

IN RE: PETITION FOR VARIANCE  
E/S Bloomsbury Avenue, 355' S  
centerline of Frederick Road  
1st Election District  
1st Councilmanic District  
(23 Bloomsbury Avenue)

Ronald and Margaret Fletcher  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 01-399-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 owners of the subject property, Ronald and Margaret Fletcher. The Petitioners are requesting a variance for property they own at 23 Bloomsbury Avenue, which property is located in the Catonsville area of Baltimore County. The variance request is from Section 409.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a driveway width for two way movement of 12 ft. in lieu of the required 20 ft.

Appearing at the hearing on behalf of the variance request were Vickie Fletcher, owner of the property and David Billingsley, the professional engineer who prepared the site plan of the property.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.168 acres, more or less, zoned BL-CCC. The subject property is improved with a 2-story office frame dwelling. The Petitioners are interested in converting the subject property into offices for certified public accountants. They propose a small office within the building with parking situated to the rear of the house. In order to access the parking spaces provided, it is necessary for the Petitioners to utilize the side yard of their property which only affords a driveway with a width of 12 ft. There is no other available side yard area in order to increase the driveway width anymore than the 12 ft. proposed.

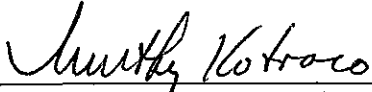
ORDER RECEIVED FOR FILING

Date 6/10/01  
By D. R. [Signature]

After considering the testimony and evidence offered at the hearing, I find that the variance request should be granted.

THEREFORE, IT IS ORDERED this 11<sup>th</sup> day of June, 2001, by this Deputy Zoning Commissioner, that the variance requested by Petitioners pursuant to Section 409.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a driveway width for two way movement of 12 ft. in lieu of the required 20 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their 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.

  
\_\_\_\_\_  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

UNDER RECEIVED FOR FILING  
Date 6/11/01  
By J.P. Gannon



Baltimore County  
Zoning Commissioner

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

June 11, 2001

Mr. & Mrs. Ronald R. Fletcher  
1613 Park Grove Avenue  
Baltimore, Maryland 21228

Re: Petition for Variance  
Case No. 01-399-A  
Property: 23 Bloomsbury Avenue

Dear Mr. & Mrs. Fletcher:

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

c: Ms. Vickie Fletcher  
1613 Park Grove Avenue  
Baltimore, MD 21228

Mr. David Billingsley  
601 Charwood Court  
Edgewood, MD 21228





# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 23 BLOOMSBURY AVENUE  
which is presently zoned B.L-B.C.C

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) 409.4 to allow a 12 foot wide driveway for two way movement instead of the required 20 feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The subject property is improved with a two story dwelling which is being converted to general office use. In order to provide the required parking, a parking lot will be constructed in the rear yard. The location of the existing structure will allow a driveway with a maximum width of 12 feet to be constructed.

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

City

Signature

Company

Address

Telephone No.

State

Zip Code

### Legal Owner(s):

RONALD R. FLETCHER

Name - Type or Print

Signature

MARGARET B. FLETCHER

Name - Type or Print

Signature

1613 PARK GROVE AVE. (410) 744-0601

Address

Telephone No.

BALTIMORE

MARYLAND

21228

State

Zip Code

### Representative to be Contacted:

DAVID BILLINGSLEY

CENTRAL DRAFTING AND DESIGN, INC.

Name

601 CHARWOOD COURT

(410) 679-8719

Address

Telephone No.

EDGEWOOD, MARYLAND

21040

City

State

Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

CRM

Date

4/3/01

File No.

01-399-A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date

By

# ZONING DESCRIPTION

## 23 BLOOMSBURY AVENUE

Beginning for the same at a point on the east side of Bloomsbury Avenue (30 feet wide) said point being distant 355 feet southerly from the centerline of Frederick Road (60 feet wide), thence (1) N 78° 30' E 138.0 feet, thence (2) S 12° 15' E 50.0 feet, thence (3) S 78° 30' W 141.5 feet, thence (4) N 09° 30' W 50.0 feet to the place of beginning.

Containing 6,988 square feet or 0.16 acre of land more or less.

Being known as 23 Bloomsbury Avenue and being located in the First Election District, First Councilmanic District of Baltimore County.



# 390

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 92806

DATE 4/3/01 ACCOUNT R001 006 6150

AMOUNT \$ 250.00

RECEIVED  
FROM:

"22 BLOOMSBURY AVE"

FOR:

VARIANCE

399

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME  
4/03/2001 4/03/2001 09:09:12

REQ US02 CASHIER JRIC JMR DRAWER 1

>> RECEIPT # 173870 OFLN

Dept 5 528 ZIMING VERIFICATION

CR NO. 092806

Recpt. Tot. 250.00

250.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING  
HEARING  
CHANGE OF DATE**

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: #01-399-A  
23 Bloomsbury Avenue  
ES Bloomsbury Avenue, 355' S  
of centerline Frederick Road  
1st Election District  
1st Councilmanic District  
Legal Owner(s): Margaret B. &  
Ronald R. Fletcher  
Variance: to allow a 12-foot  
wide driveway for two-way  
movement instead of the  
required 20 feet  
Hearing: Tuesday, May 29,  
2001 at 9:00 a.m. in Room  
407, County Courts Build-  
ing, 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 con-  
cerning the File and/or  
Hearing, Contact the Zoning  
Review Office at (410) 887-  
3391.

JT/5/701 May 15 C469034

## CERTIFICATE OF PUBLICATION

5/17, 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 5/15, 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.: 01-399-A

Petitioner/Developer: \_\_\_\_\_

MARGARET & RONALD FLETCHER

Date of Hearing/Closing: MAY 22, 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 \_\_\_\_\_

# 23 BLOOMSBURY AVE.

The sign(s) were posted on MAY 5, 2001  
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



# ZONING NOTICE

CASE # 01-399-A

**A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD**

ROOM 407, COUNTY COURTS

PLACE: BLDG., 401 BOSLEY AVENUE

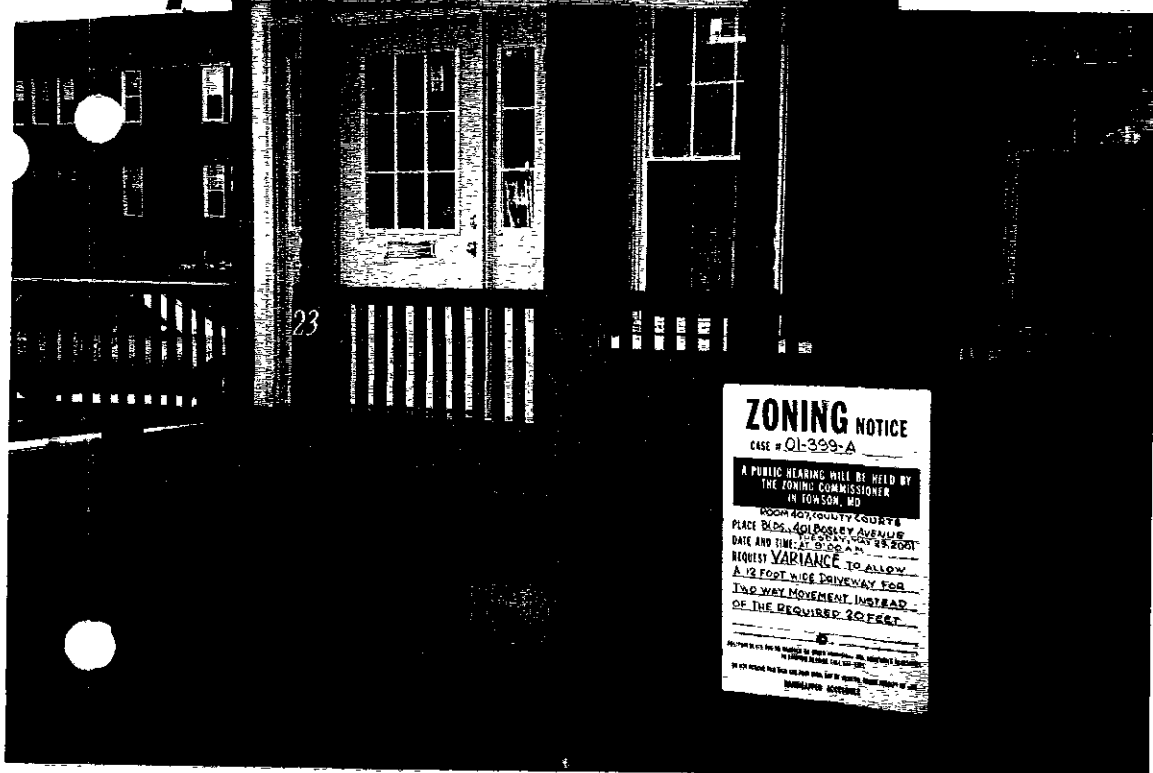
DATE AND TIME: TUESDAY, MAY 29, 2001  
AT 9:00 A.M.

REQUEST: VARIANCE TO ALLOW  
A 12 FOOT WIDE DRIVEWAY FOR  
TWO-WAY MOVEMENT INSTEAD  
OF THE REQUIRED 20 FEET

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONTINUE HEARING CALL 987-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**



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.

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For Newspaper Advertising:

Item Number or Case Number: 01-399A  
Petitioner: RONALD R & MARGARET B. FLETCHER  
Address or Location: 23 BLOOMSBURY AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: RONALD R & MARGARET B FLETCHER  
Address: 1613 PARK GROVE AVE  
BALTO MD 21228  
Telephone Number: (410) 744-0601

Revised 2/20/98 - SCJ



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

April 17, 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: 01-399-A  
23 Bloomsbury Avenue  
E/S Bloomsbury Avenue, 355' S of centerline Frederick Road  
1<sup>st</sup> Election District -- 1<sup>st</sup> Councilmanic District  
Legal Owners: Margaret B & Ronald R Fletcher

Variance to allow a 12-foot wide driveway for two-way movement instead of the required 20 feet.

HEARING: Tuesday, May 22, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon GJZ  
Director

C: Margaret B & Ronald R Fletcher, 1613 Park Grove Avenue, Baltimore 21228  
David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court,  
Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 7, 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, May 8, 2001 Issue – Jeffersonian

Please forward billing to:

Ronald & Margaret Fletcher  
1613 Park Grove Avenue  
Baltimore MD 21228

410 744-0601

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## 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: 01-399-A

23 Bloomsbury Avenue

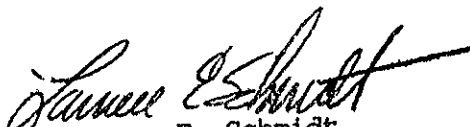
E/S Bloomsbury Avenue, 355' S of centerline Frederick Road

1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owners: Margaret B & Ronald R Fletcher

Variance to allow a 12-foot wide driveway for two-way movement instead of the required 20 feet.

HEARING: Tuesday, May 22, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT *CDZ*  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

April 24, 2001

## NOTICE OF ZONING HEARING CHANGE OF DATE

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: 01-399-A  
23 Bloomsbury Avenue  
E/S Bloomsbury Avenue, 355' S of centerline Frederick Road  
1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District  
Legal Owners: Margaret B & Ronald R Fletcher

Variance to allow a 12-foot wide driveway for two-way movement instead of the required 20 feet.

HEARING: Tuesday, May 29, 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".

Arnold Jablon GJZ  
Director

C: Margaret B & Ronald R Fletcher, 1613 Park Grove Avenue, Baltimore 21228  
David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court,  
Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 14, 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, May 15, 2001 Issue – Jeffersonian

*WAS MAY 8*  
Please forward billing to:

Ronald & Margaret Fletcher  
1613 Park Grove Avenue  
Baltimore MD 21228

410 744-0601

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### NOTICE OF ZONING HEARING CHANGE OF DATE

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: 01-399-A

23 Bloomsbury Avenue

E/S Bloomsbury Avenue, 355' S of centerline Frederick Road

1<sup>st</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owners: Margaret B & Ronald R Fletcher

Variance to allow a 12-foot wide driveway for two-way movement instead of the required 20 feet.

*WAS MAY 22*  
HEARING: Tuesday, May 29, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

  
Lawrence E. Schmidt

LAWRENCE E. SCHMIDT *CDZ*  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

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

May 25, 2001

Margaret B & Ronald R Fletcher  
1613 Park Grove Avenue  
Baltimore MD 21228

Dear Mr. & Mrs. Fletcher:

RE: Case Number: 01-399-A, 23 Bloomsbury Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 3, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*

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

WCR: gdz

Enclosures

c: David Billingsley, Central Drafting & Design Inc, 601 Charwood Ct, Edgewood 21040  
People's Counsel

*Imh*  
*5/29/01*

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** April 17, 2001

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

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 01-383, 01-398, 01-399, 01-405 & 01-409

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

*Mark A. Cunningham*

*AFK 18*

Section Chief:

*Jeffrey W. Long*

AFK/JL:MAC



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** April 17, 2001

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

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 01-383, 01-398, 01-399, 01-405 & 01-409

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



Baltimore County  
Fire Department

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

April 17, 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 April 16, 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:

379, 383, 395, 396, 397, 398, 399, 400, 402, 404, 405, 406, 407,  
409, and 411

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](http://www.co.ba.md.us)



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** May 15, 2001

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For April 23, 2001  
Item Nos. 383, 395, 396, 397, 398, 399,  
400, 402, 404, 405, 406, 407, 408, 409,  
410, and 411

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: 4.12.01

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

RE: Baltimore County  
Item No. 399 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 ([lgrédlein@sha.state.md.us](mailto:lgrédlein@sha.state.md.us)).

Very truly yours,

*for* Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

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

RE: PETITION FOR VARIANCE  
23 Bloomsbury Avenue, E/S Bloomsbury Ave,  
355' S of c/l Frederick Rd  
1st Election District, 1st Councilmanic

Legal Owner: Ronald R. & Margaret B. Fletcher  
Petitioner(s)

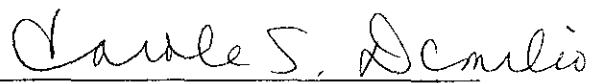
\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 01-399-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

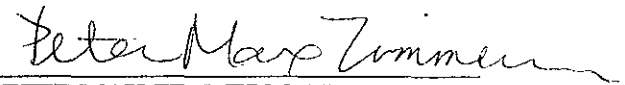
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation 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 26th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to David W. Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood, MD 21040, representative for Petitioners.

  
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

DAVID BILLINGSLEY

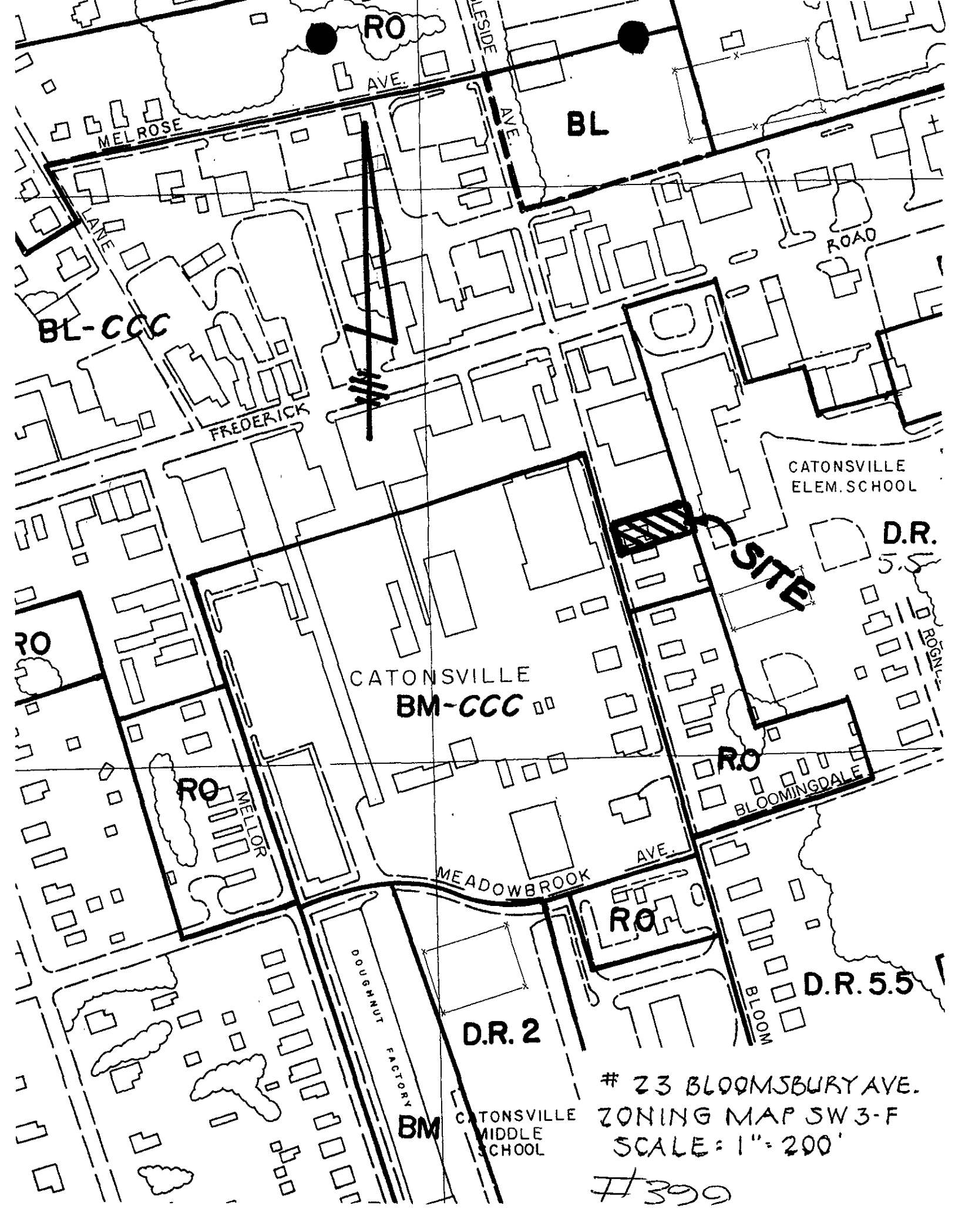
VICKIE FLETCHER

ADDRESS

601 CHARWOOD COURT  
EDGEWOOD, MD 21040

1618 PARK GROVE AVE.  
BALTO. MD 21228





BL-CCC

RO

BL

CATONSVILLE  
ELEM. SCHOOL

D.R.  
5.5

CATONSVILLE  
BM-CCC

RO

BLOOMINGDALE

D.R. 5.5

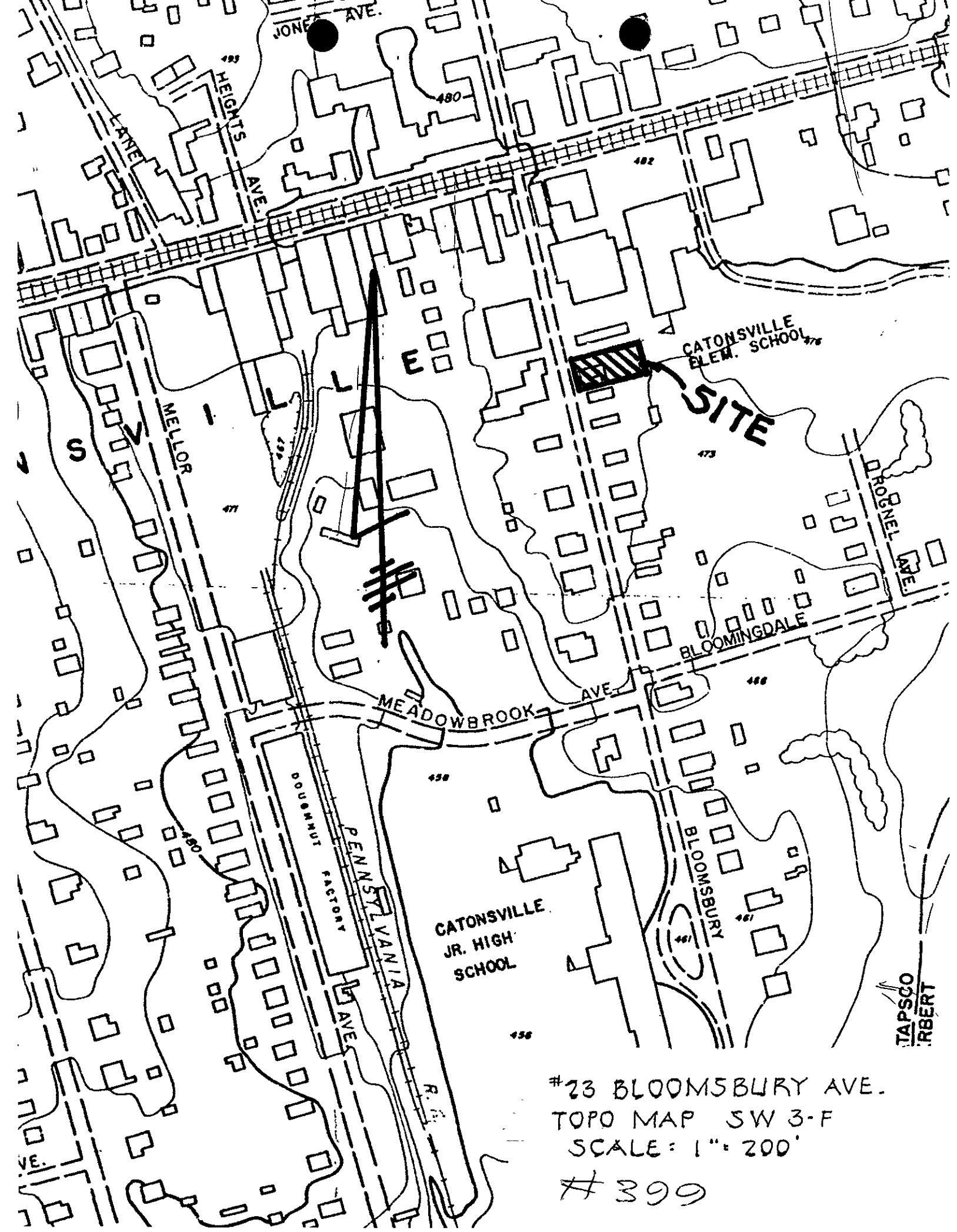
D.R. 2

# 23 BLOOMSBURY AVE.  
ZONING MAP SW 3-F  
SCALE: 1" = 200'

#399

BM

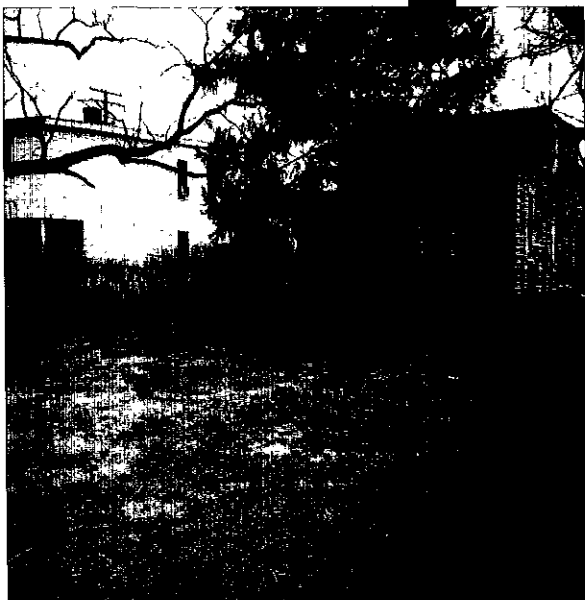
CATONSVILLE  
MIDDLE  
SCHOOL



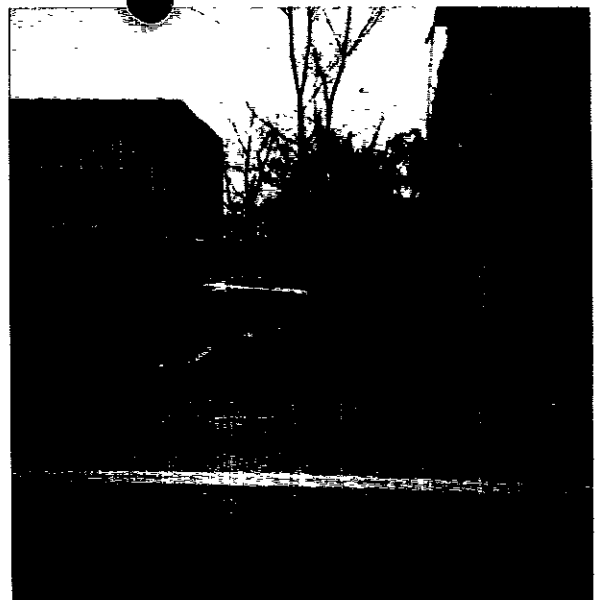
#23 BLOOMSBURY AVE.  
TOPO MAP SW 3-F  
SCALE: 1" = 200'

#399

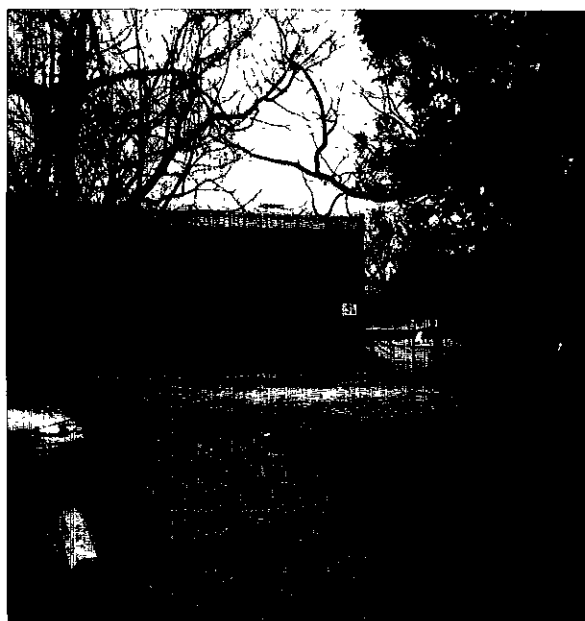




FACING REAR OF HOUSE



ALONG NORTH  $\pi$  (LEFT SIDE)



REAR YARD FACING SCHOOL



ALONG SOUTH  $\pi$  (RIGHT SIDE)



LOCATION PLAN  
SCALE: 1"=2000'

NOTES

1. EXISTING ZONING.....BL-C.C.C. (200 SCALE)
2. GROSS AND NET AREA.....6988 S.F. = 0.16 ACRE
3. EXISTING USE.....RESIDENTIAL
4. PROPOSED USE.....OFFICE
5. BUILDING AREA  
FIRST FLOOR.....768 S.F.  
SECOND FLOOR.....586 S.F.  
TOTAL.....1354 S.F.  
FLOOR AREA RATIO.....0.19
6. PARKING DATA  
REQUIRED = 1354 S.F. @ 3.3 SP / 1000 S.F.....5 SPACES  
PROVIDED.....6 SPACES  
ALL SPACES 8.5' X 18' MIN.
7. AMENITY OPEN SPACE  
REQUIRED = 0.2 X 6988 S.F.....1398 S.F.  
PROVIDED.....1600 S.F.



VARIANCE REQUEST

A VARIANCE FROM SECTION 409.4 IS REQUESTED TO ALLOW A 12 FOOT WIDE DRIVEWAY FOR TWO WAY MOVEMENT INSTEAD OF THE REQUIRED 20 FEET

NOTE:

PRIOR TO ISSUANCE OF A CHANGE OF OCCUPANCY PERMIT, A LANDSCAPE PLAN MUST BE APPROVED BY AVEKEY HARDEN.

Rel. E. #1

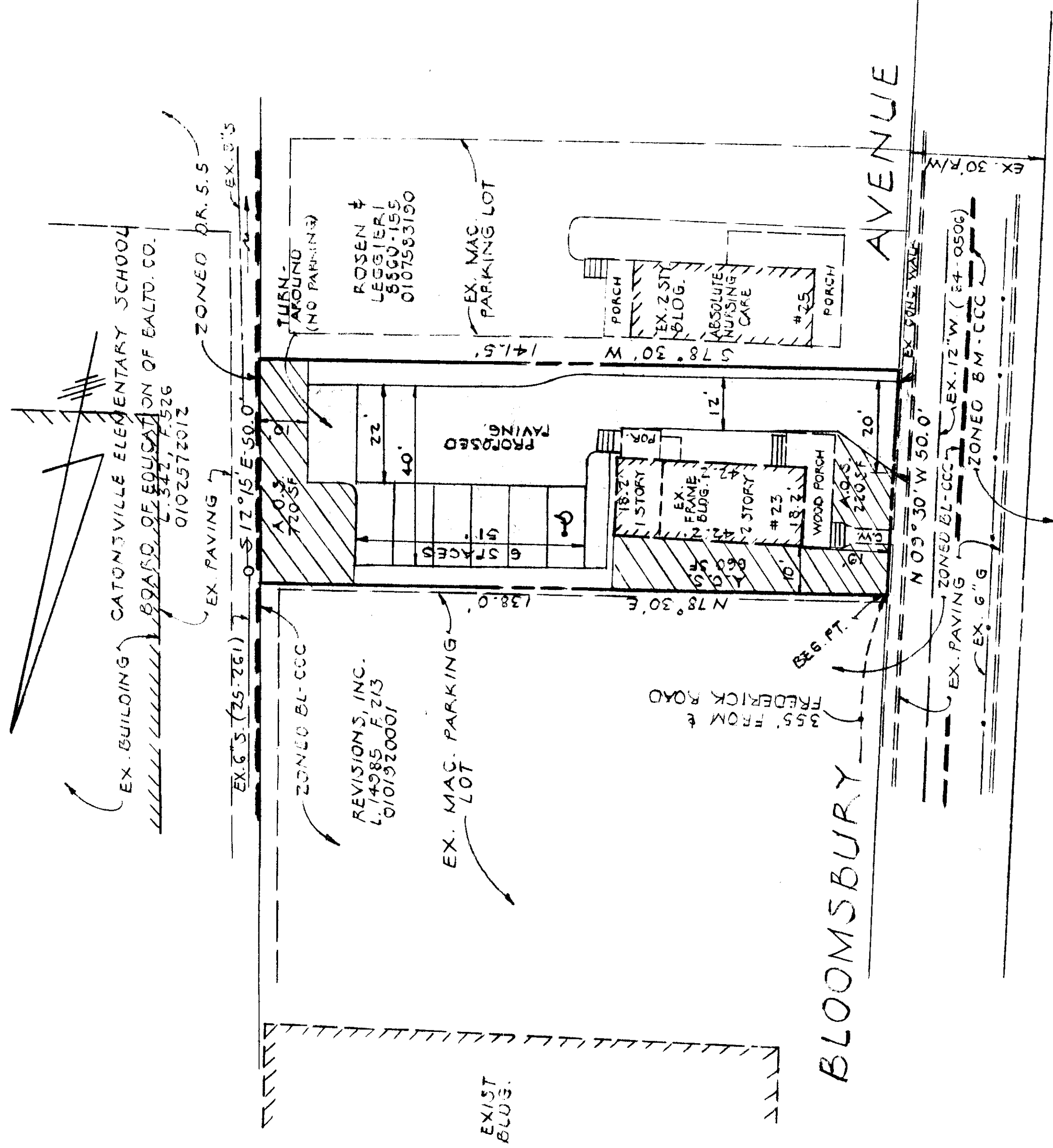
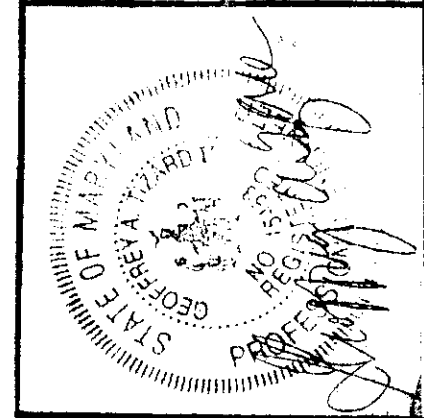
PLAT TO ACCOMPANY PETITION  
FOR ZONING VARIANCE

23 BLOOMSBURY AVENUE  
ELECTION DISTRICT 1, C1  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 20' MARCH 19, 2001

OWNER

RONALD R. & MARGARET B. FLETCHER  
1613 PARK GROVE AVENUE  
BALTIMORE, MARYLAND 21228  
L. 14987 F. 279  
PROP. NO. 0102200130

CENTRAL DRAFTING & DESIGN, INC.  
601 CHARWOOD COURT  
EDGEWOOD, MD 21040  
(410) 679-8719



EX. 2 STORY BLDG.  
REVISIONS, INC.

EXIST BLDG.