

IN RE: PETITION FOR VARIANCE
SE/S Old Frederick Road, 700' SW of
the c/l Oella Avenue
(2523 Old Frederick Road)
1st Election District
1st Council District

Virginia M. Spittel, Owner;
Grace E. Shank, Contract Purchaser

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-053-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Virginia M. Spittel, and the Contract Purchaser, Grace E. Shank. The Petitioners request a variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 9 feet in lieu of the required 15 feet, a sum of the side yards of 20 feet in lieu of the required 40 feet, and a lot width of 76 feet (more or less) in lieu of the required 100 feet, for a proposed dwelling. The subject property and requested relief are more particularly described on the site plan submitted, which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Grace E. Shank, Contract Purchaser, and James Patton, Professional Engineer, who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel, located with frontage on Old Frederick Road, near Oella Avenue in the Frederick Village community of Catonsville. The property contains a gross area of 0.4908 acres, more or less, zoned D.R.2, and is presently unimproved. As shown on the site plan, the shape of the property is similar to the letter "P." That is, the front portion of the site is approximately 62 feet wide, but midway through the property, it begins to taper to a width of only 25 feet at the rear property line. Apparently, the unusual configuration of the property was caused by longstanding

ORDER RECEIVED FOR FILING

Date

By

improvements made on the neighboring property, known as 2521 Old Frederick Road. That lot is improved with a single family dwelling and detached garage, which is accessed via a paved driveway off of Old Frederick Road. As originally constructed, that driveway actually crossed the common property line and a portion thereof was located on the subject lot. Thus, in order to remedy the situation, a portion of the subject property was sold to that neighbor to insure that the driveway was entirely located on that lot.

The Petitioner has contracted to sell the subject property to Ms. Shank, who is desirous of developing same with a single family dwelling. The proposed dwelling will be 28' x 36' in dimension, and feature an attached 20' x 20' garage, and will be situated on the lot consistent with the dwellings on the adjacent properties. However, due to the unique configuration of the lot and narrow width at the building line, the requested relief is necessary in order to develop the property as proposed.

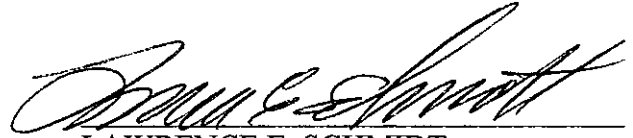
Based upon the testimony and evidence presented, I am persuaded to grant the variance. Testimony and evidence offered by the Petitioner and Mr. Patton were persuasive that the property is unique by virtue of its configuration and that the Petitioner would suffer a practical difficulty if relief were denied. Specifically, the property cannot be utilized for a permitted purpose (i.e., single family dwelling), without variance relief. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any Baltimore County reviewing agency, and no one appeared in opposition to the request. Thus, it appears relief can be granted without detrimental impact to the neighboring properties. It is also to be noted that building elevation drawings of the proposed dwelling were previously submitted and approved by the Office of Planning. Therefore, the proposed construction should be substantially in accordance with those approved plans.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of October, 2001 that the Petition for Variance seeking relief from Section 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of

9 feet in lieu of the required 15 feet, a sum of the side yards of 20 feet in lieu of the required 40 feet, and a lot width of 76 feet (more or less), in lieu of the required 100 feet, for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed building shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 10/3/01
By [Signature]



Baltimore County
Zoning Commissioner

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

October 3, 2001

Ms. Virginia M. Spittel
9020 Manordale Lane
Ellicott City, Maryland 21043

RE: PETITION FOR VARIANCE
SE/S Old Frederick Road, 700' SW of the c/l Oella Avenue
(2523 Old Frederick Road)
1st Election District – 1st Council District
Virginia M. Spittel, Owner; Grace E. Shank, Contract Purchaser - Petitioners
Case No. 02-053-A

Dear Ms. Spittel:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, 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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Grace E. Shank
1302 Random Ridge Drive, Westminster, Md. 21157
Mr. James S. Patton
305 W. Chesapeake Avenue, Suite 100, Baltimore, Md. 21204
Office of Planning; People's Counsel; Case File

1-





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2523 OLD FREDERICK ROAD

which is presently zoned DR-2

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)

(SEE ATTACHED LETTER)

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

(SEE ATTACHED LETTER)

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 GRACE E. SHANK
Type or Print
Signature [Signature]
Address 1302 RANDOM RIDGE DRIVE Telephone No. 410-840-9517
City WESTMINSTER State MD Zip Code 21157

Attorney For Petitioner:

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

Legal Owner(s):

Name VIRGINIA M. SPITTEL
Type or Print
Signature [Signature]
Name - Type or Print
Signature

Address 9020 MANDORALE LANE Telephone No. 410-465-3717
City ELLICOTT CITY State MD Zip Code 21043

Representative to be Contacted:

Name JAMES S. PATTON, P.E.
Address 305 W. CHESAPEAKE AVE #100 Telephone No. 410-216-2140
City BALTIMORE State MD Zip Code 21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.5 hr
UNAVAILABLE FOR HEARING SEPT 3rd 8th
Reviewed By [Signature] Date 7-31-01

ORDER RECEIVED FOR FILING

Date
By

Case No. 02-053-A

REV 9/15/98

ATTACHMENT TO PETITION FOR VARIANCE

2523 OLD FREDERICK ROAD

PETITION:

Variance from Section 1B02.3.C. "To allow a side yard setback of nine (9) feet and a sum of side yard setbacks of twenty (20) feet and a lot width of seventy-six (76) feet +/- at the front building line (for a proposed dwelling) in lieu of the minimum required fifteen (15) feet, forty (40) feet and one hundred (100) feet, respectively.

REASONS:

To provide for a suitable building envelop on this irregularly shaped lot whose lot lines are obtusely angular to Old Frederick Road and which become narrower from front to back. In addition, there has been an exchange of lot area (land) with the adjoining neighbor to the north by a previous owner which further narrowed the front portion of the lot. This is a hardship to the present owner and contract purchaser in their attempt to place a suitably marketable dwelling on the lot. Other reasons may be presented at the time of the hearing.

D53

ORDER RECEIVED FOR FILING
Date 10/3/11
By [Signature]

PATTON

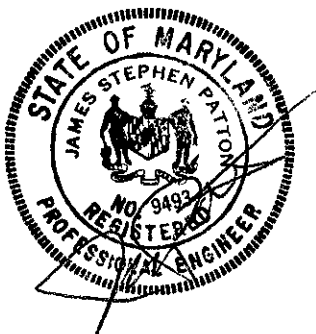
*Patton
Consultants
Ltd.
Engineering
& Site
Planning*

ZONING DESCRIPTION

Beginning at a point on the southeast side of Old Frederick Road which is 50 feet wide at the distance of 700 feet more or less southwest of the centerline of the nearest improved intersecting street, Oella Avenue, which is 50 feet wide. Thence the following courses and distance.

1. South 57° 51' 00" West - 62.10'
2. South 19° 12' 35" East - 306.30'
3. North 79° 19' 00" East - 25.20'
4. North 07° 21' 00" West - 140.16'
5. North 53° 25' 00" East - 27.92'
6. North 21° 02' 37" West - 102.93'
7. North 31° 14' 12" West - 78.71'

To the place of beginning as recorded in deed liber 6849, folio 117. Also known as 2523 Old Frederick Road and located in the 1st Election District.



053

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083743

DATE 7-31-01 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: James Patton

FOR: Residential Variance for Pro
& 2523 Old Frederick Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
7/31/2001 7/31/2001 14:26:30
PEG USOS CASHIER KMCN KXM DRAWER 4
RECEIPT # 039327 OFLN
Det. S 528 ZONING VERIFICATION
CR NO. 083743

Recpt Tot 50.00
50.00 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: #02-053-A

2523 Old Frederick Road

SE/S Old Frederick Rd., 700' +/- SW centerline Della Ave.

1st Election District - 1st Councilmanic District

Legal Owner(s): Virginia M. Spittel

Contract Purchaser: Grace E. Shank

Variance: to allow a side yard setback of 9 feet and a sum of side yard setbacks of twenty feet and a lot width of seventy six +/-' at the front building line (to a proposed dwelling) in lieu of the minimum required fifteen feet, forty feet and one hundred feet, respectively, and to approve an undersized lot.

Hearing: Wednesday, September 19, 2001 at 10:00 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.

JT/9/636 Sept 4

C491918

CERTIFICATE OF PUBLICATION

9/6/, 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 9/4/, 2001.

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

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

LS.
9/19

RE: Case No.: 02-053-A

Petitioner/Developer: GRACE SHANK, ETAL

Date of Hearing/Closing: 9/19/01

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 ZAHNER

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 #2523 OLD FREDERICK RD.

The sign(s) were posted on

9/4/01
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 9/5/01
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

905-8571
Pager (410) ~~666-5366~~

ZONING NOTICE

CASE # 02-053-A

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

ROOM 407, COUNTY COURTS BUILDING
PLACE: 401 BOSLEY AVENUE
WEDNESDAY, SEPTEMBER 19, 2001
DATE AND TIME AT 10:00 AM

REQUEST: VARIANCE TO ALLOW A SIDEYARD SETBACK OF
9 FEET AND A SUM OF SIDEYARD SETBACKS OF TWENTY FEET
AND A LOT WIDTH OF SEVENTY SIX FEET AT THE FRONT
BUILDING LINE (FOR A SPORADIC DWELLING) IN RU OF THE
MINIMUM REQUIRED OF FIFTY FEET, FORTY FEET AND
ONE HUNDRED FIFTY FEET RESPECTIVELY AND TO APPROX. 10%
LOT SIZE OF 1/2523 OLD FREDERICK RD.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONFLICTS: ALL SPOTTIME REQUESTS
TO CANCEL HEARING CALL 410-331-1311
DO NOT REMOVE THIS SIGN AND POST WITH DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

SPITTELL
SHENCK

02-053-A

7,572 OLD FRED. RD. 9/19/01

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: 02-053-A

Petitioner: GRACE E. SHANK

Address or Location: 2523 OLD FREDERICK ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: GRACE E. SHANK

Address: 1302 RANDOM RIDGE DRIVE

WESTMINSTER, MD 21157

Telephone Number: 410-840-9517

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 4, 2001 Issue – Jeffersonian

Please forward billing to:

Grace E Shank
1302 Random Ridge Drive
Westminster MD 21157

410 840-9517

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: 02-053-A

2523 Old Frederick Road

SE/S Old Frederick Road, 700' +/- SW centerline Oella Avenue

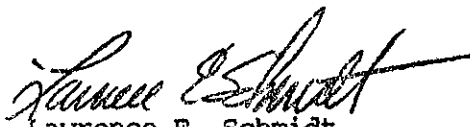
1st Election District – 1st Councilmanic District

Legal Owner: Virginia M Spittel

Contract Purchaser: Grace E Shank

Variance to allow a side yard setback of 9 feet and a sum of side yard setbacks of twenty feet and a lot width of seventy six +/- at the front building line (for a proposed dwelling) in lieu of the minimum required fifteen feet, forty feet and one hundred feet, respectively and to approve an undersized lot.

HEARING: Wednesday, September 19, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G72
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

August 23, 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: 02-053-A
2523 Old Frederick Road
SE/S Old Frederick Road, 700' +/- SW centerline Oella Avenue
1st Election District – 1st Councilmanic District
Legal Owner: Virginia M Spittel
Contract Purchaser: Grace E Shank

Variance to allow a side yard setback of 9 feet and a sum of side yard setbacks of twenty feet and a lot width of seventy six +/- at the front building line (for a proposed dwelling) in lieu of the minimum required fifteen feet, forty feet and one hundred feet, respectively and to approve an undersized lot.

HEARING: Wednesday, September 19, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDZ
Director

C: Virginia M Spittel 9020 Manor Dale Lane, Ellicott City 21043
Grace E Shank, 1302 Random Ridge Drive, Westminster 21157
James S Patton PE, 305 W Chesapeake Ave #100, Baltimore 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 4, 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

September 14, 2001

Virginia M Spittel
9020 Manor Dale Lane
Ellicott City MD 21043

Dear Ms Spittel:

RE: Case Number: 02-053-A, 2523 Old Frederick Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 31, 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. GDD
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Grace E Shank, 1302 Random Ridge Drive, Westminster 21157
James S Patton PE, 305 W Chesapeake Avenue, #100, Baltimore 21204
People's Counsel



hs
9/19

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 11, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 27, 2001
Item Nos. 036, 039, 040, 041, 044, 045,
048, 049, 050, 051, 053, 054, and 055

PP 2-1

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**

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

~~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

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:

036, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050,
051, 052, 053, 054, AND 055

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

cc: File



h
9/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 7, 2001

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

SEP - 7

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-053

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. Zg

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.24.01

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

RE: Baltimore County
Item No. 053 JJS

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
2523 Old Frederick Road, SE/S Old Frederick Rd, 700'
+/- SW of c/l Oellda Ave
1st Election District, 1st Councilmanic

Legal Owner: Virginia M. Spittel
Contract Purchaser: Grace E. Shank
Petitioner(s)

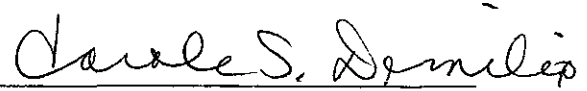
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-53-A

* * * * *

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 10th day of September, 2001 a copy of the foregoing Entry of Appearance was mailed to James S. Patton, 305 W. Chesapeake Ave., Suite 206, Towson, MD 21204, representative for Petitioners.


PETER MAX ZIMMERMAN

VAR. #02-053-A

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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

Permit or Case No. _____

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

RE: Undersized Lots

Residential Processing Fee Paid (\$50.00)
Accepted by _____
Date _____

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:

GRACE E. SHANK 1302 RANDOM RIDGE DRIVE 410-840-9517
Print Name of Applicant Address Telephone Number
Lot Address 2523 OLD FREDERICK RD Election District 1 Councilmanic District 1 Square Feet 22,262.7 ±
Lot Location: (N) E S W side/corner of OLD FREDERICK RD, 700 ± feet from N E S W corner of OBELLA AVENUE
(street) (street)
Land Owner: VIRGINIA M. SPITTEL Tax Account Number 2100014161
Address: 9020 MAURDALE LANE ELLICOTT CITY MD Telephone Number (410) 465-3717
21043

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	☐	☒
3. Site Plan	☒	☐
Property (3 copies)	☒	☐
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	☒	☐
4. Building Elevation Drawings	☐	☒
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: DR-2		

2824

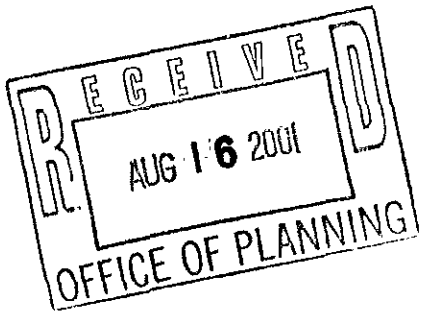
To be submitted to Jeff Long 8/16 per Jim Patton.

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: 9/17/01

Revised 2/25/99

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

County Office Building
11 West Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted for filing by John Sullivan on 8-15-01
(name of planner) Date (A)

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

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

*SUGGESTED POSTING DATE 8-26-01 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 9-10-01 C (B-3 Work Days)

TENTATIVE DECISION DATE 9-14-01 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____



DWELLING TO LEFT - FACING 2523 OLD FREDERICK RD.

2523 O.F.R.
←



DWELLING TO RIGHT - FACING 2523 OLD FREDERICK RD.

2A



#2521 Old Frederick Road - Lot to north east or to the left side of subject lot.

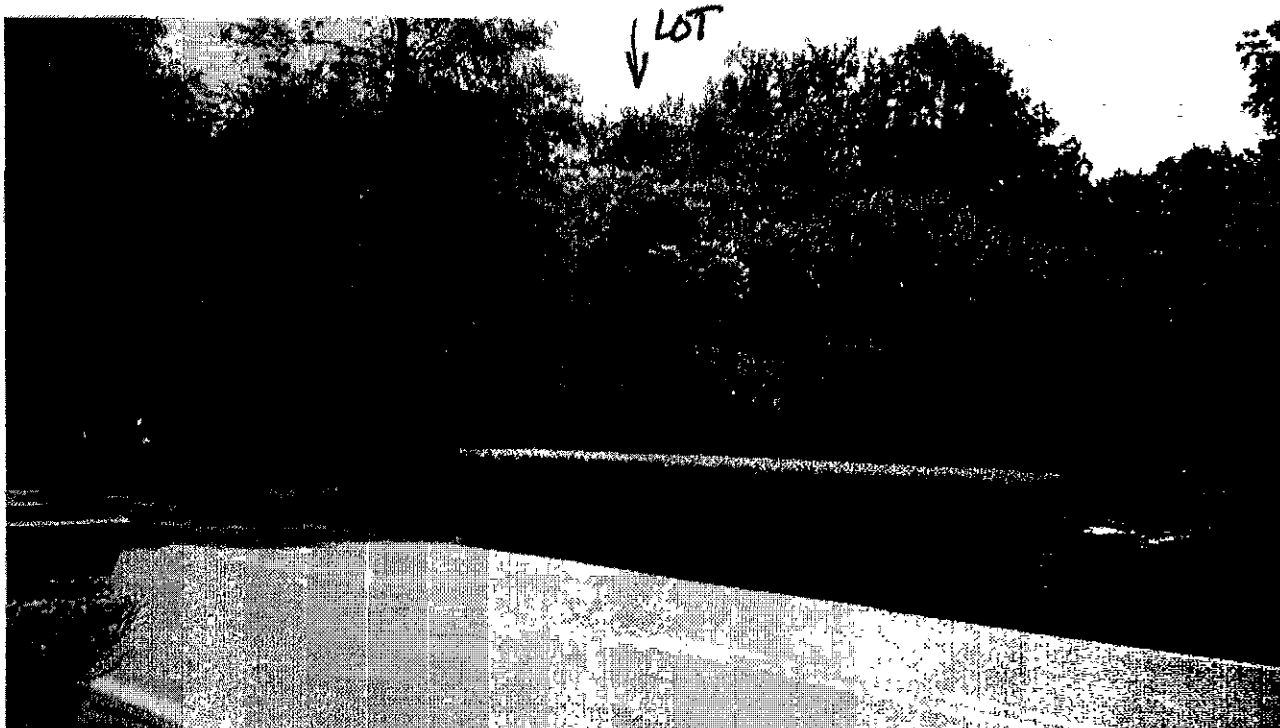


Looking southwest along Old Frederick Road - subject lot is on the left side between the garbage cans and the parked car.

Feb 28

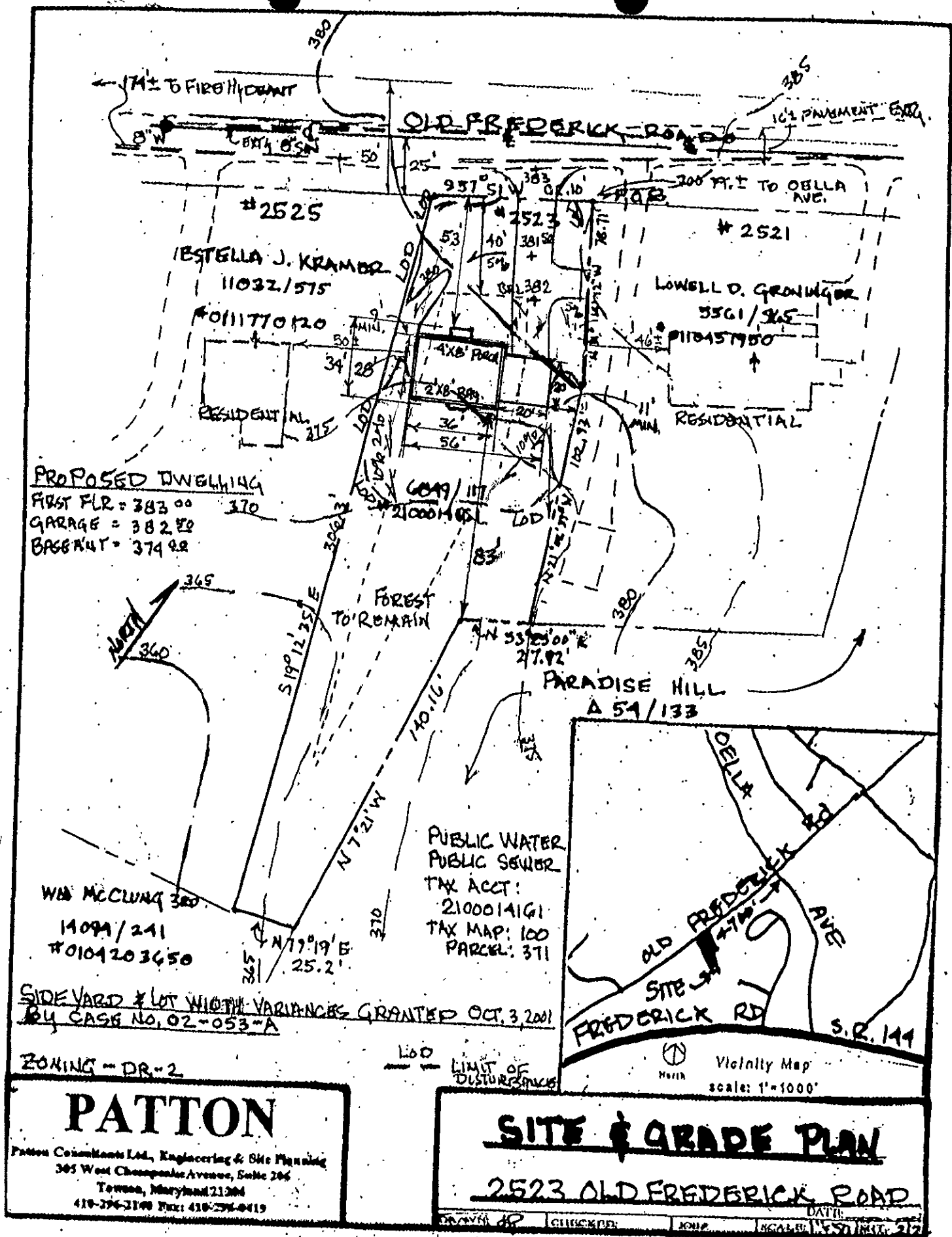


Looking northeast along Old Frederick Road - subject lot begins immediately north east of the hedge.



Looking to the east from Old Frederick Road - #2525 Old Frederick Road is to the right side of the photograph.

1020



ACCOMPANIES PERMIT B-468006
 WITH GRADGE SET BACK AS PER PLANNING (JEFF LUG)

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2523 OLD FREDERICK ROAD

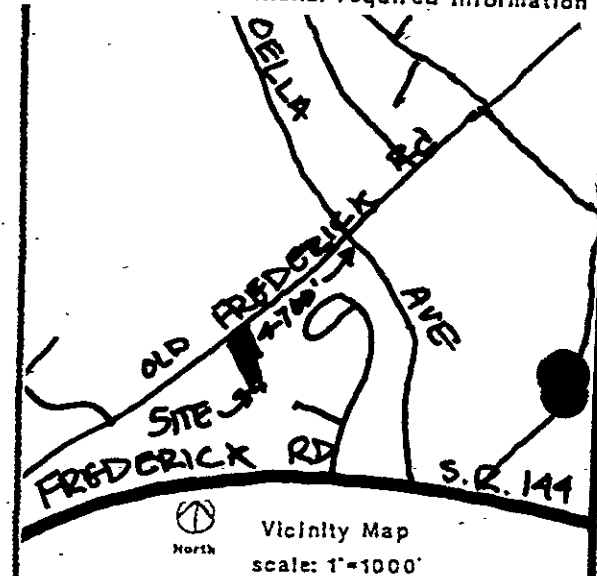
Subdivision name: N/A DEED: 6049/117

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: VIRGINIA M. SPITTEL

- DUE TO SIZE OF LOT AT "50 SCALE"
PLEASE ATTACHED PLAT.

see pages 5 & 6 of the CHECKLIST for additional required information



LOCATION INFORMATION

Election District: 1ST

Councilmanic District: 1ST

1"=200' scale map#: SW, 3-H

Zoning: DR-2

Lot size: 0.49082 22,242.744
acreage square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE OF RECORD

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

[Signature]

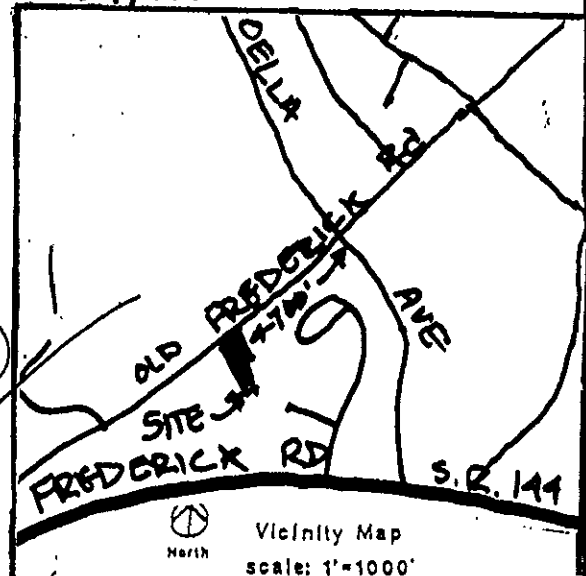
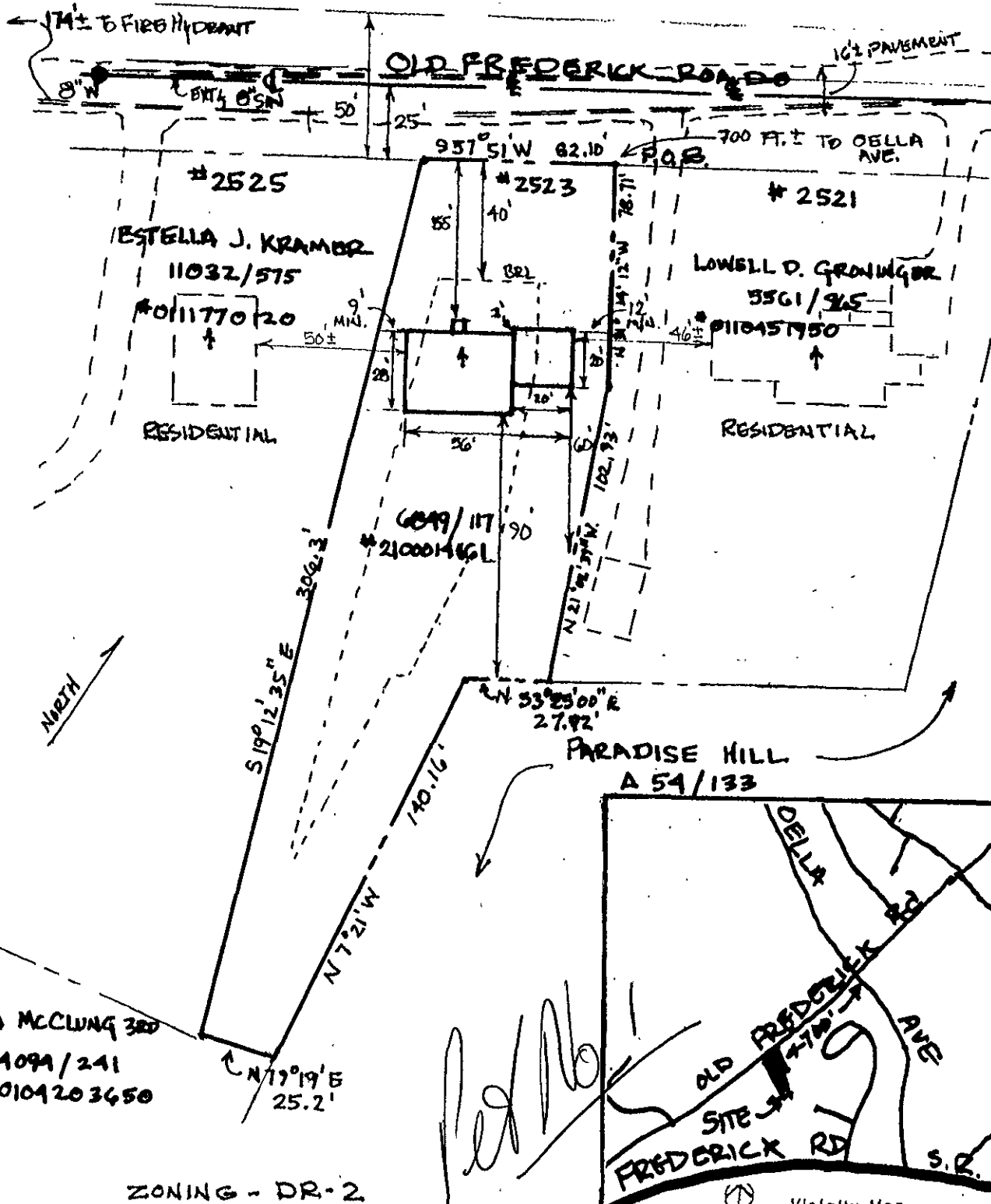
053

SAT, 1/2

North

date: 7/25/01

prepared by: PATTON CONSULTING LLC Scale of Drawing: 1"= 50'
JAMES S. PATTON, P.E.



PATTON

Patton Consultants Ltd., Engineering & Site Planning
 305 West Chesapeake Avenue, Suite 206
 Towson, Maryland 21204
 410-296-2140 Fax: 410-296-0419

**PLAT TO ACCOMPANY PETITION
 FOR
 VARIANCE
 2523 OLD FREDERICK ROAD**

DATE: 7/25/01

DRAWN: JR CHECKED: JOB# SCALE: 1"=50' SIT: 212

Map #
SW 3-H

B.C.L.P.C.
(Prelim)

D.R. 1

D.R. 1

D.R. 1

D.R. 2

DR 2

R.C. 2

BL

SITE

#053

M-4

M-7

M-8

144

29
40

(SHEET S.W.-4-H)

ZONING MPP SW 3-H

SCALE
1" = 200' ±

