

IN RE: PETITION FOR VARIANCE

W/S Hannah Avenue, 508' N of the c/l
Catanna Avenue
(Lots 10 & 11, Block J, Halethorpe Terrace)
13th Election District
1st Council District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-516-A

Pamela Matthews, Owner;
Andy Terrell, Contract Purchaser

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

WHEREAS, this matter came before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Pamela Matthews, and the Contract Purchaser, Andy Terrell. The Petitioners sought relief from Section 1B02.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit development of the subject property with a single family dwelling in accordance with the site plan submitted with the Petition filed. Specifically, the Petitioners sought approval of a front yard setback of 25 feet and a rear yard setback of 35 feet in lieu of the required 40 feet each, a side yard setback of 7 feet in lieu of the required 15 feet, and a sum of the side yards of 14 feet in lieu of the required 40 feet, and approval of the subject property as an undersized lot.

WHEREAS, the matter was originally scheduled for a public hearing on Friday, August 3, 2001; however, due to a conflict in scheduling, the matter was postponed and rescheduled for Tuesday, August 28, 2001. Notice of the continued hearing was posted on the property on or about August 13, 2001 and written confirmation of the time, date and location of the hearing was forwarded to all parties.

The hearing was called to order on August 28, 2001 by the undersigned Zoning Commissioner, and the only individuals who appeared at the hearing were those in opposition to the request; to wit, Carol Roos, adjacent property owner, and Donald Hawkins, a nearby resident of the area and President of the Halethorpe Civic League.

ORDER RECEIVED FOR FILING

Date

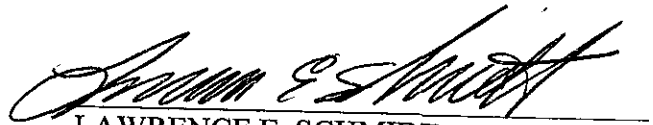
By

8/30/01
[Signature]

Therefore, in that no one appeared on behalf of the Petitioners to present testimony and/or evidence in support of the request,

IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of August, 2001 that the Petition for Variance in the above-captioned matter be and the same is hereby DISMISSED without prejudice.

Any party feeling aggrieved by this decision may file a Motion for Reconsideration by the undersigned Zoning Commissioner, or file an appeal to the County Board of Appeals, all in accordance with the applicable provisions of law.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 8/30/01

By [Signature]



Baltimore County
Zoning Commissioner

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

August 29, 2001

Ms. Pamela Matthews
39 Colony Hill Court
Baltimore, Maryland 21227-2515

RE: PETITION FOR VARIANCE
W/S Hannah Avenue, 508' N of the c/l Catanna Avenue
(Lots 10 & 11, Block J, Halethorpe Terrace)
13th Election District – 1st Council District
Pamela Matthews, Owner; Andy Terrell, Contract Purchaser - Petitioners
Case No. 01-516-A

Dear Ms. Matthews:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been dismissed without prejudice, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Andy Terrell
2967 Gillis Falls Road, Mount Airy, Md. 21227
Ms. Carole Roos, 1914 Hannah Avenue, Baltimore, Md. 21227
Mr. Donald Hawkins, 1919 Woodside Avenue, Baltimore, Md. 21227
Mr. Marcus B. Jackson, 1924 Hannah Avenue, Baltimore, Md. 21227
People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Lots 10 & 11 Block 3 Hannah Ave. Halethorpe, 21227

which is presently zoned DR2

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) 1 B02. C. 1 (B C 2 12)

TO PERMIT A PROPOSED SINGLE FAMILY DWELLING TO HAVE A FRONT YARD DEPTH OF 25', REARYARD DEPTH OF 35', SIDE YARD DEPTH OF 7' AND A SUM OF SIDEYARDS OF 14' IN LIEU OF THE REQUIRED 40', 40', 15' AND 40' RESPECTIVELY AND TO APPROVE AN UNDERSIZED LOT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

TO BE DISCUSSED AT THE HEARING

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 Andy Terrell
Signature [Signature]
Address 2967 Gillis Falls Road Telephone No. 443 829 8890
City Mount Airy State MD. Zip Code 21227

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Case No. 01-516-A

220 9/15/98

Legal Owner(s):

Name - Type or Print Pamela Matthews
Signature [Signature]
Name - Type or Print _____
Signature _____
Address 39 Colony Hill Ct. Telephone No. 410-869-3928
City Baltimore State MD. Zip Code 21227-2515

Representative to be Contacted:

Name Andy Terrell
Address 2967 Gillis Falls Road Telephone No. 443 829 8890
City Mount Airy State MD. Zip Code 21771

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By CTM Date 6/6/01

Zoning Description for Lots 10 - 11 Hanna Ave (1918 Hanna Ave)

Beginning at a point on the West side of Hanna Ave which is ~~36~~³⁰ ft. wide at the distance of 508 ft. North of the centerline of the nearest improved intersecting street Catana Ave which is ~~30~~³⁰ ft. wide. Being Lots # 10 - 11 Block J in the subdivision of Halethorpe Terrace as recorded in Baltimore County Plate Book # 7, Folio # 72 containing 4000 square feet, and located in the 13th Election District, 1st Councilmanic District.

#516

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No.

93876

DATE

6/6/01

ACCOUNT

Pool 206 6150

AMOUNT

\$ 100.00

RECEIVED
FROM

MR. TERRELL

FOR

VARIANCE / USZL

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT

ACTUAL

TIME

6/6/2001

6/6/2001

10:38:00

MS02 CASHIER SUNI GWAT DRYMER

RECEIPT # 176329

2 OFLN

Der 5 520 ZONING VERIFICATION

CR 093876

Recpt To

100.00

100.00 CK

.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: #01-516-A

Lots 10 & 11 Hannah Avenue

W/S Hannah Avenue, 508' N centerline Catana Avenue

13th Election District-1st Councilmanic District

Legal Owner(s): Pamela Matthews

Contract Purchaser: Andy Terrell

Variance: to permit a proposed single family dwelling to have a front yard depth of 25 feet, rear yard depth of 35 feet, side yard depth of 7 feet and a sum of side yards of 14 feet in lieu of the required 40 feet, 40 feet, 15 feet and 40 feet respectively and to approve an undersized lot.

Hearing: Friday, August 3, 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.

7/188 July 19

C481618

CERTIFICATE OF PUBLICATION

7/19/, 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 7/19/, 2001.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-516-A

Petitioner/Developer: Pamela Matthews

Andy Terrell

Date of Hearing/Closing: 8/3/01@9am

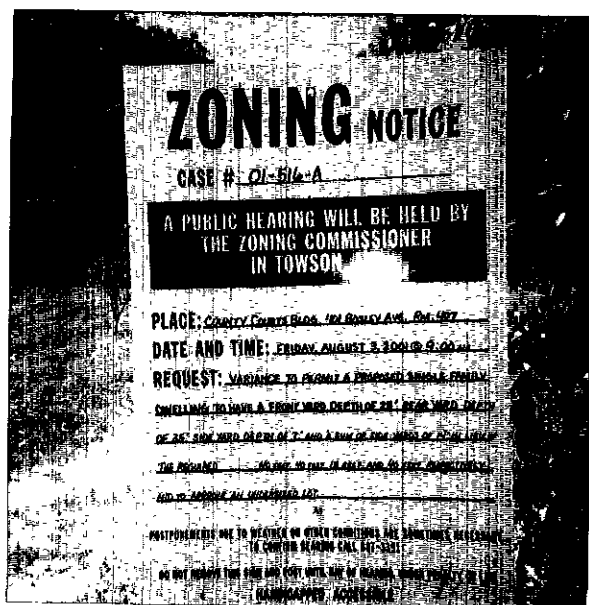
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 Lots 10 & 11 Hannah Ave.
Halethorpe, MD 21227

The sign(s) were posted on July 13, 2001
(Month, Day, Year)



Sincerely,

Stacy Gardner 7/13/01
(Signature of Sign Poster and Date)

Stacy Gardner

(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)

CERTIFICATE OF POSTING

Date: 8/13/01

RE: Case Number 01-516-A
Petitioner: PAMALA MATTHEWS
Date of Hearing: _____

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at LOT 10, 11 HANNAH AVE

The sign(s) were posted on 8/13/01
(Month, Day, Year)

Gary Freund
(Signature of Sign Poster)

Gary Freund
(Printed Name of Sign Poster)

Balto. Co. Code Enforcement
(Street Address of Sign Poster)

Towson, MD 21204
(City, State, Zip Code of Sign Poster)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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: 01-516-A

Petitioner: Andy Terrell

Address or Location: Lot 10-11 Hanna Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Andy Terrell

Address: 2967 Gillis Falls Rd. Mt. Airy Md. 21771

Telephone Number: 443-829-8890

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 19, 2001 Issue – Jeffersonian

Please forward billing to:
Andy Terrell
2967 Gillis Falls Road
Mt Airy MD 21771

410 829-8890

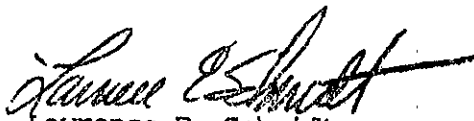
NOTICE OF ZONING HEARING

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: 01-516-A
Lots 10 & 11 Hannah Avenue
W/S Hanna Avenue, 508' N centerline Catana Avenue
13th Election District – 1st Councilmanic District
Legal Owner: Pamela Matthews
Contract Purchaser: Andy Terrell

Variance to permit a proposed single family dwelling to have a front yard depth of 25 feet, rear yard depth of 35 feet, side yard depth of 7 feet and a sum of side yards of 14 feet in lieu of the required 40 feet, 40 feet, 15 feet and 40 feet respectively and to approve an undersized lot.

HEARING: Friday, August 3, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
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

June 25, 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: 01-516-A
Lots 10 & 11 Hannah Avenue
W/S Hanna Avenue, 508' N centerline Catana Avenue
13th Election District – 1st Councilmanic District
Legal Owner: Pamela Matthews
Contract Purchaser: Andy Terrell

Variance to permit a proposed single family dwelling to have a front yard depth of 25 feet, rear yard depth of 35 feet, side yard depth of 7 feet and a sum of side yards of 14 feet in lieu of the required 40 feet, 40 feet, 15 feet and 40 feet respectively and to approve an undersized lot.

HEARING: Friday, August 3, 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: Pamela Matthews, 39 Colony Hill Court, Baltimore 21227
Andy Terrell, 2967 Gillis Falls Road, Mount Airy 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 19, 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.



Baltimore County
Department of Permits and
Development Management

42B10
Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 3, 2001

NOTICE OF ZONING HEARING

Due to an error in the scheduling of this case, we had to reschedule again and there is not charge for the posting of the sign. 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: 01-516-A

Lots 10 & 11 Hannah Avenue

W/S Hanna Avenue, 508' N centerline Catana Avenue

13th Election District – 1st Councilmanic District

Legal Owner: Pamela Matthews

Contract Purchaser: Andy Terrell

Variance to permit a proposed single family dwelling to have a front yard depth of 25 feet, rear yard depth of 35 feet, side yard depth of 7 feet and a sum of side yards of 14 feet in lieu of the required 40 feet, 40 feet, 15 feet and 40 feet respectively and to approve an undersized lot.

HEARING: Tuesday, August 28, 2001 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

Arnold Jablon G.D.Z.
Director

C: Pamela Matthews, 39 Colony Hill Court, Baltimore 21227
Andy Terrell, 2967 Gillis Falls Road, Mount Airy 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 13, 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.





Baltimore County
Department of Permits and
Development Management

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

August 24, 2001

Pamela Matthews
39 Colony Hill Court
Baltimore MD 21227

Dear Ms. Matthews:

RE: Case Number: 01-516-A, Lots 10 & 11 Hannah Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 6, 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: Andy Terrell, 2967 Gillis Falls Road, Mount Airy 21771
People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 18, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For July 2, 2001
Item Nos. 502, 503, 505, 506, 507, 508,
509, 510, 511, 512, 513, 516, 517, 519,
and 520

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

June 25, 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 June 25, 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:

502, 503, 504, 505, 508, 510, 511, 512, 513, 515, 516, 517,
518, and 519

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



LES [signature]
8/19
8/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 26, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-516

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

JUN 26

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6.25.01

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

RE: Baltimore County
Item No. 516 LTM

Dear Ms. Jackson:

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

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

Very truly yours,

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
Lots 10 & 11 Hannah Avenue, W/S Hanna Ave,
508' N of c/l Catana Ave
13th Election District, 1st Councilmanic

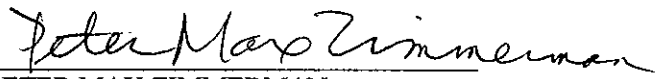
Legal Owner: Pamela Matthews
Contract Purchaser: Andy Terrell
Petitioner(s)

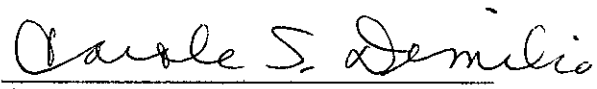
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-516-A

* * * * *

ENTRY OF APPEARANCE

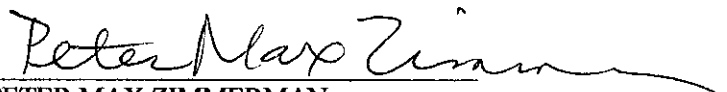
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation 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 13th day of July, 2001 a copy of the foregoing Entry of Appearance was mailed to Legal Owner Pamela Matthews, 39 Colony Hill Court, Baltimore, MD 21227, and to Contract Purchaser Andy Terrell, 2967 Gillis Falls Road, Mt. Airy, MD 21771, Petitioners.


PETER MAX ZIMMERMAN

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

6/22/01

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. 01-516-A

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

Residential Processing Fee Paid
(\$50.00)

Accepted by CTM
Date 6/16/01

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:

Print Name of Applicant Andy Terrell Address 2967 Gillis Falls Rd. Mt Airy Ind. Telephone Number 443-829-8890

Lot Address (1918) Lots 10-11 Hanna Ave Election District 13 Councilmanic District 1 Square Feet 4,000

Lot Location: N E S W side/corner of West side of Hanna (street) feet from N E S W corner of 508 North Cataraugus (street)

Land Owner: Pamela Moore-Matthews Tax Account Number 1313750261

Address: 39 Colony Hill Ct Baltimore Md Telephone Number (410) 869-3928
21227

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)	☒	☐
2. Permit Application <u>PENDING OUTCOME OF HEARING.</u>	☐	☒
3. Site Plan	☒	☐
Property (3 copies)	☒	☐
Topo Map (2 copies) <u>available</u> 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>DR-2 DR-2</u>		

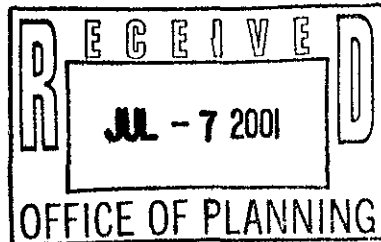
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

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: 6/18/01



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

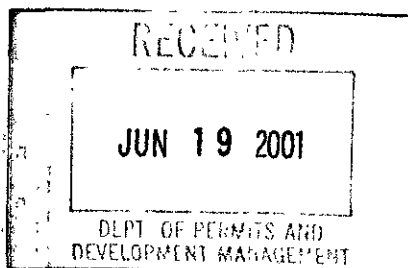
CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Signature _____ Date of Posting: _____

Number of Signs: _____



Mr. Arnold Jablon, Director
Baltimore County
Department of Permits and Development
111 West Chesapeake Avenue
Towson, Maryland 21204

Marcus B. Jackson
1924 Hannah Ave.
Baltimore, Maryland 21227
August 27, 2001

Ref: Case Number: 01-516-A

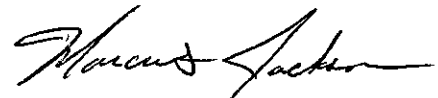
Dear Mr. Jablon:

I own the property adjacent to lots 10 and 11 Hannah Ave. and I am apposed to the granting of any kind of variance that would permit the building of a house on those two lots. The reason the petitioner desires a variance is because of personal gain. There are three other lots for sale beside lots 10 and 11. If the petitioner would purchase lots 12,13 and 14 they would not need a variance to build. In our small community Halethorp, we have worked long and hard to make it a nice place to raise our families and we have no desire to have a builder destroy what we have labored for. I have a mortgage with the Harbor Bank of Maryland and my home was appraised for \$160,000. I feel that it would be impossible to build a house that would be comparable to the value of my home on two lots.

Therefore, it is my most critical wish that the zoning commissioners deny this petitioner's request for a variance to build a single family house on lots 10 and 11 Hannah Ave. I am sorry that I could not be at this hearing but my job required me to be in Denver on the date of the hearing. I was at the first hearing but because of a scheduling error the hearing had to be rescheduled. Thank you for your kind attention to this matter.

Respectfully Submitted,

Marcus B. Jackson



cc: Carol Roos
Donald Hawkins

June 5, 2001

Pamela Moore-Matthews
910 Prestwood Rd.
Catonsville, Maryland 21228

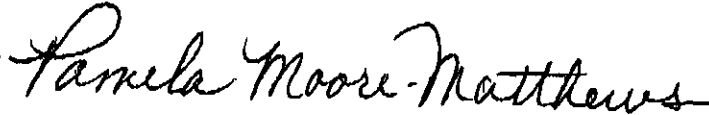
Baltimore County Planning & Zoning
Towson, Maryland 21204

RE: Lots 10 & 11 Hannah Avenue, Halethroe, Maryland 21227

Dear Sirs:

It is my understanding that you are considering allowing property to be constructed on the above mentioned lots. These lots were a part of my parents' inheritance to me, which were given to me by them in August 1995. I had originally considered building on the lots, as were my parents' intent. After my mother passed away on January 20, 1996, and my father passing away December 15, 2000 I purchased a home already constructed. My current area of residence is more suited to my needs.

Sincerely,



Pamela Moore-Matthews

516

Case Number

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

410-247-3653

[illegible]

Case Number 01-516-A

PROTESTANT'S SIGN-IN SHEET

[illegible]

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: Lot 10+11 Hanna AVE

Subdivision name: Halethorpe Terrace

plat book # 7, folio # 72, lot # 10-11, section # J

OWNER: Pamela Matthews

see pages 5 & 6 of the CHECKLIST

**Commercial
USE**

508' to Catanna Ave

1" = 30'

40'

35'

6 7 8 9 10 11 12 13 14 15

Existing House Jackson 1924

JACKSON
Acct # 1304000280

26' Proposed House
40' Front

ROOS
1313750260

Existing House ROOS 1914

25'

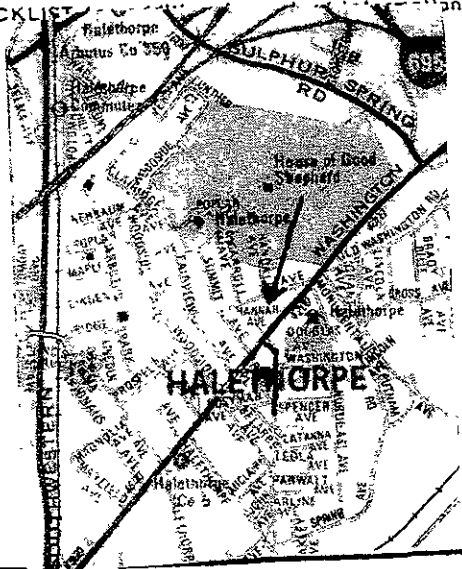
25'

30'

40'

HANNA AVE

30' WIDE



LOCATION INFORMATION

Election District: 13

Councilmanic District: First

1"=200 scale map#: SW,6D

Zoning: DR2

Lot size: .095 acreage 4,000 square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

LTM 516 A

6/6/01

