

IN RE: PETITIONS FOR VARIANCE
S/S Lennox Avenue, 198' NW of the c/l
Fairmount Avenue
(308, 314, 314A & 314B Lennox Avenue)
9th Election District
4th Council District

St. Ambrose Housing Aid Center, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case Nos. 02-492-A, 02-493-A, 02-494-A
and 02-495-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Variance for four adjacent properties, known as 308 Lennox Avenue, 314 Lennox Avenue, 314-A Lennox Avenue, and 314-B Lennox Avenue. The Petitions were filed by St. Ambrose Housing Aid Center, Inc., owners of the subject properties, through their attorney, David Walsh-Little, Esquire, under Cases Nos. 02-492-A, 02-493-A, 02-494-A and 02-495-A, respectively, and were consolidated under a single public hearing. In each case, identical variance relief is requested from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 1B02.3.1.C.1 to permit a side yard setback of 8.5 feet in lieu of the required 10 feet; from Section 409.6.A.1 to allow zero (0) off-street parking spaces per single family dwelling unit, in lieu of the required 2 per dwelling unit; and from Section 301.1 to allow an open projection (front porch and steps) with a front setback of 0 feet in lieu of the required 7.5 feet. The subject properties 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 requests were David Sann, Development Officer for St. Ambrose Housing Aid Center, Inc., property owner; Richard Truelove, Professional Engineer who prepared the site plan(s); and, and Kathleen Skullney, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING
Date 8/1/02
By [Signature]

As noted above, the subject properties under consideration are adjoining lots located with frontage on the south side of Lennox Avenue, just west of Fairmount Avenue, in the historic community of East Towson. Presently, the properties are unimproved; however, each lot is proposed for development with a single-family home. Mr. Sann on behalf of St. Ambrose testified that his company is in the business of acquiring and revitalizing vacant land for residential purposes. On average, St. Ambrose acquires and/or rehabilitates approximately 30 to 40 properties a year. Typically, such acquisitions are based upon their potential to provide modest income housing. Apparently, St. Ambrose has acquired the subject properties and proposes to develop each with a two-story detached dwelling. As shown on the site plan, identical dwellings are proposed for each lot.

Mr. Truelove testified that the four adjoining lots were created, pursuant to an old subdivision plan, known as Goff Plains, which was recorded in the Land Records of Baltimore County in 1910. Each lot is approximately 35 feet wide and 130 feet deep, and contains roughly 5500 sq.ft. in area. All of the property is zoned D.R.10.5.

Testimony indicated that the proposed houses will be consistent in scale to the existing neighborhood. Many houses in the community are on narrow lots and all have front porches. The proposed dwellings will be 18 feet wide and feature front porches and steps, consistent with others in the community. Additionally, there will be a setback of 8.5 feet on each side of the dwellings. It was also indicated that it is not practical or possible to provide off-street parking, due to the narrowness and configuration of the lots. Moreover, the rear yards of the lots abut a narrow strip of land owned by Baltimore County. This strip separates the properties from the right-of-way of Towsontown Boulevard and thus, precludes the possibility of providing parking to the rear of the homes. The narrowness of the lots prevents off-site parking in the front, as well. In this regard, the properties will offer street parking consistent with the balance of the neighborhood.

Based upon the testimony and evidence offered, I am easily persuaded that the variance relief should be granted. This is a worthwhile project that will help preserve and renovate historic East Towson. The properties at issue are unique by virtue of their creation by a subdivision plan

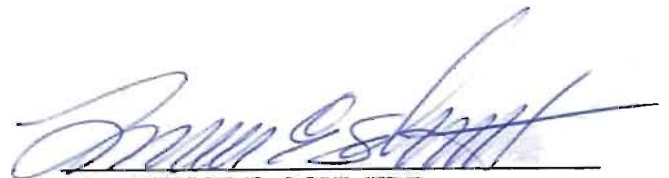
8/1/02
[Signature]

recorded nearly 100 years ago. The proposal will be consistent with the neighborhood and will not cause adverse impacts on adjacent properties or the community at large. To deny the relief requested would result in a practical difficulty and unreasonable hardship for the Petitioner. Moreover, no one appeared in opposition to the request and no adverse Zoning Advisory Committee (ZAC) comments were submitted by any Baltimore County reviewing agency. For all of these reasons, the Petitions for Variance should be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of August, 2002 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 1B02.3.1.C.1 to permit a side yard setback of 8.5 feet in lieu of the required 10 feet; from Section 409.6.A.1 to allow zero (0) off-street parking spaces per single family dwelling unit, in lieu of the required 2 per dwelling unit; and from Section 301.1 to allow an open projection (front porch and steps) with a front setback of 0 feet in lieu of the required 7.5 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 8/1/02
By [Signature]
LES:bjs



Baltimore County
Zoning Commissioner

August 2, 2002

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

Kathleen Skullney, Esquire
David Walsh-Little, Esquire
St. Ambrose Housing Aid Center, Inc.
321 East 25th Street
Baltimore, Maryland 21218

RE: PETITIONS FOR VARIANCE
S/S Lennox Avenue, 198' NW of the c/l Fairmount Avenue
(308, 314, 314A and 314B Lennox Avenue
(9th Election District – 4th Council District
St. Ambrose Housing Aid Center, Inc. - Petitioner
Cases Nos. 02-492-A, 02-493-A, 02-494-A and 02-495-A

Dear Ms. Skullney & Mr. Walsh-Little:

Enclosed please find a copy of the decision rendered in the above-captioned matter.
The Petitions for Variance have 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. David Sann, Development Officer,
St. Ambrose Housing Aid Center, Inc., 321 East 25th Street, Baltimore, Md. 21218
People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 308 Lennox Avenue

which is presently zoned DR 10.5

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

David Walsh-Little

Name - Type or Print

Signature

St. Ambrose Housing Aid Center, Inc

Company

321 East 25th Street 410-366-8550

Address

Telephone No.

Baltimore, MD 21218

City

State

Zip Code

Legal Owner(s):

St. Ambrose Housing Aid Center, Inc.

Name - Type or Print

Signature

David Sann, Development Officer

Name - Type or Print

Signature

321 East 25th Street

410-235-5770

Address

Telephone No.

Baltimore, MD 21218

City

State

Zip Code

Representative to be Contacted:

Richard Truelove

Name

406 West Pennsylvania Avenue 410-494-4914

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JRF

Date 5/6/02

Case No. 02-492-A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date

By

Variances from Sections:

1B02.31 C1: To allow a side yard setback of 8.5 feet in lieu of the required 10 feet

409.6 A1: To allow 0 (zero) off-street parking spaces per single family dwelling unit in lieu of the required 2 per dwelling unit

301.1: To allow an open projection (front porch and steps) with a zero (0') front setback in lieu of the required 7.5'.

The variances are requested to enable construction of a reasonable sized house on existing lots of record. The houses are designed to mimic as closely as possible a majority of the existing houses on the block in size and scale. The existing lots are 35' wide. Strict adherence with the zoning regulations would result in a house only 15' wide. Existing houses on the street are about 18' wide with narrow side yards. These houses were constructed prior to the adoption of the current zoning regulations hence the yard widths were not as wide as current requirements. The proposed houses would be 18' wide thus a side yard variance is needed.

Off-street parking cannot be provided without creating shared driveways. It is felt that driveways to access parking areas in the rear of the lots would result in unnecessary crowding and paving of the land. Shared driveways in a DR 10.5 zone would be a detriment to the value of the house, and there is sufficient on-street parking on Lennox Avenue.

East Towson is being revitalized with new housing stock. Few families could comfortably live in a house 15' wide. Strict compliance with the zoning regulations would limit the number of potential buyers for these new houses. St. Ambrose Housing Aid Center would like to provide new houses to continue the revitalization of East Towson, but also does not want to adversely effect the character of the neighborhood. There will be no increase in density beyond that allowed by BCZR. The relief requested is in harmony with the spirit and intent of the area and parking regulations, and there will be no injury to the public health, safety, and general welfare.

ORDER RECEIVED FOR FILING

Date

By

8/1/12
[Signature]

RICHARD J. TRUELOVE, P.E., INC.

CIVIL ENGINEER

406 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204-4228

(410) 494-4914
FAX (410) 296-5326

ZONING DESCRIPTION FOR 308 LENNOX AVENUE

Beginning for the same at a point on the south side of Lennox Avenue, 50 feet wide, said point being 198 feet more or less northwesterly from the centerline of Fairmount Avenue, 40 feet wide. Being Lot #22 in the subdivision of Goff Plains as recorded in Baltimore County Plat Book #2, Folio 167. Containing 4711 square feet, or 0.11 acres of land, more or less. Also known as 308 Lennox Avenue, and located in the Ninth Election District, and Fourth Councilmanic District, of Baltimore County, Maryland.

May 2, 2002




Richard John Truelove P.E.

492

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 13358

DATE 5-6-02 ACCOUNT 001-006-6150
AMOUNT \$ 50.00

RECEIVED FROM: Richard Truelove / David Conn, St. Ambrose,
308 LENNOR AVE.
FOR: 01 VARIANCE TAKEN BY: JRF
ITEM # 492

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
5/06/2002 5/06/2002 09:40:20
REG #002 MAIL JEAN JEE DRYMER 2
>> RECEIPT # 200772 5/06/2002 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 013338
Receipt Tot \$50.00
200.00 LK .00 CR
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: #02-492-A

308 Lennox Avenue

S/S of Lennox Avenue, 198' NW from centerline of Fairmount Ave.

9th Election District - 4th Councilmanic District

Legal Owner(s): St. Ambrose Housing Aid Center Inc., David Sann

Variance: to allow a side yard setback of 8.5 feet in lieu of the required 10 feet; to allow 0 off-street parking spaces per single family dwelling unit in lieu of the required 2 per dwelling unit; and to allow an open projection with a zero front setback in lieu of the required 7.5 feet.

Hearing: Tuesday, July 9, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

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

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

JT/6/02 June 25

C546838

CERTIFICATE OF PUBLICATION

6/27/2002

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 6/25/2002.

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

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. **02-492-A**
Petitioner/Developer:
**St. Ambrose Housing Aid Center,
Inc., David Sann**
Hearing Date: **07/09/02**

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

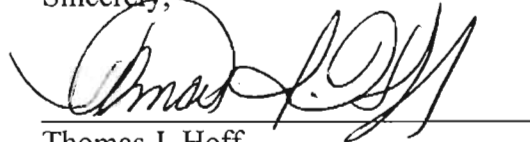
Attention: Mr. George Zahner

Ladies and Gentlemen:

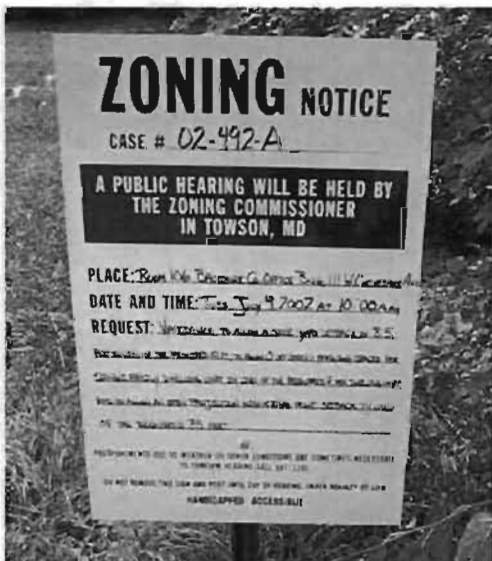
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **308 Lennox Ave.**

The sign(s) were posted on **06/24/02.**

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: 02-492-A

Petitioner: St. Ambrose Housing Aid Center

Address or Location: 308 Lennox Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Walsh - Little (St. Ambrose Housing)

Address: 321 East 25th St.

Balto. Md. 21218

Telephone Number: 410-366-8550

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 25, 2002 Issue – Jeffersonian

Please forward billing to:
David Walsh-Little
St Ambrose Housing
321 E 25th Street
Baltimore MD 21218

410 366-8550

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: 02-492-A

308 Lennox Avenue

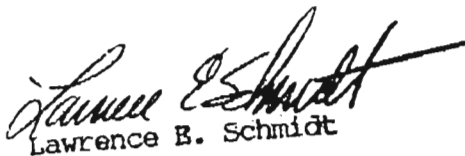
S/S of Lennox Avenue, 198' NW from centerline of Fairmount Avenue

9th Election District – 4th Councilmanic District

Legal Owner: St Ambrose Housing Aid Center Inc, David Sann

Variance to allow a side yard setback of 8.5 feet in lieu of the required 10 feet; to allow 0 off-street parking spaces per single family dwelling unit in lieu of the required 2 per dwelling unit; and to allow an open projection with a zero front setback in lieu of the required 7.5 feet.

HEARING: Tuesday, July 9, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue



Lawrence B. 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 24, 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: 02-492-A .

308 Lennox Avenue

S/S of Lennox Avenue, 198' NW from centerline of Fairmount Avenue

9th Election District – 4th Councilmanic District

Legal Owner: St Ambrose Housing Aid Center Inc, David Sann

Variance to allow a side yard setback of 8.5 feet in lieu of the required 10 feet; to allow 0 off-street parking spaces per single family dwelling unit in lieu of the required 2 per dwelling unit; and to allow an open projection with a zero front setback in lieu of the required 7.5 feet.

HEARING: Tuesday, July 9, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

Arnold Jablon GDZ
Director

C: St Ambrose Housing Aid Center Inc, David Walsh-Little, 321 E 25th Street,
Baltimore 21218
St Ambrose Housing Aid Center Inc, David Sann, 321 E 25th Street,
Baltimore 21218
Richard Truelove, 406 W Pennsylvania Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 24, 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

July 5, 2002

David Walsh-Little
St. Ambrose Housing Aid Center, Inc.
321 East 25th Street
Baltimore, MD 21218

Dear Mr. Little:

RE: Case Number:02-492 -A, 308 Lennox Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 6, 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. G DZ
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: St. Ambrose Housing Aid Center, Inc. David Sann, Development Officer 321 East 25th Street
Baltimore MD 21218
Richard Truelove 406 West Pennsylvania Avenue Towson, MD 21204
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

May 15, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 20, 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:

492

488, 490-500

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

cc: File

42
7/9

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** July 2, 2002
Department of Permits & Development Mgmt.

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

SUBJECT: Zoning Advisory Committee Meeting
For May 28, 2002
Item No. 492

7/9

The Bureau of Development Plans Review has reviewed the subject zoning item.

The issue of onsite parking should be addressed.

RWB:HJO:jrb

cc: File

KES
7/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

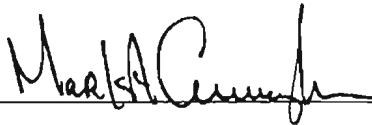
DATE: May 15, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-477, 02-492, 02-493, 02-494, 02-495,
and 02-496

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



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.14.02

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

RE: Baltimore County
Item No. 492 JRF

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

RE: PETITION FOR VARIANCE
308 Lennox Avenue, S/S Lennox Ave,
198' +/- NW of c/l Fairmount Ave
9th Election District, 4th Councilmanic

Legal Owner: St. Ambrose Housing Aid Center, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-492-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 22nd day of May, 2002 a copy of the foregoing Entry of Appearance was mailed to David Walsh-Little, Esq., St. Ambrose Housing Aid Center, Inc., 321 E. 25th Street, Baltimore, MD 21218, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

PLEASE SET THESE ITEMS TOGETHER
FOR HEARING:

ITEM #492 - 308 LENNOX AVE.

ITEM #493 - 314 LENNOX AVE.

ITEM #494 - 314A LENNOX AVE.

ITEM #495 - 314B LENNOX AVE.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

KATHLEEN SKULLNEY
FOR ST. AMBROSE HOUSING

321 E 25th St
BALTIMORE 21218

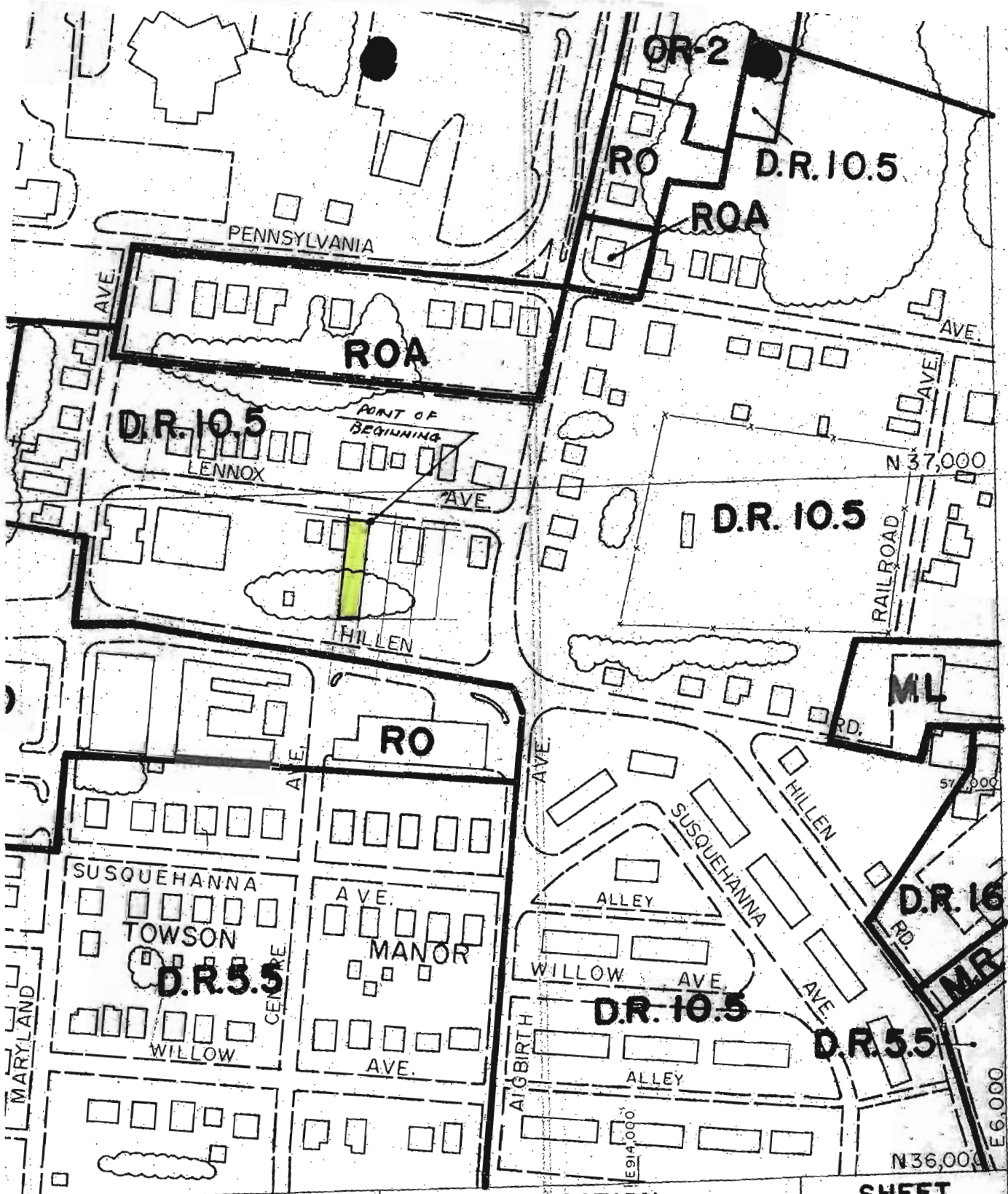
RICHARD TRVELOVE
RICHARD TRVELOVE P.E. INC.

406. W. PENNSYLVANIA AVE.
TOWSON MD 21204

David Sann
St. Ambrose Housing

321 E. 25th Street
Baltimore, Md. 21218





SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

492

TOWSON

SHEET

N.E.

10-A



Exhibit
Petitioner's
#2B

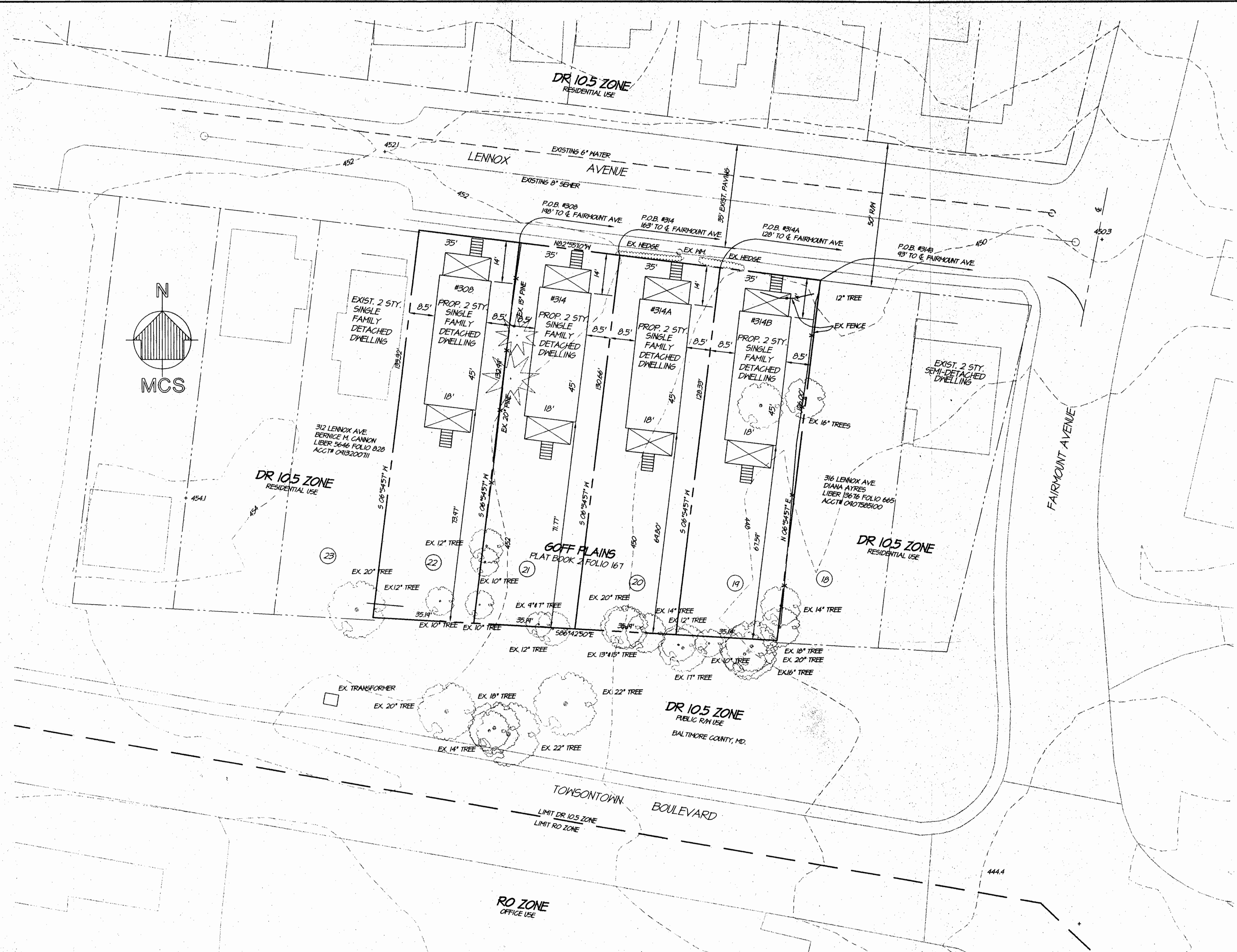
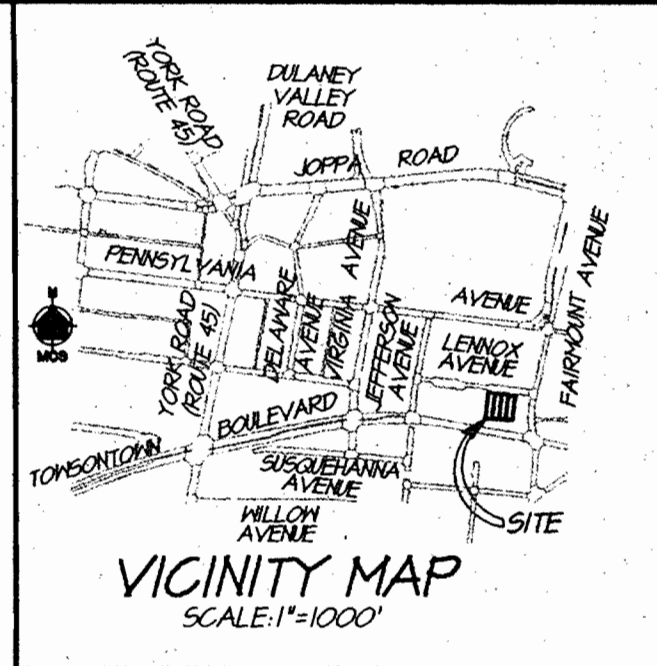


Exhibit
Petitioner's
#2C



Exhibit
Petitioner's
#2A





ZONING NOTES

1) PRIOR CASE NO. NO PRIOR CASES ARE ON RECORD IN THE ZONING OFFICE.

2) #308 LENNOX GROSS AREA = 0.13 Ac +/- (5586 s.f.)
NET AREA = 0.11 Ac +/- (4711 s.f.)
#314 LENNOX GROSS AREA = 0.13 Ac +/- (5505 s.f.)
NET AREA = 0.11 Ac +/- (4630 s.f.)
#314A LENNOX GROSS AREA = 0.12 Ac +/- (5423 s.f.)
NET AREA = 0.10 Ac +/- (4540 s.f.)
#314B LENNOX GROSS AREA = 0.12 Ac +/- (5341 s.f.)
NET AREA = 0.10 Ac +/- (4466 s.f.)

3) EXISTING ZONING: DR 10.5 (see 200 scale zoning map NE 10A)

4) PROPOSED ZONING: DR 10.5

5) EXISTING USE: VACANT LAND

6) PROPOSED USE: SINGLE FAMILY DWELLINGS

7) OFF STREET PARKING

1. PARKING REQUIRED: 2 SPACES PER DWELLING UNIT

2. TOTAL SPACES REQUIRED: 4X2=8

3. TOTAL SPACES PROVIDED: NONE

8) BUILDING SETBACK REQUIREMENTS (SECTION 20.3, DR 10.5 ZONE)
FRONT - 10' FROM FRONT PROPERTY LINE
SIDE 10'
REAR 50'

9) MINIMUM LOT AREA REQUIRED FOR SMALL LOTS IN DR 10.5 ZONE = 3000 s.f.
MINIMUM LOT AREA PROPOSED = 4466 s.f.

10) SETBACKS PROVIDED
FRONT = 14'
SIDE = 8.5'
REAR = 67.5' (MIN)

11) THE PROPERTY LINES SHOWN HEREON ARE BASED ON DEEDS, PLATS, AND OTHER INFORMATION. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY, NOR DOES IT REPRESENT A PROPERTY DETERMINATION. TOPOGRAPHY SHOWN HEREON IS BASED ON BALTIMORE GIS INFORMATION.

12) SITE IS NOT IN A FLOODPLAIN

13) SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.

14) THERE ARE NO HISTORIC BUILDINGS ON THE SITE

PROPERTY OWNER:
ST. AMBROSE HOUSING AID CENTER, Inc.
321 EAST 25TH STREET
BALTIMORE, MD. 21218

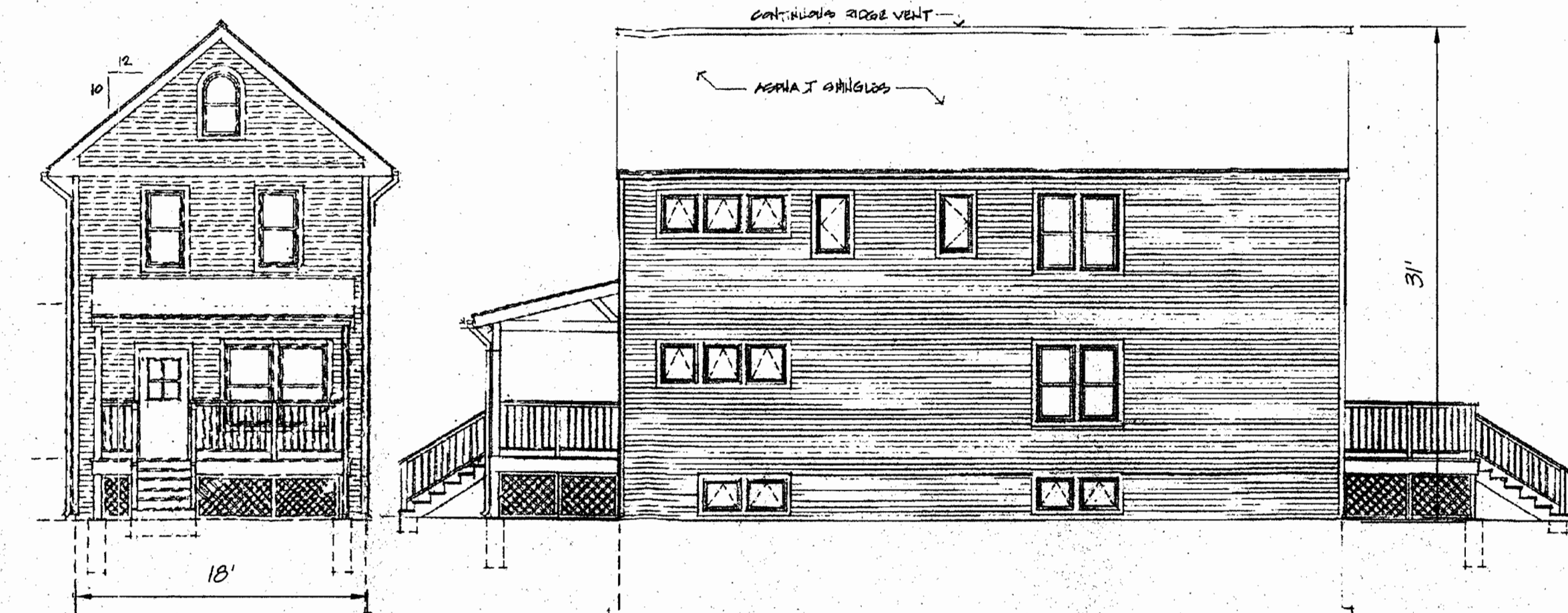
LOTS 19-21: DEED REFERENCE 15196/308 ACCT # 04-08-654710
LOT 22: DEED REFERENCE 16245/145 ACCT # 04-13-200710

APPLICANT:
MR. DAVID SANN
ST. AMBROSE HOUSING AID CENTER, Inc.
321 EAST 25TH STREET
BALTIMORE, MD. 21218
410-366-8550 X 258

ZONING RELIEF REQUESTED:
TO SECTION 1802.3 G 1 TO ALLOW A SIDE YARD SETBACK OF 0.5' IN LIEU OF THE REQUIRED 10'

TO SECTION 409.6 A 1. TO ALLOW 0 OFF-STREET PARKING SPACES PER SINGLE FAMILY DETACHED DWELLING UNIT IN LIEU OF THE REQUIRED 2 PER DWELLING UNIT.

TO SECTION 301.1 TO ALLOW AN OPEN PROJECTION (FRONT PORCH AND STEPS) WITH A 0' (ZERO) SETBACK IN LIEU OF THE REQUIRED 7.5'.

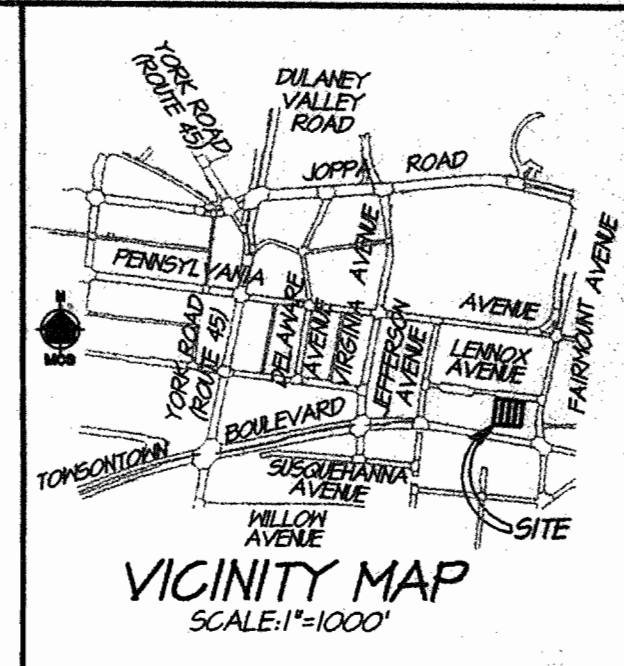


SCHEMATIC BUILDING ELEVATIONS
SCALE: 1/8"=1'-0"

PLAN TO ACCOMPANY VARIANCE PETITION
#492
308 LENNOX AVENUE
314 LENNOX AVENUE
314A LENNOX AVENUE
314B LENNOX AVENUE
ELECTION DISTRICT 9 COUNCILMANIC DISTRICT 4
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20' MAY 2, 2002



PLAN PREPARED BY:
RICHARD TRUELOVE P.E., Inc.
registered civil engineer
406 West Pennsylvania Avenue
Towson, Maryland 21204-4228
(410)494-4914 FAX (410)298-6328



ZONING NOTES

- 1) PRIOR CASE NO. NO PRIOR CASES ARE ON RECORD IN THE ZONING OFFICE.
- 2) #308 LENNOX GROSS AREA = 0.13 AC +/- (5586 s.f.)
NET AREA = 0.11 AC +/- (4711 s.f.)
#314 LENNOX GROSS AREA = 0.13 AC +/- (5586 s.f.)
NET AREA = 0.11 AC +/- (4630 s.f.)
#314A LENNOX GROSS AREA = 0.12 AC +/- (5423 s.f.)
NET AREA = 0.10 AC +/- (4548 s.f.)
#314B LENNOX GROSS AREA = 0.12 AC +/- (5341 s.f.)
NET AREA = 0.10 AC +/- (4466 s.f.)
- 3) EXISTING ZONING: DR 10.5 (see 200 scale zoning map NE 10A)
- 4) PROPOSED ZONING: DR 10.5
- 5) EXISTING USE: VACANT LAND
- 6) PROPOSED USE: SINGLE FAMILY DWELLINGS
- 7) OFF STREET PARKING
 1. PARKING REQUIRED: 2 SPACES PER DWELLING UNIT
 2. TOTAL SPACES REQUIRED: 4X2=8
 3. TOTAL SPACES PROVIDED: NONE
- 8) BUILDING SETBACK REQUIREMENTS (SECTION 20.2.3, DR 10.5 ZONE)
FRONT - 10' FROM FRONT PROPERTY LINE
SIDE 10'
REAR 50'
- 9) MINIMUM LOT AREA REQUIRED FOR SMALL LOTS IN DR 10.5 ZONE = 3000 s.f.
MINIMUM LOT AREA PROPOSED = 4466 s.f.
- 10) SETBACKS PROVIDED:
FRONT = 14'
SIDE = 8.5'
REAR = 67.5' (MIN)
- 11) THE PROPERTY LINES SHOWN HEREON ARE BASED ON DEEDS, PLATS, AND OTHER INFORMATION. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY, NOR DOES IT REPRESENT A PROPERTY DETERMINATION. TOPOGRAPHY SHOWN HEREON IS BASED ON BALTIMORE GIS INFORMATION.
- 12) SITE IS NOT IN A FLOODPLAIN
- 13) SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
- 14) THERE ARE NO HISTORIC BUILDINGS ON THE SITE

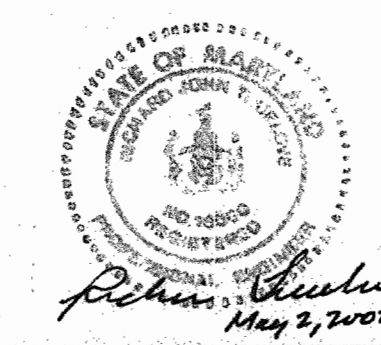
PROPERTY OWNER:
ST. AMBROSE HOUSING AID CENTER, Inc.
321 EAST 25th STREET
BALTIMORE, MD. 21218

LOTS 19-21: DEED REFERENCE 15146/200 ACCT # 04-08-654770
LOT 22: DEED REFERENCE 16245/195 ACCT # 04-13-200710

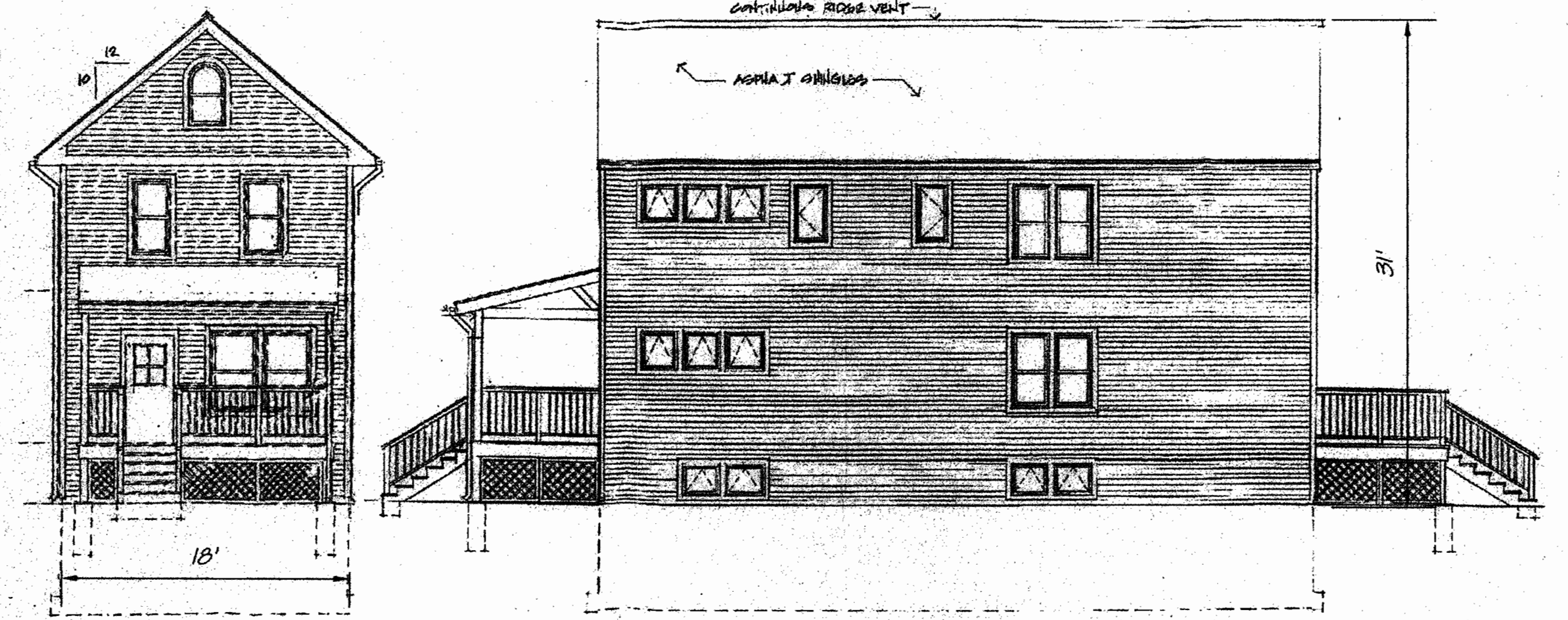
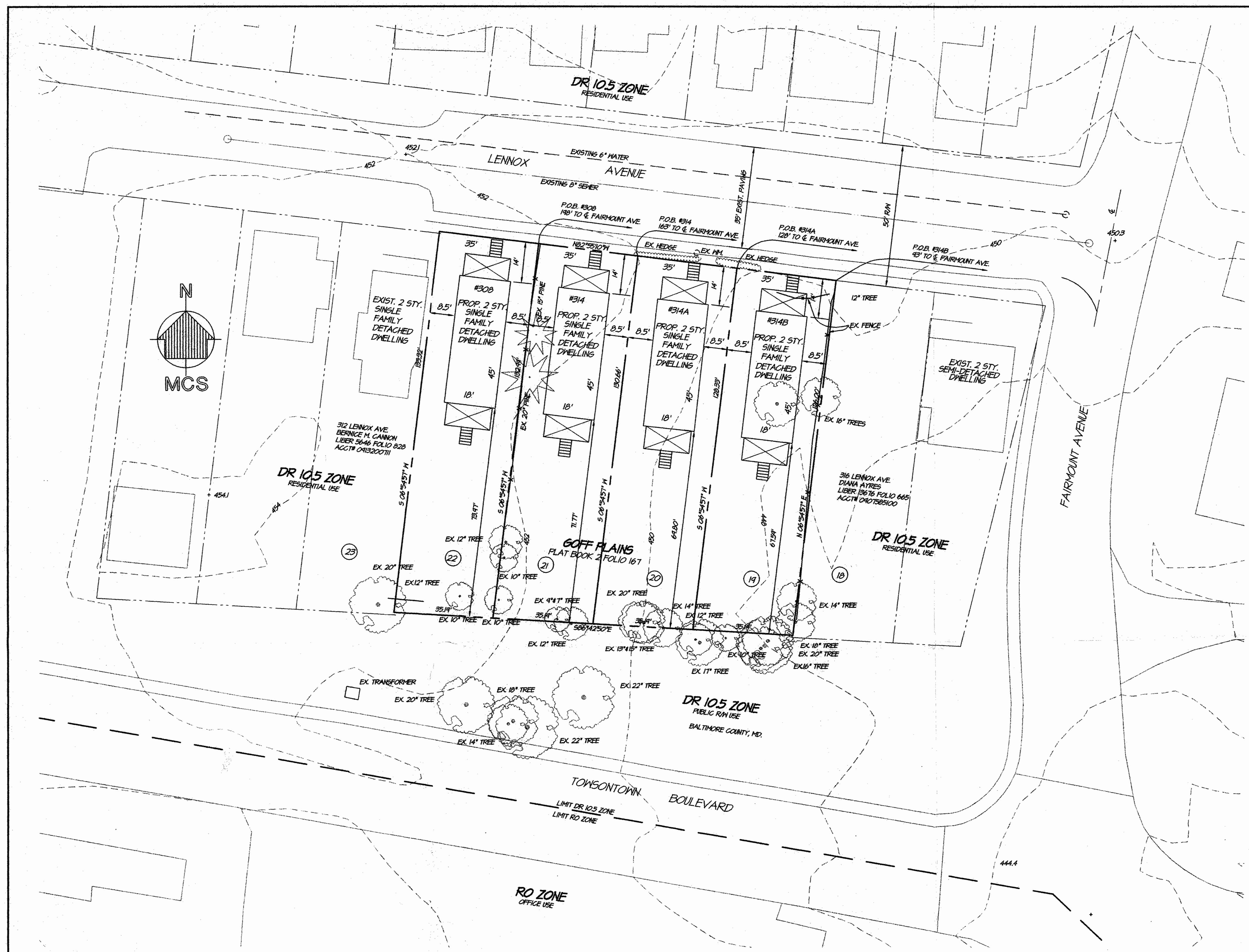
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ZONING RELIEF REQUESTED:
TO SECTION 1802.3 C 1 TO ALLOW A SIDE YARD SETBACK OF 0.5' IN LIEU OF THE REQUIRED 10'
TO SECTION 401.6 A 1. TO ALLOW 0 OFF-STREET PARKING SPACES PER SINGLE FAMILY DETACHED DWELLING UNIT IN LIEU OF THE REQUIRED 2 PER DWELLING UNIT.
TO SECTION 301.1 TO ALLOW AN OPEN PROJECTION WITH A ZERO FRONT SETBACK IN LIEU OF THE REQUIRED 7.5 FEET

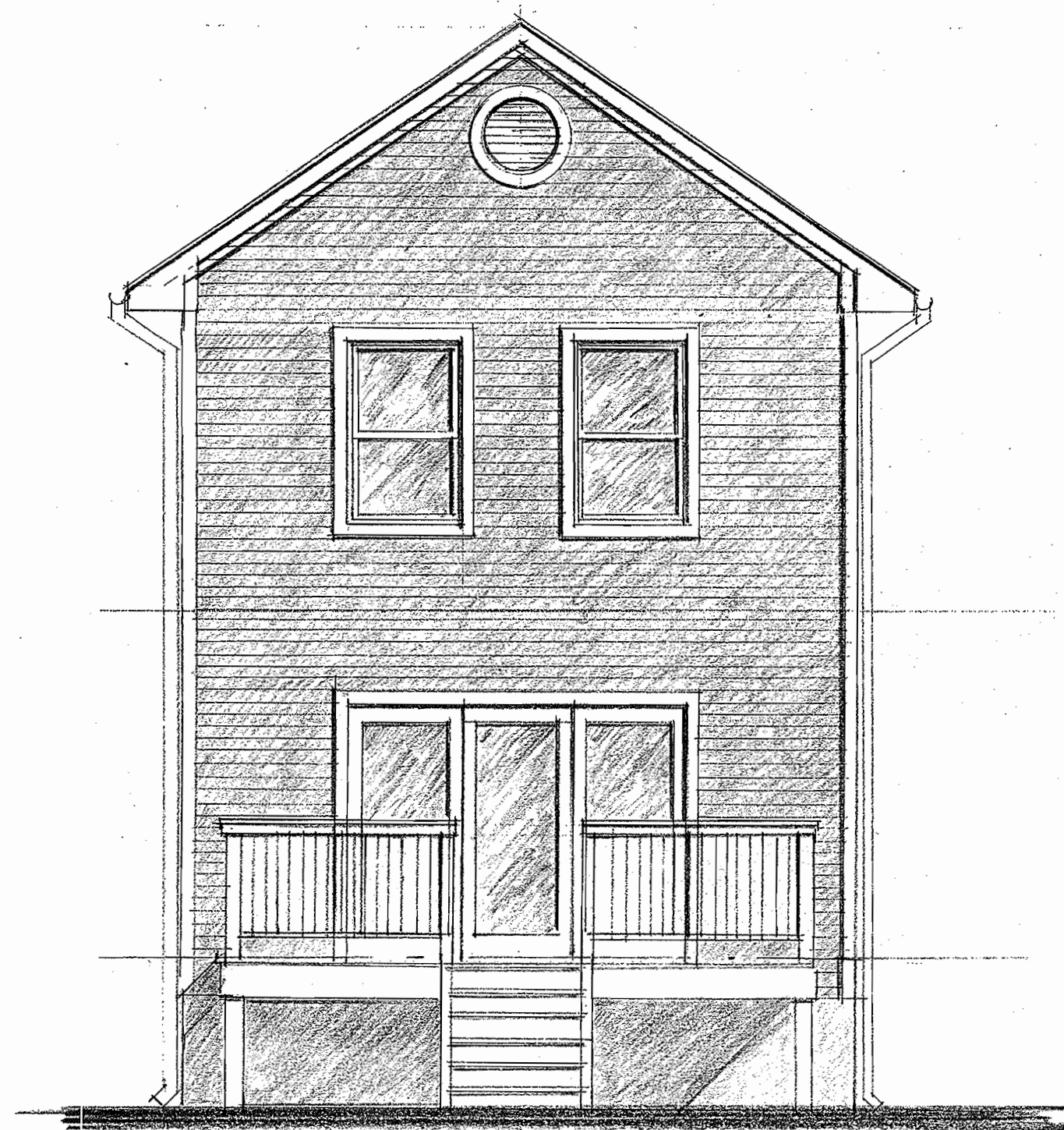
PLAN TO ACCOMPANY VARIANCE PETITION
308 LENNOX AVENUE
314 LENNOX AVENUE
314A LENNOX AVENUE
314B LENNOX AVENUE
ELECTION DISTRICT 9 COUNCILMANIC DISTRICT 4
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20'
MAY 2, 2002



PLAN PREPARED BY:
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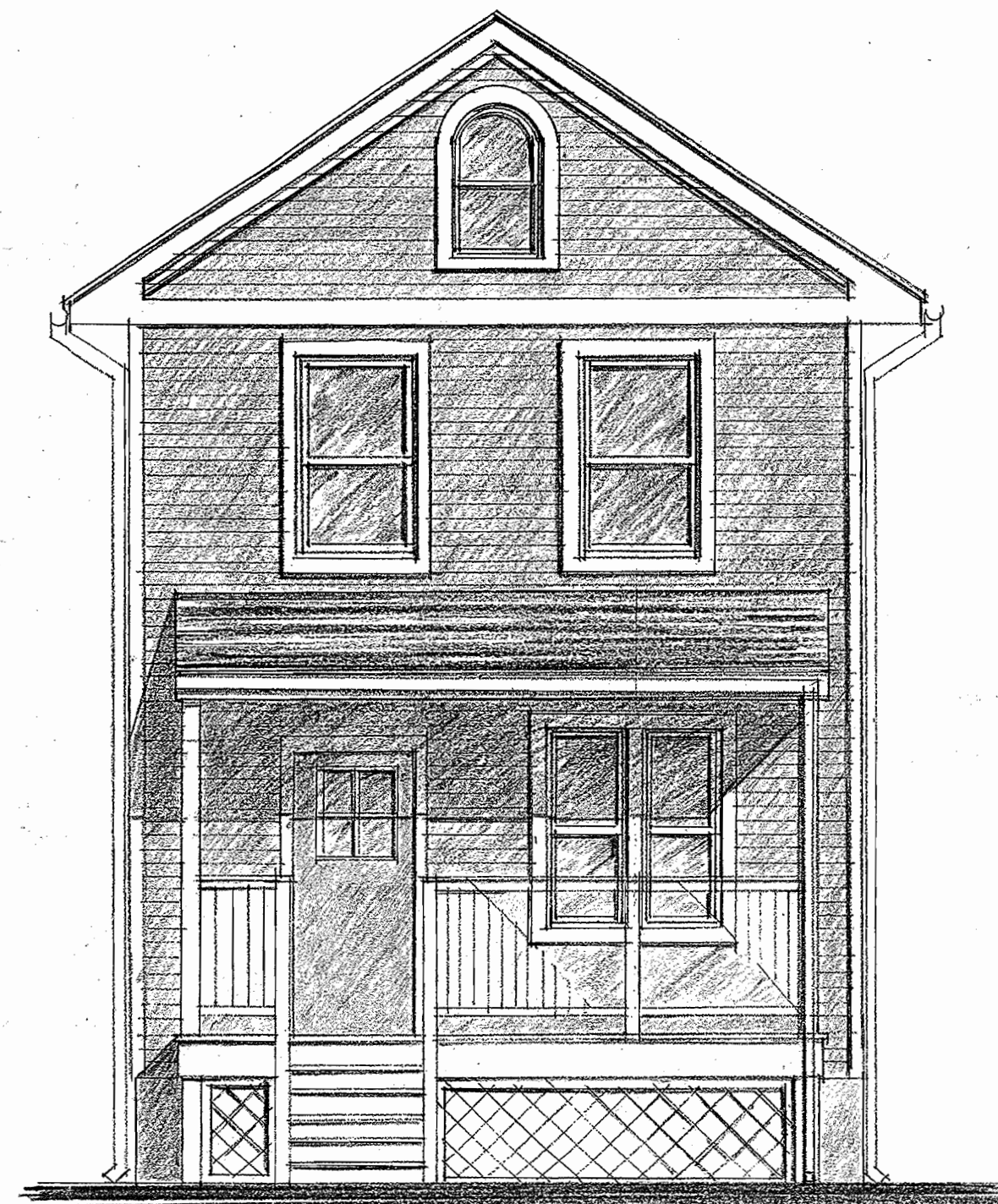


SCHEMATIC BUILDING ELEVATIONS
SCALE: 1/8"=1'-0"



REAR ELEVATION

1/4" = 1'-0" 23 JAN. '02



FRONT ELEVATION

1/4" = 1'-0" 23 JAN. '02