

IN RE: PETITION FOR VARIANCE
NW/S Meadowside Avenue, 611.17' SW
c/1 of Liberty Road
(3512 Meadowside Avenue)
2nd Election District
2nd Council District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-177-A

3514 Meadowside Avenue, LLC, Owners;
CF Management, Inc., Contract Purchasers *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, 3514 Meadowside Avenue, LLC, by Jeremy Amsden, Member, and the Contract Purchasers, CF Management, Inc., by W. Stephen Cook, President, through their attorney, Lawrence M. Hammond, Esquire. The Petitioners seek relief from Section 1B02.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet, and side building face to property line setbacks of 9 feet each in lieu of the required 10 feet. In addition, the Petitioners seek approval of an undersized lot, pursuant to Section 304 of the B.C.Z.R., and any other variances deemed necessary by the Zoning Commissioner, to allow development of the subject lot with a single family dwelling. 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 were W. Stephen Cook, President of CF Management, Inc., Contract Purchasers, and Lawrence M. Hammond, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped, unimproved parcel located on the northwest side of Meadowside Avenue, just south of Liberty Road in Randallstown. The property is approximately 50' wide by 112' deep, and

ORDER RECEIVED FOR FILING

Date

By

1/15/12
[Signature]

contains a gross area of 5,600 sq.ft., more or less, zoned D.R.5.5. The property is also known as Lot 16 of Haywood Heights, which was platted and recorded in the Land Records of Baltimore County many years ago before the adoption of the zoning regulations. In fact, testimony indicated that it is one of the few undeveloped parcels in this community. The Petitioners are desirous of developing the property with a single family dwelling, in accordance with the modular home depicted on Petitioner's Exhibit 2. The proposed dwelling will be 24' x 32' in dimension and centered on the lot. There will be no garage; however, there will be a driveway/parking pad to provide off-street parking.

Variance relief is requested to approve a lot width of 50 feet and side setbacks of 9 feet each in order to develop the property as proposed. As noted above, this subdivision was laid out with 50-foot wide lots many years ago, well prior to the establishment of the zoning regulations. Thus, strict compliance with the current regulations is not possible. Most of the houses in the community appear to be built on either single or double lots. Moreover, houses exist on both of the adjacent lots. As noted above, the proposed dwelling will be 32 feet wide and centered on the lot. In addition, the Petitioners have submitted a copy of the building elevation drawings for the proposed dwelling to the Office of Planning, who has apparently approved same as being consistent with other dwellings in the area. Based upon the undisputed testimony presented, and the lack of any opposition, I am persuaded to grant the variance. In my judgment, the uniqueness of this property is its narrow width and the fact that it is part of a recorded subdivision which was platted prior to the effective date of the zoning regulations, as set forth above. Moreover, I find that the Petitioners would suffer a practical difficulty if relief were denied. That is, the lot would be unbuildable and could not be used for a permitted purpose, i.e., a single family dwelling. Moreover, I believe that the proposed construction is consistent with the surrounding locale and will not result in any adverse impacts to adjacent properties.

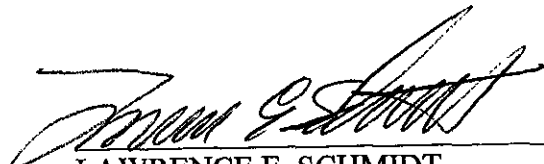
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

CADRE'S OFFICE FOR PLANNING
Date 1/15/02
By [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of January, 2002 that the Petition for Variance seeking relief from Section 1B02.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet and side building face to property line setbacks of 9 feet each in lieu of the required 10 feet for a proposed dwelling, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that approval of the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., 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 dwelling shall be constructed in accordance with the building elevation drawings submitted to and approved by the Office of Planning to insure consistency with the surrounding neighborhood.
- 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 1/15/02
By [Signature]



Baltimore County
Zoning Commissioner

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

January 15, 2002

Lawrence M. Hammond, Esquire
465 Main Street
Reisterstown, Maryland 21136

RE: PETITION FOR VARIANCE
NW/S Meadowside Avenue, 611.17' SW of the c/l Liberty Road
(3512 Meadowside Avenue)
2nd Election District – 2nd Council District
3514 Meadowside Avenue, LLC, Owners;
CF Management, Inc., Contract Purchasers - Petitioners
Case No. 02-177-A

Dear Mr. Hammond:

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: Mr. Jeremy Amsden, 3514 Meadowside Avenue, LLC
3432 Carriage Hill Circle, Unit T-4, Randallstown, Md. 21133-3061
Mr. W. Stephen Cook, President, CF Management, Inc.
P.O. Box 855, Reisterstown, Md. 21136
Office of Planning; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3512 Meadowside Avenue
which is presently zoned DR 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)

See Attached

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

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:

CF Management, Inc.

Name - Type or Print

W. Stephen Cook, President
Signature

P.O. Box 855 (410) 517-2507
Address Telephone No.

Reisterstown, MD 21136

City State Zip Code

Attorney For Petitioner:

Lawrence M. Hammond

Name - Type or Print

[Signature]
Signature

Hammond & Hammond, LLC

Company
465 Main Street (410) 833-7576
Address Telephone No.

Reisterstown, MD 21136
City State Zip Code

Legal Owner(s):

3514 Meadowside Avenue, L.L.C.

Name - Type or Print
[Signature] Member
Signature

Jeremy Amsden, Member
Name - Type or Print

Signature

Signature

3432 Carriage Hill Circle Unit T-4

Address Telephone No.

Randallstown, MD 21133-3061
State Zip Code

Representative to be Contacted:

Lawrence M. Hammond, Esquire

Name

465 Main Street (410) 833-7576
Address Telephone No.

Reisterstown, MD 21136
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BR Date 10/31/01

Case No. 02-177-A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 11/5/02
By [Signature]

(1) 1B02.C.1 of the BCZR to permit a lot of fifty (50) feet in lieu of the required Fifty-five (55) feet, to obtain an undersized lot approval per Section 304, and any other variances deemed necessary by the Zoning Commissioner

(2) 1B02.C.1 of the BCZR to permit a setback from the side of the building face (on both the east and west side ~~of the building face~~) to the ~~tract boundary~~, 9' in lieu of 10'. *The required 10' primary line of*

The property is known as Lot 16 as shown on the Plat of Haywood Heights, said plat being recorded among the Land Records of Baltimore County in Plat Book 5, folio 51. The property as shown on said plat is undersized and is unbuildable without the requested relief.

ORDER RECEIVED FOR FILING
Date 11/27/12
By [Signature]

W. T. SADLER SURVEYORS

Phone [410] 526-5618

Fax [410] 526-7199

152 Westminster Road

Reisterstown, Maryland 21136

James C. Sadler

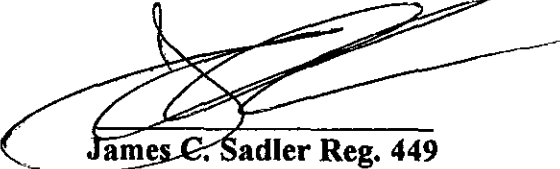
ZONING DESCRIPTION

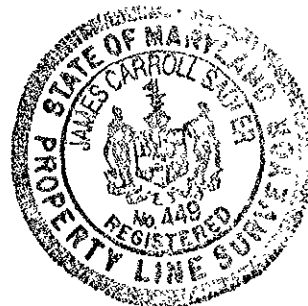
3512 MEADOWSIDE AVENUE
2nd Election District Baltimore County, MD.

Beginning for the same on the northwest side of Meadowside Avenue, 40 feet wide, at a distance of 611.17 feet southwesterly from the southwest side of Liberty Road, 66 feet wide; thence running and binding along said Meadowside Avenue and along the outlines of said property

- 1) South 45 degrees 16 minutes west 50 feet
- 2) North 44 degrees 44 minutes west 112 feet
- 3) North 45 degrees 16 minutes east 50 feet and
- 4) South 44 degrees 44 minutes east 112 feet to the place of beginning, containing 5600 square feet or 0.128 acres of land, more or less.

This description has been prepared for ZONING purposes only and is not intended for recordation.


James C. Sadler Reg. 449



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 07796

DATE 10/31/01 ACCOUNT 1001-006 6/50

AMOUNT \$ 50.00

RECEIVED FROM: Hammond & Hammond L.L.C

FOR: 2001 Zoning Verification

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 177

PAID RECEIPT

PAYMENT	ACTUAL	TIME
1/01/2001	10/31/2001	14:49:10
REC 4501	CASHIER JRIC JHR	DRAWER
RECEIPT # 069907		
Dept	5 528 ZONING VERIFICATION	OF
CR NO.	007716	

Receipt Tot 50.00
50.00 CK .00
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: #02-177-A

3512 Meadowside Avenue

N/S Meadowside Avenue, 650' S centerline of Liberty Road

2nd Election District - 2nd Councilmanic District

Legal Owner(s): Jeremy Amstern

Contract Purchaser: W. Stephen Cook, Pres. CF Management Inc.

Variance: to permit a lot of fifty feet in lieu of the required fifty-five feet to obtain an undersized lot approval and any other variances deemed necessary by the Zoning Commissioner. To permit a setback from the side of the building face (on both the east and west side) to the property line of 9 feet in lieu of the required 10 feet.

Hearing: Monday, January 7, 2002 at 11:00 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.

IT/12/36 Dec. 25

0512593

CERTIFICATE OF PUBLICATION

12/27, 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 12/25, 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.: 02-177-A

Petitioner/Developer: _____

Jeremy Amsden

Date of Hearing/Closing: 1-7-02 @ 11 AM

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

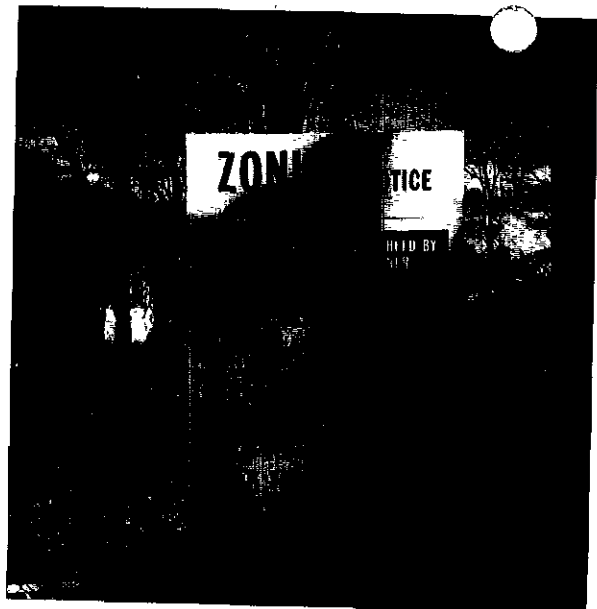
Attention: Ms. Gwendolyn Stephens

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 3512 Meadowside Avenue
Gwynn Oak, MD 21207

The sign(s) were posted on December 20, 2001

(Month, Day, Year)



Sincerely,

Shannon Baum 12/20/01
(Signature of Sign Poster and Date)

~~SHANNON BAUM SIGNS INC.~~

~~105 COMPETITIVE GOALS DR.~~

~~FIDERSBURG, MD. 21784~~

(City, State, Zip Code)

410-781-4000

(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: 02-177-A
Petitioner: CF MANAGEMENT, Inc.
Address or Location: P.O. Box 255, REISTERSTOWN MD 21156

PLEASE FORWARD ADVERTISING BILL TO:

Name: HAMMOND & HAMMOND, LLC
Address: 465 MAIN ST
P.O. Box 564 REISTERSTOWN MD 21156
Telephone Number: 410-833-7576

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 24, 2001 Issue – Jeffersonian

Please forward billing to:

Lawrence M Hammond
Hammond & Hammond LLC
465 Main Street
Reisterstown MD 21136

410 833-7576

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: 02-177-A
3512 Meadowside Avenue
N/S Meadowside Avenue, 650' S centerline of Liberty Road
2nd Election District – 2nd Councilmanic District
Legal Owner: Jeremy Amsden
Contract Purchaser: W. Stephen Cook, Pres. CF Management Inc

Variance to permit a lot of fifty feet in lieu of the required fifty-five feet to obtain an undersized lot approval and any other variances deemed necessary by the Zoning Commissioner. To permit a setback from the side of the building face (on both the east and west side) to the property line of 9 feet in lieu of the required 10 feet.

HEARING: Monday, January 7, 2002 at 11:00 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

December 12, 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: 02-177-A
3512 Meadowside Avenue
N/S Meadowside Avenue, 650' S centerline of Liberty Road
2nd Election District – 2nd Councilmanic District
Legal Owner: Jeremy Amsden
Contract Purchaser: W. Stephen Cook, Pres. CF Management Inc

Variance to permit a lot of fifty feet in lieu of the required fifty-five feet to obtain an undersized lot approval and any other variances deemed necessary by the Zoning Commissioner. To permit a setback from the side of the building face (on both the east and west side) to the property line of 9 feet in lieu of the required 10 feet.

HEARING: Monday, January 7, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon GDZ
Director

C: Lawrence M Hammond, Hammond & Hammond LLC, 465 Main Street,
Reisterstown 21136
Jeremy Amsden, 3514 Meadowside Avenue LLC, 3432 Carriage Hill Circle,
Unit T-4, Randallstown 21136
W. Stephen Cook, CF Management Inc P O Box 855, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 23, 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

January 4, 2002

Lawrence M. Hammond
Hammond & Hammond
465 Main Street
Reisterstown MD 21136

Dear Mr. Hammond:

RE: Case Number: 02-177-A, 3512 Meadowside Avenue

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

WCR: gdz

Enclosures

c: Jeremy Amsden, 3432 Carriage Hill Circle, Unit T-4, Randallstown 21133
W Stephen Cook, CF Management Inc, P O Box 855, Reisterstown 21136
People's Counsel

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

RL
1/7/02

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** December 26, 2001
Department of Permits & Development Mgmt.

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

SUBJECT: Zoning Advisory Committee Meeting
For December 10, 2001
Item Nos. 176, ~~177~~, 178, 179, 181, 184,
185, 186, 187, 188, 189, 193, 190, 191,
193, 194, 195, 196, 197, 198, 199, and
223

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

December 12, 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 December 3, 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:

176, ~~177~~ 178, 179, 180, 181, 182, 183, 184, 185, 186, 187,
188, 190, 191, 192, 193, 195, 198, 199, 223

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



AS
1/7

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 4, 2002

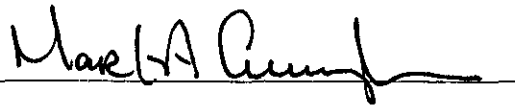
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

JAN 4


SUBJECT: Zoning Advisory Petition(s): Case(s) 02-177, 02 234 & 02-237

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:



Section Chief:



AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.11.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. ~~100~~ BR

Dear Mr. Zahner:

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,

A handwritten signature in black ink, appearing to read 'K. A. McDonald Jr.'.

K.A. 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**

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

W. Stephen Cook

P.O. Box 855 Reisterstown, MD 21136



12/26/01
Boase
Garrison 1/12/02

RE: PETITION FOR VARIANCE
3512 Meadowside Avenue, N/S Meadowside Ave,
650' S of c/l Liberty Rd
2nd Election District, 2nd Councilmanic


Legal Owner: 3514 Meadowside Avenue, LLC
Contract Purchaser: CF Management, Inc.
Petitioner(s)

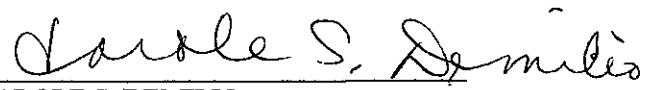
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-177-A

* * * * *

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

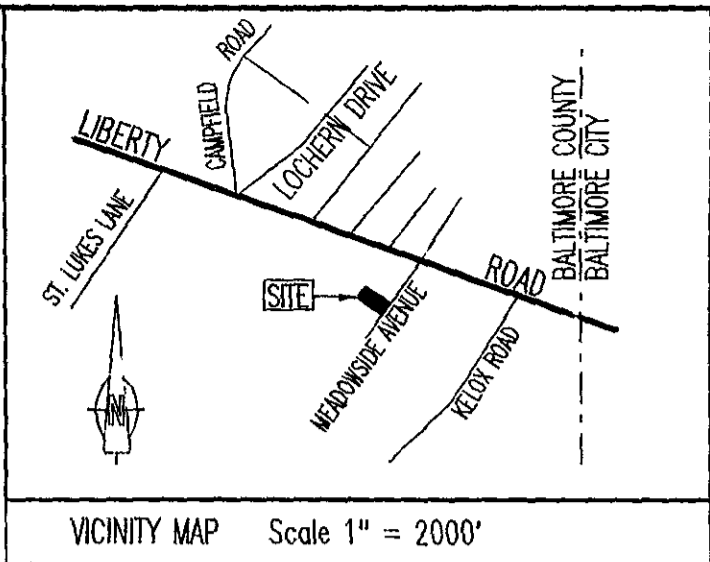
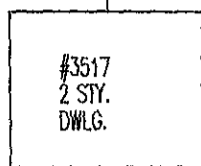
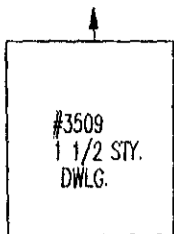
CERTIFICATE OF SERVICE

2011

I HEREBY CERTIFY that on this 19th day of December, 2001 a copy of the foregoing Entry of Appearance was mailed to Lawrence Hammond, Esq., 465 Main Street, Reisterstown, MD 21136, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

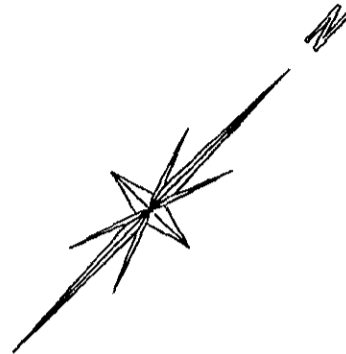
FOREST HILL ROAD



Charles B. Elliott
Acct. # 0205390010
L 8959 F 485

Ayodele O. Sotubo
Joshua Taiwo Sotubo
Acct. # 0203471661
L 15126 F 374

Gene C. Bradford
Carolyn S. Bradford
Acct. # 0203471660
L 14726 F 531

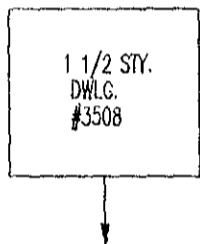


Lena Benora Smith
Acct. # 0214650140
L 11543 F 662

LOT 16
PLAT OF HAYWOOD HEIGHTS
3514 Meadowside Ave LLC
5600 Sq.Ft.
0.128 Acres

LOT 17
PLAT BOOK 5/51
3514 Meadowside Ave LLC
5600 Sq.Ft.
0.128 Acres

Lawence E. Manuel
Glorious C. Brown
Acct. # 0202001130
L 11130 F 51



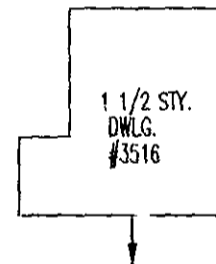
N 44°44' W 112'

#3512

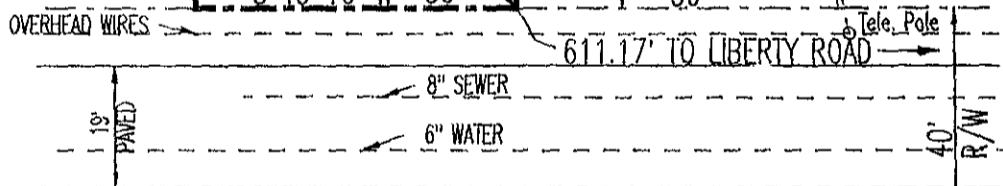
PT. OF BEGINNING

S 44°44' E 112'

1 1/2 STY. DWLG. #3514

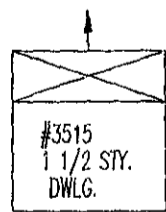


1 1/2 STY. DWLG. #3516

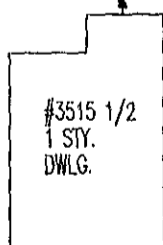


MEADOWSIDE AVENUE

Stephanie Gail Haynes
Acct. # 0216151060
L 9951 F 509

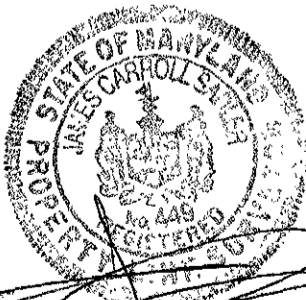


Charles H. Klaus
Acct. # 0211470520
L 4133 F 584



GENERAL NOTES

- Title Ref. L 14881 F 275 - Acct # 0201850220
- Map 88 Grid 09 Parcel 408
- Existing Zoning- DR 5.5
- All adjoining property is Zoned DR 5.5
- Zoning Map # NW 4-E
- Zoning History/ Previous Hearings - None
- The property shown hereon does not lie in any Flood Plain as designated on the Flood Insurance Rate Map community panel no. 240010 0380B effective date March 2, 1981.



James C. Sadler Reg. No. 449
W.T. SADLER SURVEYORS
152 Westminster Pike
Reisterstown, MD. 21136
Ph. 410-526-5618 Fax 410-526-7199

OWNER/DEVELOPER
3514 MEADOWSIDE AVE. LLC

PLAN TO ACCOMPANY APPLICATION FOR A VARIANCE TO ALLOW A 50' WIDE BUILDABLE LOT IN LIEU OF THE REQUIRED 55' WIDE

3512 MEADOWSIDE AVENUE

2nd Election District Baltimore County 2nd Councilmanic District Maryland 21136

Scale 1" = 30' Date July 30, 2001

Rev. Co. File # -
Job No. M-397-01

Red No.

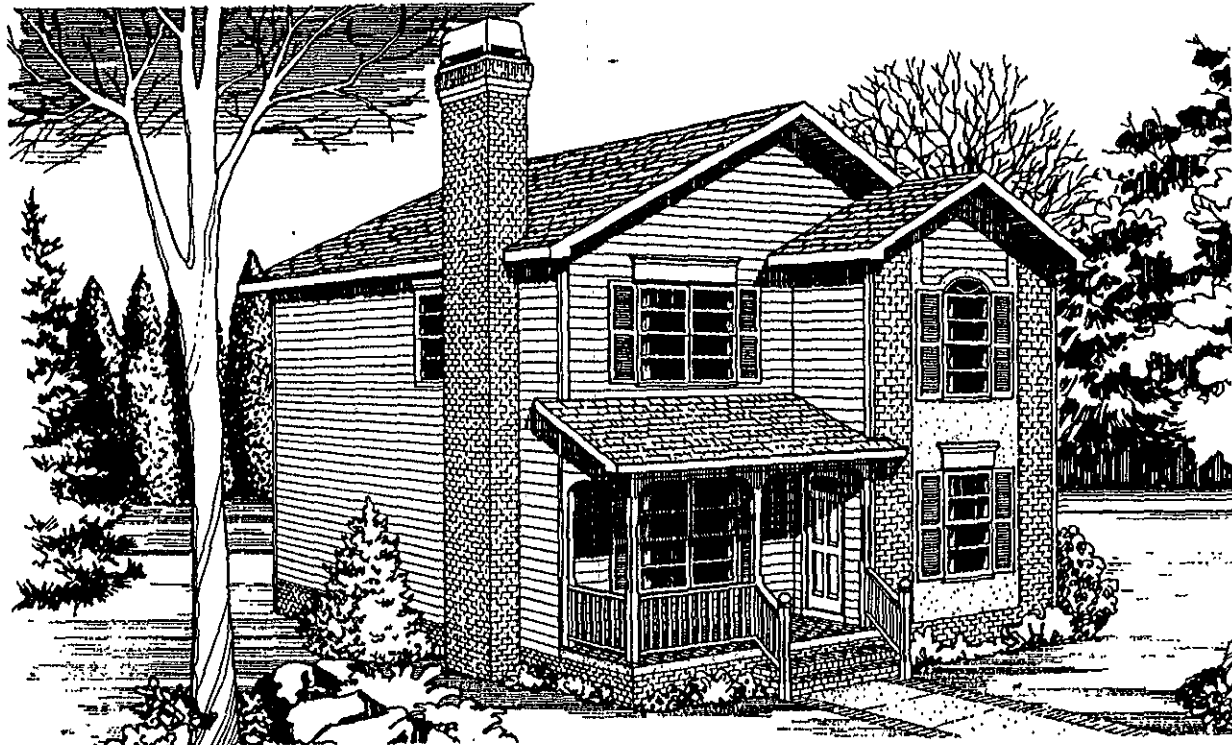
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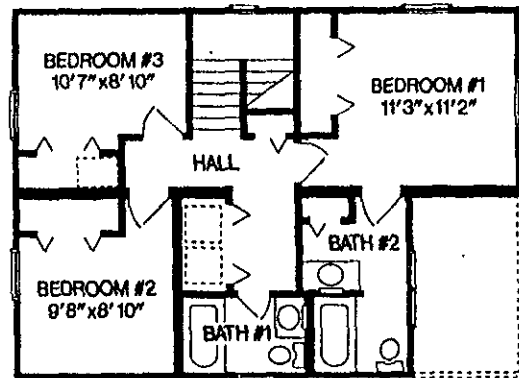
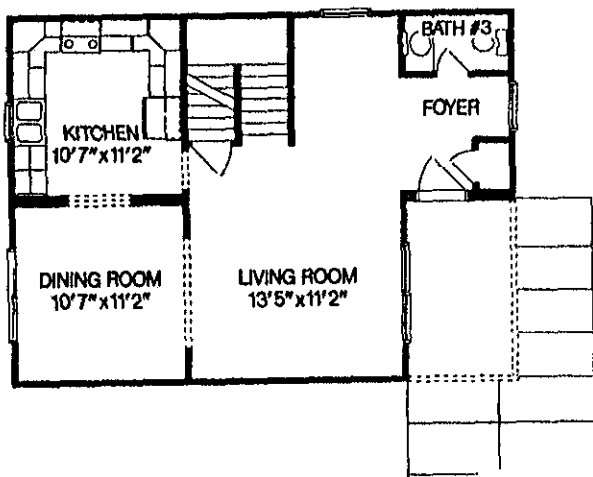
MODULAR STRUCTURES OF PENNSYLVANIA, INC.

<http://www.msiofpa.com>

The Presidential Series



The Glens Falls



SECOND FLOOR

GLENS FALLS

24' x 32'

Ref No 2



3514 Meadowside

Let No 3 A



3508 Meadowside

Plot 3B



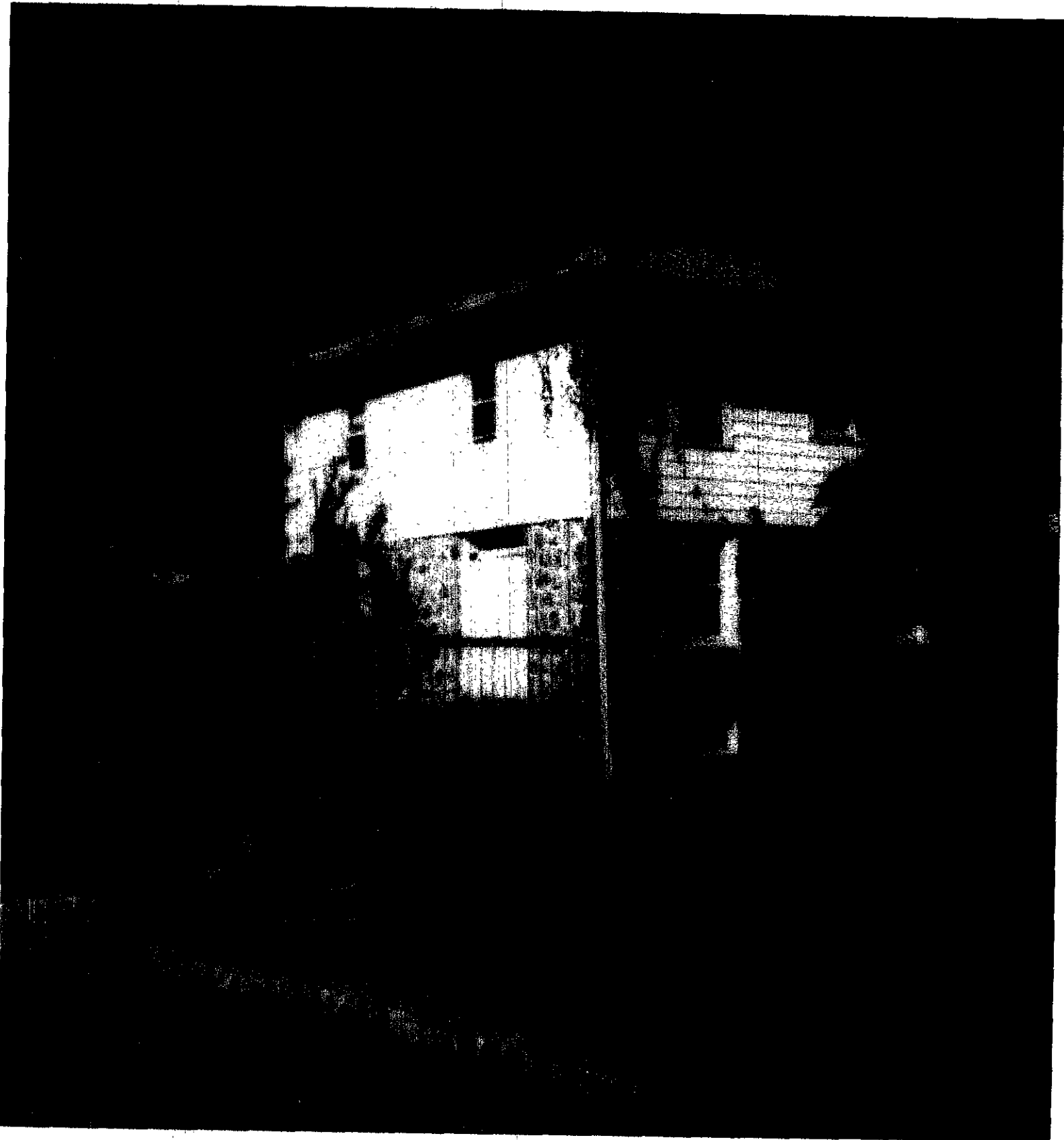
3506 Meadowside

1/20/34



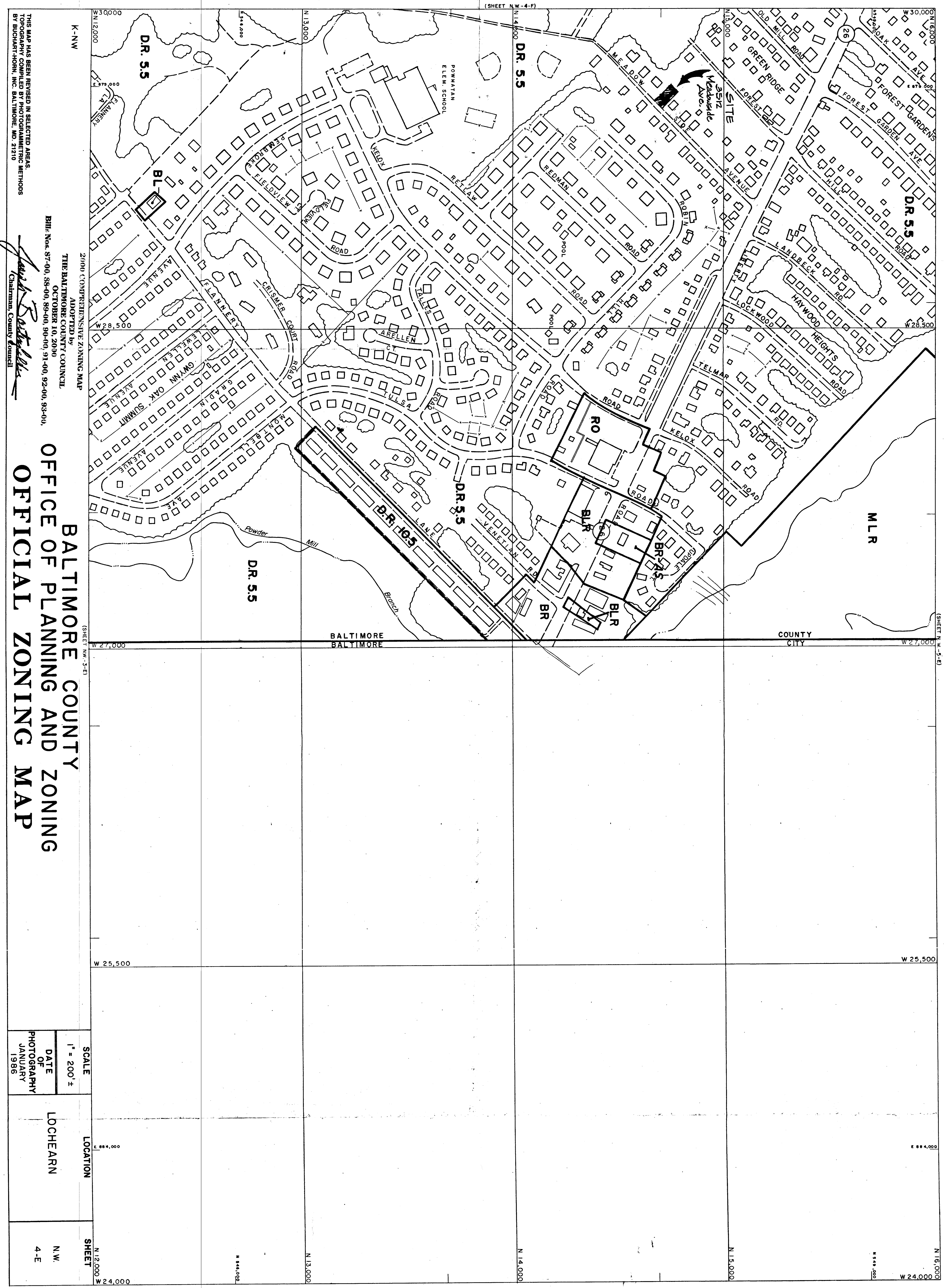
3518 Meadowside

1 of 3D



3506 meadowside

JA 3E



THIS MAP HAS BEEN REVISED IN SELECTED AREAS TO REFLECT CHANGES IN ZONING METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

2000 COMPREHENSIVE ZONING MAP
 ADOPTED BY
 THE BALTIMORE COUNTY COUNCIL
 OCTOBER 10, 2000
 BILL NOS. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	1" = 200' ±
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	LOCHEARN
SHEET	N.W. 4-E

NW 4 E