

IN RE: PETITION FOR VARIANCE
N/S North Avenue, 125' W of the c/l
Kernan Drive
(5500 W. North Avenue)
1st Election District
2nd Council District

Sabrina Joyner
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-082-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, Sabrina Joyner. The Petitioner requests relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 15 feet in lieu of the required 30 feet for a proposed addition, and a side yard setback of 5 feet in lieu of the required 10 feet for existing and proposed improvements. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Sabrina Joyner, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the north side of North Avenue, just west of Kernan Drive in the Windsor Mill area of western Baltimore County. The lot is 40 feet wide along the front property line and widens to a width of 60 feet along the rear property line, and is approximately 101 feet in depth. In area, the property contains roughly 6,000 sq.ft., zoned D.R.5.5 and is improved with a one-story stucco dwelling in which the Petitioner resides. The existing dwelling is L-shaped, with a concrete patio occupying that space along the rear of the structure within the open portion of the "L". The dwelling is 31 feet wide and 41.2 feet deep, and is located 5 feet from the western side property line. The Petitioner is desirous of constructing an addition to the rear of the dwelling to provide

ORDER FILED FOR FILING
Date 12/3/01
By [Signature]

more living space. Testimony indicated that her parents are elderly and recently moved in with her because they can no longer care for themselves. The proposed addition will allow her parents to have their own space, while still being connected to the main dwelling. Ms. Joyner testified that her home will continue to be used as a single family dwelling and that the addition will not be used as a separate apartment or living unit. The proposed addition will be the same width as the dwelling and thus, maintain the same side setbacks; however, it will be located 15 feet from the rear property line and 5 feet from the side property line. Thus, the requested variance relief is necessary for both the proposed addition and the existing dwelling.

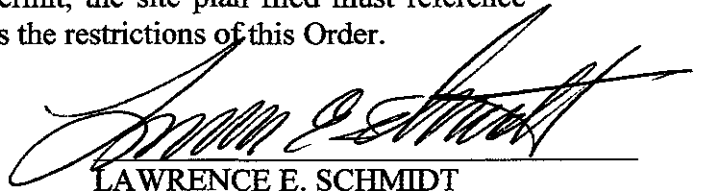
As noted above, there were no Protestants present and no adverse Zoning Advisory Committee (ZAC) comments were submitted by any Baltimore County reviewing agency. Therefore, based upon the testimony and evidence presented, I am persuaded to grant the variance. In my judgment, the irregular shape of the lot and the location of the existing dwelling thereon justify the need for the variance and the Petitioner would suffer a practical difficulty if relief were denied. Moreover, the relief requested will not be detrimental to the health, safety and general welfare of the surrounding locale. However, as a condition to the relief granted, I will impose certain restrictions. As requested by the Office of Planning, the proposed addition should be compatible with the existing dwelling. In this regard, the Petitioner shall submit building elevation drawings of the proposed addition for review and approval by the Office of Planning at the time of permit application. The Petitioner is also advised that the structure must continue to be used as a single family dwelling and cannot be converted for use as apartments or a multi-family dwelling.

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 5th day of December, 2001 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 15 feet in lieu of the required 30 feet for a proposed addition, and a side yard setback of 5 feet in

lieu of the required 10 feet for existing and proposed improvements, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her 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) Prior to the issuance of any permits, the Petitioner shall submit building elevation drawings of the proposed addition to the Office of Planning for review and approval. The building materials used for the proposed addition shall be consistent with the existing structure.
- 3) The Petitioner shall not allow or cause the proposed addition to be converted to a second dwelling unit and/or apartments. There shall be no kitchen facilities within the proposed addition.
- 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RETURNED FOR FILING
Date 12/5/01
By [Signature]



Baltimore County
Zoning Commissioner

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

December 5, 2001

Ms. Sabrina Joyner
5500 W. North Avenue
Baltimore, Maryland 21207

RE: PETITION FOR VARIANCE
N/S North Avenue, 125' W of the c/l Kernan Drive
(5500 W. North Avenue)
1st Election District – 2nd Council District
Sabrina Joyner - Petitioner
Case No. 02-082-A

Dear Ms. Joyner:

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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Office of Planning; 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 _____

which is presently zoned _____

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) 1302.3c1 to Permit a Rear

YARD SETBACK OF 15 FT. IN LIEU OF THE REQUIRED 30 FT.
& SIDE YARD SETBACK OF 5 FT. (EXISTING) IN LIEU OF 10 FT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) 1. LOCATION OF HOUSE ON THE LOT. &

INTERIOR LAYOUT OF THE EXISTING HOUSE MAKE IT IMPRACTICAL TO PUT THE ADDITION ELSEWHERE

2. PARENTS ARE UNABLE TO CARE FOR THEMSELVES AND UNABLE TO AFFORD NURSING CARE, SO MUST MOVE IN WITH US.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____

Telephone No _____

City _____

State _____

Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____

Telephone No _____

City _____

State _____

Zip Code _____

Case No. 02-082-A

REC 9/15/98

Legal Owner(s):

SABRINA JOYNER

Name - Type or Print _____

Sabrina Joyner

Signature _____

Name - Type or Print _____

Signature _____

5500 W. NORTH AVE 410-298-6575

Address _____

Telephone No. _____

BALTO.

MD

21207

City _____

State _____

Zip Code _____

Representative to be Contacted:

SABRINA JOYNER

Name _____

5500 W. NORTH 410-298-6575

Address _____

Telephone No _____

BALTO.

MD

21207

City _____

State _____

Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By JRA Date 8-24-01

ORDER RECEIVED FOR FILING

Date _____

By _____



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 5500 W. NORTH AVE
which is presently zoned DR.S.S

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

ATTACHED. LIVING QUARTERS ON the back of my property
for my parents who are sickly. Their income will not
allow them to continue paying rent & medical bills also.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No

City

State

Zip Code

Legal Owner(s):

SABRINA JOYNER

Name - Type or Print

Signature

Name - Type or Print

Signature

5500 W. NORTH AVE 410-298-6575

Address

Telephone No.

BALTO. MD 21207

City

State

Zip Code

Representative to be Contacted:

SABRINA JOYNER

Name

5500 W. NORTH AVE 410-298-6575

Address

Telephone No.

BALTO. MD 21207

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRA Date 8-24-01

Case No. 02-082-A

ZONING DESCRIPTION FOR 5500 West North Ave 21207

Beginning at a point on the north side of North Ave which is 28 feet wide at the distance of 125 feet West of the centerline of the nearest improved intersecting street Kernan which is 31 feet wide. Being Lot #20 & 21 ~~Block 4 section #~~ in the subdivision of Windsor Tree as recorded in Baltimore County Plat Book #6, Folio 180, containing 6000 sq Feet. Also known as 5500 W. North Ave located in the 1st Election District, 2nd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

07-082 SP47

No.

5712

DATE 08-24-01 ACCOUNT R.C01.006-G150

AMOUNT \$ 100⁰⁰

RECEIVED
FROM:

SABILLINA SCHWED.

FOR:

APP. FOR RES. UAL. 50
APP. FOR SPECIAL HEARING 50
\$100

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

SDA

PAID RECEIPT

PAYMENT	ACTUAL	TIME
8/24/2001	8/24/2001	11:49:19
4504 CASHIER DDOL	NO	DRWNR 2
CEIPT # 153816		OFLN
5 528 ZONING VERIFICATION		
005712		

Recpt To: 100.00
100.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commission 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: #02-082-SPHA

5500 W. North Avenue

N/S of North Avenue, 125' W centerline Kerman

1st Election District - 2nd Councilmanic District

Legal Owner(s): Sabrina Joyner

Variance: to permit a rear yard setback of 15 feet in lieu of the required 30 feet and side yard setback of 5 feet (existing) in lieu of 10 feet. Special Hearing: to permit living quarters on the back of my property for my parents who are sickly, their income will not allow them to continue to pay rent and medical bills also.

Hearing: Friday, November 2, 2001 at 9:08 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.

10/18/01 Oct. 18

CS00800

CERTIFICATE OF PUBLICATION

10/19/2001

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 10/18/2001.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-082-A

Petitioner/Developer: _____

GABRIELA JOYNER

Date of Hearing/Closing: DEC. 4, 2001

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

5500 W. NORTH AVE.

The sign(s) were posted on _____

Nov. 15, 2001

(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

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: _____

Petitioner: SABRINA JOYNER

Address or Location: 5500 W. NORTH AVE. BALTO. MD 21207

PLEASE FORWARD ADVERTISING BILL TO:

Name: EDDIE JOYNER

Address: 6005 A. BOOKER Rd
BALTO. MD 21228

Telephone Number: 410-744-0834 / 443-570-3320

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 2, 2001 Issue – Jeffersonian

Please forward billing to:
Eddie Joyner
6005 A Booker Road

410 744-0834

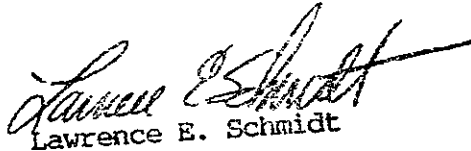
NOTICE OF ZONING HEARING

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: 02-082-A
5500 W North Avenue
N/S of North Avenue, 125' W centerline Kernan
1st Election District – 2nd Councilmanic District
Legal Owner: Sabrina Joyner

Variance to permit a rear yard setback of 15 feet in lieu of the required 30 feet and side yard setback of 5 feet (existing) in lieu of 10 feet.

HEARING: Tuesday, October 16, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT *eds*
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

September 18, 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: 02-082-A
5500 W North Avenue
N/S of North Avenue, 125' W centerline Kernan
1st Election District – 2nd Councilmanic District
Legal Owner: Sabrina Joyner

Variance to permit a rear yard setback of 15 feet in lieu of the required 30 feet and side yard setback of 5 feet (existing) in lieu of 10 feet.

HEARING: Tuesday, October 16, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon GJZ
Director

C: Sabrina Joyner, 5500 W North Avenue, Baltimore 21207

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 1, 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
Thursday, October 18, 2001 Issue – Jeffersonian

Please forward billing to:
Eddie Joyner
6005 A Booker Road
Baltimore MD 21228

410 744-0834

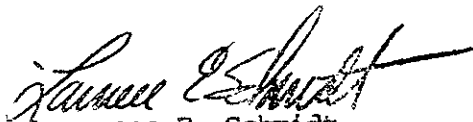
NOTICE OF ZONING HEARING

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: 02-082-SPHA
5500 W North Avenue
N/S of North Avenue, 125' W centerline Kernan
1st Election District – 2nd Councilmanic District
Legal Owner: Sabrina Joyner

Variance to permit a rear yard setback of 15 feet in lieu of the required 30 feet and side yard setback of 5 feet (existing) in lieu of 10 feet. Special Hearing to permit livings quarters on the back of my property for my parents who are sickly, their income will not allow them to continue to pay rent and medical bills also.

HEARING: Friday, November 2, 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

October 10, 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: 02-082-SPHA
5500 W North Avenue
N/S of North Avenue, 125' W centerline Kernan
1st Election District – 2nd Councilmanic District
Legal Owner: Sabrina Joyner

Variance to permit a rear yard setback of 15 feet in lieu of the required 30 feet and side yard setback of 5 feet (existing) in lieu of 10 feet. Special Hearing to permit livings quarters on the back of my property for my parents who are sickly, their income will not allow them to continue to pay rent and medical bills also.

HEARING: Friday, November 2, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon G02
Director

C: Sabrina Joyner, 5500 W North Avenue, Baltimore 21207

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, OCTOBER 18, 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
pdmlandacq@co.ba.md.us

November 8, 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: 02-082-A
5500 W North Avenue
N/S of North Avenue, 125' W centerline Kernan
1st Election District – 1st Councilmanic District
Legal Owner: Sabrina Joyner

Variance to permit a rear yard setback of 15 feet in lieu of the required 30 feet and side yard setback of 5 feet (existing) in lieu of 10 feet. Special Hearing to permit living quarters on the back of my property for my parents who are sickly, their income will not allow them to continue to pay rent and medical bills also.

HEARING: Tuesday, December 4, 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 GDB
Director

C: Sabrina Joyner, 5500 W North Avenue, Baltimore 21207

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

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



ZONING NOTICE

CASE #02-082-A

THE CITY OF LOS ANGELES HAS ADOPTED THE FOLLOWING ZONING ORDINANCE:

PLATE TO LOVELLY AVENUE
DATE AND TIME OF HEARING
HOUSE OF REPRESENTATIVES
REQUIRED 50 FEET SIDE YARD SETBACK OR
5 FEET EXISTING IN CASE OF 10 FEET

NOTICE IS GIVEN THAT THE CITY OF LOS ANGELES HAS ADOPTED THE FOLLOWING ZONING ORDINANCE:

IN CONFORMITY WITH THE CITY OF LOS ANGELES ZONING ORDINANCE

ZONING NOTICE
CASE #02-082-A

PLATE TO LOVELLY AVENUE
DATE AND TIME OF HEARING
HOUSE OF REPRESENTATIVES
REQUIRED 50 FEET SIDE YARD SETBACK OR
5 FEET EXISTING IN CASE OF 10 FEET



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 26, 2001

Sabrina Joyner
5500 W North Avenue
Baltimore MD 21207

Dear M^s. Joyner:

RE: Case Number: 02-082-A, 5500 W North Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 24, 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. *WCR*
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 16, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For September 24, 2001
Item Nos. 071, 072, 073, 074, 075, 076,
077, 078, 079, 081, 082, 083, 084, and
085

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

September 19, 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 September 17, 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:

071, 072, 075, 076, 077, 079, 080, 081, 082, 083, and 084

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





**Baltimore County
Fire Department**

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

October 15, 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 October 1, 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:

082, 102, 103, 104, 105, 106, 107, 109, 110, 111,
112, 113, 114, 115, 116, 117, and 118

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 27, 2001

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

SEP 28

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-082

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

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL MAC

Sept
11/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 15, 2001

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

SUBJECT: 5500 W. North Avenue

INFORMATION:

Item Number: 02-082

Petitioner: Sabrina Joyner

Zoning: DR 5.5

Requested Action: Variance/Special Hearing

SUMMARY OF RECOMMENDATIONS:

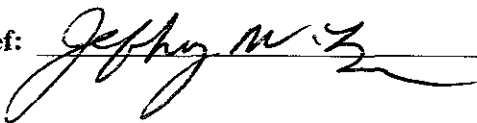
The Office of Planning does not object to the subject request providing the following are met:

1. The proposed addition should be compatible with the existing dwelling unit on site.
2. The petitioner should submit elevations of the proposed structure to this office for review and approval prior to the issuance of any building permits.

Prepared by:



Section Chief:



AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3-19-01

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

RE: Baltimore County
Item No. 082 JRA

Dear Ms. Jackson:

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

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

Very truly yours,

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

My telephone number is _____

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

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



Maryland Department of Transportation
State Highway Administration

Yes
10/16
Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.5.01

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

RE: Baltimore County
Item No. 082 JRA

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Very truly yours,

L. J. Gredlein
for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

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

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

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
5500 W. North Avenue, N/S North Ave,
125' W of c/l Kernan
1st Election District, 2nd Councilmanic

Legal Owner: Sabrina Joyner
Petitioner(s)

28
10/16
P.P.

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-82-SPHA

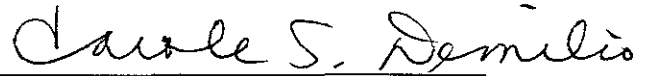
* * * * *

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 2nd day of October, 2001 a copy of the foregoing Entry of Appearance was mailed to Sabrina Joyner, 5500 W. North Avenue, Baltimore, MD 21207, Petitioner.



PETER MAX ZIMMERMAN



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

September 24, 2001

Sabrina Joyner
5500 W North Avenue
Baltimore MD 21207

Dear Ms. Joyner:

RE: Case Number 02-082-A

The above matter, previously scheduled for Tuesday, October 16, 2001 at 11:00 a.m. in Room 407, has been postponed due to an error in setting it up for the Agenda it should have been SPHA and it went through as an A. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that, since the error was not your fault when the sign needs to be posted again you are not responsible for the posting or the cost of posting.

Very truly yours,

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

Arnold Jablon (gdz)
Director

AJ: gdz

C:



08/22/2002

I, Brian Kyle Westcott who resides at ~~198~~ Kernan Dr. Baltimore, Md
21207 do not object to my neighbor's plan to add addition to her residence at 5500 West
North Ave. I do not have any problem with her steps being 6 feet from my property line.

Signed Brian Kyle Westcott

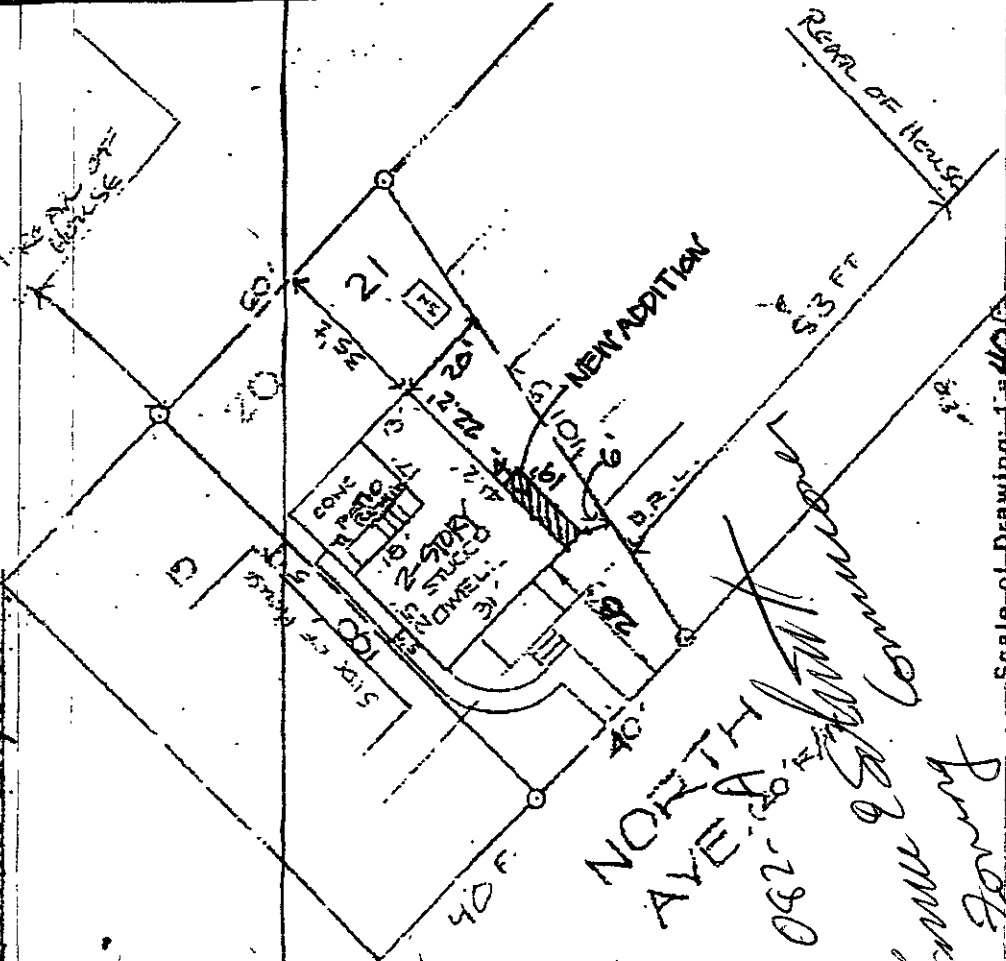
Property Owner

-51-

Joe
410-821-5231

lat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

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

PROPERTY ADDRESS: 5500 WINDSOR BLVDSubdivision name: Windsor 1stLot Book & Page: 180-1012021-section 1OWNER: Sabrina R. Sawyer

Ok to
offer
for
sale
02-082-5231
James R. Sawyer
North
ale: James R. Sawyer
Prepared by: James R. Sawyer

Scale of Drawing: 1" = 40'

① Vicinity Map
Scale: 1" = 1000'

WINDSOR BLVD
CLIFFSIDE
KIRKMAN DRIVE
SOUTH AVE

LOCATION INFORMATION

Election District: 12
Councilmanic District: NW 2-E
1" = 200' scale map: 60000
Zoning: DR, S, S
Lot size: acreage square feet

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

Prior Zoning Hearings:

VANDER

Zoning Office USE ONLY

reviewed by: ITEM #: CASE#:

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

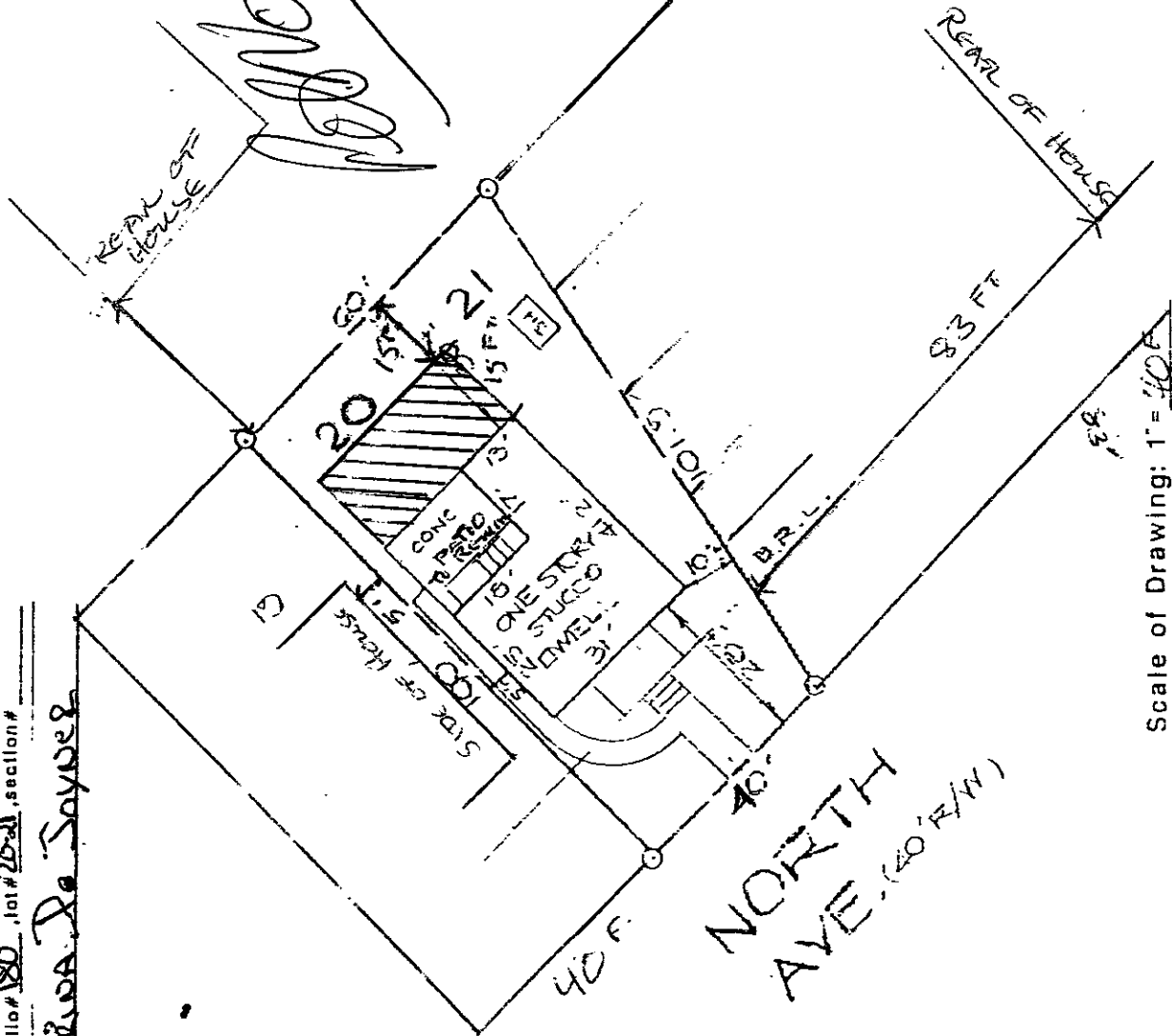
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 5500 W. 28TH AVE

Subdivision name: Windsor Terr

plat book # 6, folio # 180, lot # 20-21, section #

OWNER: Sabrina R. Snyder



North

date: _____
prepared by: _____

Scale of Drawing: 1" = 40'

LOCATION INFORMATION

Election District:

Councilman District:

1"=200' scale map#:

Zoning: DR, S, S

Lot size: _____ acreage

aligned
ward

SEWER:

WATER:

Chesapeake Bay Critical Area:

Prior Zoning Hearings:

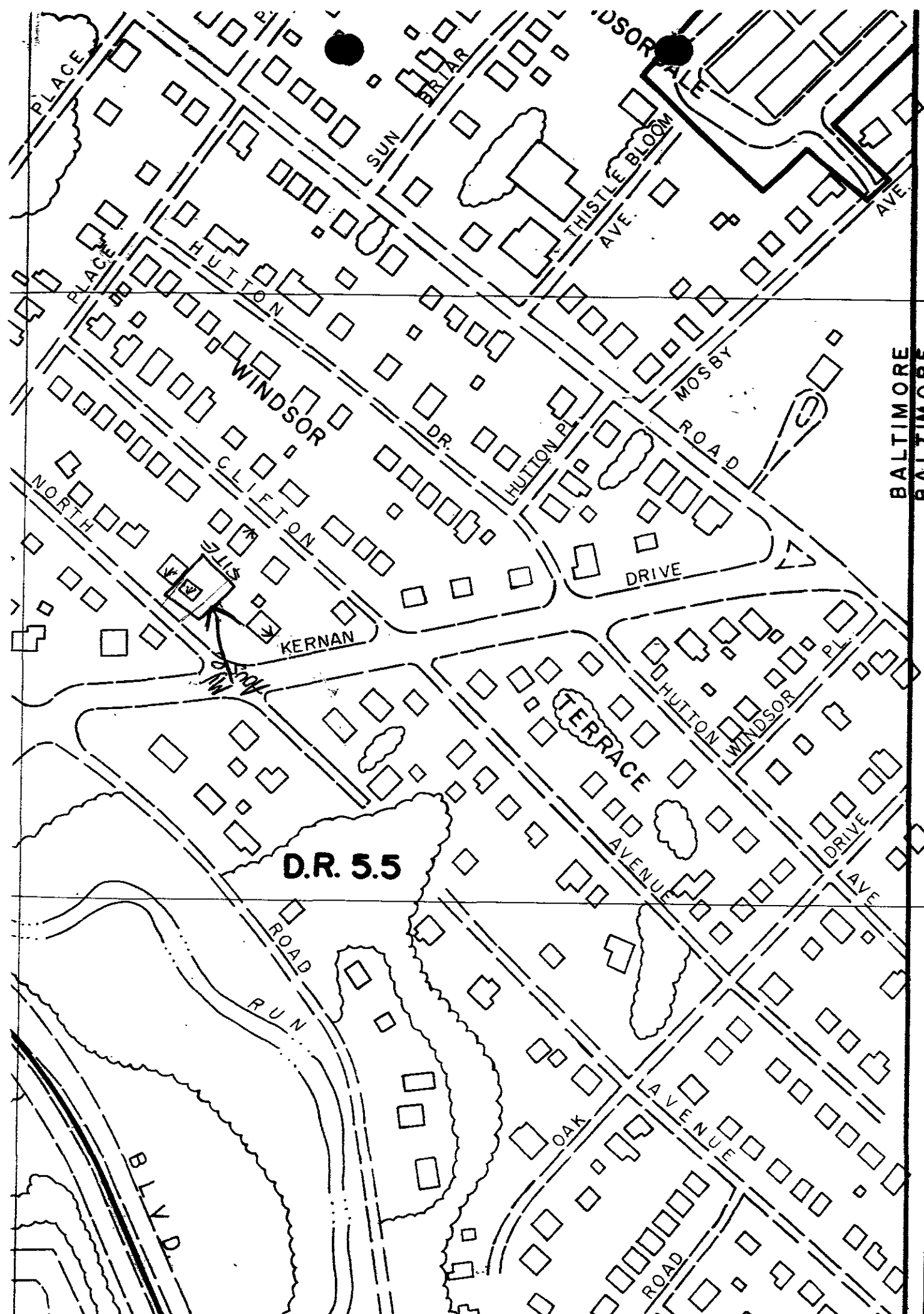
320

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

JRA

240



NW 2 E

BALTIMORE
BALTIMORE

D.R. 5.5

