IN RE: PETITION FOR VARIANCE
E/S Glenwood Avenue, 120' S
centerline of Lavonia Place
1st Election District
1st Councilmanic District
(23 Glenwood Avenue)

Linda and Stephen Amos Petitioners \* BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* CASE NO. 02-023-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, Linda and Stephen Amos. The Petitioners are requesting a variance for property located at 23 Glenwood Avenue. The property is zoned D.R. 5.5. The variance requests are from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a lot width of 40 ft. in lieu of the required minimum 55 ft., to allow a lot area of 3,758 sq. ft. in lieu of the minimum required 6,000 sq. ft., and to allow side yard setbacks of 8 ft. on each side of the dwelling in lieu of the required 10 ft.

Appearing at the hearing on behalf of the variance request were Linda and Stephen Amos, owners of the property and Scott Dallas, a property line surveyor who prepared the site plan. There were no other persons in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.0863 acres of land, more or less, zoned D.R. 5.5. The subject property is unimproved at this time. The Petitioners are desirous of constructing a single-family dwelling on the property. In order to proceed with the construction of a home on the lot, the variance requests are necessary.

The matter has been reviewed by the Office of Planning who has recommended approval of the variances, based on certain conditions and restrictions. Those restrictions will be imposed

SALES CONTRACTOR OF SECTION OF SE

at the end of this Order. As to the variance requests, in order for a home to be constructed on this lot they shall be granted.

THEREFORE, IT IS ORDERED this 17 day of September, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variances from Section 1B02.3.C.1 of the B.C.Z.R., to allow a lot width of 40 ft. in lieu of the required minimum 55 ft., to allow a lot area of 3,758 sq. ft. in lieu of the minimum required 6,000 sq. ft., and to allow side yard setbacks of 8 ft. on each side of the dwelling in lieu of the required 10 ft., be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2. The Petitioners shall provide a greater degree of articulation at the front door area, such as a front porch.
- 3. The Petitioners shall provide a parking pad, the width of which shall be sufficient to only accommodate one car.
- 4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj

IN THE MATTER OF
THE APPLICATIONS OF
LINDA AND STEPHEN AMOS -LEGAL
OWNERS FOR VARIANCE AND SPECIAL
HEARING ON PROPERTIES LOCATED
ON THE E/S GLENWOOD AVENUE, 120'
AND 160' S OF C/L LAVONIA PLACE
23 GLENWOOD AVENUE AND
21 GLENWOOD AVENUE

1<sup>ST</sup> ELECTION DISTRCIT 1<sup>ST</sup> COUNCILMANIC DISTRICT \* BEFORE THE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

\* CASE NO. 02-023-A AND CASE NO. 02-024-SPH

ORDER OF DISMISSAL

This matter comes to the Board of Appeals by way of appeals filed by Peter Max Zimmerman, People's Counsel for Baltimore County, and Carole S. Demilio, Deputy People's Counsel, from a decision of the Deputy Zoning Commissioner dated September 17, 2001 in which the subject Petition for Variance was granted with restrictions (Case No. 02-023-A); and from a decision of the Deputy Zoning Commissioner dated September 17, 2001 in which the subject Petition for Special Hearing was approved (Case No. 02-024-SPH).

WHEREAS, the Board is in receipt of a letter of withdrawal of appeals filed November 5, 2001 by the Office of People's Counsel for Baltimore County, Appellant (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Appellant requests that the appeals taken in these matters be withdrawn and dismissed as of November 5, 2001,

IT IS ORDERED this 8th day of November, 2001 by the County Board of Appeals of Baltimore County that the appeals taken in Case No. 02-023-A and Case No. 02-024-SPH be and the same are hereby DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Lawrence S. Wescott, Chairman

Melissa Moyer Adams

C. Lynn Barranger

#### Baltimore County, Maryland



OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse 400 Washington Ave. Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN People's Counsel November 5, 2001

Deputy People's Counsel

AON 10

Lawrence S. Wescott, Esq., Chairman County Board of Appeals of Baltimore County 401 Washington Avenue, Room 49 Towson, MD 21204

Hand-delivered

Re: Petitions for Special Hearing and for Variance

21 & 23 Glenwood Avenue

1st Election District, 1st Councilmanic Stephen & Linda Amos, Petitioners

Case Nos.: 02-23-A and 02-24-SPH

Dear Mr. Wescott:

Please withdraw the appeals filed by People's Counsel in the above-captioned cases. Upon further review of all the matters it does not appear the appeals are in the public interest.

Very truly yours,

Peter Max Zimmerman

People's Counsel for Baltimore County

Carole S. Demilio

Deputy People's Counsel

PMZ/CSD/caf Enclosure

cc: J. Scott Dallas, J.S. Dallas, Inc., 13523 Long Green Pike, P.O. Box 26, Baldwin, MD 21013, Representative for Petitioners



#### County Woard of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180 FAX: 410-887-3182

November 8, 2001

Peter Max Zimmerman
People's Counsel for Baltimore County
Carole S. Demilio, Deputy People's Counsel
Room 48, Old Courthouse
400 Washington Avenue
Towson, MD 21204

RE: In the Matter of: Stephen and Linda Amos –Legal Owner Case No. 02-023-A and Case No. 02-204-SPH Order of Dismissal

Dear Counsel:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the subject matter.

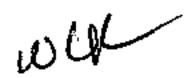
Very truly yours,

Kathleen C. Bianco

Administrator

Enclosure

c: Linda & Stephen Amos
J. Scott Dallas /J.S. Dallas, Inc.
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
Arnold Jablon, Director /PDM





#### County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180 FAX: 410-887-3182

November 8, 2001

Peter Max Zimmerman
People's Counsel for Baltimore County
Carole S. Demilio, Deputy People's Counsel
Room 48, Old Courthouse
400 Washington Avenue
Towson, MD 21204

RE: In the Matter of: Stephen and Linda Amos —Legal Owner Case No. 02-023-A and Case No. 02-204-SPH Order of Dismissal

#### Dear Counsel:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the subject matter.

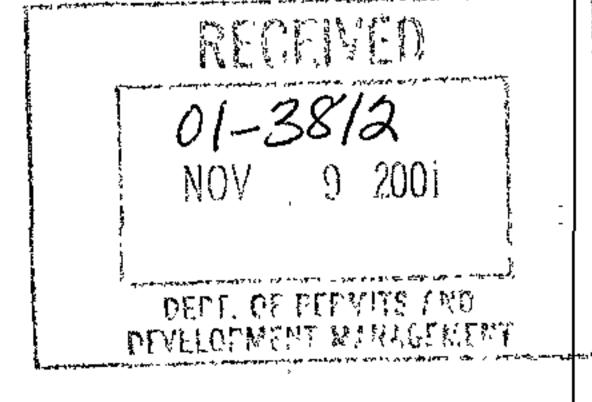
Very truly yours,

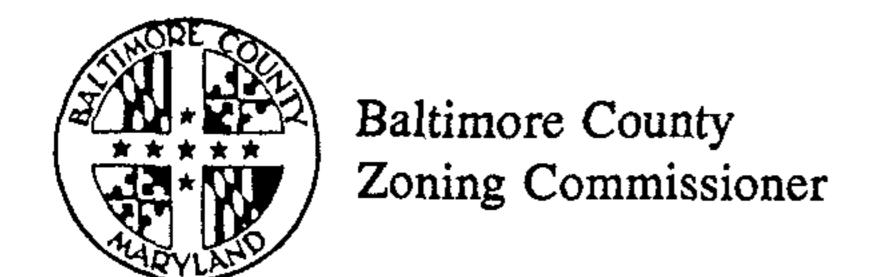
Kathleen C. Bianco

Administrator

#### Enclosure

c: Linda & Stephen Amos
J. Scott Dallas /J.S. Dallas, Inc.
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
Arnold Jablon, Director /PDM





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

Fax: 410-887-3468

September 17, 2001

Mr. & Mrs. Stephen Amos 110 Mellor Avenue Baltimore, Maryland 21228

> Re: Petition for Variance Case No. 02-023-A

> > Property: 23 Glenwood Avenue

Dear Mr. & Mrs. Amos:

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

Swithy 16 troco

TMK:raj Enclosure

c: J. Scott Dallas J. S. Dallas, Inc. 13523 Long Green Pike Baldwin, MD 21013



### Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at # 23 Glenwood Avenue

1 by zoning commissioner.

which is presently zoned D.R. 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) 1 B02.3 C.1. to allow a lot width of 40 feet in lieu of the required minimum 55 feet, to allow a lot lot area of 3,758 s.F. in lieu of the required minimum 6,000 s.F., and to allow side yard setbacks of 8 feet on each side in lieu of the required minimum 10 feet, and to approve on undersized of per sec. 304 and to approve of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Plat of East Catonsville, defining the surrounding area, is composed almost entirely of 40 foot wide lots. Neighboring lots are all undersized with less than required minimum sideyards and area Proposed construction will be in conformance with the neighborhood.

All lots with 200 feet on our side of Glenwood already contain dwellings.

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.

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	State	Telephone No.

perjury, that I/we are the legal of is the subject of this Petition.	owner(s) of the property which
Legal Owner(s):	
Stephen Amos	
Name - Type or Print	<del></del>
Signature	<u></u>
Linda Amos Name - Type or Print	
Signature Constitute	
110 Mellor Avenue	410-788-7557
Address	Telephone No.
Baltimore	MD 21228
City	State Zip Code
Representative to be Co	ntacted:
	J.S. Dallas, Inc.)
Name P. O. Box 26	
13523 Long Green Pike	410-817-4600
Address	Telephone No.
Baldwin MD	21013
City	State Zip Code
OFFICE US	
ESTIMATED LENGTH OF	HEARING
UNAVAILABLE FOR HEAR Reviewed By JRE	ING

IWe do solemnly declare and affirm, under the penalties of

#### J. S. DALLAS, INC.

**SURVEYING & ENGINEERING** 

13523 LONG GREEN PIKE P.O. BOX 26 BALDWIN, MD 21013 (410) 817-4600 FAX (410) 817-4602

#### ZONING DESCRIPTION FOR #23 GLENWOOD AVENUE

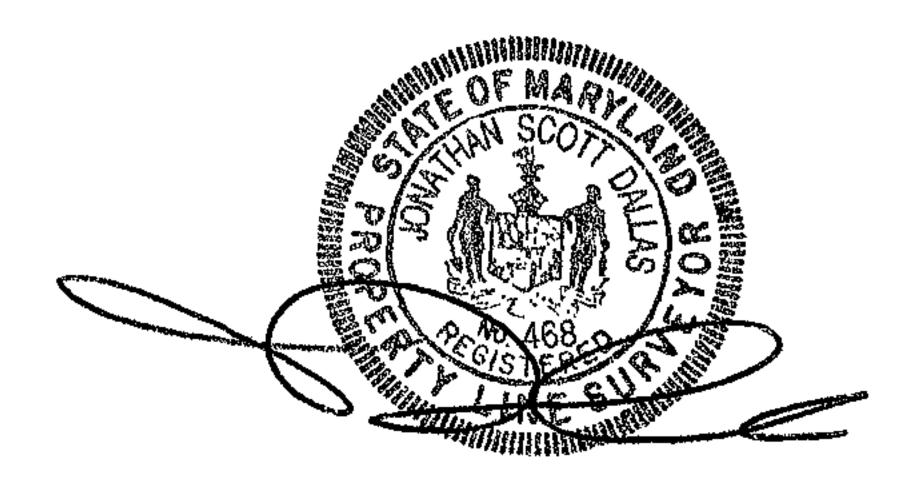
**BEGINNING** at a point on the east side of Glenwood Avenue, 50 feet wide, at the distance of 120 feet south of the extension of the south side of Lavonia Place, which is 50 feet wide.

**BEING** Lot 22, Block 11, **"EAST CATONSVILLE"** as recorded in Baltimore County Plat Book No.1 Folio 215.

**CONTAINING 3,758** square feet of land, more or less or **0.0863** acres of land, more or less.

ALSO known as # 23 Glenwood Avenue and located in the 1st Election District 1st Councilmanic District.

Note: above description is based on existing record plat and is for zoning purposes only.



## MOTICE OF ZOMING HEMING

Έ.

The Zoning Commissioner of Ballimore County by authority of the Zoning Act and Regulations of Ballimore County will hold a public hearing in Lowson Maryland on the property identified herein as follows: Case, #02-023-A 23 Glenwood Avenue

E/S Glenwood Avenue, 120°S centerline Lavonia Place
1st Election District—1st Councilmanic District
Legal Owner(s): Linda & Stephen Amos
Legal Owner(s): Linda & Stephen Amos
quired minimum 55 feet; to allow a lot area of 3758 square
feet in lieu of the required minimum 5000 square feet and
to allow side yard setbacks of 8 feet on each side in lieu of
the required minimum 10 feet, and to approve an under: sized lot.

Hearing: Tuesday, September 11, 2001 at 11:00 a.m. in Room 407; County Courts Building, 401 Bosiey Avenue. 

LAWRENCE E. SCHMIDT

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Comspecial accommodations Please Contact the Zoning Comspecial accommodations.

missioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

C490289

# FICATE OF PUBLICATION

	TO CERTIFY, that the annexed advertisement w	8/30,200	
D-11:	rtisement w	<u>10</u> 08	

S once in each in the following weekly newspaper published in Baltimore County, Md., SISIHI successive weeks, the first publication appearing vas published

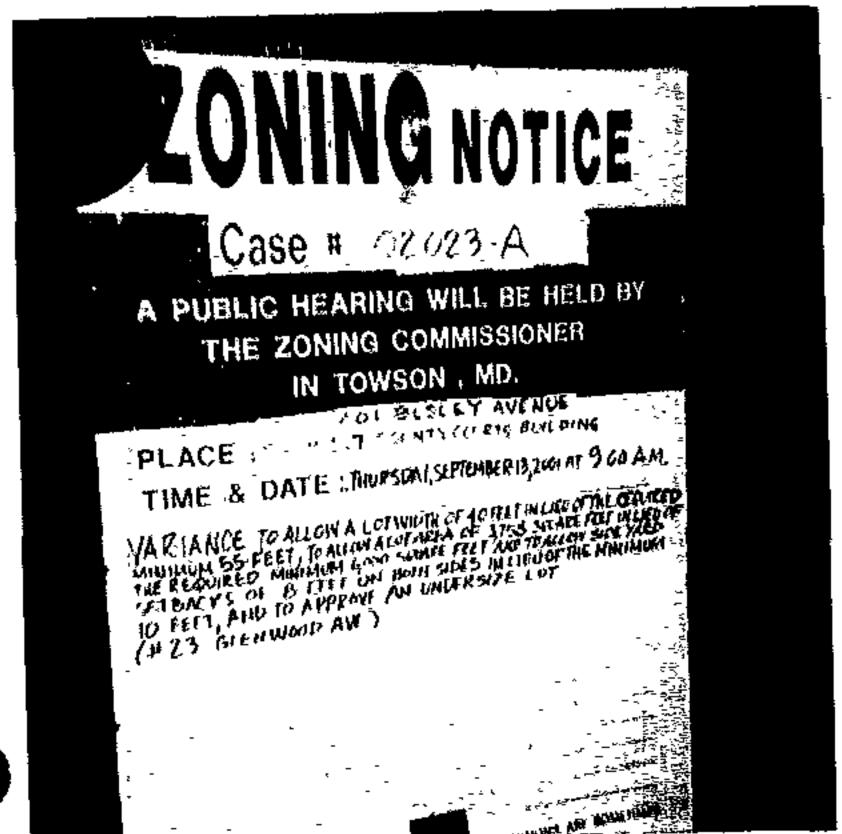
☐ NE Booster/Reporter☐ North County News	☐ Catonsville Times ☐ Towson Times	The Jeffersonian  Arbutus Times
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Willemson EGAL ADVERTISING

IISCELLANEOUS RECEIPT				1	MENT ACTUAL	TIME	
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iceived Chater Homes LLC OM: 23 Glanward Ave.  23 Glanward Ave.  in: 01 Variance & Undermise	и 		* ()23 NBY: J	L	Recet To 50.00 (K Baltimore Count)	.00	CA
STRIBUTION					CASHIER'S V		

#### CERTIFICATE OF POSTING

_ R	E: Case No.: 02-023-A
•	Pelilioner/Developer: AMOS, ETAL
	Date of Hearing/Closing: 9/13/0/
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	
Attention: Ms. Gwendolyn Stephens/MR. GEORGE	E ZAHNER
Ladies and Gentlemen:	
This letter is to certify under the penalties of perjury were posted conspicuously on the property located	y that the necessary sign(s) required by law at #13 GLENWOOD R.D.
<u>.                                    </u>	
The sign(s) were posted on (Mo	onth, Day, Year)
ZONING NOTICE  Case # 02023-A	Sincerely,  Muller 9/5/0/ (Signature of Sign Poster and Date)



Sincerely,  Muller of Sign Poster and Date)	
Patrick M. O'Keefe	
(Printed Name)	
523 Penny Lane	v.
(Address)	
Hunt Valley, MD 21030	
(City, State, Zip Code)	5-857
[410] 666-5366 Pager [410]	6460 '
(Telephone Number)	

#25 GLENWSODD 9/13/01



CASE NO. 02-023-A

#### LINDA & STEPHEN AMOS –Legal Owners

E/s Glenwood Avenue, 120' S of c/l Lavonia Place (23 Glenwood Avenue)

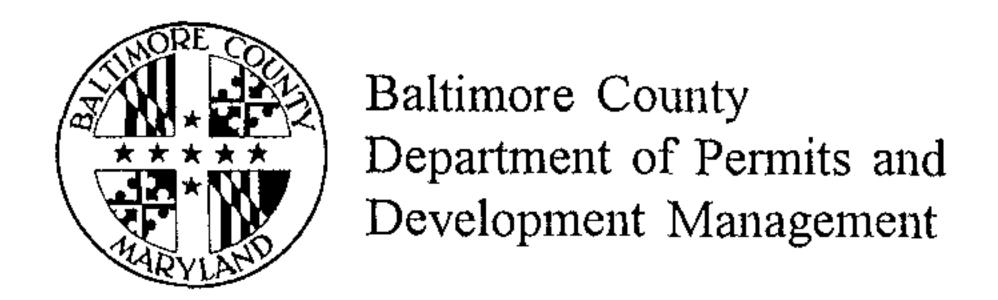
1<sup>st</sup> Election District

GARY C. FREUNO

(Printed Name)

Appealed: 9/28/01

Attachment – (Plan to accompany Petition - Petitioner's Exhibit No.1)



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

August 9, 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: 02-023-A

23 Glenwood Avenue

E/S Glenwood Avenue, 120' S centerline Lavonia Place

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

Legal Owners: Linda & Stephen Amos

<u>Variance</u> to allow a lot width of 40 feet in lieu of the required minimum 55 feet; to allow a lot area of 3758 square feet in lieu of the required minimum 6000 square feet and to allow side yard setbacks of 8 feet on each side in lieu of the required minimum 10 feet, and to approve an undersized lot.

HEARING: Tuesday, September 11, 2001 at 11:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Arnold Jablon 6つこ

Director

C: Linda & Stephen Amos, 110 Mellor Avenue, Baltimore 21228

J. Scott Dallas, 13523 Long Green Pike, Baldwin 21013

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGSUT 27, 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, August 28, 2001 Issue – Jeffersonian

Please forward billing to:

Charter Homes LLC 3230 Bethany Lane Suite 8 Ellicott City MD 21042

410 480-3213

#### **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: 02-023-A
23 Glenwood Avenue
E/S Glenwood Avenue, 120' S centerline Lavonia Place
1st Election District – 1st Councilmanic District
Legal Owners: Linda & Stephen Amos

<u>Variance</u> to allow a lot width of 40 feet in lieu of the required minimum 55 feet; to allow a lot area of 3758 square feet in lieu of the required minimum 6000 square feet and to allow side yard setbacks of 8 feet on each side in lieu of the required minimum 10 feet, and to approve an undersized lot.

HEARING: Tuesday, September 11, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GD へ 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.

#### DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

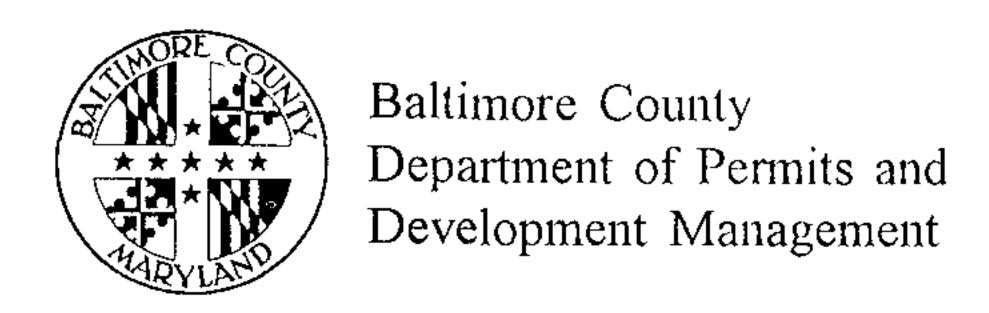
#### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: OZ-OZ3A  Petitioner: Stephen & Linda Amos
Address or Location: # 23 Glenwood Avenue
PLEASE FORWARD ADVERTISING BILL TO: Name: _ Charter Homes LLC
Address: BANK 3230 Bethany La (Suites)
Ellicott City MD. 21042 Telephone Number: 410 480 3213



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

September 7, 2001

Linda & Stephen Amos 110 Mellor Avenue Baltimore MD 21228

Dear Mr. & Mrs. Amos:

RE: Case Number: 02-023-A, # 23 Glenwood Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 16, 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. 602
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: J. Scott Dallas, 13523 Long Green Pike, Baldwin 21013 People's Counsel

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

**DATE:** August 21, 2001

Department of Permits and Development Management

FROM:

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

**SUBJECT:** 

23 Glenwood Avenue

**INFORMATION:** 

**Item Number:** 

02-023

**Petitioner:** 

Stephen Amos

Zoning:

DR 5.5

Requested Action:

Variance

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning has determined that lot 21 (21 Glenwood Avenue) and lot 22 (23 Glenwood Avenue) are under common ownership, and that both lots have the same tax account number. Although lot 22 is unimproved, lot 21 is improved with a 3-apartment dwelling.

The combined size of lots 21 and 22 is approximately 7,520 square feet. This office is of the opinion that three (3) dwelling units on a parcel of this size constitutes a reasonable use of the petitioner's property.

All other existing dwellings located on Glenwood Avenue in the vicinity of the petitioner's property are single-family detached dwellings, and the density of dwelling units on lots 21/22 is already greater than the density of dwelling units on the neighboring properties

Considering the aforementioned, this office recommends that the request be **DENIED**.

Section Chief: Jeffy M-Z-3
AFK:MAC:

**DATE:** September 11, 2001

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits and

Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

21/23 Glenwood Avenue

**INFORMATION:** 

Item Number:

02-023 & 02-024

**Petitioner:** 

Stephen Amos

Zoning:

DR 5.5

Requested Action:

Special Hearing

#### **Amended Comment**

The Office of Planning has received additional information from the applicant's representative, Scott Dallas. Based upon this information, staff revises its previous comment and recommends approval conditioned upon the following:

- 1) Provide a greater degree of articulation at the front door area (Mr. Dallas has indicated a front porch will be added to the front elevation); and
- 2) Narrow the width of the parking pad to accommodate only one car.

Section Chief:

AFK:JL

Jeffry M-Los

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: September 6, 2001

Department of Permits & Development Mgmt.

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 13, 2001

Item Nos. 018, 019, 021, 022, 023, 025,

026, 028, 029, 030, 031, 032, 033,

035, and 057

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

RWB:HJO:jrb

cc: File



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

August 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 August 6, 2001

Item No.:

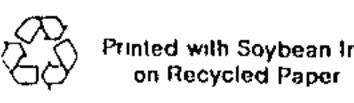
Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments regarding the item numbers:

018, 022, 023, 025, 026, 028, 029, 030, 033, 034, and 035

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





#### Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor John D. Porcari Secretary

Parker F. Williams Administrator

Date: 8.10.01

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

RE: Baltimore County

Item No.

JRF

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,

In

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

#### INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

TO:

TO:	Director, Office of Planning & Community Conservation Attention: Jeffrey Long	Perm	it or Case No. <u>02-023-/</u>	
	County Courts Building, Room 406			
	401 Bosley Avenue Towson, MD 21204		Posidostial Dronnais Ton Dald	
FROM:	Arnold Jablon, Director		Residential Processing Fee Paid (\$50.00)	
	Department of Permits & Development Management		Accepted by JPF	
RE:	Undersized Lots		Date7//6/0(	-
Pursuant the Office	to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992 of Planning and Community Conservation prior to this office's approval of a dwe	, this office is requ elling permit.	esting recommendations and comme	nts from
MINIMU	M APPLICANT SUPPLIED INFORMATION:	•	-	_
	J. Scott Dallas P.O. Box 26 Baldwi	n, MD 21	013 (410) 017 460	
	Print Name of Applicant  Address  Address		013 (410) 817–460  Telephone Num  ic District 1 Square Feet 3,75	nber
Lot Loca	ation: Nest Side corner of Glenwood Avenue 120		Sw corner of Lavonia Pl	
Land Ov	stephen & Linda Amos wner:	•	(street) Number 1700003552	
Address	110 Mellor Avenue Balto., MD 21228			<del> </del>
CHECKL	IST OF MATERIALS (to be submitted for design review by the Office of Plannin		lumber (410) <u>788-7557</u>	<del>                                     </del>
	FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELO		<i>EMENT ONLY!</i> IDED?	
1.°This`R	Recommendation Form (3 copies)	YES X	NO	
2. Permi	t Application		X	
3. Site Pl Prop	lan erty (3 copies)	X		
Торо	Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	X		
4. Buildi	ng Elevation Drawings	X		
<b>5. Photo</b> g Adjoin	graphs (please label all photos clearly) ing Buildings	X		
Surrou	nding Neighborhood	X		
6. Currer	nt Zoning Classification: D. R. 5.5	· · · · · · · · · · · · · · · · · · ·		
<del></del>	TO BE ENIED IN BY THE OFFICE OF			,
	TO BE FILLED IN BY THE OFFICE OF	PLANNING ONLY	<b>!</b>	
RECOMM	ENDATIONS / COMMENTS:	_		
П	Approval Disapproval Approval conditioned on required modificat	ions of the application	n to conform with the following recommends.	tions
7	<del></del>			I
<u>ئ</u>	ce comment in Case No. 02-023	. Conta	act Dennis We	-f2_
RI	ist-Putrict Community Planner,	54006	d there be	-
	a 11 . W June		Date: <b>F</b> / <b>a 2</b> /2	
	for the Director Conce of Planning and Community Conservation		n Date:	<del></del>
		6 200	Revised	12/25/99

OFFICE OF PLANNING



#### Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse 400 Washington Ave. Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN People's Counsel September 28, 2001

Deputy People's Counsel

Arnold Jablon, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

#### Hand-delivered

Re: PETITION FOR VARIANCES

23 Glenwood Avenue, E/S Glenwood Ave,

120' S of c/l Lavonia Pl,

1st Election District, 1st Councilmanic

Stephen & Linda Amos, Petitioners

Case No.: 02-23-A

PETITION FOR SPECIAL HEARING

21 Glenwood Avenue, E/S Glenwood Ave,

160' S of c/l Lavonia Pl,

1st Election District, 1st Councilmanic

Stephen & Linda Amos, Petitioners

Case No.: 02-24-SPH

Dear Mr. Jablon:

Please enter an appeal of the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated September 17, 2001 of the Baltimore County Deputy Zoning Commissioner in **both** of the above-entitled cases.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

DECEIVED SEP 2.8 2001 Very truly yours,

Peter Max Zimmerman

People's Counsel for Baltimore County

daule 5 Domilio

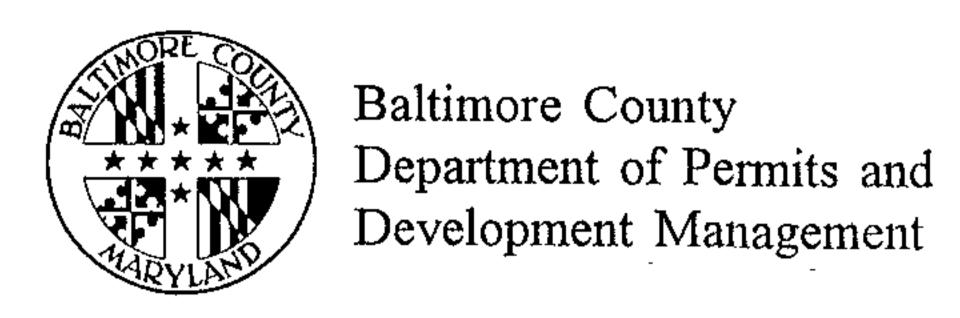
Carole S. Demilio

Deputy People's Counsel

PMZ/CSD/caf

cc: Stephen & Linda Amos, 110 Mellor Avenue, Baltimore, MD 21228, Petitioners

J. Scott Dallas, J.S. Dallas, Inc., 13523 Long Green Pike, P.O. Box 26, Baldwin, MD 21013, Representative for Petitioners



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax 410-887-5708

October 15, 2001

J. Scott Dallas J. S. Dallas, Inc. 13523 Long Green Pike Baldwin MD 21013

Dear Mr. Dallas:

RE: Case No. 02-023-A, Address 23 Glenwood Avenue

Please be advised that an appeal of the above-referenced case was filed in this office on September 28, 2001 by Peter M. Zimmerman, Office of People's Counsel for Baltimore County. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should hotify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

Arnold Jablon

GDZ

Director

AJ: gdz

c: Stephen & Linda Amos, 110 Mellor Avenue, Baltimore 21228 People's Counsel

#### **APPEAL**

Pe ition for Variance
23 Glenwood Avenue
E/S Glenwood Avenue, 120' S of centerline Lavonia Place
1st Election District — 1st Councilmanic District
Linda & Stephen Amos - Legal Owner
Case No.: 02-023-A

Petition for Variance (dated 07/16/01)

Zoning Description of Property

Notice of Zoning Hearing (dated 08/13/01) Notice of Zoning Hearing (dated 08/09/01)

Certification of Publication (The Jeffersonian issue 08/28/01)

Certificate of Posting (dated 09/13/01 posted Patrick M. O'Keefe)

Entry of Appearance by People's Counsel (dated 08/17/01)

Petitioner(s) Sign-In Sheet (None)

Protestant(s) Sign-In Sheet (None)

Citizen(s) Sign-In Sheet (None)

Zoning Advisory Committee Comments (dated 09/07/01)

Petitioners' Exhibits:

- 1. Side Plan to Accompany Petition for Zoning Variance
- 2. Photographs

Protestants' Exhibits:

(None)

Miscellaneous (Not Marked as Exhibits): (None)

Deputy Zoning Commissioner's Order (dated 09/17/01 - GRANTED W/Restrictions)

Notice of Appeal received on 09/28/01 from Office of People's Counsel, Baltimore County, Maryland

Linda & Stephen Amos, 110 Mellor Avenue, Baltimore 21228
J. Scott Dallas, J. S. Dallas Inc., 13523 Long Green Pike, Baldwin 21013
People's Counsel of Baltimore County, MS #2010
Timothy Kotroco, Deputy Zoning Commissioner
Arnold Jablon, Director of PDM

Case No. 02-023-A and Case No. 02-024-SPH

Stephen and Linda Amos - Petitioners

11/05/01 – Withdrawal of appeals filed by Office of People's Counsel; both 02-023-A and 02-024-SPH withdrawn; does not appear appeals are in the public interest. Order of Dismissal to be issued.

RE: PETITION FOR VARIANCE
23 Glenwood Avenue, E/S Glenwood Ave,
120' S of c/l Lavonia Pl
1st Election District, 1st Councilmanic

Legal Owner: Stephen & Linda Amos Petitioner(s)

\*

- \* BEFORE THE
- \* ZONING COMMISSIONER
- \* FOR
- \* BALTIMORE COUNTY
  - Case No. 02-23-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 17th day of August, 2001 a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, J.S. Dallas, Inc., 13523 Long Green Pike, P.O. Box 26, Baldwin, MD 21013, representative for Petitioners.

PETER MAX ZIMMERMAN

#### BALTIMORE COUNTY, MARYLAND

Board of Appeals of Baltimore County Interoffice Correspondence

DATE:

February 15, 2002

TO:

Arnold Jablon, Director

Permits & Development Management

Attn.: W. Carl Richard, Jr.

FROM:

Theresa R. Shelton

Board of Appeals

SUBJECT:

**CLOSED APPEAL CASE FILE** 

The following case has been finalized and the Board of Appeals is closing the copy of the appeal case file and returning the file that is attached herewith.

**CASE NUMBER** 

**NAME** 

**LOCATION** 

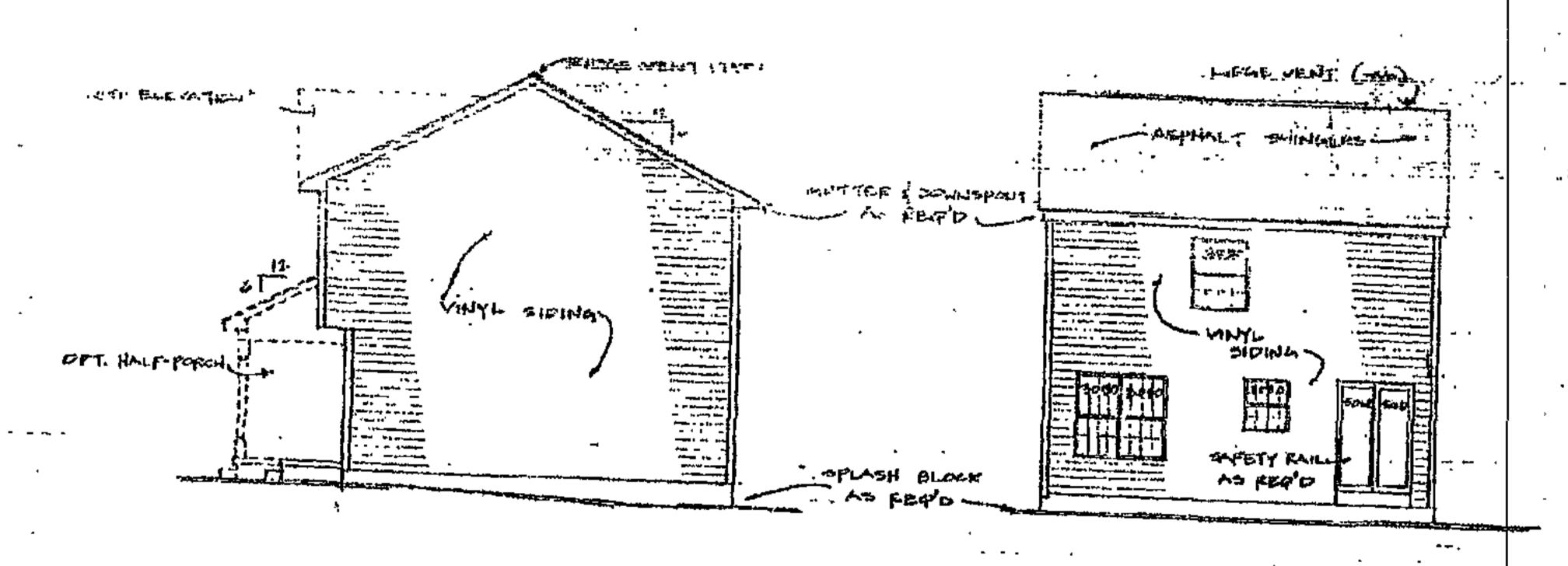
02-023A and 02-024 SPH

LINDA AND STEPHEN AMOS

23 GLENWOOD AVE AND 21 GLENWOOD AVENUE

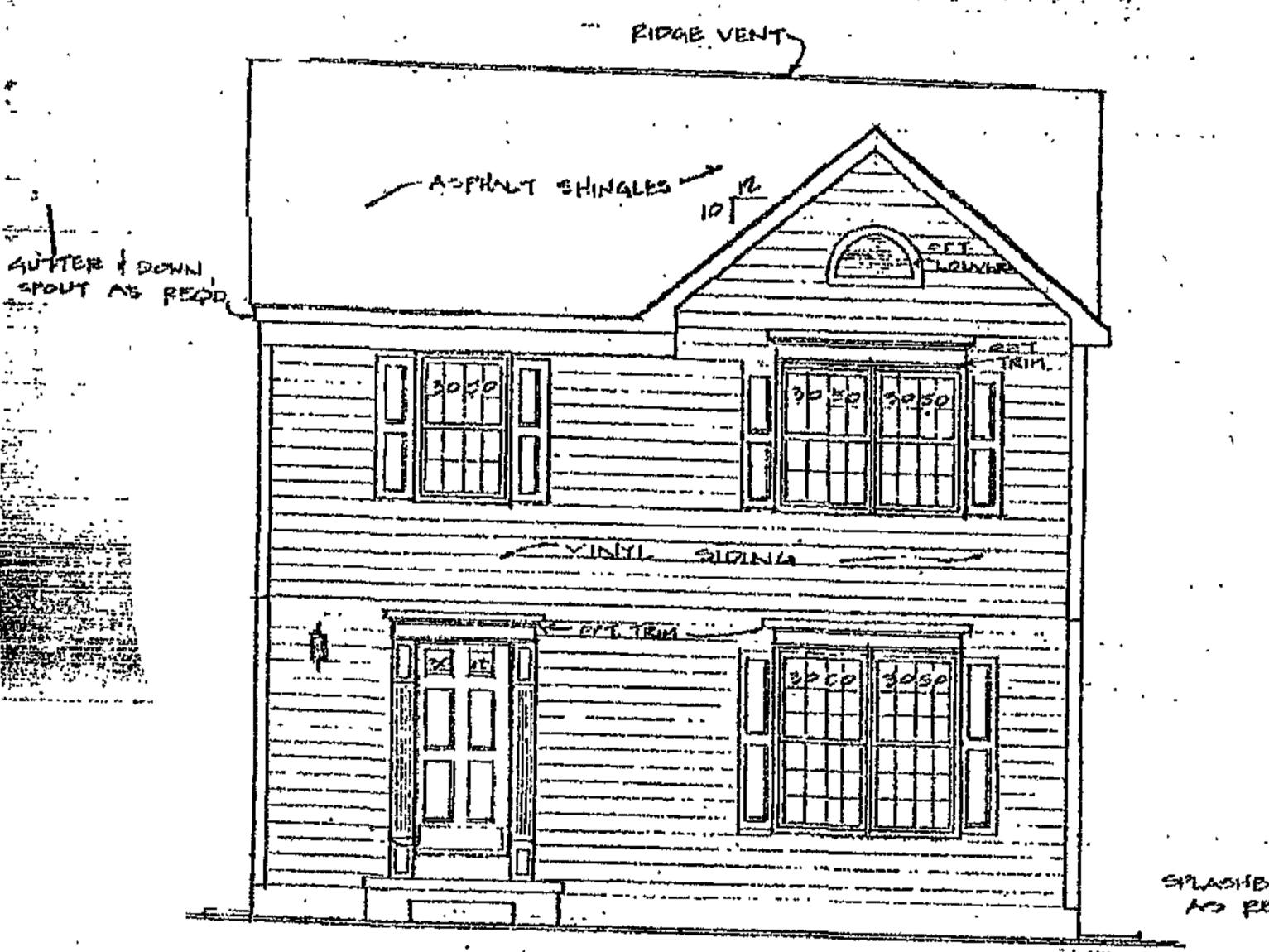
Attachment:

SUBJECT FILE(S) ATTACHED



- RIGHT SIDE ELEVATION 12"-1-0"

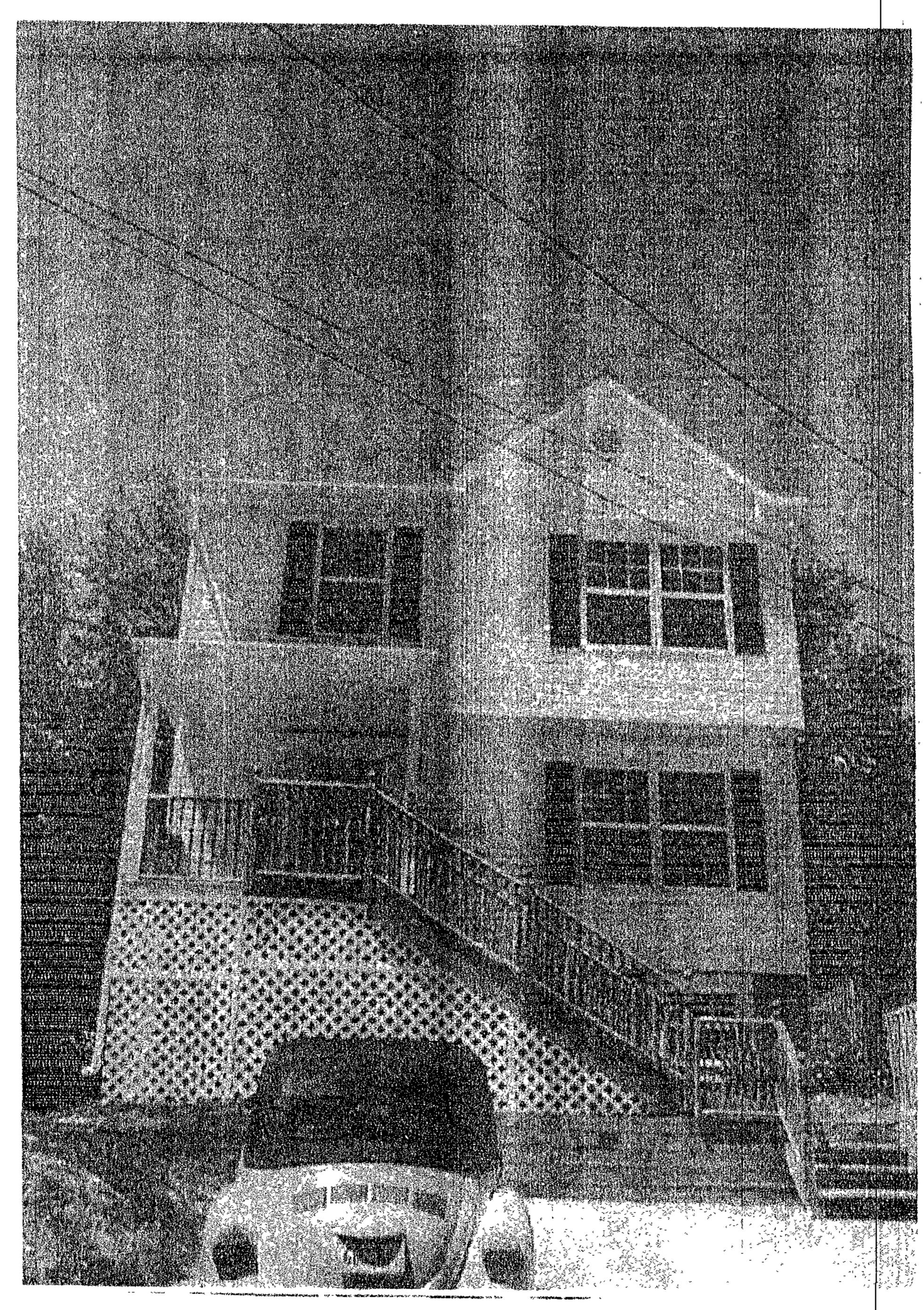
REAR ELEVATION



As pequ

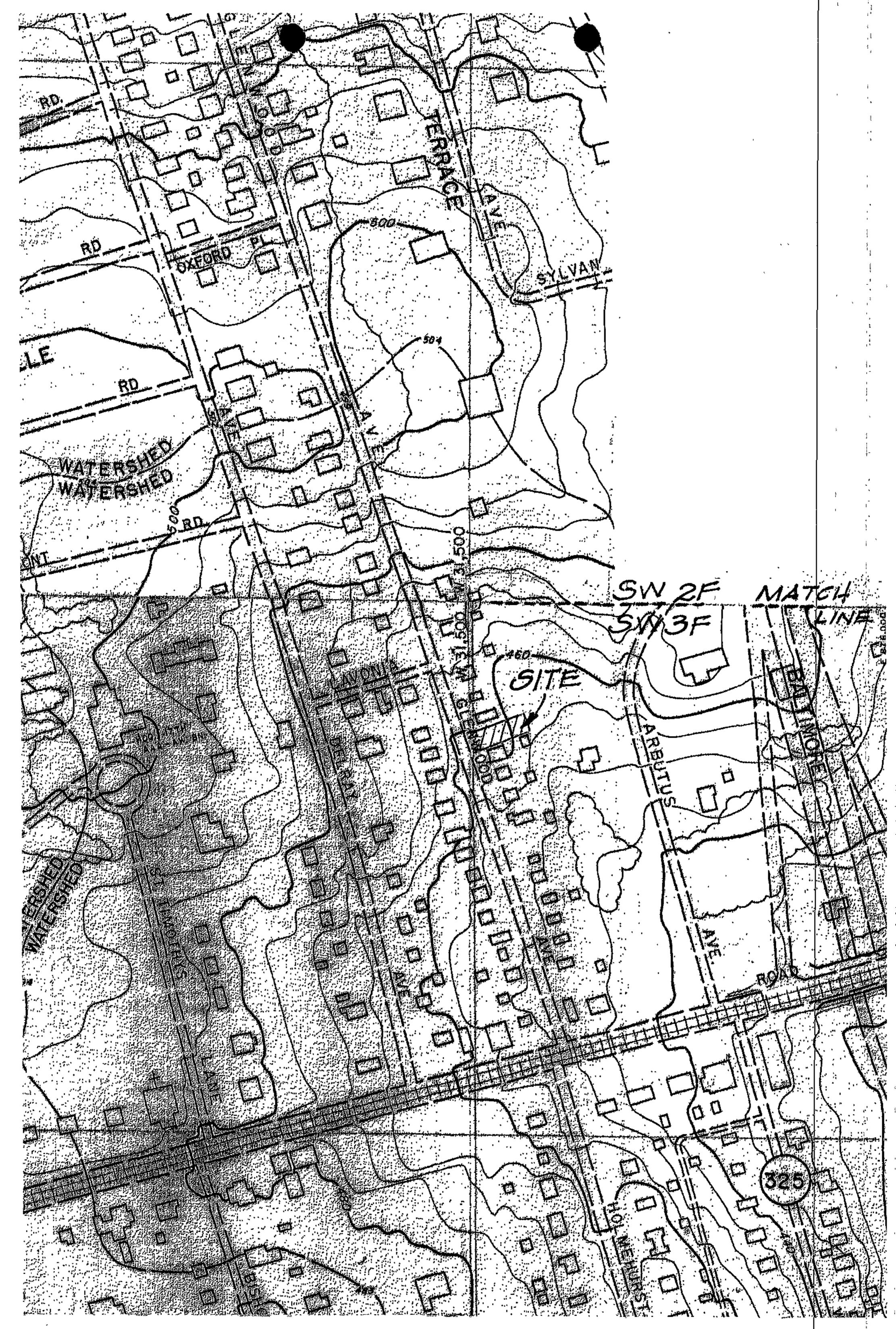
FRONT ELEVATION

ELEVATION PLAN. (UNDERSIZED LOT) #23 GLENWOOD AVE. ( LIKE # 20 ACROSS ST.) N. T.S.

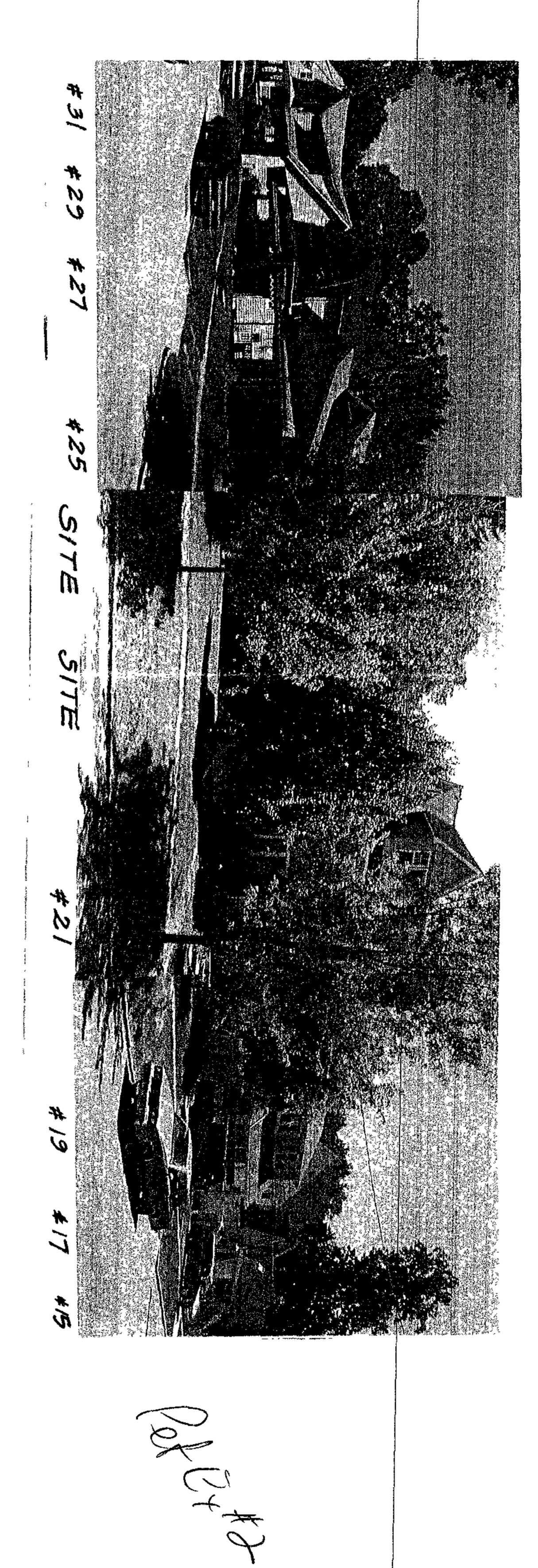


#20 = LOT 105. DIRECTLY ACROSS
GLENWOOD AVE. FROM # 21

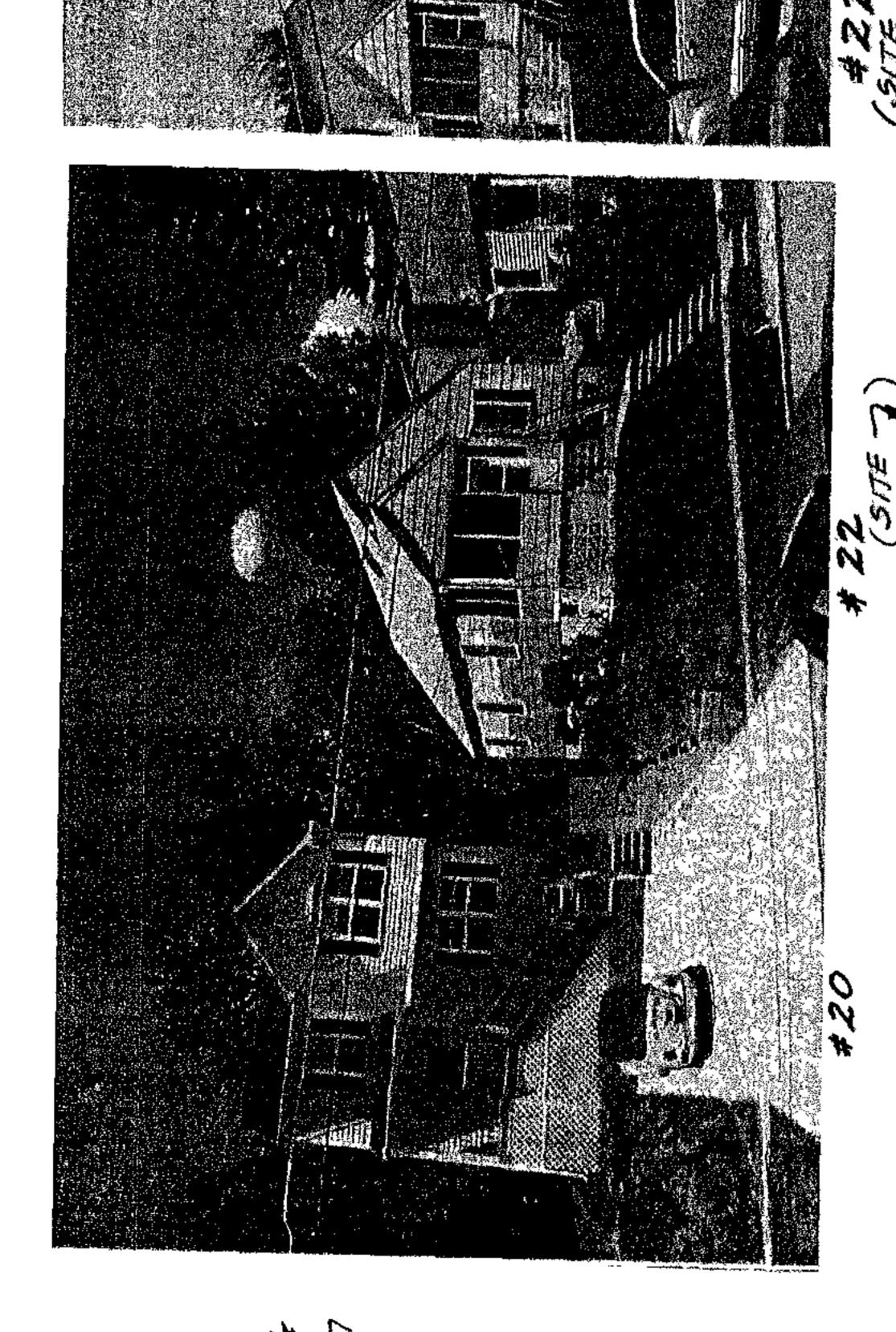
SAME BUILDER. SAME ELEVATION
AS PROP. # 23 ( # 23 WILL NOT REQ. RAISED
DECK)



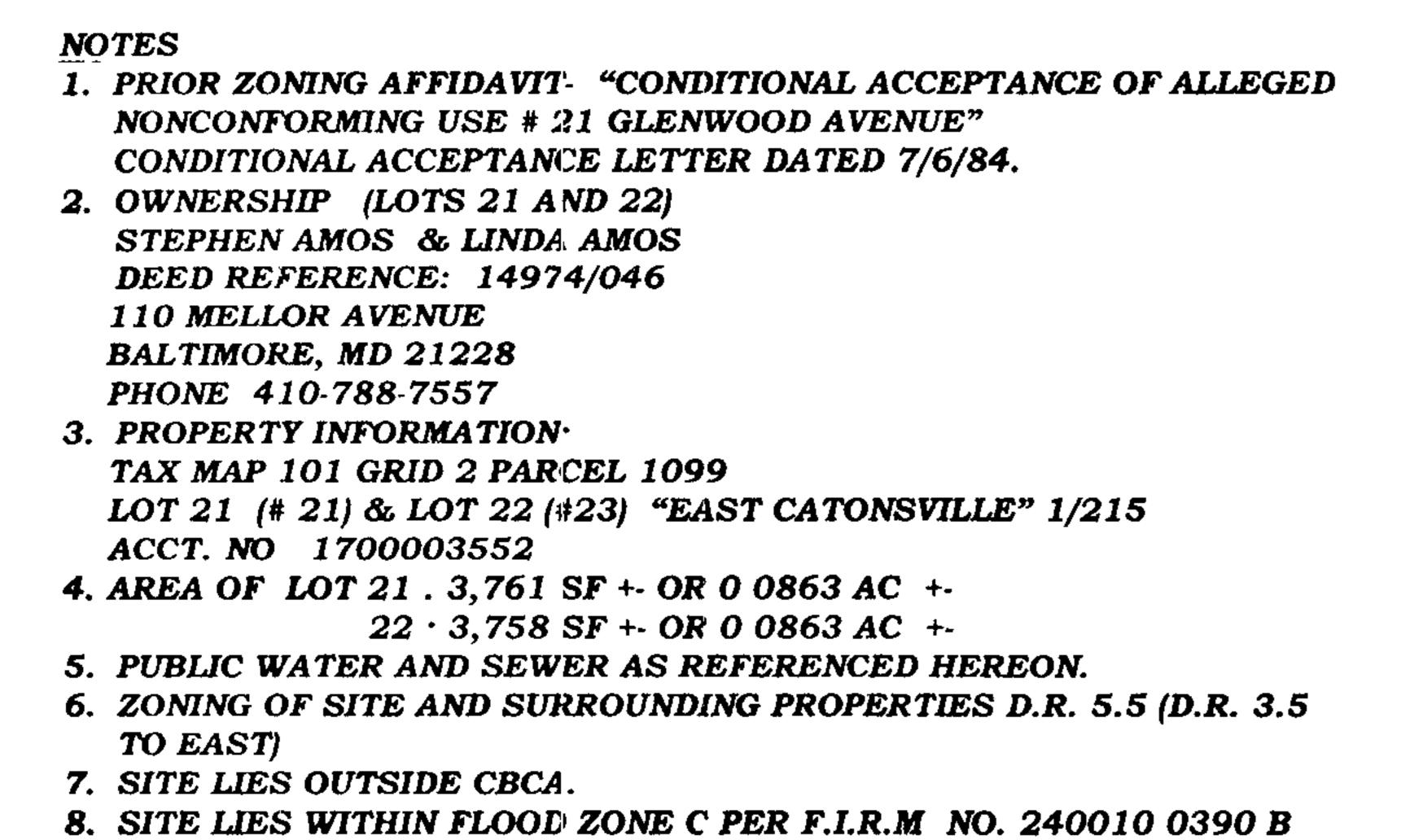
PART OF BCBE SW3F 1"200'± #23 GLENWOOD AVE.



# HUNDOD YNEWLE



MOERSIZED LOT # 23 GLENWOOD AV NEIGHBORHOOD PHOTOS



BAL IMORE COUNTY

OF LOFFIA GEZONING

TO ASON MARYLAND 21204

49-3353 arnold Jablon Zoning Commissioner

JEAN M. H. JUNG DEPUTY ZONINC COMMISSIONER

Mr. James A. Sapia. Jr. Asumin e Broker Mar in and any Cilo e life Fr. f. asional Center 40 Frederick Flad Baltimore Maryland 21228

Dear Mr Sapia

RE Conditional Acceptance of Alleged Nonconforming Use 21 Glerwood Avenue -First Election District

July 26, 1985

previly Said accepta of is subject to the conditions stated in the letter of ⊎ 17 c 1984

ARNOLD JABLAN
Zoning Comm ssioner

BALTIMORE COUNTY
OF ILE OF PLANNING & ZONII
TOWSON MARYLAND 21204
494 3353 BALTIMORE COUNTY
OF THE OF PLANNING & ZONING

> ARNOLD ABLON ZONING COM MISSIONER July 6, 1984

Mr Lloyd G Cox Rt 2 217 Lake Drive Leorardtown Maryland 20650

Dear Mr Cox

RE Conditional Acceptance of Alleged Nonconforming Use 21 Glenwood Avenue -1st Election District

Based upon the Notarized Affidavit signed by Bernadine Weglein and copy of letter dated October 21 1944 with attached settlement sheet previred by James D C Downes Attorney at Law this office cciditio ally accepts the above-referenced property/use zoned Density Residential (D R 5 5) as having a nonconforming use status for a three-agartment dwelling Said acceptance is subject however to the following conditions

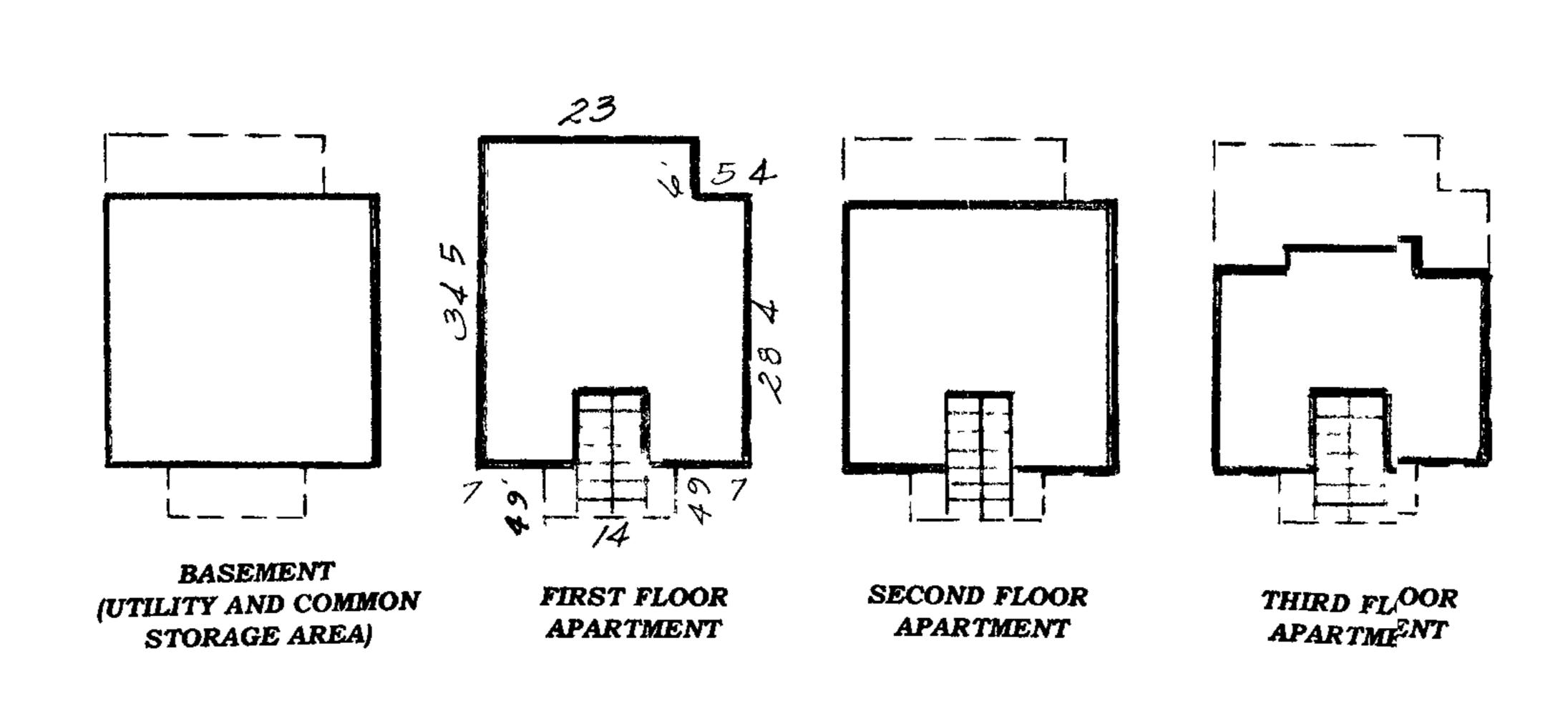
1 It is understood by all concerned that this acceptance does not establish an irrefutable presumption of a legal nonconforming use status for this property

This decision is based upon the understanding that the use in question presently exists and the Notarized Affidavit and letter with attached settlement sheet establish a reason-able basis to permit a continuance of the use pending a challenge by any interested citizen of this conditional acceptance In the event of a challenge, this approval is automatically rescanded and, to be reestablished, a public hearing would be required

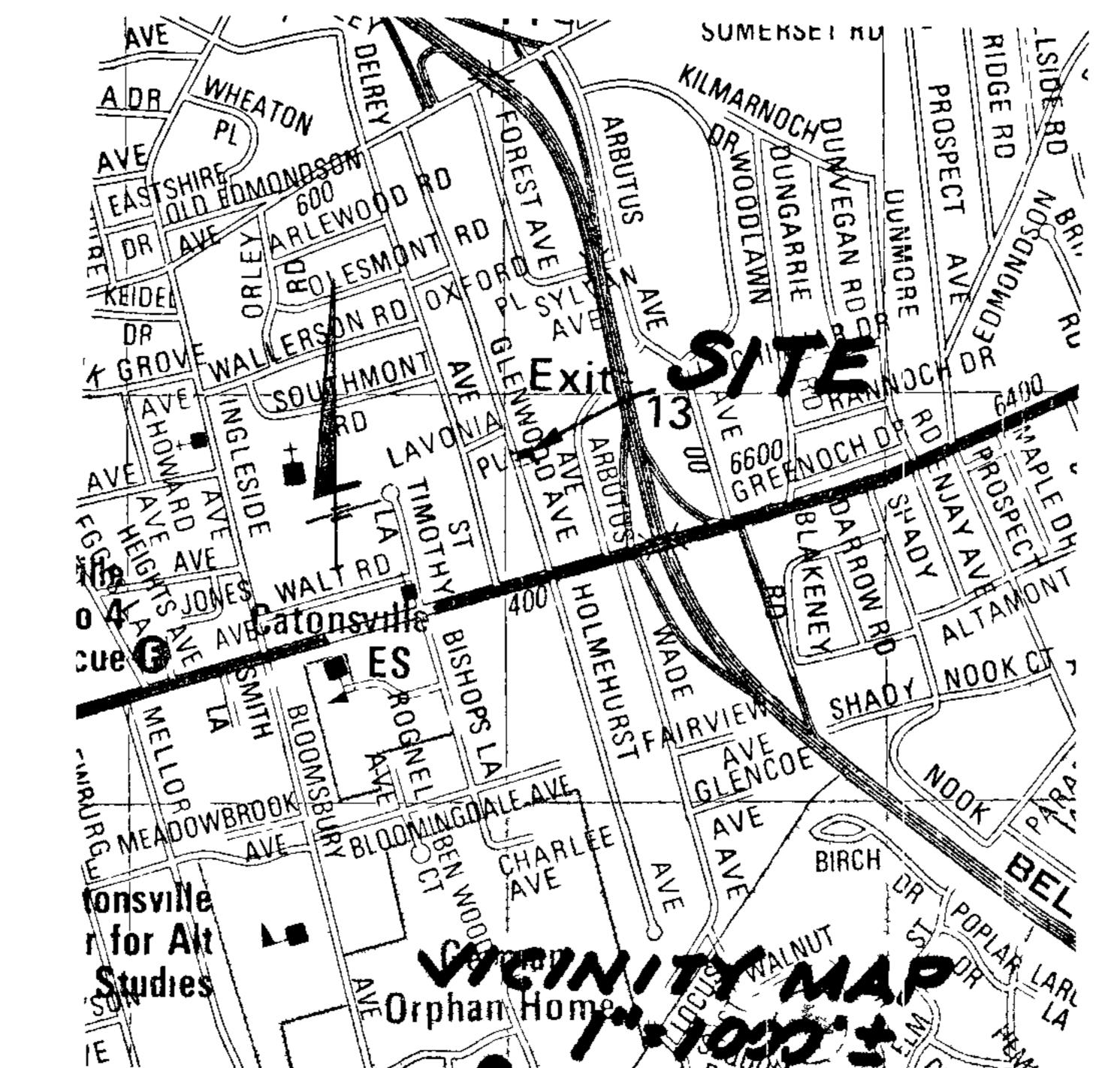
In the event of a challenge the burden of proof is entirely upon the owner of the property in question

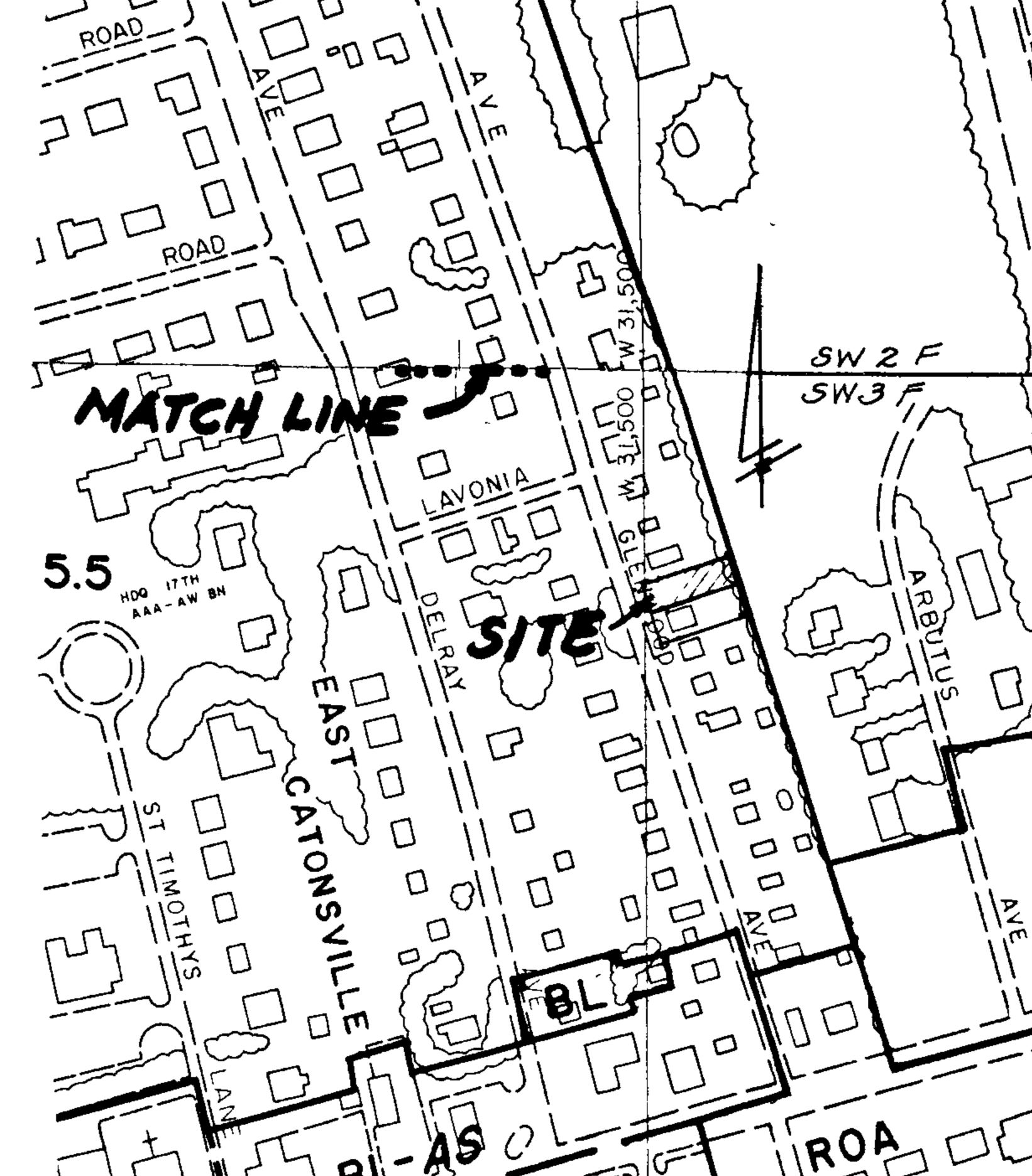
#### J.S. DALLAS, INC.

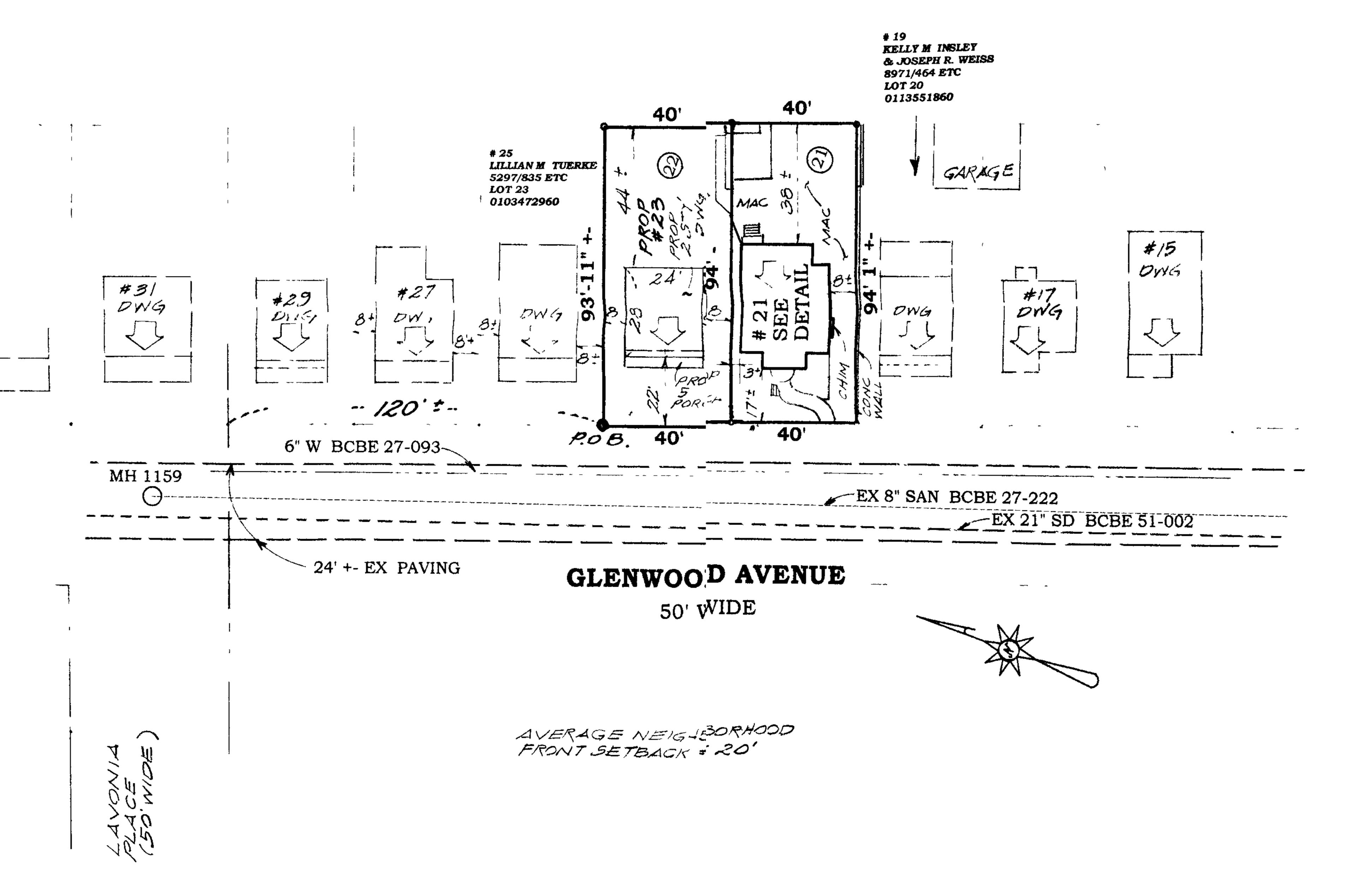
Surveying & Engineering 13523 Long Green Pike



# 21 GLENWOOD AVENUE 3 STORY MULTIFAMILY DWELLING APARTMENT DETAILS 1"=20'









SITE PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE AND UNDERSIZED LOT APPROVAL

1ST ELEC. DIST. 1ST COUNC. DIST. BALTIMORE COUNTY, MD. SCALE: 1"= 30'

### 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 Avevnue

Towson, Maryland 21204

The application for your proposed Building Permit application has filing by on	been reviewed ar	nd is accepted
(name of planner)	Date	(A)
A sign indicating the proposed building must be posted on the prodecision can be rendered. The cost of filing is \$50.00. This fee current fees prior to filing the application.	perty for fifteen ('is subject to cha	15) days beforen
In the absence of a request for public hearing during the 15-day expected within approximately four weeks. However, if a valid demathen the decision shall only be rendered after the required public spe	and ic roccived by	decision can the closing da
*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		+ 30 Days)
*Usually within 15 days of filing		
CERTIFICATE OF POSTING		
District:		
Location of Property:		
	-	· · · · · · · · · · · · · · · · · · ·
Posted by: Date of Posti	ing:	·
Number of Signs:		•

for

all