

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

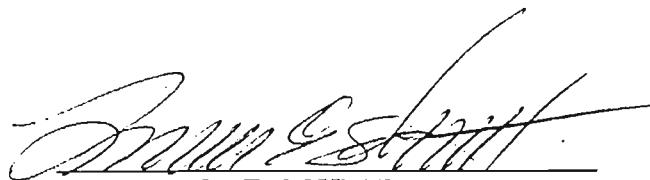
Based upon the testimony and evidence offered, I am easily persuaded that the variance relief should be granted. This is a worthwhile project that will help preserve and renovate historic East Towson. The properties at issue are unique by virtue of their creation by a subdivision plan

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 15<sup>th</sup> 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

LES:bjs

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



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 25<sup>th</sup> 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  
(9<sup>th</sup> Election District – 4<sup>th</sup> 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 25<sup>th</sup> Street, Baltimore, Md. 21218  
People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 314 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 David Walsh-Little  
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 410-494-491  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Towson, MD 21204  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING  
Reviewed By BR Date 5/6/03

Case No. 02-493-A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date \_\_\_\_\_  
By \_\_\_\_\_

Variations 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 variations 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 8/1/12  
By [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 314 LENNOX AVENUE

Beginning for the same at a point on the south side of Lennox Avenue, 50 feet wide, said point being 163 feet more or less northwesterly from the centerline of Fairmount Avenue, 40 feet wide. Being Lot #21 in the subdivision of Goff Plains as recorded in Baltimore County Plat Book #2, Folio 167. Containing 4630 square feet, or 0.11 acres of land, more or less. Also known as 314 Lennox Avenue, and located in the Ninth Election District, and Fourth Councilmanic District, of Baltimore County, Maryland.

May 2, 2002



*Richard John Truelove*  
Richard John Truelove P.E.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 13359

DATE 5/16/02 ACCOUNT R0010066150

AMOUNT \$ 50.00

RECEIVED FROM: RICHARD TRUJELLO/ David Sonn, St. Ambrose

FOR: ITEM #493 214 LENNOX AVE.

02-493-A BY O.R.

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME  
5/06/2002 5/06/2002 09:40:50  
REG 4502 MAIL JEVA JEE DRAWER 2  
>> RECEIPT # 200775 5/06/2002 OFLN  
Dept 5 528 ZONING VERIFICATION  
CR NO. 013339

Recpt Tot. \$50.00  
200.00 CR .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: #02-493-A

314 Lennox Avenue

SS of Lennox Avenue, 163' 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/6/803 June 25

C546844

**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. Wilkinson*

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No. **02-493-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

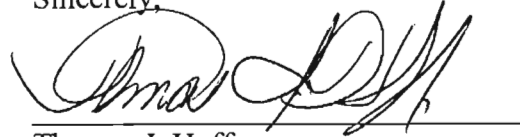
Attention: Mr. George Zahner

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 **314 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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 02-493-A

Petitioner: ST. ~~AM~~ AMBROSE HOUSING AID CENTER INC

Address or Location: 314 LENNOX AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID WALSH - LITTLE (ST. AMBROSE HOUSING)

Address: 321 EAST 25<sup>th</sup> 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 25<sup>th</sup> Street  
Baltimore MD 21218

410 366-8550

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## 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: 02-493-A  
314 Lennox Avenue  
S/S of Lennox Avenue, 163' NW from centerline of Fairmount Avenue  
9<sup>th</sup> Election District – 4<sup>th</sup> 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: 02-493-A

314 Lennox Avenue

S/S of Lennox Avenue, 163' NW from centerline of Fairmount Avenue

9<sup>th</sup> Election District – 4<sup>th</sup> 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

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

Arnold Jablon G D Z  
Director

C: St Ambrose Housing Aid Center Inc, David Walsh-Little, 321 E 25<sup>th</sup> Street,  
Baltimore 21218

St Ambrose Housing Aid Center Inc, David Sann, 321 E 25<sup>th</sup> 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 25<sup>th</sup> Street  
Baltimore, MD 21218

Dear Mr. Little:

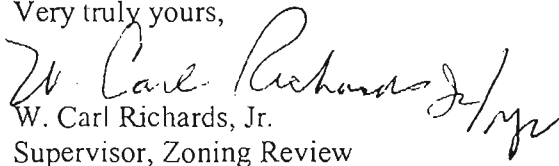
RE: Case Number:02-493 -A, 314 Lennox Avenue

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.  
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: St. Ambrose Housing Aid Center, Inc. David Sann, Development Officer 321 East 25<sup>th</sup> 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](http://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:

488, 490-500  
493

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

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

yes  
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. 493

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

5



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

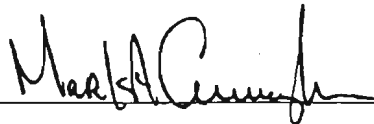
**DATE:** May 15, 2002

**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. 493 BR

Dear Mr. Zahner:

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

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

Very truly yours,

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

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  
314 Lennox Avenue, S/S Lennox Ave,  
163' 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. 02-493-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 22<sup>nd</sup> 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

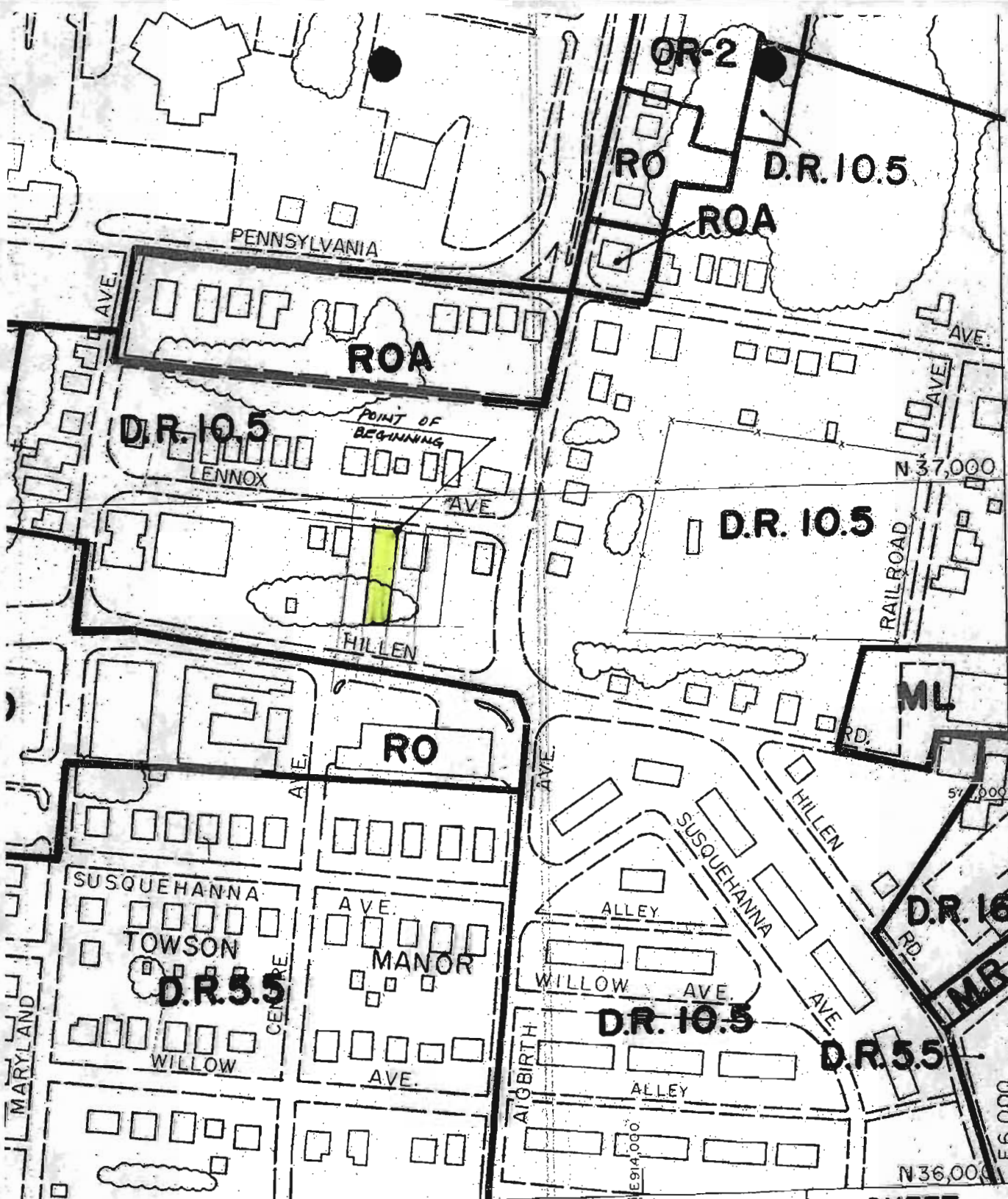
PLEASE SET THESE ITEMS TOGETHER  
FOR HEARING:

ITEM #492 - 308 LENNOX AVE.

ITEM #493 - 314 LENNOX AVE.

ITEM #494 - 314A LENNOX AVE.

ITEM #495 - 314B LENNOX AVE.



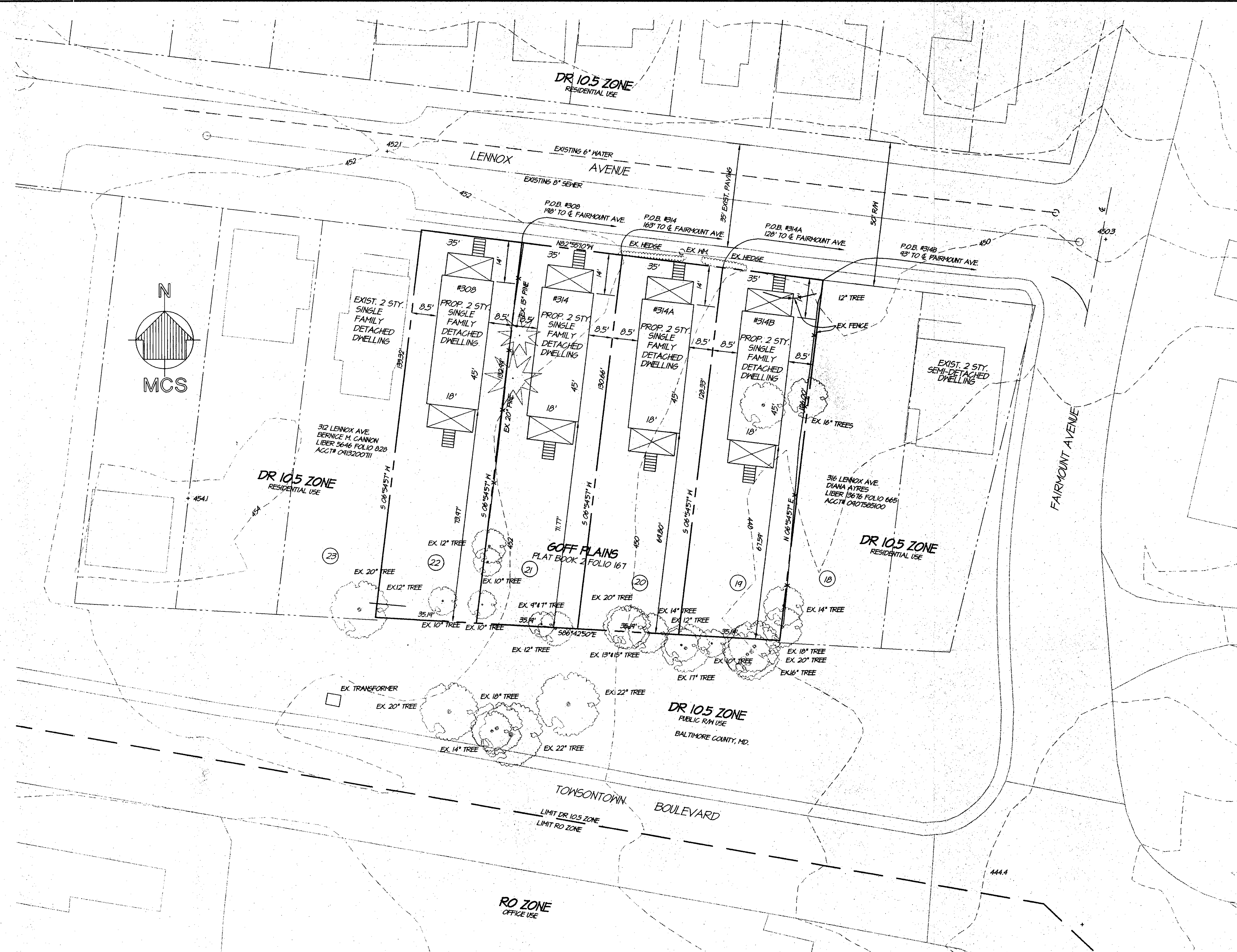
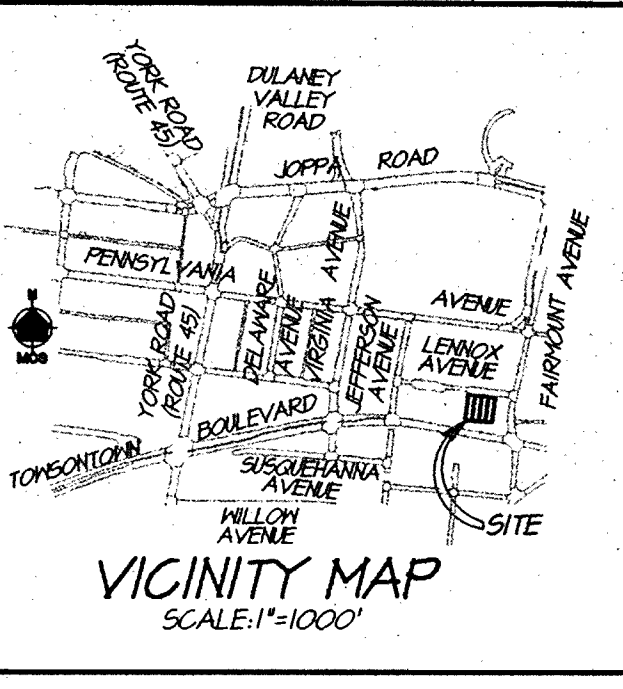
**SCALE**  
 1" = 200' ±

**DATE OF PHOTOGRAPHY**  
 JANUARY  
 1986

**LOCATION**  
 TOWSON

**SHEET**  
 N.E.  
 10-A

# 493



**ZONING NOTES**

- 1) PRIOR CASE NO. - NO PRIOR CASES ARE ON RECORD IN THE ZONING OFFICE.
- 2) #308 LENNOX GROSS AREA = 0.13 Ac +/- (3586 s.f.)  
 NET AREA = 0.11 Ac +/- (4711 s.f.)  
 #314 LENNOX GROSS AREA = 0.13 Ac +/- (3505 s.f.)  
 NET AREA = 0.11 Ac +/- (4630 s.f.)  
 #314A LENNOX GROSS AREA = 0.12 Ac +/- (3423 s.f.)  
 NET AREA = 0.10 Ac +/- (4548 s.f.)  
 #314B LENNOX GROSS AREA = 0.12 Ac +/- (3346 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 202.3, 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 = 61.5' (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

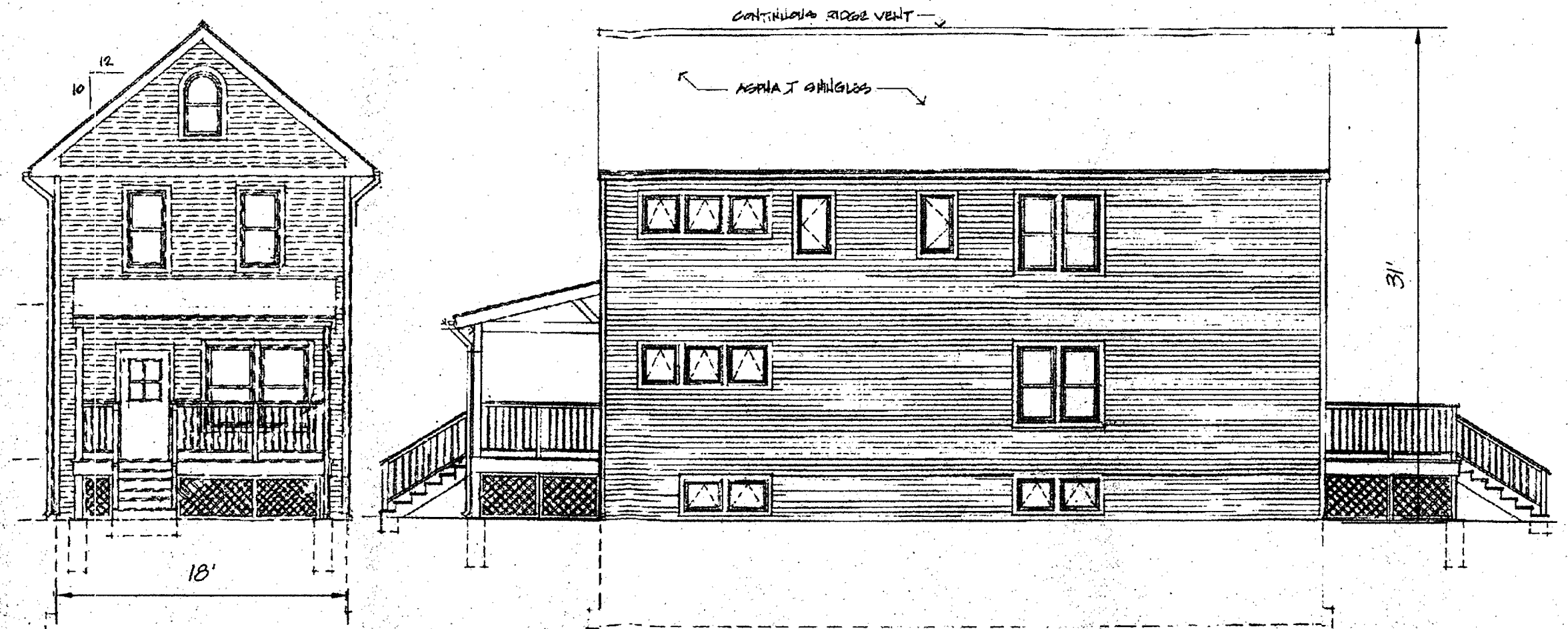
PROPERTY OWNER:  
 ST. AMBROSE HOUSING AID CENTER, Inc.  
 321 EAST 25th STREET  
 BALTIMORE, MD. 21218

LOTS 19-21: DEED REFERENCE 15196/308 ACCT # 09-08-654110  
 LOT 22: DEED REFERENCE 16245/195 ACCT # 09-13-200110

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 C 1 TO ALLOW A SIDE YARD SETBACK OF 8.5' 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.

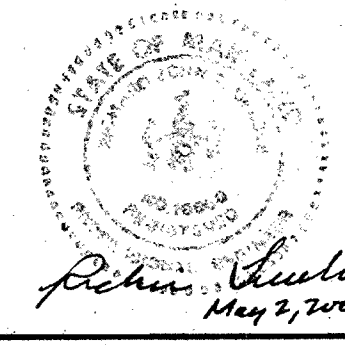
To Section 301.1 to allow an open projection (front porch and steps) with a zero ft. (0 ft.) setback in lieu of the required 7.5 ft.



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

\* PRIOR HEARING # 99-005-A

PLAN TO ACCOMPANY VARIANCE PETITION  
 308 LENNOX AVENUE  
 314 LENNOX AVENUE - #493  
 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)298-5328