

IN RE: PETITION FOR VARIANCE

W/S Garnet Road, 0' S
centerline of Opal Road
9th Election District
6th Councilmanic District
(2901 Garnet Road)

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BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 02-450-A

Lockered, Donald & Marie Gahs and
Shirley Anne Aro, *Legal Owners*
and David Chumura, *Contract Purchaser*
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Lockered S. Gahs, Jr., Donald P. Gahs, Marie Gahs and Shirley Anne Aro, and the contract purchaser, David Chumura. The Petitioners are requesting variance relief for property they own at 2901 Garnet Road. The subject property is zoned D.R.5.5. The variance request is from Sections 1B02.3.C.1 and 304.1C of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow the construction of a single-family dwelling on a lot which is 50 ft. in width in lieu of the required 55 ft. and to approve an undersized lot.

Appearing at the hearing on behalf of the variance request were Shirley Aro and Bud Aro, owners of the property, David Billingsley, professional engineer who prepared the site plan of the property, David Chumura, the contract purchaser, Roger May and Gregg Glass. Appearing in opposition to the Petitioners' request were Sheryl Lerner, David Frieman and Ruth Baisden.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.172 acres more or less, zoned D.R.5.5. The subject property is located on the south side of Garnet Road, opposite its intersection with Opal Road in Parkville. The property is an unimproved lot containing a width of 50 ft. and a depth of 150 ft. The owners of

ORDER RECEIVED FOR FILING

Date

By

6/24/02

R. J. [Signature]

the property are desirous of selling the lot to David Chumura, who is a homebuilder. Mr. Chumura is interested in constructing a single-family residential dwelling on the property, which he intends to offer for sale. In order to proceed with the construction of a home on this property, the relief requested pursuant to Section 304 of the Baltimore County Zoning Regulations is necessary.

Testimony further revealed that the lot in question has been in the Gahs family since 1938. The Petitioners herein inherited the subject lot and now intend to sell it. Testimony demonstrated that most all of the homes located in this particular community have been constructed on lots containing a width of 50 ft. Furthermore, the lot in question was duly recorded prior to March 30, 1955 and all other height and area regulations applicable to this property have been satisfied. The property owners do not own any additional land adjacent to this property which could be added to it to satisfy the 55-ft. width requirement. Therefore, the standard of review to be applied in this case is whether the house to be constructed on this lot is appropriate.

As stated previously, several citizens appeared in opposition to the Petitioners' request. The bulk of the opposition testimony came from Ms. Lerner and Mr. Frieman. Apparently Ms. Lerner has placed a contract to purchase the property located at 2903 Garnet Road, which is adjacent to the lot in question. Ms. Lerner has not settled on the purchase of her home, but intends to do so within the next 30 days. She is opposed to the construction of a home on the lot, which is adjacent to her future home. She prefers that the property in question remain in its natural condition. She was not advised by her realtor that a home could be constructed on the lot adjacent to hers. She is very upset over the prospect of construction taking place in close proximity to her home, and believes a new home on the lot in question would overcrowd the

neighborhood. Similar testimony was offered by Mr. Frieman and Ms. Baisden, both of whom appeared in opposition to this request.

It should be noted that this request to place a home on this unimproved lot has been reviewed by the Office of Planning for Baltimore County. It is their responsibility to review these types of applications and to comment on whether the home proposed to be constructed on this undersized lot is in character and keeping with the homes located in the surrounding community. The Office of Planning recommends approval of this request and has given approval to the particular home to be built on this lot. After considering the testimony and evidence offered at the hearing, and particularly the position of the Office of Planning, I find it is appropriate to construct a home on this unimproved lot. The Petitioners shall be required to construct a home consistent with the elevation drawings given to the Office of Planning and submitted at the hearing before me.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

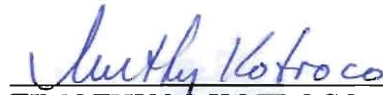
THEREFORE, IT IS ORDERED this 24th day of June, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 1B02.3C.1 and 304.1C of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a single-family dwelling on an undersized lot, containing a lot width of 50 ft. in lieu of the required 55 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be

required to return, and be responsible for returning, said property to its original condition.

IT IS FURTHER ORDERED, that the Petitioners shall be required to construct a home as was indicated on the elevation plan submitted to the Office of Planning and entered into evidence at the hearing before me as Petitioners' Exhibit No. 2.

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

ORDER RECEIVED FOR FILING
Date 6/24/02
By M. Johnson



Baltimore County
Zoning Commissioner

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

June 24, 2002

Messrs. Lockered S. & Donald P. Gahs
Ms. Shirley Anne Aro
Ms. Marie Gahs
4101 Martin Avenue
Baltimore, Maryland 21236

Re: Petition for Variance
Case No. 02-450-A
Property: 2901 Garnet Road

Dear Messrs. Gahs, Ms. Aro & Ms. Gahs:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

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

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Copies to:

David Billingsley
Central Drafting & Design Inc
601 Charwood Ct
Edgewood MD 21040

David Chumura
P O Box 344
Bel Air MD 21014

Roger May
2823 Garnet Rd
Baltimore, MD 21234

Gregg Glass
2903 Garnet Rd
Baltimore MD 21234

Sheryl Lerner
2907 Fallstaff Rd
Baltimore MD 21209

David Frieman
1023 E. Lake Ave
Baltimore MD 21212

Ruth Baisden
7706 Oak Ave
Baltimore MD 21234



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2901 GARNET ROAD

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)

1B02.3C.1 AND 304.1C TO ALLOW THE CONSTRUCTION OF A SINGLE FAMILY DWELLING ON A LOT WHICH IS 50 FEET WIDE INSTEAD OF THE REQUIRED

55 FEET, to approve an undersized lot and any other variances deemed necessary by the Zoning Commissioner.

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 BRIEF

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:

DAVID CHUMURA

Name - Type or Print

Signature

P.O. BOX 344 (410) 879-0610
Address Telephone No.

BEL AIR MD. 21014
City State Zip Code

Attorney For Petitioner:

Name - Type or Print City

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

LOCKERED S. GAHS, JR. DONALD P. GAHS

Name - Type or Print

Signature

SHIRLEY ANNE ARO MARIE GAHS
Name - Type or Print

Signature

4101 MARTIN AVENUE (410) 665-1091
Address Telephone No.

BALTIMORE, MD. 21236
City State Zip Code

Representative to be Contacted:

DAVID W. BILLINGSLEY
CENTRAL DRAFTING AND DESIGN, INC.

Name
601 CHARWOOD COURT (410) 679-8719

Address Telephone No.

EDGEWOOD, MD. 21040
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BK Date 4/15/02

Case No. 02-450-A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date
By

CENTRAL DRAFTING AND DESIGN INC.

601 CHARWOOD COURT
EDGEWOOD, MARYLAND 21040
(410) 679-8719 FAX (410) 538-6160

BRIEF TO ACCOMPANY VARIANCE PETITION
2901 GARNET ROAD

THE REQUEST TO ALLOW THE CONSTRUCTION OF A SINGLE FAMILY DWELLING ON A LOT 50 FEET WIDE IS SUPPORTED BY THE FOLLOWING;

- (1) THE SUBJECT LOT WAS PURCHASED BY LOCKERED S. GAHS AND ANNA W. GAHS BY DEED DATED FEBRUARY 17, 1938 AND RECORDED IN LIBER 1025 FOLIO 55. THE LOT WAS AND HAS REMAINED UNIMPROVED SINCE THAT TIME.
- (2) THE ADJACENT LOT, 2823 GARNET ROAD, WAS PURCHASED BY LOCKERED S. GAHS AND ANNA W. GAHS BY DEED DATED OCTOBER 7, 1925 AND RECORDED IN LIBER 631 FOLIO 523. THE LOT IS IMPROVED WITH A SINGLE FAMILY DWELLING.
- (3) LOCKERED S. GAHS DIED ON OR ABOUT NOVEMBER 25, 1981 THEREBY LEAVING BOTH PROPERTIES IN THE NAME OF ANNA W. GAHS.
- (4) BY VIRTUE OF A DEED DATED JULY 26, 1989, AND RECORDED IN LIBER 8240 LIBER 572, ANNA W. GAHS, SINCE DECEASED, CONVEYED BOTH PROPERTIES TO DONALD PAUL GAHS, KENNETH M. GAHS, SHIRLEY ANNE ARO AND LOCKERED SCOTT GAHS, JR.
- (5) BY VIRTUE OF A DEED DATED FEBRUARY 6, 2001 AND RECORDED IN LIBER 14962 FOLIO 701, 2823 GARNET ROAD WAS CONVEYED TO ROGER L. AND HILARY MAY.
- (6) BOTH THE SUBJECT LOT AND ADJACENT LOT 2823 GARNET ROAD ARE NOW, AND HAVE BEEN SINCE AT LEAST 1925, SEPARATE LOTS WITH SEPARATE TAX ACCOUNT NUMBERS.
- (7) OTHER THAN THE 50 FOOT LOT WIDTH, THE ADJACENT LOT MEETS ALL REGULATIONS RELATIVE TO YARD AND AREA REQUIREMENTS.
- (8) OTHER THAN THE 50 FOOT LOT WIDTH, THE SUBJECT LOT WILL MEET ALL REGULATIONS RELATIVE TO YARD AND AREA REQUIREMENTS.
- (9) AS SHOWN ON THE PLAT WHICH ACCOMPANIES THE VARIANCE PETITION, ALL IMPROVED PROPERTIES IN THE VICINTY OF THE SUBJECT LOT ARE IMPROVED WITH SINGLE FAMILY DWELLINGS ON LOTS 50 FEET OR LESS IN WIDTH.

#450

ZONING DESCRIPTION

2901 GARNET ROAD

Beginning at a point on the southwest side of Garnet Road (40 feet wide) distant 620 feet from it's intersection with the center of Harford Road (Maryland Route 147) thence (1) S $52^{\circ}42'$ W 150 feet; thence (2) N $37^{\circ}18'$ W 50 feet; thence (3) N $52^{\circ}42'$ E 150 feet; thence (4) S $37^{\circ}18'$ E 50 feet to the point of beginning. Containing 7,500 square feet or 0.172 acre of land more or less.

Being known as 2901 Garnet Road and being located in the Ninth Election District and the Sixth Councilmanic District of Baltimore County, Maryland.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 12709

DATE 4/15/02 ACCOUNT ROUT-006-6150
AMOUNT \$ 50.00

RECEIVED FROM: Elegant Builders Inc.
FOR: Zoning Variance

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 450

PAID RECEIPT

BUSINESS	ACTUAL	TIME
4/16/2002	4/15/2002	14:33:19
REG US01	WALKIN JRYC JMR	DRAMER 1
>> RECEIPT # 008739 4/15/2002 OFLN		
Dep	5 528 ZONING VERIFICATION	
CR NO.	012709	

Recpt Tot \$50.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-450-A

2901 Garnet Road

W/S Garnet Road, 0' S centerline of Opal Road

9th Election District -- 6th Councilmanic District

Legal Owner(s): Lockered Jr., Donald, Marie Gahs,

& Shirley Anne Arc

Contract Purchaser: David Chumura

Variance: to allow the construction of a single-family dwelling on a lot which is 50 feet wide instead of the required 55 feet, to approve an undersized lot and any other relief necessary.

Hearing: Monday, June 10, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

5/313 May 23

C540414

CERTIFICATE OF PUBLICATION

5/23/, 2002

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 5/23/, 2002.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. 02-450-A
Petitioner/Developer:
Donald Lockered Jr.
Hearing Date: 06/10/02

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

Attention: Mr. George Zahner

Ladies and Gentlemen:

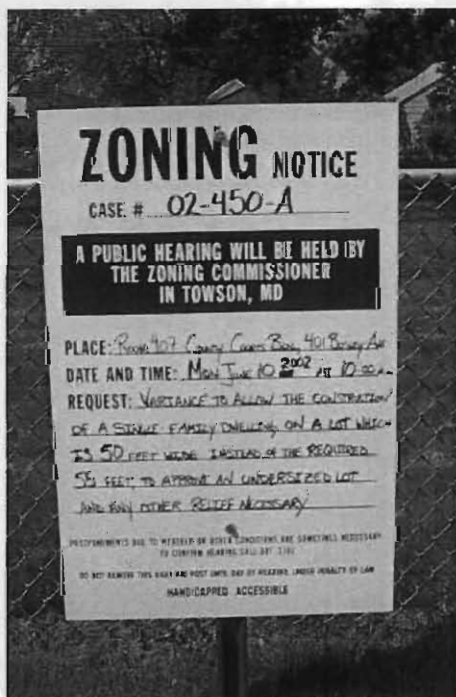
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **2901 Garnet Rd.**

The sign(s) were posted on **05/24/02.**

Sincerely,



Thomas J. Hoff
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668



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: 02-450-A
Petitioner: DAVID CHUMURA
Address or Location: 2901 GARNET ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID CHUMURA
Address: P.O. BOX 344
BEL AIR, MD. 21014
Telephone Number: (410) 879-0610

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 23, 2002 Issue – Jeffersonian

Please forward billing to:
David Chumura
P O Box 344
Bel Air MD 21014

410 879-0610

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: 02-450-A

2901 Garnet Road

W/S Garnet Road, 0' S centerline of Opal Road

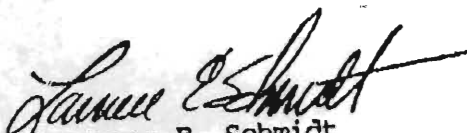
9th Election District – 6th Councilmanic District

Legal Owner: Lockered Jr., Donald, Marie Gahs, & Shirley Anne Aro

Contract Purchaser: David Chumura

Variance to allow the construction of a single-family dwelling on a lot which is 50 feet wide instead of the required 55 feet, to approve an undersized lot and any other relief necessary.

HEARING: Monday June 10, 2002 at 10:00 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

May 8, 2002

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: 02-450-A

2901 Garnet Road

W/S Garnet Road, 0' S centerline of Opal Road

9th Election District – 6th Councilmanic District

Legal Owner: Lockered Jr., Donald, Marie Gahs, & Shirley Anne Aro

Contract Purchaser: David Chumura

Variance to allow the construction of a single-family dwelling on a lot which is 50 feet wide instead of the required 55 feet, to approve an undersized lot and any other relief necessary.

HEARING: Monday June 10, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G D Z
Director

C: Lockered Jr, Donald, Marie Gahs, & Shirley Anne Aro, 4101 Martin Avenue,
Baltimore 21236
David Chumura, P O Box 344, Bel Air 21014
David Billingsley, Central Drafting & Design Inc, 601 Charwood Court,
Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 25, 2002.**
- (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

June 7, 2002

Lockered S Gahs, Jr, Donald P Gahs,
Shirley Anne Aro, Marie Gahs
4101 Martin Avenue
Baltimore MD 21236

Dear Mr.'s Gahs, Ms. Gahs & Ms Aro:

RE: Case Number: 02-450-A, 02-450-A

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 15, 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. GDR
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Mr. David Chumura, P O Box 344, Bel Air 21014
David W Billingsley, Central Drafting & Design Inc, 601 Charwood Court,
Edgewood 21040
People's Counsel

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





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 26, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 29, 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:

443-451, 453, 458 + 459

450

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

cc: File
{PRIVATE}

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
Management

DATE: May 29, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
for April 29, 2002
Item No. 443, 444, 446, 447, 448, 449, 450, 451, 452, 453,
458 and 459

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

RWB:CEN
Cc: file

Sept
6/10

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB Seeley*

DATE: June 5, 2002

JUN - 6
ZONING COM

Zoning Petitions

Zoning Advisory Committee Meeting of April 29, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

445-448, 450, 451, 459

Sign
6/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 9, 2002

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



SUBJECT: 2901 Garnet Road

INFORMATION:

Item Number: 02-450

Petitioner: Davis Chmura

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to allow the construction of a single family dwelling on an undersized lot subject to the following:

1. The single family dwelling shall be constructed in accordance with elevation #4 submitted to this office on April 24, 2002 (attached).
2. The siding shall be neutral in color.

Prepared by:

Mark A. Cunningham

Section Chief:

John J. [Signature]

AFK/LL:MAC:

ORDER RECEIVED FOR FILING

Date *6/24/02*
By *J.P. [Signature]*



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.26.02

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

RE: Baltimore County
Item No. 450 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,

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

MAY 8 2002

RE: PETITION FOR VARIANCE
2901 Garnet Road, W/S Garnet Rd, 0' S of c/l Opal Rd
9th Election District, 6th Councilmanic

Legal Owner: Lockered S. Gahs, Jr., Donald P. Gahs,
Shirley A. Aro, Marie Gahs
Contract Purchaser: David Chumura
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-450-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of May, 2002 a copy of the foregoing Entry of Appearance was mailed to David W. Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood, MD 21040, representative for Petitioners.


PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

02-450-A
6/10/02

NAME

ADDRESS

Ruth Bausden

7706 Oak Ave

21234



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

02-450-A

6/10/02

NAME

ADDRESS

DAVID BILLINGSLEY

601 CHERRYWOOD CT
EDGEWOOD MD.

DAVID R CHMURA

1335 LOCUST AVE
BEL AIR MD. 21014

Shirley Aro

228 Deep Dale Dr. Timonium 21093

Geo. "Bud" Aro

228 Deep Dale Dr. " 21093

Roger May

2823 Garnet Rd. 21234

Gregg Glass

2903 Garnet Rd 21234



6/10/02

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

Pull down the "File Menu" then click on the "Print" option or [Click Here To Print This Page.](#)



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Revised plans

(4)

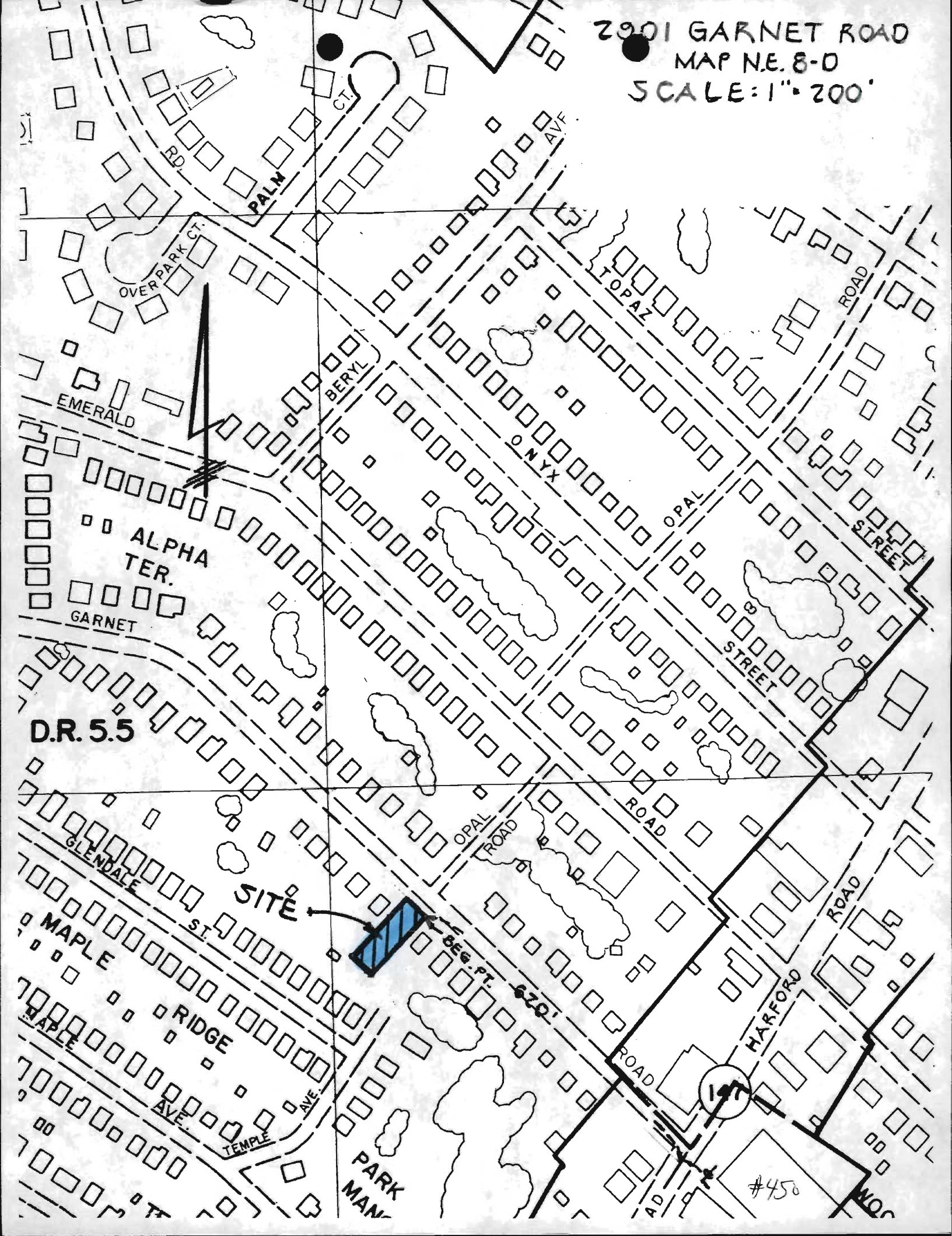
Per EX #2

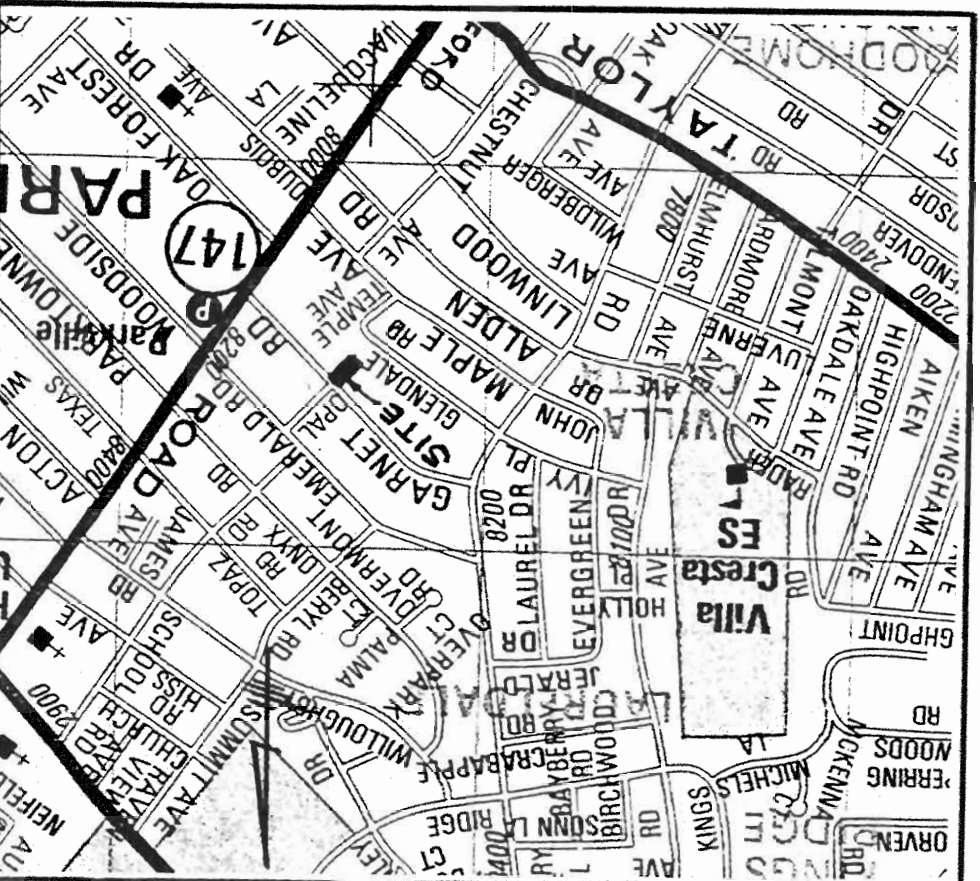
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Date *6/24/02*

By *H. Johnson*

2901 GARNET ROAD
MAP N.E. 8-D
SCALE: 1" = 200'





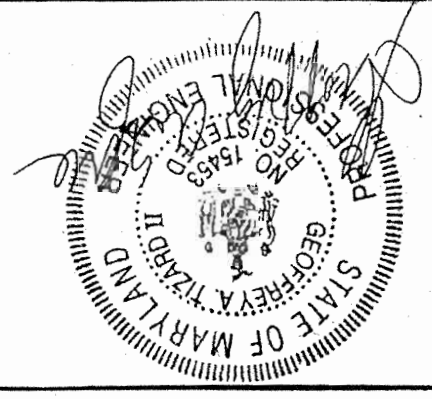
LOCATION PLAN
SCALE 1" = 1000'

NOTES
1. ZONING D.R.S. 5 (200 SCALE MAP N.E. 8-0)
2. LOT AREA = 7,500 S.F. = 0.172 AC. ±

VARIANCE REQUESTED FROM SECTIONS
1802.3C.1 AND 304.1C TO ALLOW THE
CONSTRUCTION OF A SINGLE FAMILY DWELLING
ON A LOT 50 FEET WIDE.

Plot #1

**PLAT TO ACCOMPANY
VARIANCE PETITION
2901 GARNET ROAD
ELECTION DISTRICT 9-C6
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'
MARCH 18, 2002**



CENTRAL DRAFTING & DESIGN, INC.
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