-A
3933 Glenhurst Road
S/S Glenhurst Road, 125' SW of centerline Edgewater Place
15th Election District-5th Councilmanic District
Legal Owner(s): Lewis N. Harrison, Trustee for Emmat Lewis Ayers
Contract Purchaser: Robert B. Long

Variance: to allow a single family residence on an under-sized lot with a width of 50' in lieu of the required 55' and to approve any other variances deemed necessary by the Zoning Commissioner.

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

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT4/625 Apr. 3 C460509

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-345-A

Petitioner/Developer: Robert B. Long

Date of Hearing/Closing: April 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 3923 Glenhurst Rd

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

Sincerely,

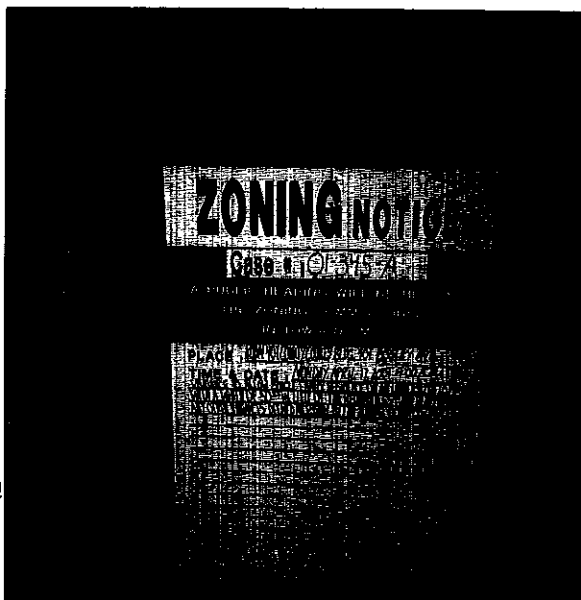
SSG Robert Black 4/2/2001
(Signature of Sign Poster and Date)

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: 01-345A

Petitioner: Robert Long

Address or Location: 3933 Glenhurst Rd

Baltimore Md 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert B Long

Address: 3827 Annadale Rd

Baltimore Md 21222

Telephone Number: 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

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15th Election District – 5th Councilmanic District
Legal Owner: Lewis N Harrison, Trustee for Emma & Lewis Ayers
Contract Purchaser: Robert B Long

Variance to allow single family residence on an undersized lot with a width of 50 feet in lieu of the required 55 feet 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 black ink, appearing to read "Arnold Jablon". Below the signature, the initials "GDZ" are printed.

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 21234

- 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

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

410 388-1974

NOTICE OF ZONING HEARING

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401 Bosley Avenue



Lawrence E. Schmidt

GDZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 3, 2001 Issue – Jeffersonian

04 625

Please forward billing to:

Robert B Long
3827 Annadale Road
Baltimore MD 21222

410 388-1974

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Lawrence E. Schmidt

G D Z

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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Arnold Jablon
Director

C: Robert B Long, 3827 Annadale Road, Baltimore 21222
Lewis N Harrison, Trustee for Emma & Lewis Ayers, 1726 Wycliffe Avenue,
Baltimore 21234

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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
1736 Wycliffe Avenue
Baltimore 21234

Dear Mr. Harrison:

RE: Case Number: 01-345-A, 3933 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *mc/rbs*
DATE: March 19, 2001
SUBJECT: Zoning Item #345
3933 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).

Reviewer: Keith Kelley

Date: March 16, 2001

5/14/01
JP Emerson

Sign
4/1/01

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

MAR 20

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:

Mark A. Campbell

Section Chief:

Jeffrey W. Z...

AFK: MAC:

COPIES REQUIRED FOR FILING

5/14/01



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

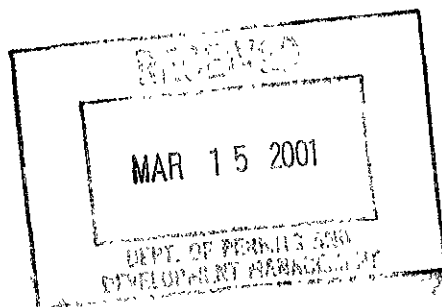
REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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



Printed with Soybean Ink
on Recycled Paper



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. 345

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,

1~ 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 VARIANCE
3933 Glenhurst Road, S/S Glenhurst Rd,
125' SW of c/l Edgewater Pl
15th Election District, 5th Councilmanic

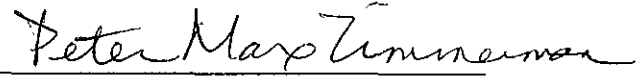
Legal Owner: Lewis N. Harrison,
Trustee for Lewis N. & Emma G. Ayers
Contract Purchaser: Robert B. Long
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-345-A

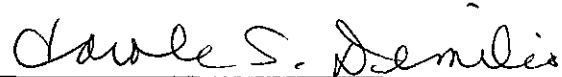
* * * * *

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

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 01-345-A

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

Residential Processing Fee Paid
(\$50.00)

Accepted by TAG
Date 3-2-01

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 3933 Glenhurst Rd. Election District 15 Councilmanic District 5 Square Feet 6250

Lot Location: NE SW corner of Glenhurst Rd. 125 feet from NE SW corner of Edgewater Pl.
(street) (street)

Land Owner: Lewis N. Ayers & Emma G. Ayers Tax Account Number 04151501970053

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!

	YES	NO
1. This Recommendation Form (3 copies) —	☒	☐
2. Permit Application	☐	☐
3. Site Plan	☒	☐
Property (3 copies)	☒	☐
Topo Map (2 copies) available in Room 206, County Office Building - (please label site clearly)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DR5.5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

Signed by _____
for the Director, Office of Planning and Community Conservation

Date _____

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 _____ Date (A)
(name of planner)

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: _____

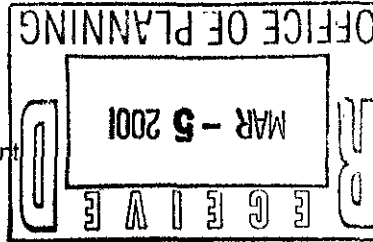
INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
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Permit or Case No. 01-345-A

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

RE: Undersized Lots



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TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
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Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DR5.5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

See attached

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

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County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

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

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

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CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

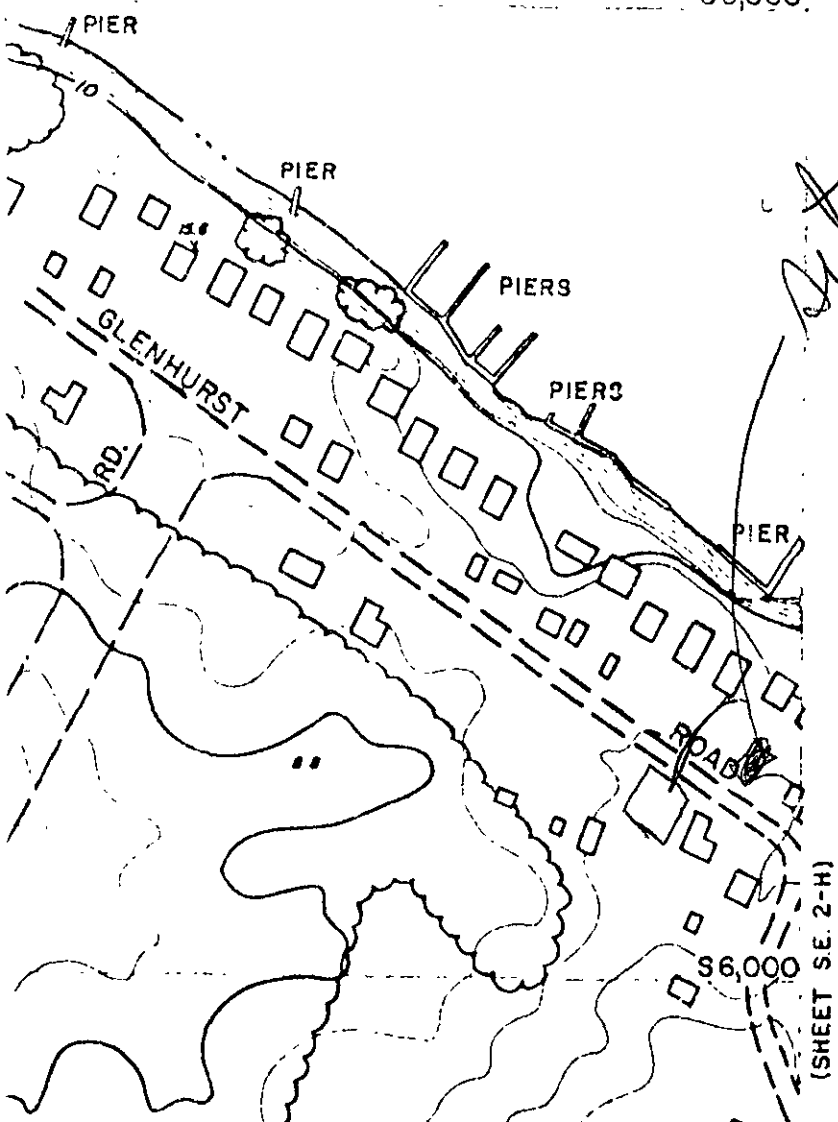
Number of Signs: _____

S4,000
E42,000

RIVER

S42,000

S5,000



Owner
Robert
Long

3933

Glenhurst Rd
Box 114

21222

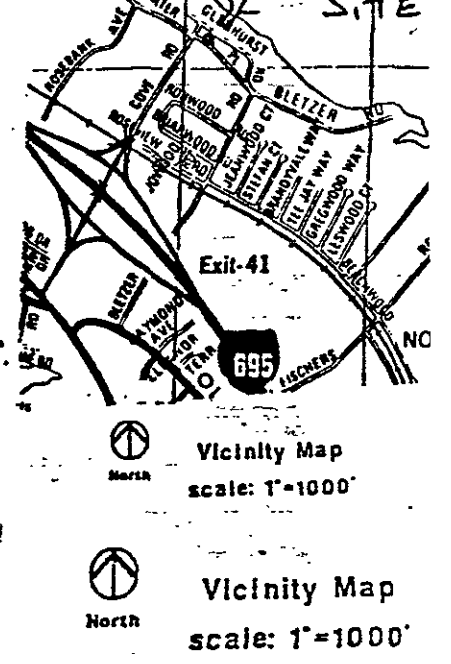
01-345-A

Property Address 3933 Glenhurst Road
 Subdivision Name Glenhurst
 Plat book # 12, folio # 22, lot # 6A, section #
 Owner: Lewis N. Ayers & Emma G. Ayers
 Contract Purchaser: Robert Long

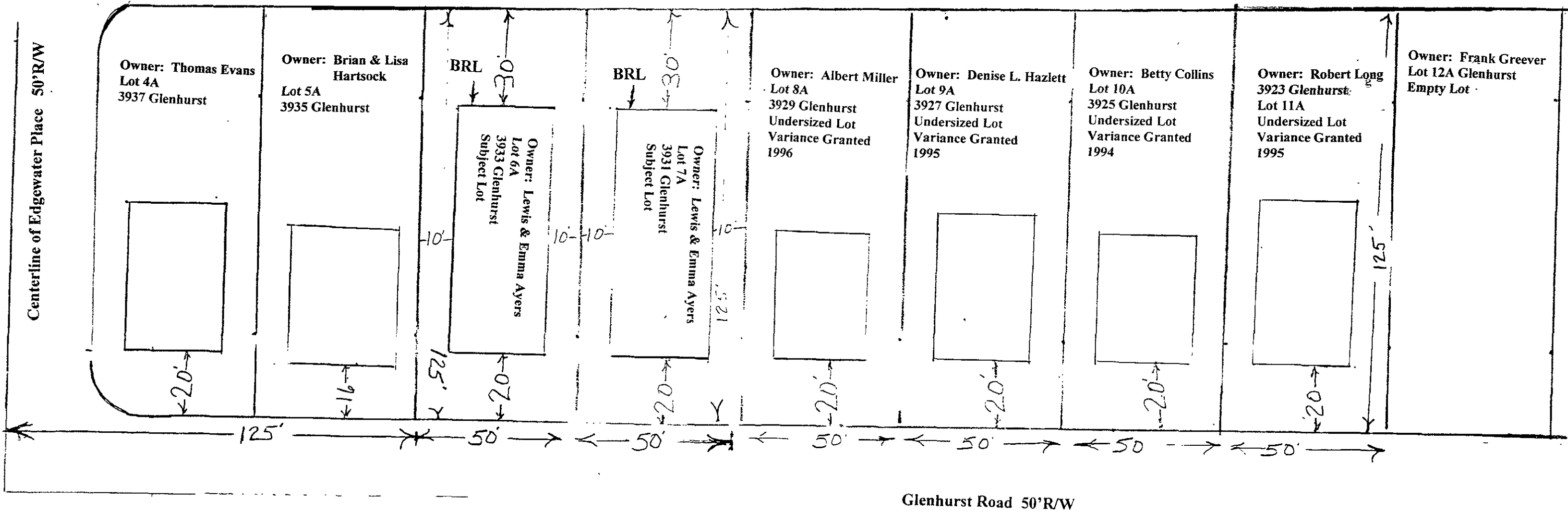
Election District: 15th
 Councilmanic District: 5
 1"=200' scale map#: SE 2-g
 Zoning: DR.5.5
 Lot size: .143 6250
 acreage square feet

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

Prior Zoning Hearings:
None



Edgewater Place 50'R/W



01-345-A

Prepared By: Robert Long

Scale of Drawing 1"= 30'



Zoning Office USE ONLY

reviewed by: TA Item #: CASE #: 01-345A

Pet #1

