

IN RE: PETITION FOR ADMIN. VARIANCE

SE/S Poplar Avenue, 450' SW
centerline of Elton Avenue
12th Election District
7th Councilmanic District
(7501 Poplar Avenue)

Patricia A. & Gary W. Cross, Sr.
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 02-425-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by the legal owners of the subject property, Patricia A. and Gary W. Cross, Sr. The variance request is for property located at 7501 Poplar Avenue in the eastern area of Baltimore County. The Petitioners herein seek relief from Sections 1B02.3.C.1, 301.1 and 415.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an open deck with a side yard setback of 4 ft. in lieu of the minimum required 7.5 ft. and to allow a recreational vehicle (boat on trailer) to be located in the front yard in lieu of the required rear yard or side yard 8 ft. behind the front wall of the dwelling. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance for the open deck would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the

5/15/02
R. O. Johnson

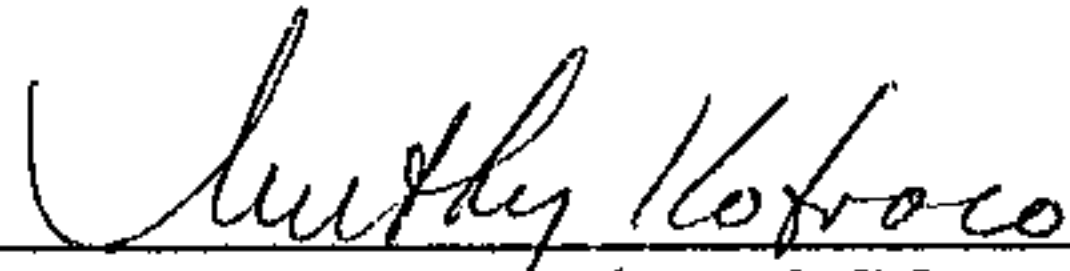
Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance for an open deck should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 15th day of May, 2002, that a variance from the Baltimore County Zoning Regulations, to allow an open deck with a side yard setback of 4 ft. in lieu of the minimum required 7.5 ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the variance request from the Baltimore County Zoning Regulations, to allow a recreational vehicle (boat on trailer) to be located in the front yard in lieu of the required rear yard or side yard 8 ft. behind the front wall of the dwelling, be and is hereby DENIED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

5/15/02
By: [Handwritten signature]

IN THE MATTER OF
THE APPLICATION OF
PATRICIA A. AND GARY W. CROSS, SR.
- PETITIONERS FOR VARIANCE ON
PROPERTY LOCATED ON THE E/S POPLAR
AVENUE, 1501' N OF C/L INTERSECTING
STREET EDNA AVE (7501 POPLAR AVE)
12TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 02-425-A

* * * * *

OPINION

This case represents an appeal from a decision of the Deputy Zoning Commissioner limited to that portion of the Petition for Variance which was denied relative to § 415.A.1 of the *Baltimore County Zoning Regulations* (BCZR), "Recreational Vehicles & Boats [Bills # 29-1974; 54-1993]." The Petitioners had requested approval to allow a recreational vehicle (boat on trailer) to be located in the front yard in lieu of the required rear yard or side yard 8 feet behind the front wall of the dwelling.

John A. Austin, Esquire, appeared on behalf of the Petitioners /Appellants. The Office of People's Counsel did not participate in these proceedings. No Protestants appeared on the date of hearing, January 29, 2003.

Mr. Gary W. Cross appeared as the first and only witness. He and his wife own the property at 7501 Poplar Avenue. They have resided there for about 23 years.

Mr. Austin introduced four exhibits that were referenced by Mr. Cross in his direct testimony:

Petitioner's Exhibit #1 -- A "Plat to Accompany the Petition for Zoning Variance";
Petitioner's Exhibit #2 -- A Zoning Map 1" to 200';
Petitioner's Exhibit #3 -- Two photographs of the deck and boat in the side yard; and
Petitioner's Exhibit #4 -- A Plat drawing.

Mr. Cross described the property as having a neighbor on one side and the Berkshire Elementary School on the other side. A retaining wall and fence separates his property from the elementary school. He opined that an outside deck, which had fallen into a deteriorating state, had been located on the side of the house near the elementary school. He rebuilt it, tying it into the main house using the existing joists.

Subsequently, he purchased a boat in November 2000. He acknowledged efforts to fit the boat and trailer into the fenced rear yard, but was unable to do so since the boat would not fit under the deck on the trailer. The boat is about 21 ½ feet in length, and with the trailer, is 25 feet. Unfortunately, because of the boat's height on the trailer, it will not pass under the existing deck because of the windshield on the boat not clearing the bottom of the deck. He related difficulties with the County property in the rear of the house, and that the alleyway was not workable to accommodate the boat and trailer.

The only feasible way to fit the boat into the back yard was via the driveway, hindered by the existing deck. He indicated that there were no objections to the variance from neighbors, and produced Petitioner's Exhibits #5 through #8 from the Department of Permits & Development Management, the Office of Planning, the Fire Marshall's Office, and the State Highway Administration reflecting no comments to the granting of the variance. He stated reasons why he believed the property to be unique. While lots are generally uniform, the housing types are different (split foyer, cape cod, etc.), and the proximity of the elementary school, he believed,, also contribute to the uniqueness of the subject property. He indicated that the boat was rarely used in the winter months, and, while offsite storage was a possibility, that would incur him charges and maintenance that storage on the property would avoid.

The Board recessed to independently review their notes, the evidence and testimony presented, and the provisions of the applicable law. A public deliberation was held after a 35-minute recess.

It is obvious to this Board that § 415A.1 was passed by the County Council to protect the integrity of residential communities, and, as much as possible, shield such boats and trailers from public view in residential areas. Petitioner's Exhibit #3 clearly reflects that the covered boat and trailer are visible from the street.

Section 26-127 of the *Baltimore County Code* ("the Code") provides for the Zoning Commissioner to grant special exceptions and variances. Under § 26-127(b)(1)(2):

- (1) ...If a formal request for a public hearing is not filed, the zoning commissioner, without a public hearing, may grant such a variance as described above if the proposed requested variance is in strict harmony with the spirit and intent of the height and area requirements of the zoning regulations, and any other applicable requirements.
- (2) If a formal request for a public hearing is not filed and notwithstanding any provision herein to the contrary, the zoning commissioner may, at his or her discretion, require a public hearing whereat the petitioner shall be required to satisfy the burden of proof required by the zoning regulations for such variance to be granted.

In the instant case, Mr. Cross, an employee of the Baltimore County Police Department, applied for public disclosure of the variance, and his application was approved by the County Council by resolution in April 15, 2002 (Resolution # 27-02). The property was posted for the Zoning Commissioner's hearing on April 20, 2002 (Case No. 02-425-A) with no request for a public hearing. A decision was made by the Deputy Zoning Commissioner based on the documentation presented.

In the *de novo* hearing before this Board, the members must consider whether the request satisfies the test of *Cromwell v. Ward*, 102 Md.App. 691, 651 A.2d 424 (1995) relative to uniqueness and practical difficulty and also "if the proposed requested variance is in strict harmony with the spirit and intent of the height and area requirements of the zoning regulations; and, any other applicable requirements."

In the instant case, the Board has determined that, based on the testimony, evidence, and facts presented, there is no uniqueness in the land that would qualify the granting of the variance (see *North v. St. Mary's County*, 99 Md.App. 512, 638 A.2d 1175 (1994); and any practical difficulty or hardship is self-imposed by construction of the replacement deck without consideration of any future boat purchase. The boat could just as easily be stored offsite, as many are. The storage of the boat and trailer is an issue of

convenience and cost to the Petitioner.

The Board further concludes that the granting of the variance would not be "in strict harmony with the spirit and intent" of the legislation that was designed for the express purpose of limiting such storage in residential communities.

For the reasons as cited, the instant Petition for Variance as to the storage of a recreational vehicle (boat on trailer) in the front yard in lieu of the required rear or side yard 8 feet behind the front wall of the dwelling shall be denied, and we will so order.

ORDER

THEREFORE, IT IS THIS 2nd day of February, 2003 by the County Board of Appeals of Baltimore County

ORDERED that the Petitioner's request for variance to allow the storage of a recreational vehicle (boat on trailer) to be located in the front yard in lieu of the required rear or side yard 8 feet behind the front wall of the dwelling be and the same is hereby **DENIED**.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*.

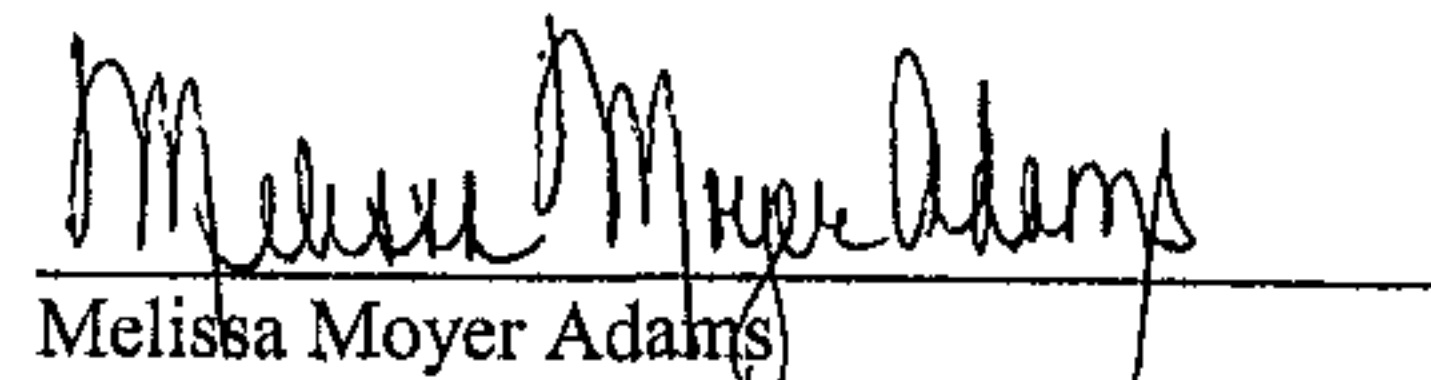
**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**



Charles L. Marks, Panel Chairman



Richard K. Irish



Melissa Moyer Adams



Baltimore County
Zoning Commissioner

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

May 15, 2002

Mr. & Mrs. Gary W. Cross, Sr.
7501 Poplar Avenue
Baltimore, Maryland 21224

Re: Petition for Administrative Variance
Case No. 02-425-A
Property: 7501 Poplar Avenue

Dear Mr. & Mrs. Cross:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7501 POPLAR AVENUE, 21224
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) 1 BOD. 3. C. 1, 301. 1, 415. A. 1,

TO ALLOW AN OPEN DECK WITH A SIDE YARD SET BACK OF 4 ft. IN LIEU OF
THE MINIMUM REQUIRED 7 1/2 ft & TO ALLOW A RECREATIONAL VEHICLE (BOAT OR
TRAILER) TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD
OR SIDE YARD 8 ft BEHIND THE FRONT WALL OF THE DWELLING.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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:

N/A
Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Attorney For Petitioner:

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

Legal Owner(s):

GARY W. CROSS, SR.
Name - Type or Print
Gary W. Cross
Signature
PATRICIA A. CROSS
Name - Type or Print
Pat Cross
Signature
7501 POPLAR AVENUE 410 - 282-0971
Address Telephone No.
Baltimore County MD 21224
City State Zip Code

Representative to be Contacted:

GARY W. CROSS, SR.
Name
7501 POPLAR AVENUE (H) 410-282-0971
Address Telephone No.
Baltimore County MD 21224
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-425-A

REV 10/25/01

Reviewed By [Signature] Date 4-02-02

Estimated Posting Date 4-15-02

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

7501 Poplar Avenue
Address
Baltimore County MD.
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

- ① THE DECK HAS BEEN IN PLACE FOR 20 YEARS.
- ② THE BOAT WILL NOT FIT UNDER THE DECK.
- ③ THERE IS NO OTHER WAY TO GET THE BOAT INTO THE BACK YARD.
- ④ THERE IS NO OTHER OPTION AVAILABLE TO STORE THE BOAT.
- ⑤ THERE IS NO INFRINGEMENT TO ANY NEIGHBOR.
- ⑥ MY NEIGHBORS DO NOT HAVE A PROBLEM WITH THE BOAT BEING ON MY DRIVEWAY.
- ⑦ THE BOAT AND TRAILER HAVE ALL REQUIRED LICENSES & TAGS.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Gary W. Cross
Signature
GARY W. CROSS, SR.
Name - Type or Print

Patricia A. Cross
Signature
PATRICIA A. CROSS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of MARCH, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GARY + PATRICIA CROSS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 9-1-03

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The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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Gary W. Cross
Signature

GARY W. CROSS, SR.
Name - Type or Print

Patricia A. Cross
Signature

PATRICIA A. CROSS
Name - Type or Print

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GARY & PATRICIA CROSS
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 9-1-03

ZONING DESCRIPTION FOR 7501 Poplar Avenue, Baltimore County Maryland, 21224

Beginning at a point on the EAST side of POPLAR AVENUE which is 50 feet wide at the distance of 162' North of the centerline of the nearest improved intersecting street EDNA AVENUE which is 50 feet wide. *Being lot #17 Section #D in the subdivision of EASTERN HEIGHTS as recorded in Baltimore County Plat Book #WPC No. 5, Folio #83, containing 7500 square feet. Also known as 7501 Poplar Avenue, Baltimore County Maryland, 21224 and located in the 12th Election District, 7th Councilmanic District.

H 25

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Ord No. 11177
02-425-A

DATE *4-02-02* ACCOUNT *R-001-06-6150*

AMOUNT *\$50.00*

RECEIVED FROM: *Mrs. Cross*

FOR: *Residential Variance Filing Fee*
7501 Poplar Ave.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

4/02/2002 4/02/2002 10:07:15

FOR 4802 MAIL JEN EL JAMES 2

RECEIPT # 19562 4/02/2002 IFLN

DEPT 5 520 ZINING CERTIFICATION

CR NO. 011177

Receipt Tot \$50.00

\$0.00 EX

Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 13259

DATE 6/14/02

ACCOUNT 001-006-6150

AMOUNT \$ 210.00

RECEIVED FROM: John A. Austin
7501 Poplar Avenue

FOR: Parking - Capital

02-425-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

6/14/2002 6/14/2002 11:10:54

REG #506 WALKIN KNOX KCM DRIVER

>> RECEIPT # 082307 6/14/2002 OFLN 4

DEPT 5 528 ZONING VERIFICATION

CR NO. 013299

Receipt Tot \$210.00

210.00 OK .00 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

APPEAL SIGN POSTING REQUEST

CASE NO.: 02-⁴²⁵⁻~~85~~-A

Mr. and Mrs. Gary W. Cross, Sr. - LEGAL OWNERS

7501 Poplar Avenue

12th ELECTION DISTRICT

APPEALED: 6/14/2002

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

APPEAL SIGN POSTING REQUEST

CASE NO.: 02-~~15~~⁴²⁵-A

Mr. and Mrs. Gary W. Cross, Sr. - LEGAL OWNERS

7501 Poplar Avenue

12th ELECTION DISTRICT

APPEALED: 6/14/2002

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

*******COMPLETE AND RETURN BELOW INFORMATION*******

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204

Attention: Kathleen Bianco
Administrator

RE: Case No.: 02-425-A

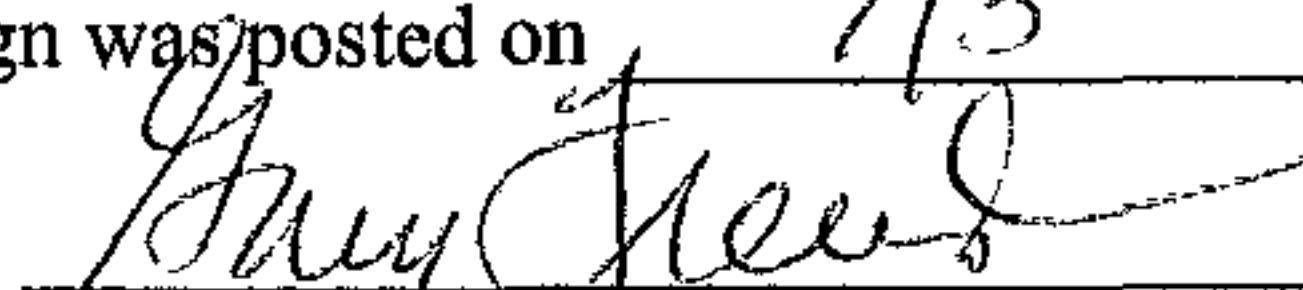
Petitioner/Developer:

GARY W. CROSS SR.

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

The sign was posted on 7/3, 2002

By:


(Signature of Sign Poster)

GARY FREUND

(Printed Name)

CERTIFICATE OF POSTING

RE: Case No.: 02-425-A

Petitioner/Developer: GARY W

CROSS SR.

Date of Hearing/Closing: 4/30/02

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 7501 POPLAR AVE

The sign(s) were posted on 4/15/02
(Month, Day, Year)

Sincerely,

[Signature] 4/15/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

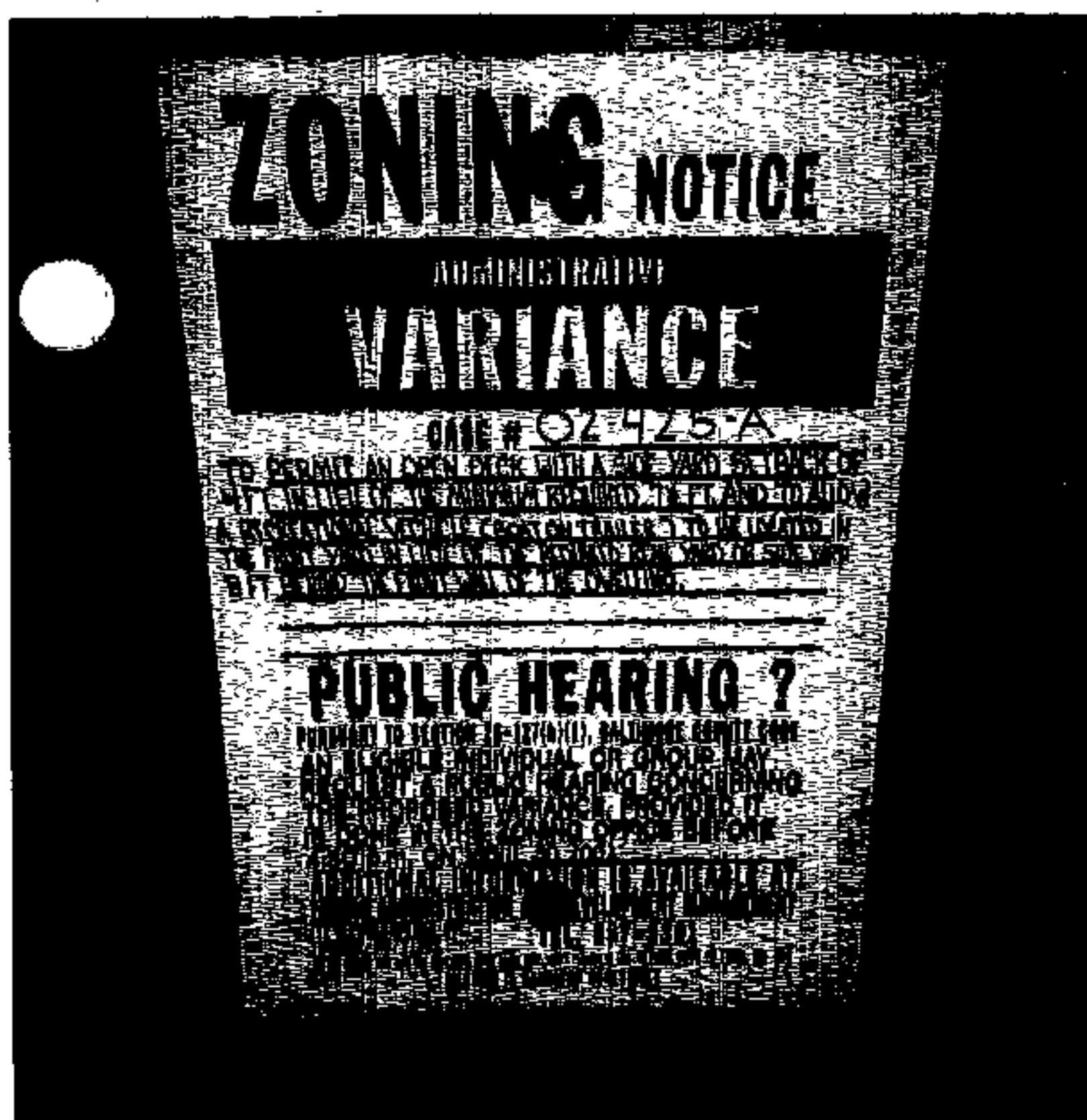
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 425 -A Address 7501 Poplar Ave.

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4-02-02 Posting Date: 4-15-02 Closing Date: 4-30-02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 02- 425 -A Address 7501 Poplar Ave.

Petitioner's Name GARY W. CROSS SR. Telephone 410-282-0976

Posting Date: 4-15-02 Closing Date: 4-30-02

Wording for Sign: To Permit an open deck with a side yard setback of 4 ft. in lieu of the minimum required 7 1/2 ft. and to allow a recreational vehicle (beaten trailer) to be located in the front yard in lieu of the required rear yard or side yard 8 ft. behind the front wall of the dwelling.

WCR - Revised 6/28/00



County Board of Appeals of Baltimore County

CLP

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

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

September 13, 2002

NOTICE OF ASSIGNMENT

CASE #: 02-425-A

IN THE MATTER OF: *Mr. and Mrs. Gary W. Cross, Sr.* –Legal Owners
7501 Poplar Avenue
12th Election District; 7th Councilmanic District

5/15/2002 – **Petition for Administrative Variance** GRANTED as to setback of
open deck; DENIED as to location of recreational vehicle.

ASSIGNED FOR:

WEDNESDAY, JANUARY 29, 2003 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the
advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County
Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests
must be in writing and in compliance with Rule 2(b) of the Board's Rules. No
postponements will be granted within 15 days of scheduled hearing date unless in full
compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to
hearing date.

Kathleen C. Bianco
Administrator

c: Counsel for Appellants /Petitioners : John A. Austin, Esquire
Appellants /Petitioners : Mr. and Mrs. Gary W. Cross

Office of People's Counsel
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
Arnold Jablon, Director /PDM



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

April 29, 2002

Mr. and Mrs. Gary Cross
7501 Poplar Avenue
Baltimore, MD 21224

RE: Case No. 02-425-A, 7501 Poplar Avenue

Dear Mr. and Mrs. Cross:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 2, 2002.

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.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.12.02

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

RE: Baltimore County
Item No. 425

JSS

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,

/s/ 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



Baltimore County
Fire Department

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

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 12, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 8, 2002

Item No.: See Below

Dear Mr. Zahner:

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

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:
401, 402, 404-417, 419-425

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

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE }

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



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

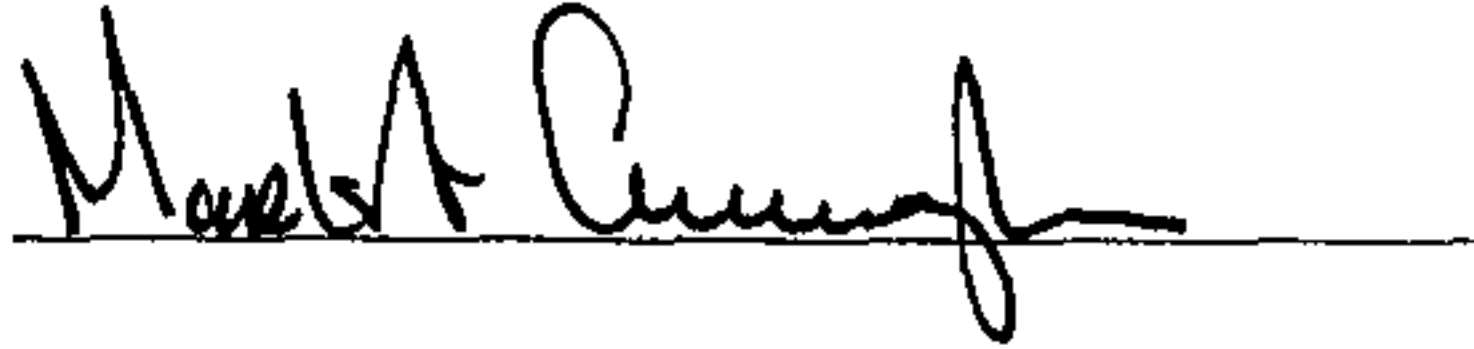
DATE: April 15, 2002

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

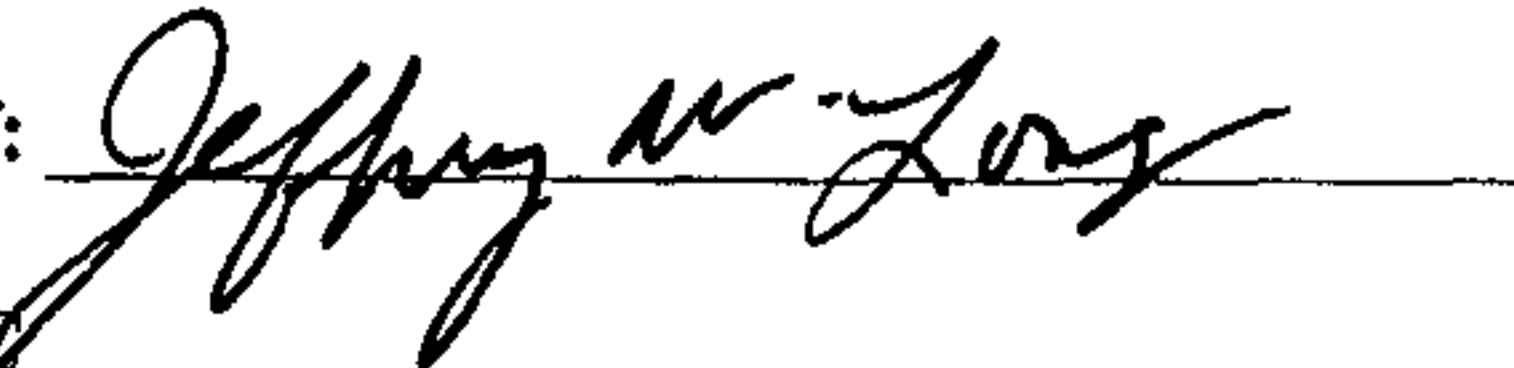
SUBJECT: Zoning Advisory Petition(s): Case(s) 02-411, 02-412, 02-421, 02-422, & 02-425

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/LL:MAC

AV
4/30

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

11W 8

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

DATE: May 1, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For April 8, 2002
Item Nos. 401, 402, 404, 405, 406,
407, 408, 409, 410, 411, 413, 414,
415, 416, 417, 418, 419, 420, 421,
422, 423 and (425)

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

RWB:CEN:cab

cc: File

ANV
4/20

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DATE: May 1, 2002

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS /TBT*

DATE: May 1, 2002

SUBJECT: Zoning Item 425
Address 7501 Poplar Ave (Cross Property)

Zoning Advisory Committee Meeting of 4/08/02

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Cal Area Regulations (Sections 26-436 through 26-461, and other ons, of the Baltimore County Code).

onal Comments:

*Robin,
Grant the Duck
variance but deny
the Boat. Tim*

Reviewer: Keith Kelley

Date: 5/1/02



Baltimore County
Department of Permits and
Development Management

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

June 18, 2002

Mr. & Mrs. Gary W Cross Sr.
7501 Poplar Avenue
Baltimore MD 21224

Dear Mr. & Mrs. Cross:

RE: Case No. 02-425-A, 7501 Poplar Avenue

Please be advised that an appeal of the above-referenced case was filed in this office on June 14, 2002 by John A Austin on your behalf. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

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

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

Sincerely,

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

Arnold Jablon GDZ
Director

AJ: gdz

c: John A Austin, 29 W Susquehanna Avenue, Suite 200, Towson 21204
People's Counsel

APPEAL

Petition For Administrative Variance

7501 Poplar Avenue

E/S Poplar Avenue, 1501' N centerline intersecting street Edna Avenue

12th Election District – 7th Councilmanic District

Mr. & Mrs. Gary W Cross Sr - Legal Owner

Case No.: 02-425-A

- ✓ Petition for Administrative Variance (dated 04/02/02)
- ✓ Zoning Description of Property
- ✓ Notice of Zoning Hearing (No Notice Sent)
- ✓ Certification of Publication (The Jeffersonian issue None Issued)
- ✓ Certificate of Posting (dated 04/15/02 posted SSG Robert Black)
- ✓ Entry of Appearance by People's Counsel (None)
- ✓ Petitioner(s) Sign-In Sheet (None)
- ✓ Protestant(s) Sign-In Sheet (None)
- ✓ Citizen(s) Sign-In Sheet (None)
- ✓ Zoning Advisory Committee Comments
- ✓ Petitioners' Exhibits:
 - ✓ 1. Plat To Accompany Petition For Zoning Variance (dated no date)
 - ✓ 2. Photographs (2 pictures)
 - ✓ 3. Letter to Lawrence E Schmidt, Zoning Commissioner from Thomas J Peddicord, Jr., Legislative Counsel/Secretary dated 04/16/02
- ✓ Protestants' Exhibits:
 - (None)
- ✓ Miscellaneous (Not Marked as Exhibits):
 - (None)
- ✓ Deputy Zoning Commissioner's Order (dated 05/15/02 - Administrative Variance open deck GRANTED; Administrative Variance (boat or trailer) located in front yard DENIED)
- ✓ Notice of Appeal received on 06/14/02 from John A Austin, Attorney & Counselor at Law, on behalf of Mr. & Mrs. Gary Cross

c: John A Austin, 29 W Susquehanna Avenue, Towson 21204
People's Counsel of Baltimore County, MS #2010
Timothy Kotroco, Deputy Zoning Commissioner
Arnold Jablon, Director of PDM

* Attorney for Petitioner/Appellant
John A. Austin, Esquire
29 West Susquehanna Ave
Suite 200
Towson, MD 21204

* Appellants
Mr. and Mrs. Gary W. Cross
7501 Poplar Avenue
Baltimore, MD 21224

02 JUN 19 PM 11:05

VE

Case No. CBA-03-104

Development Plan – Sanctuary @ Hunt Valley Security Management –
Owner; Toll Brothers -Developer PDM VIII-787

1/14/03–Hearing Officer's Decision (ZC) in which Plan was approved
with restrictions.

1/31/03 -Notice of Assignment sent to following parties; matter scheduled for hearing on Wednesday,
March 5, 2003 at 10:00 am.:

J. Carroll Holzer, Esquire
Mary Jane Goshany; Karen Goshaney; Michael Goshaney
Robert A. Hoffman, Esquire
Toll Brothers, Inc. /Doug Shipe, Mike Urian,
and Bruce Oxley
Henry Leskinen – Eco Science Professionals
Wes Guckert – The Traffic Group, Inc.
Dr. & Mrs. Richard McQuaid Kerry Bosley
Donna S. Smith Robert G. Elliott
Michael Steiner Stephen George
William B. Eddison Wendy McIver
Richard Kulawiec Mr. and Mrs. Ron Mettam
Office of People's Counsel
Pat Keller, Director /Planning
Lawrence E. Schmidt /Zoning Commissioner
Don Rascoe /PDM
Arnold Jablon, Director /PDM

2/03/03 – T/C from Mr. Stephen George – requests that Notice and file be corrected to reflect his correct name
(STEPHEN) in lieu of name shown (Stephanie). Change made this date to Notice, envelopes and file.

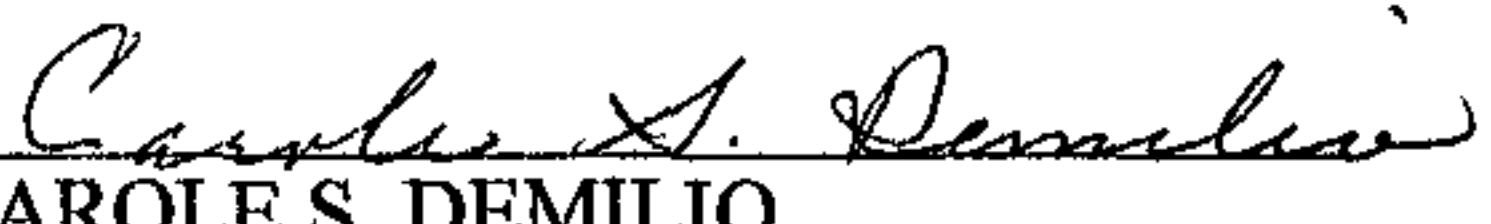
RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
VARIANCE *
7501 Poplar Ave. S/east side Poplar Ave. * ZONING COMMISSIONER
450' SW center line Elton Avenue *
12th Election District 7th Councilmanic * FOR
District *
Legal Owner: Gary W. Cross, Sr. & * BALTIMORE COUNTY
Patricia A. Cross *
Petitioner(s) * 02-425-A

* * * * *

ENTRY OF APPEARANCE

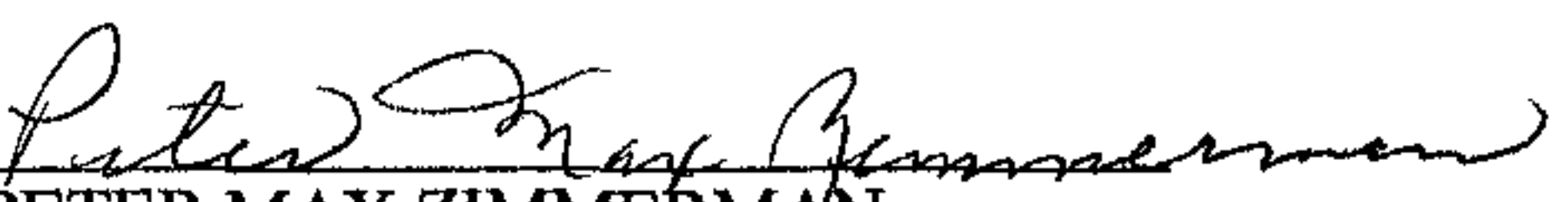
Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in 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 27th day of September, 2002, a copy of the foregoing Entry of Appearance was mailed to John A. Austin, Esq., 29 West Susquehanna Avenue, Suite 200, Towson, MD 21204 Attorney for Petitioner(s).


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

DATE: May 16, 2003

TO: Arnold Jablon, Director
Permits & Development Management
Attn.: David Duvall

FROM: Theresa R. Shelton *TRS*
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILES**

The following case(s) have been finalized and the Board of Appeals is closing the copy of the appeal case file(s) and returning the file(s) and exhibits (if applicable) attached herewith.

<u>BOARD OF APPEALS CASE NUMBER</u>	<u>PDM FILE NUMBER</u>	<u>NAME</u>	<u>LOCATION</u>
02-328-SPHXA	<i>02-328-SPHXA</i>	PATRICIA F. MACDONALD	105 SUDBROOK LANE
02-425-A	<i>02-425-A</i>	M/M GARY W CROSS, SR.	7501 POPLAR AVENUE

Attachment: SUBJECT FILE(S) ATTACHED

BOARD OF APPEALS OF BALTIMORE COUNTY

MINUTES OF DELIBERATION

IN THE MATTER OF:

Gary W. Cross, Sr.
Patricia A. Cross
Case No.: 02-425-A

DATE:

January 29, 2003

BOARD/PANEL:

Charles L. Marks	CLM
Melissa Moyer Adams	MMA
Richard K. Irish	RKI

RECORDED BY:

Theresa R. Shelton / Legal Secretary

PURPOSE: To deliberate Petition for Administrative Variance filed by Gary W. Cross, Sr. and Patricia A. Cross requesting to allow an open deck with a side yard set back of 4 ft. ilo the req'd 7.5 feet and to allow a boat on trailer to be located in the front yard ilo the req'd rear yard or side yard 8ft. behind the front wall of the dwelling.

PANEL MEMBERS DISCUSSED THE FOLLOWING:

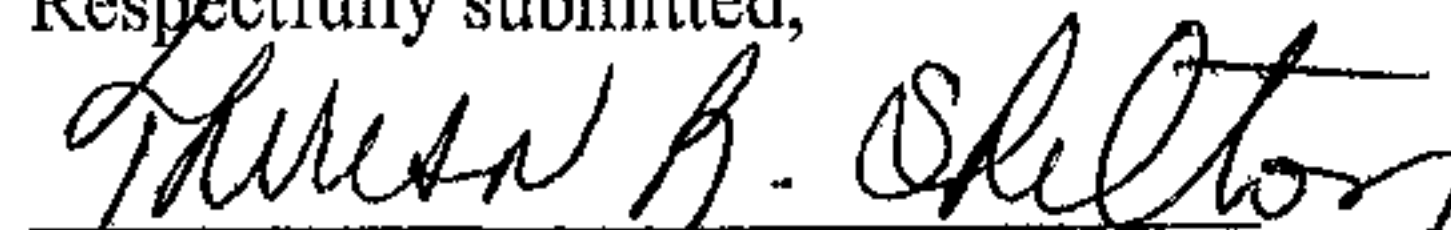
- Section 415A.1A - such vehicle may be stored 21/2 feet from any rear or side lot line; however, when in a side yard it must be situated at least eight feet to the rear of a lateral projection of the front foundation line of the dwelling.
- 415A.3 Exceptions. - Where the requirements set forth herein for the storage of recreational vehicles would create an undue hardship
- Self-imposed hardship due to the deck being constructed and leaving no clearance for the boat
- the property is not unique
- spirit and intent of law is to keep vehicles out of site
- other option is storage for the boat

DECISIONS BY BOARD MEMBERS: Unanimous decision by the Members of Board of Appeals to **DENY** the Petition for Administrative Variance.

FINAL DECISION: That the Petition for Administrative Variance filed by Gary W. Cross, Sr. and Patricia A. Cross requesting to allow an open deck with a side yard set back of 4 ft. ilo the req'd 7.5 feet and to allow a boat on trailer to be located in the front yard ilo the req'd rear yard or side yard 8ft. behind the front wall of the dwelling is **DENIED**.

NOTE: These minutes, which will become part of the case file, are intended to indicate for the record that a public deliberation took place that date regarding this matter. The Board's final decision and the facts and findings thereto will be set out in the written Opinion and Order to be issued by this Board.

Respectfully submitted,



Theresa R. Shelton
County Board of Appeals

JOHN A. AUSTIN
ATTORNEY AND COUNSELOR AT LAW

29 WEST SUSQUEHANNA AVENUE SUITE 200
TOWSON, MARYLAND 21204

(410) 821-9682
FAX (410) 494-8067

June 13, 2002

Mr. Arnold Jablon
PDM
Baltimore County Office Building
111 West Chesapeake Avenue Room 111
Towson, MD 21204

Re: Case No. 02-425-A
Property: 7501 Poplar Avenue
Owners: Gary and Patricia Cross

Dear Mr. Jablon:

Please be advised that this office represents Gary and Patricia Cross in connection with the above-captioned matter. Please use this letter as a formal notice of an appeal from the Decision of the Zoning Commissioner dated May 15, 2002. Enclosed you will find a check in the amount of \$210.00 to cover the cost of filing this appeal.

Thank you for your prompt attention in this matter.

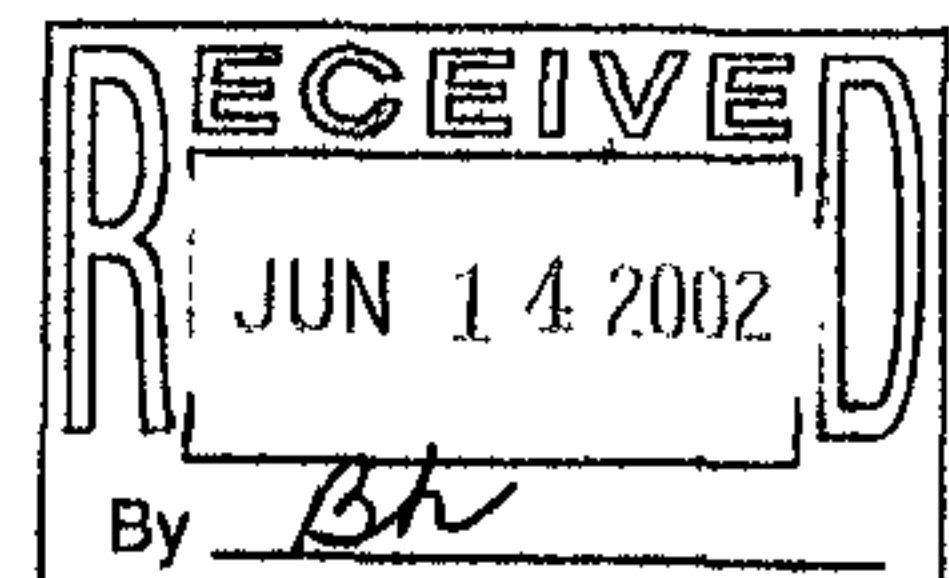
Very truly yours,


John A. Austin

JAA/as

Enclosure

cc: Gary and Patricia Cross



ATTENTION: HEARING OFFICER

I UNDERSTAND BY THE POSTING AT 7501 POPLAR AVENUE, THERE IS A HEARING FOR A VARIANCE APRIL 30, 2002. CASE 02-425A.. WE DO HOPE THIS IS NOT GRANTED FOR THIS LARGE BOAT TO BE STORED AT THIS RESIDENTIAL ADDRESS, OR OTHERWISE THIS AREA WILL LOOK LIKE A BERKSHIRE BOATYARD. WE KNOW OF QUITE A FEW RESIDENTS IN THIS AREA THAT WANT THEIR BOATS IN THE YARD. ALSO, SO I GUESS THAT YOU WILL HAVE QUITE A FEW HEARINGS COMING UP.

I DO HOPE YOU WILL GIVE THIS SOME CONSIDERATION.

APR 30 2002

DN
4/30



**County Council
of
Baltimore County**

Court House
Towson, Maryland 21204

410-887-3196
Fax: 410-887-5791

S.G. Samuel Moxley
FIRST DISTRICT

Kevin Kamenetz
SECOND DISTRICT

T. Bryan McIntire
THIRD DISTRICT

Wayne M. Skinner
FOURTH DISTRICT

Vincent J. Gardina
FIFTH DISTRICT

Joseph Bartenfelder
SIXTH DISTRICT

John Olszewski, Sr.
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

02-425-A 4/30 PV

APR 17 2002

April 16, 2002

Lawrence E. Schmidt, Zoning Commissioner
Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Dear Mr. Schmidt:

Attached please find a copy of Resolution 27-02 concerning the public disclosure of Gary W. Cross, Sr., an employee of the Baltimore County Police Department. Mr. Cross has applied for a zoning variance with respect to the location of a deck and boat at his residence.

This Resolution was unanimously approved by the County Council at its April 15, 2002 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:dp
Enclosure

cc: Gary W. Cross, Sr.

Per Ex 3

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2002, Legislative Day No. 8

Resolution No. 27-02

Mr. John Olszewski, Sr., Councilman

By the County Council, April 15, 2002

A RESOLUTION concerning the public disclosure of Gary W. Cross, Sr., an employee of the Baltimore County Police Department.

WHEREAS, Gary W. Cross, Sr., an employee of Baltimore County, has applied for a zoning variance with respect to the location of a deck and a boat at his home located at 7501 Poplar Avenue, Baltimore, Maryland 21224; and

WHEREAS, this Resolution is intended to provide full disclosure under Section 26-3(e) of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application for a variance filed by Gary W. Cross, Sr. does not contravene the public welfare and is hereby authorized.

READ AND PASSED this 15th day of APRIL, 2002.

BY ORDER



Thomas J. Peddicord, Jr.
Secretary

ITEM: Resolution 27-02

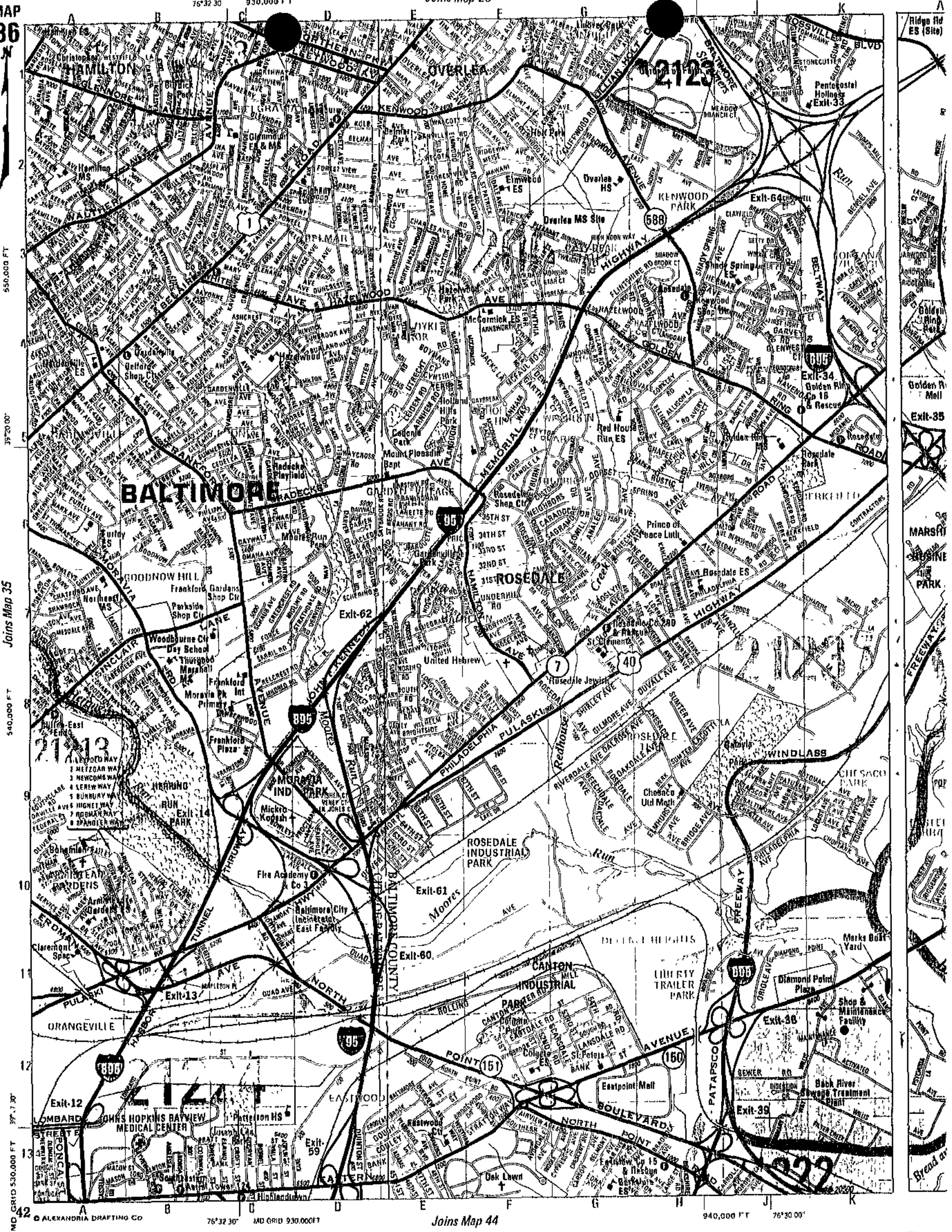
CA #102-425-A

EXHIBITS

1/29/03

PETITIONER

- ✓ 1. Plat to Accompany Petition For Zoning Variance.
- ✓ 2. Zoning map 1" = 200'
- ✓ 3. 2 photos of deck & boat in side yard.
- ✓ 4. plat drawing
- ✓ 5. letter from B.C. Dept. of Permits & Development Mngt. 4/29/02
- ✓ 6. letter from Office of Planning to Arnold Jablon
- ✓ 7. letter from Fire Marshal's Office to George Zahner
- ✓ 8. letter from State Hwy. Administration





7501 POOLAR AVE.

425



7501 POOLAR AVE

425

#425

SCALE	1" = 200' ±
DATE OF PHOTOGRAPHY	1/24/03

EASTPOINT

EXHIBIT	2
DATE	1/24/03



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

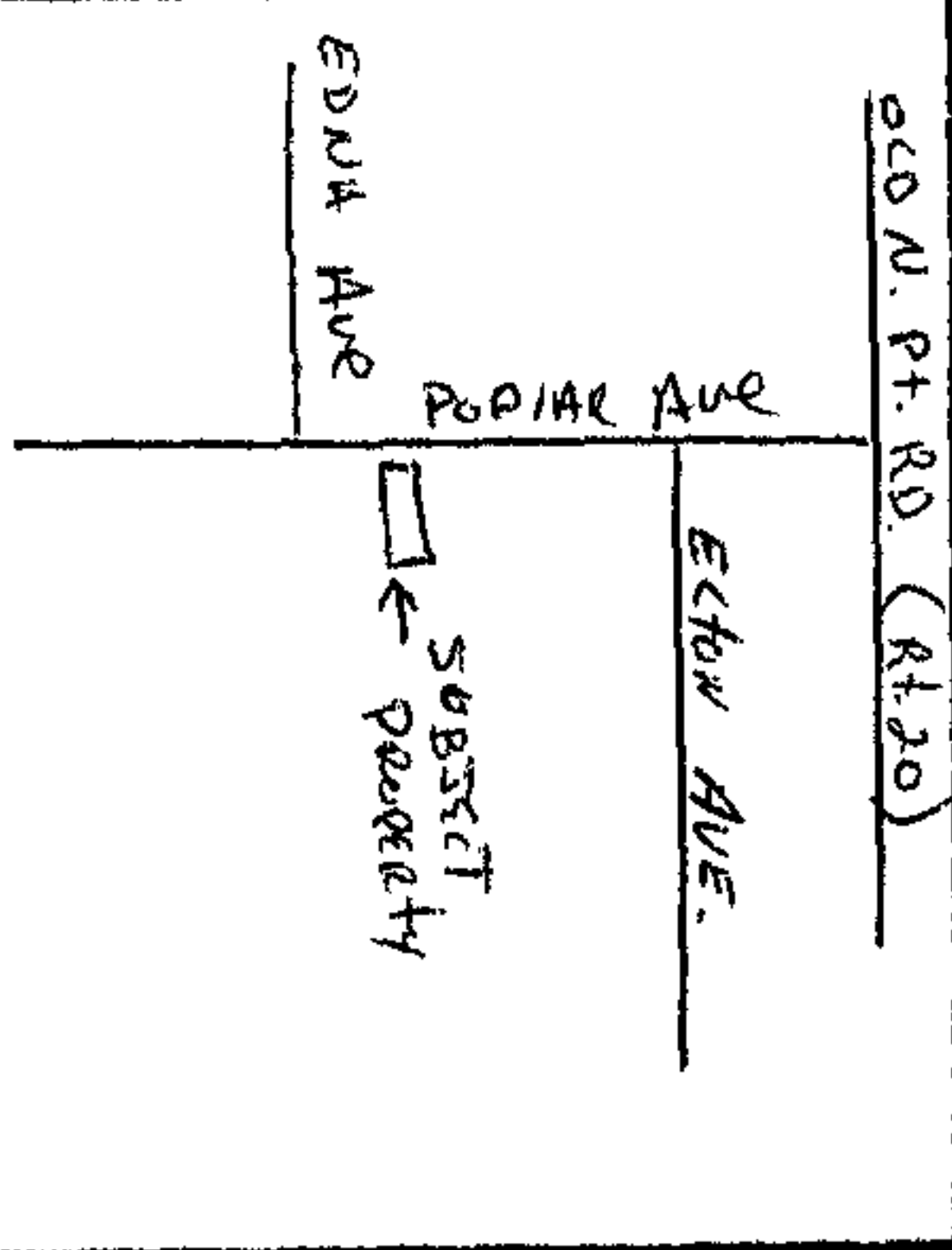
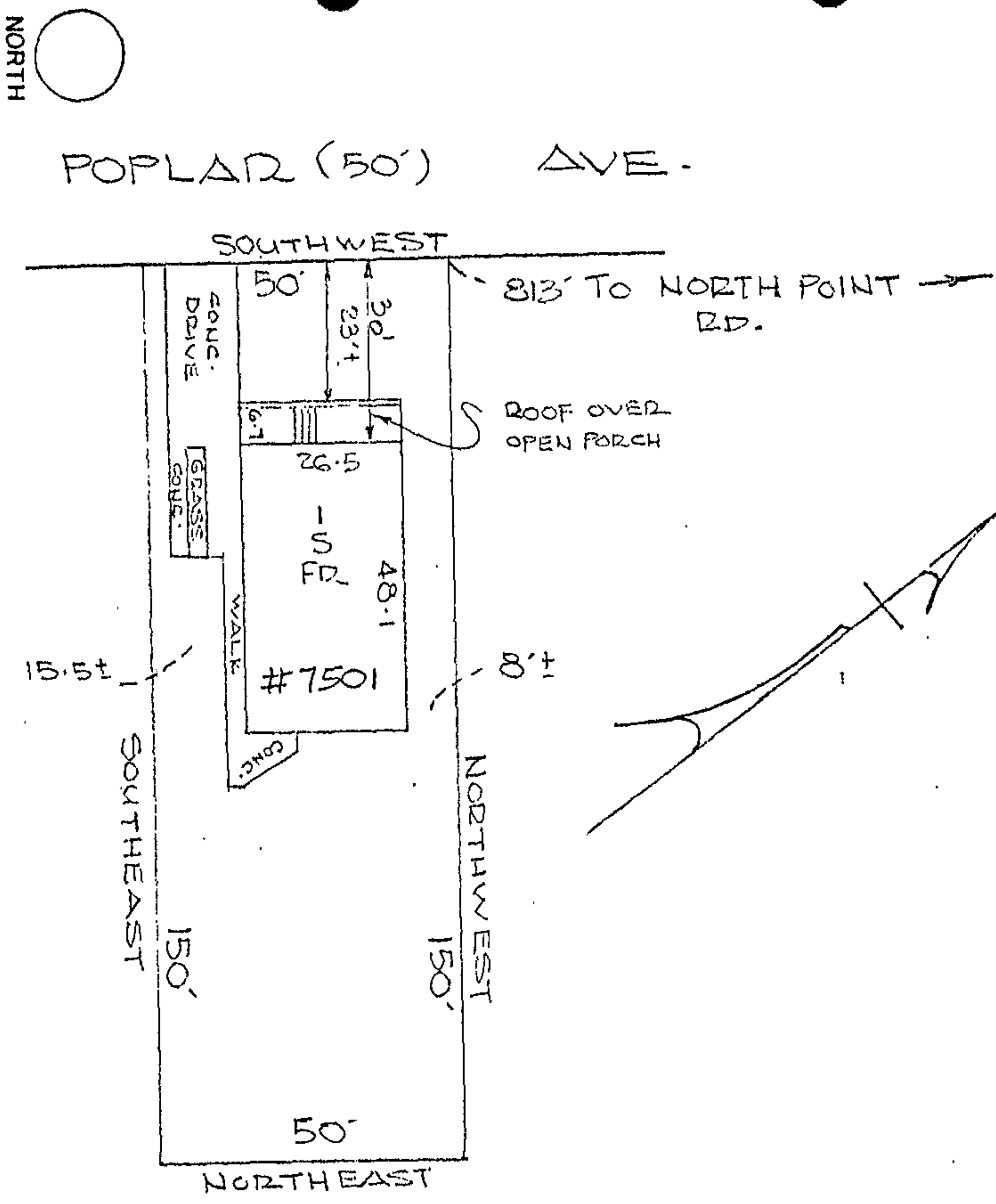
PROPERTY ADDRESS 7501 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME EASTERN HEIGHTS

PLAT BOOK # FOLIO # LOT # SECTION #

OWNER GARY & Patricia Cross

Plat showing property known as #7501 Poplar Avenue, Baltimore County, Maryland.



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION			
ELECTION DISTRICT <u>12</u>			
COUNCILMANIC DISTRICT <u>7</u>			
1" = 200' SCALE MAP # <u>SE 1-E</u>			
ZONING <u> </u>			
LOT SIZE	<u>N/A</u>	7500	
ACREAGE		SQUARE FEET	
SEWER	☒ PUBLIC	☐ PRIVATE	
WATER	☒	☐	
CHESAPEAKE BAY CRITICAL AREA	☐	☒	YES NO
100 YEAR FLOOD PLAIN	☐	☒	
HISTORIC PROPERTY / BUILDING	☐	☒	
PRIOR ZONING HEARING	<u>None</u>		
ZONING OFFICE USE ONLY			
REVIEWED BY	ITEM #	CASE #	

Blumberg No. 8118
EXHIBIT
4 1/29/03



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

April 29, 2002

Mr. and Mrs. Gary Cross
7501 Poplar Avenue
Baltimore, MD 21224

RE: Case No. 02-425-A, 7501 Poplar Avenue

Dear Mr. and Mrs. Cross:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 2, 2002.

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.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

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: April 15, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-411, 02-412, 02-421, 02-422, & 02-425

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/LL:MAC





Baltimore County
Fire Department

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

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 12, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 8, 2002

Item No.: See Below

Dear Mr. Zahner:

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

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:
401, 402, 404-417, 419-425

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

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE }

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





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.12.02

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

RE: Baltimore County
Item No. 425

J J S

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,

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

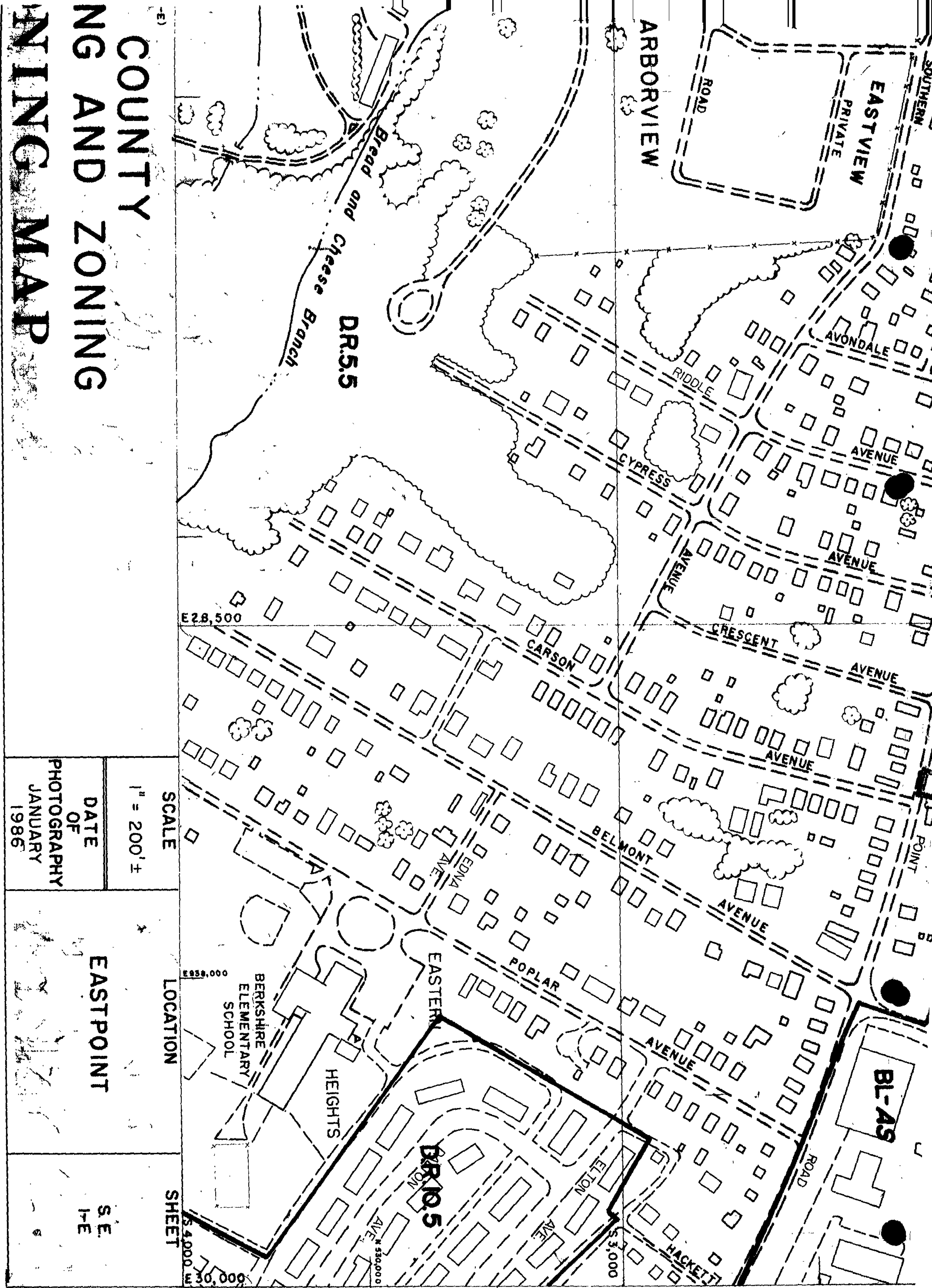
My telephone number is _____

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

Mailing Address: P.O. Box 747 • Baltimore, MD 21202-0747



COUNTY AND ZONING MAP



SCALE 1" = 200'	LOCATION EASTPOINT	SHEET S.E. 1-E
DATE OF PHOTOGRAPHY JANUARY 1986		

#425

SE 1 F