

IN RE: PETITION FOR VARIANCE
Morningside Road between
Dunbrin Road and Dunran Road
12th Election District
7th Councilmanic District
(7005 Morningside Road)

Kim Boone
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-507-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a requested Special Hearing to approve a dwelling on an undersized lot. The petition was filed by Kim Boone, owner of the property. The special hearing request involves a vacant lot located at 7005 Morningside Road, situated in the Dundalk area of Baltimore County. The subject lot is undersized, in that its width is 52 ft. in lieu of the 55 ft. required, a deficiency of 3 ft.

Appearing with Ms. Boone at the hearing was a representative of Charter Homes, who is the intended purchaser of the property. Also attending on behalf of the Petitioner was J. Scott Dallas, property line surveyor. Appearing in opposition to the Petitioner's request were adjacent property owners, Gene and Debra Golden.

Testimony and evidence offered at the hearing demonstrated that Ms. Boone has owned the subject unimproved lot since 1988. Ms. Boone purchased the subject lot in conjunction with the house she owned at 7001 Morningside Road. In 1995, she sold her residence at 7001 Morningside Road to Mr. & Mrs. Golden who appeared at the hearing in opposition to this request. At the time of the sale of the house, the Golden's were not interested in purchasing the unimproved lot. Ms. Boone continued to own the vacant lot from 1995 until the present time. She has had the lot listed for sale for the past several years and has even offered to sell the lot in question to Mr. &

ORDER RECEIVED FOR FILING

Date

By

6/11/02
H. P. Gannon

Mrs. Golden. However, the parties were never able to agree on a price for the purchase of the property and the representative from Charter Homes has now contracted to buy the lot for the purpose of constructing a home thereon. In order to proceed with the construction of this home, the special hearing is necessary in that the subject property is in fact an undersized lot.

As stated previously, adjacent property owners Gene and Debra Golden appeared in opposition to this request. Mr. & Mrs. Golden are concerned that the lot is too narrow to accommodate a new single-family dwelling. They testified that the house proposed to be constructed on the lot is not in character and keeping with the other homes located along Mornington Road, in that the lot in question is much narrower than other properties. They, therefore, ask that the special hearing be denied and that the property remain in its unimproved state.

The standard of review to be applied in this case is contained within Section 304.4 of the Baltimore County Zoning Regulations (B.C.Z.R.). That particular section provides that this Deputy Zoning Commissioner make a determination as to whether the house to be constructed on this undersized lot is appropriate. The law is very clear in this particular case. The lot in question was duly recorded in a validly approved subdivision prior to March 30, 1955. Furthermore, the Petitioner is satisfying all other height and area regulations applicable to this lot. Finally, Ms. Boone, as owner of the property, does not own any adjacent land, which could be added to this lot to make it meet the 55-ft. width requirement. Therefore, it is entirely permissible for this property owner to construct a dwelling on this lot. Section 304.1 of the B.C.Z.R. allows this to occur. The only issue to consider is whether the house chosen to be constructed on the lot is appropriate.

ORDER RECEIVED FOR FILING

Date

By

After reviewing the testimony and evidence, as well as the photographs of the other houses located along Mornington Road, I find that the house proposed to be constructed on this undersized lot is in fact not appropriate for this property. The Petitioner has chosen to construct a house containing vinyl siding. All other homes along Mornington Road are constructed of brick. Accordingly, the Petitioner shall be required to construct a residence on this property that contains a brick façade on the front and sides of the dwelling. The Petitioner may be permitted to utilize vinyl siding on the rear of the house only. A home constructed mostly of brick on this lot will be more in keeping with the remaining homes along Mornington Road and will not devalue those properties. I shall require that the Petitioner submit elevation drawings of the house, containing brick facades on 3 sides, to the Office of Planning for their review and approval. The Office of Planning should ensure that the design of the house is more in keeping with the other homes located on Mornington Road, as are depicted in the photographs submitted into evidence at the hearing

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 11th day of June, 2002, that the Petitioner's Request for Special Hearing to construct a dwelling on an undersized lot, be and is hereby APPROVED, subject, however, to the following conditions and restrictions.

1. The Petitioner may apply for their 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.
2. The property owner shall be required to construct a dwelling on the subject property which contains a brick façade on the front and both sides of the structure itself. Elevation drawings of the house to be constructed shall be submitted to the Office of Planning for their review and approval. The Office of Planning shall ensure that the

home to be constructed will be in character and keeping with the other brick homes located along Mornington Road.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 6/11/02
By R. Johnson



Baltimore County
Zoning Commissioner

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

June 11, 2002

J. Scott Dallas
P. O. Box 26
Baldwin, Maryland 21013

Re: Petition for Special Hearing
Case No. 02-507-SPH
Property: 7005 Mornington Road

Dear Mr. Dallas:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing 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,

A handwritten signature in cursive script, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Ms. Kim Boone
3112 Dunglew Road
Baltimore, MD 21222

Charter Homes
3230 Bethany Lane, Suite 8
Ellicott City, MD 21042

Mr. & Mrs. Gene Golden
7001 Mornington Road
Dundalk, MD 21222



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 11280

DATE 03-15-02 ACCOUNT R-001-COG-GR50
AMOUNT \$ 50

RECEIVED FROM: J. S. DALLAS

FOR: UNDERSIZED LOT

TOTAL 50

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

SWH

ORDER RECEIVED FOR FILING

PAID RECEIPT

PAYMENT ACTUAL TIME
3/18/2002 3/15/2002 15:42:49
REG WS05 CASHIER RDOB LRD DRAWER 5
>> RECEIPT # 257217 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 011280

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: #02-507-SPH
7005 Mornington Road
Mornington Road between
Dunbrin Road and Dunran
Road

12th Election District
7th Councilmanic District
Legal Owner(s): Jonathan
S. Dallas

Special Hearing: to approve an undersized lot for a dwelling to be built.

Hearing: Thursday, June 6, 2002 at 11:00 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.

5/30 May 23 C540687

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. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

U. SIZE LOT

#7005

RE: Case No.: MORNINGTON RD.

Petitioner/Developer: CHARTER H., ETAL

DALLAS, ETAL

Date of Hearing/Closing: 4/14/02

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

Attention: ~~P.D.M. / ZONING~~ / 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 #7005 MORNINGTON RD

The sign(s) were posted on

3/28/02
(Month/Day, Year)

Sincerely,

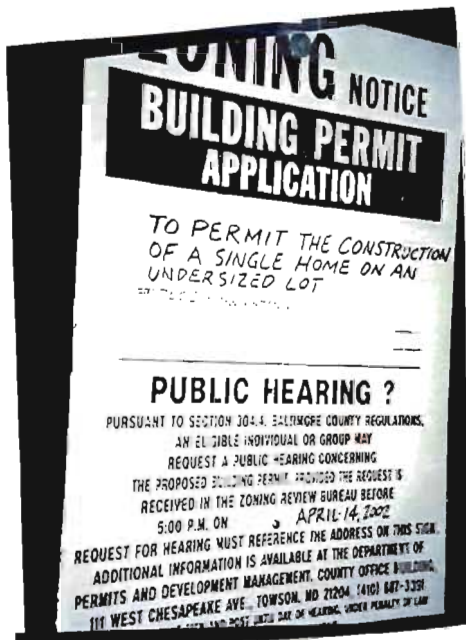
Patrick M. O'Keefe 3/29/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



CERTIFICATE OF POSTING

CHALLENGE

RE: Case No.:

02-507-SPH

Petitioner/Developer:

DALLAS

Date of Hearing/Closing:

6/6/02

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

Attention: Ms. Gwendolyn Stephens

it's Fax Note	7671	Date	# of pages
To	<u>ROBIN/BETTY</u>	From	<u>O'KEEFE</u>
Co./Dept.	<u>ZONING COMM.</u>	Co.	
Phone #	<u>887-4386</u>	Phone #	
Fax #	<u>887-3468 ✓</u>	Fax #	

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: # 7005 MORNINGTON RD

The sign(s) were posted on

5/20/02

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 5/21/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



02-507-SPH
7005 MORNINGTON RD

6/6/02

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

Please forward billing to:
Jonathan S Dallas
13523 Long Green Pike
Baldwin MD 21013

410 817-4600

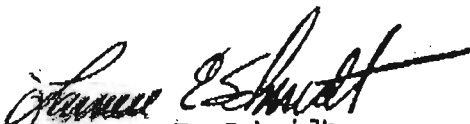
NOTICE OF ZONING HEARING

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: 02-507-SPH
7005 Mornington Road
Mornington Road between Dunbrin Road and Dunran Road
12th Election District – 7th Councilmanic District
Legal Owner: Jonathan S Dallas

Special Hearing to approve an undersized lot for a dwelling to be built.

HEARING: Thursday, June 6, 2002 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake 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 14, 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: 02-507-SPH
7005 Mornington Road
Mornington Road between Dunbrin Road and Dunran Road
12th Election District – 7th Councilmanic District
Legal Owner: Jonathan S Dallas

Special Hearing to approve an undersized lot for a dwelling to be built.

HEARING: Thursday, June 6, 2002 at 11:00 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 GDD
Director

C: Jonathan S Dallas, P O Box 26, Baldwin MD 21013
Debra Golden, 7001 Mornington Road, Dundalk 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 22, 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

May 31, 2002

Jonathan S. Dallas
P.O. Box 26
Baldwin, MD 21013

Dear Mr. Dallas:

RE: Case Number: 02-507-SPH, 7005 Morning Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 19, 2002

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards Jr.
W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:

Enclosures

c: Debra Golden, 7001 Mornington Road , Dundalk MD 21222
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 22, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 28, 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:

507

491, 501-504, 506-510

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 8, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For June 3, 2002
Item Nos. 491, 502, 503, 504, 505,
506, 507, 508, 509, and 510

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

RWB:HJO:jrb

cc: File

Board Prop.
6/6/02
Approved 6/11/02

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS/TBT*

DATE: July 9, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of May 28, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

491, 502, 505, 506, 507, 508, 509, 510

Sign
w/b

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 3, 2002

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



SUBJECT: Zoning Advisory Petition(s): **Case(s) 02-507, & 02-516**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Lynne Spahn

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.23.02

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

RE: Baltimore County
Item No. 507

JRA

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,

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

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. _____

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by _____
Date _____

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

JONATHAN SCOTT DALLAS P.O. BOX 26 410
Print Name of Applicant Address BALDWIN MD. 21013 Telephone Number 817-4600
Lot Address #7005 MORNINGTON ROAD Election District 12 Councilmanic District 7 Square Feet 6240
Lot Location: N E SW side/corner of MORNINGTON RD. 60 feet from N E SW corner of DUNBRIN ROAD
(street) (street)
Land Owner: BILLY M. BOONE Tax Account Number 04121214010412
Address: 3112 DUNGLOW RD. Telephone Number (410) 285-5463

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<u>X</u>	
2. Permit Application <u>PENDING OUTCOME OF THIS RECOMMENDATION</u>		<u>X</u>
3. Site Plan		
Property (3 copies)	<u>X</u>	
Topo Map (2 copies): <u>available in Room 206, County Office Building - (please label site clearly)</u>	<u>X</u>	
4. Building Elevation Drawings	<u>X</u>	
5. Photographs (please label all photos clearly)		
Adjoining Buildings	<u>X</u>	
Surrounding Neighborhood	<u>X</u>	
6. Current Zoning Classification: <u>D.R. 5.5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning and Community Conservation

Date: _____

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

4/3/02

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. _____

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

Residential Processing Fee Paid
(\$50.00)

Accepted by JRA
Date _____

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

P.O. BOX 26 410
JONATHAN SCOTT DALLAS 13523 LONG GREEN PIKE 817-4600
Print Name of Applicant Address Telephone Number
BALDWIN MD. 21013
Lot Address #7005 MORNINGTON ROAD Election District 12 Councilmanic District 7 Square Feet 6240
Lot Location: N SW side/corner of MORNINGTON RD. 60 feet from N SW corner of DUNBRIN ROAD
(street) (street)
Land Owner: BILLY M. BOONE Tax Account Number 04121214010412
Address: 3112 DUNGLOW RD. Telephone Number (410) 285-5463

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<u>X</u>	
2. Permit Application <u>PENDING OUTCOME OF THIS RECOMMENDATION</u>		<u>X</u>
3. Site Plan		
Property (3 copies)	<u>X</u>	
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<u>X</u>	
4. Building Elevation Drawings	<u>X</u>	
5. Photographs (please label all photos clearly)		
Adjoining Buildings	<u>X</u>	
Surrounding Neighborhood	<u>X</u>	
6. Current Zoning Classification: <u>D.R. 5.5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the application to conform with the fol

The proposed elevation facing Mornington Rd
should use "brick" as the primary material
in color large similar to neighborhood (red).

Signed by: Lyra Karhan
for the Director, Office of Planning and Community Conservation

MAR 19 2002

OFFICE OF PLANNING

Date: 3/28/02

Date	3/28	# of pages	1
From	Lyra Karhan		
To	John Alexander		
Co. Dept.	Comm		
Phone #	3400		
Fax #	5802		
Post-It Fax Note	7871		
	2824		



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

May 14, 2002

Jonathan S Dallas
P O Box 26 13523 Long Green Pike
Baldwin MD 21013

Dear Mr. Dallas

RE: Demand for Public Hearing, Undersized Lot 7005 Mornington Road

The purpose of this letter is to officially notify you that a Demand for Formal Hearing by Debra Golden 7001 Mornington Road on April 8, 2002 has resulted in a timely demand for a public hearing concerning the above proposed procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G72
Supervisor
Zoning Review

WCR:

C: Debra Golden, 7001 Mornington Road, Dundalk MD 21222

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



Printed with Soybean Ink
on Recycled Paper

Debra Golden
7001 Mornington Rd.
Dundalk, MD 21222
voice 410.284.2293 Fax 410.282.2295

April 8, 2002

Baltimore County Office of
Permits and Development Management
11 W. Chesapeake Avenue
Towson, MD 21204

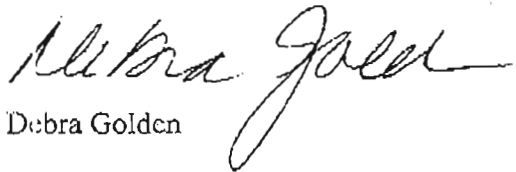
Re: 7005 Mornington Rd.

Dear Sir or Madam,

This letter serves as my written request for a zoning hearing on the proposed permits for 7005 Mornington Rd. The notification on the property indicates a request to allow a smaller set-back which my husband and I strongly oppose. This property is adjacent to my residence at 7001, which sits on 2 lots. Please inform me of the hearing date and if possible, please mail a copy of the proposed site plan.

We thank you in advance for your cooperation

Sincerely,


Debra Golden

Cc: Councilman Olszewski
Greater Dundalk Alliance
Dun-Logan Community Council

6/6/02

SIGN-IN SHEET[illegible]

Put #1

EX. ZONING DR5.5
(USE 4-E)

NOT IN CBLA
NO KNOWN PRIOR
ZONING HISTORY.

FLOOD ZONE C.
NOT HISTORIC
SITE.

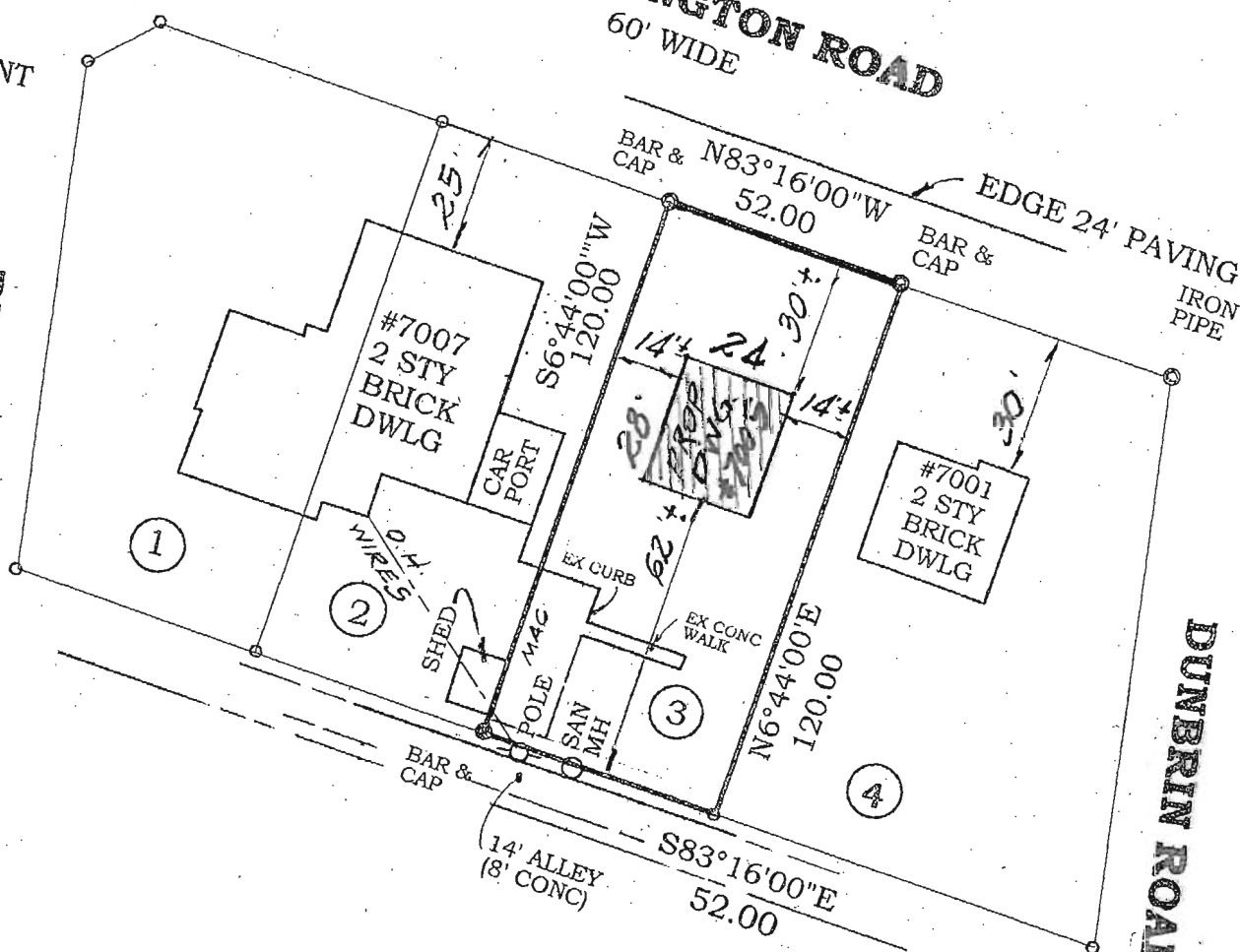
FIRE
HYDRANT

DUNBRIN ROAD

MORNINGTON ROAD
60' WIDE

EDGE 24' PAVING
IRON
PIPE

DUNBRIN ROAD

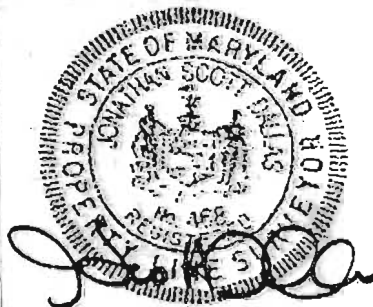


UNDERSIZED LOT

LOT 3 BLOCK 11
DLINDALK (B-54)
12TH EL. DIST. C7
BALT. CO., MD

CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE
AWAY FROM FOUNDATION AT ALL TIMES.

SITE PLAN



#7005 MORNINGTON ROAD

J.S. DALLAS, INC.

Surveying & Engineering
13523 LONG GREEN PIKE
BALDWIN, MD 21013
(410) 817-4600

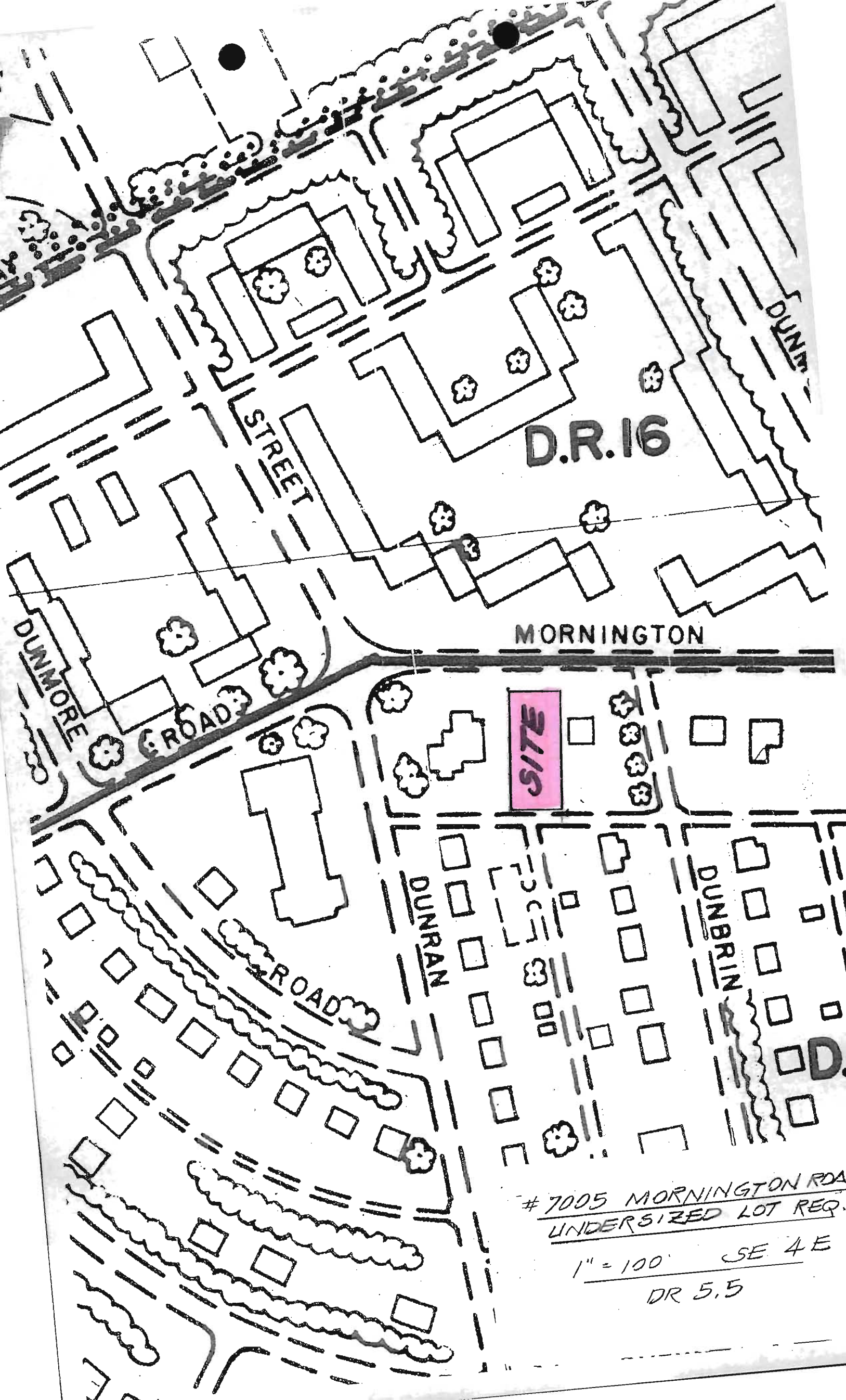
Date: 3-7-02

Scale: 1" = 40'

Job Number: KN-14

Drawn By: JSD

Checked By: JSD



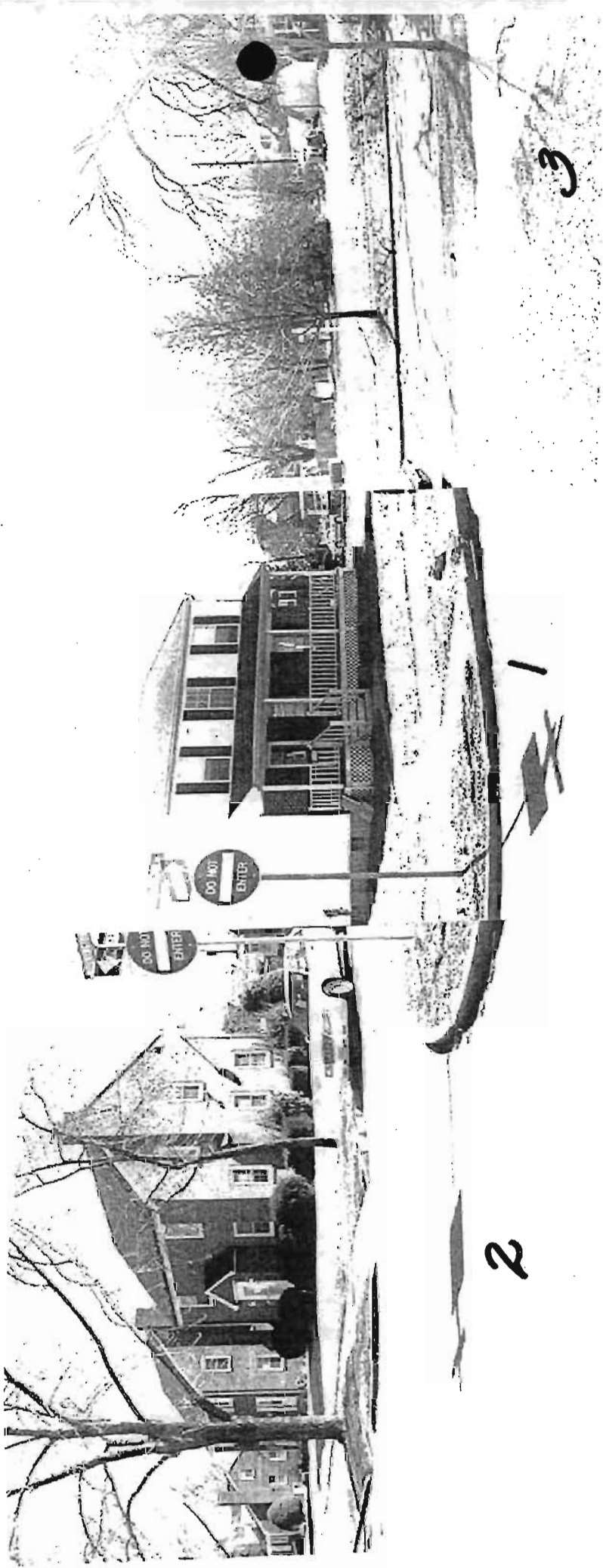
D.R.16

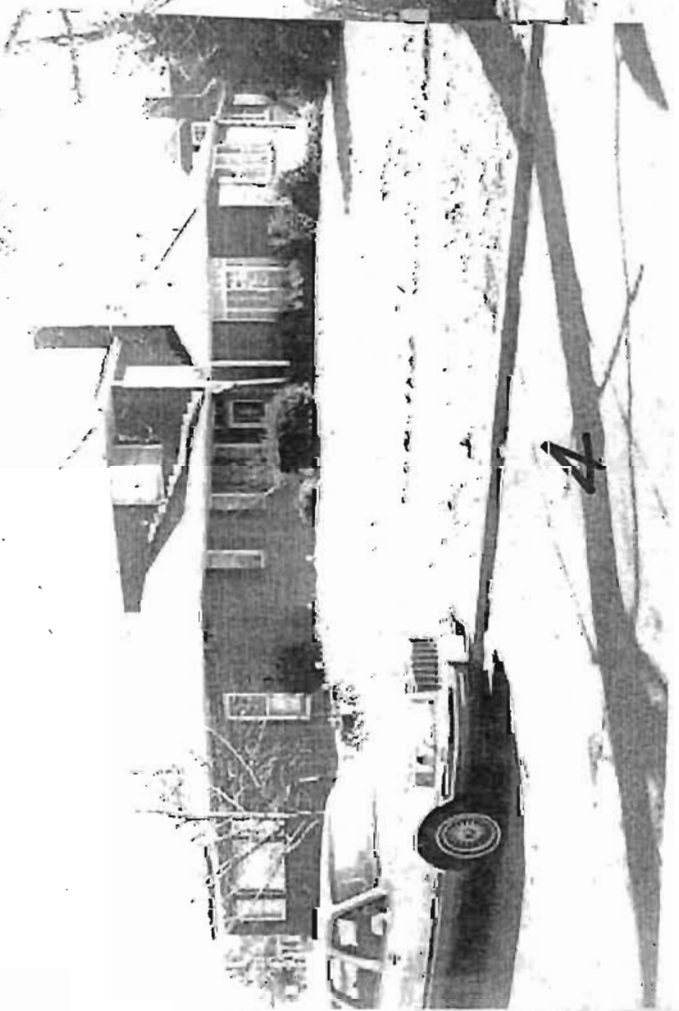
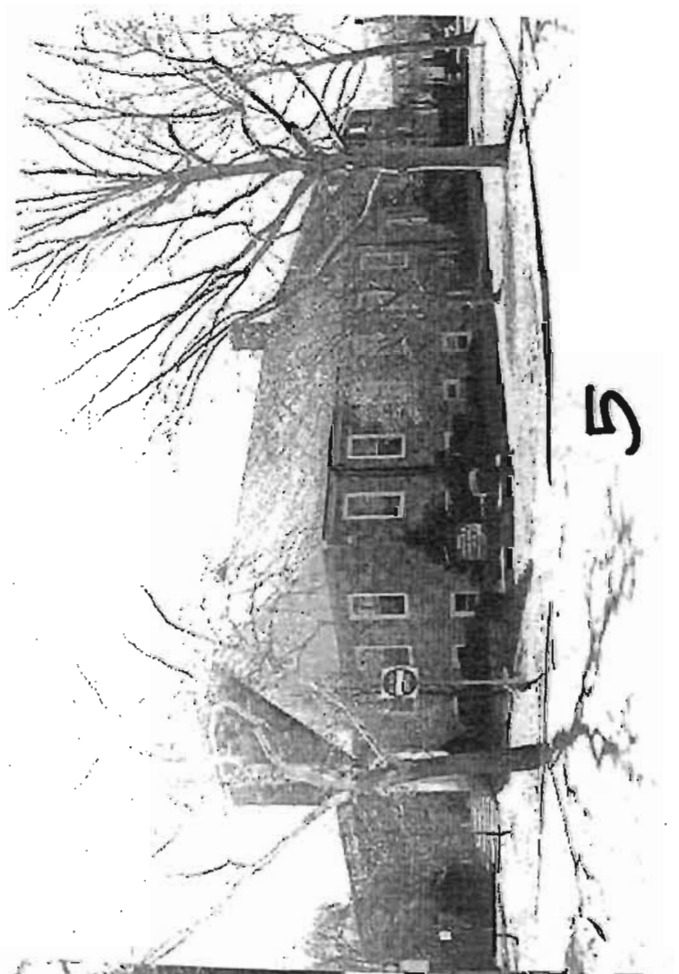
MORNINGTON

SITE

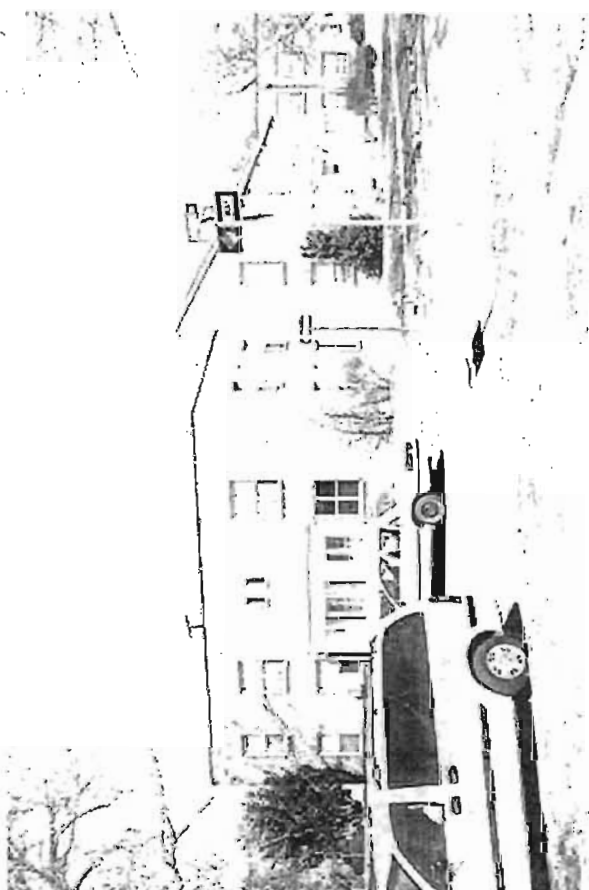
7005 MORNINGTON ROAD
UNDERSIZED LOT REQ.

1" = 100' SE 4E
DR 5.5

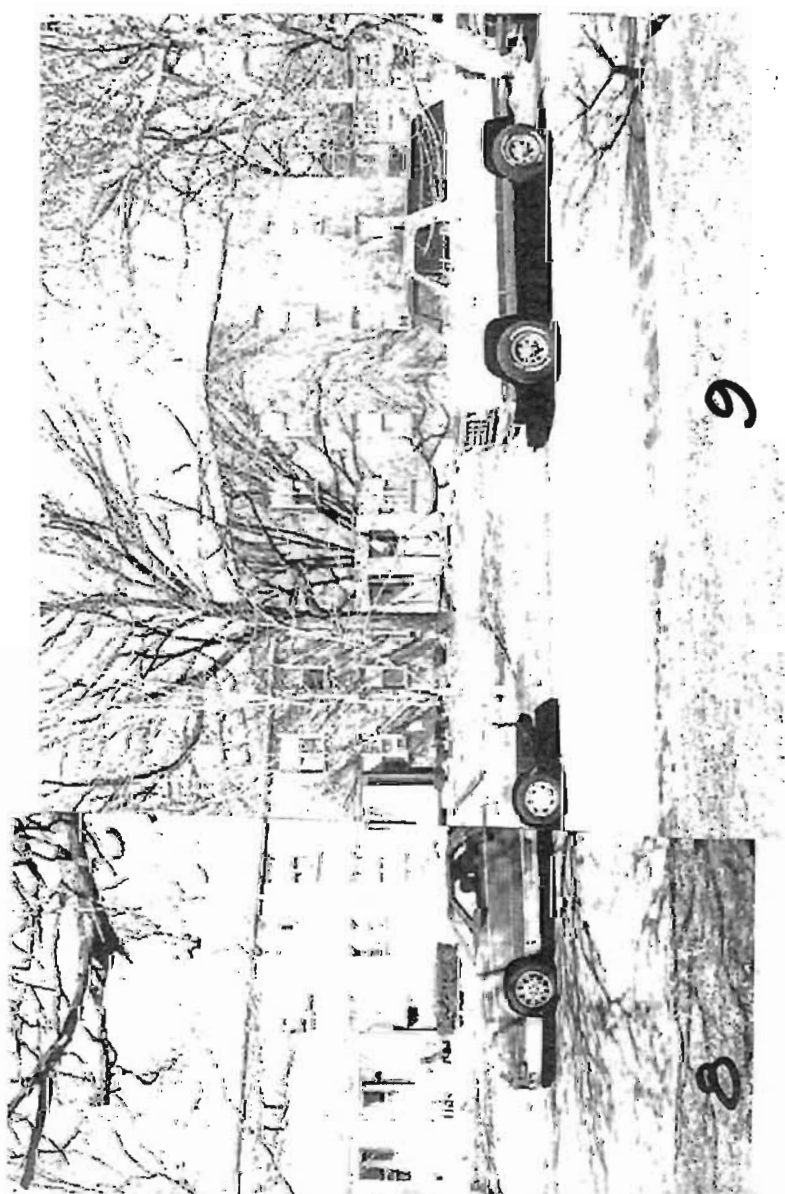








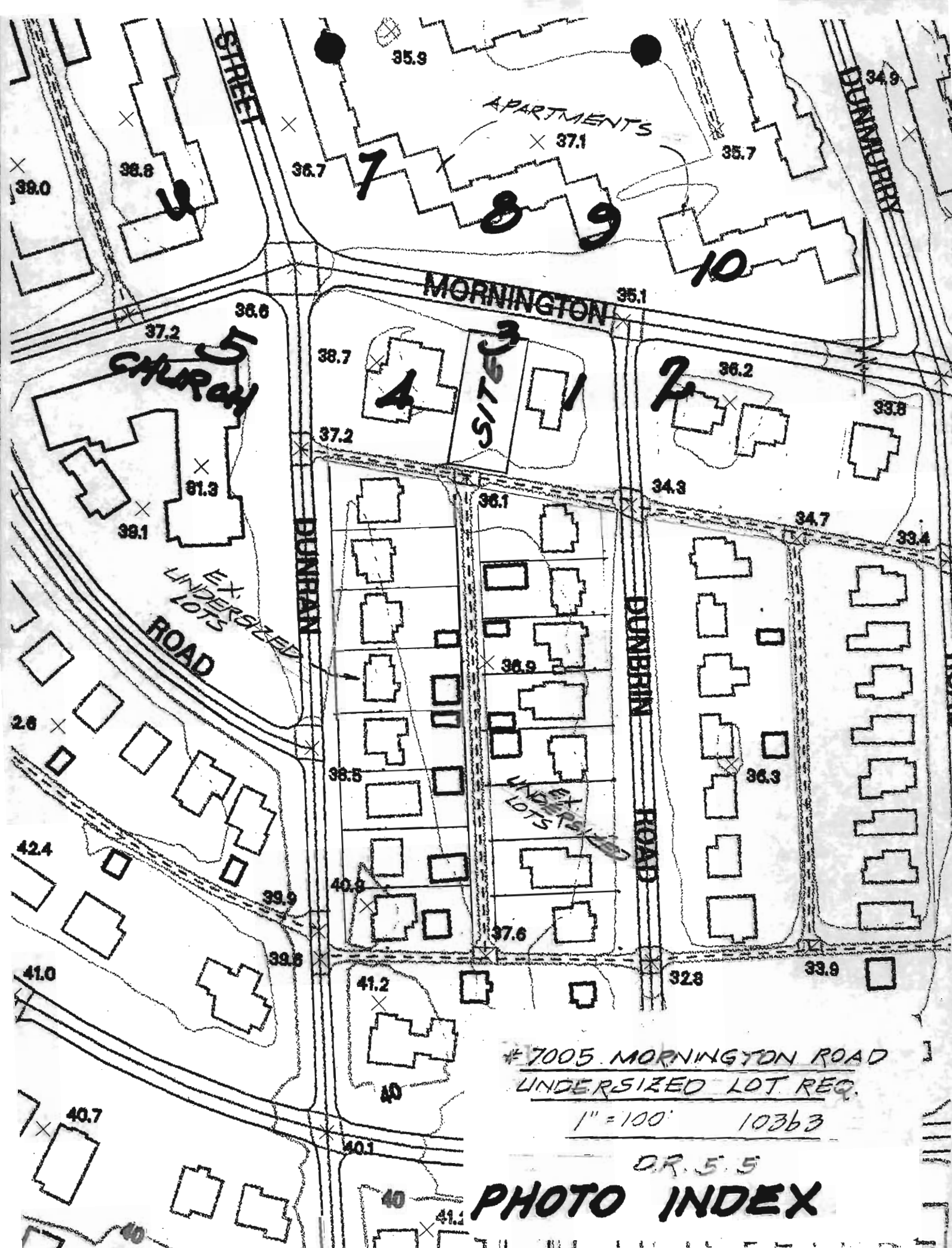
10

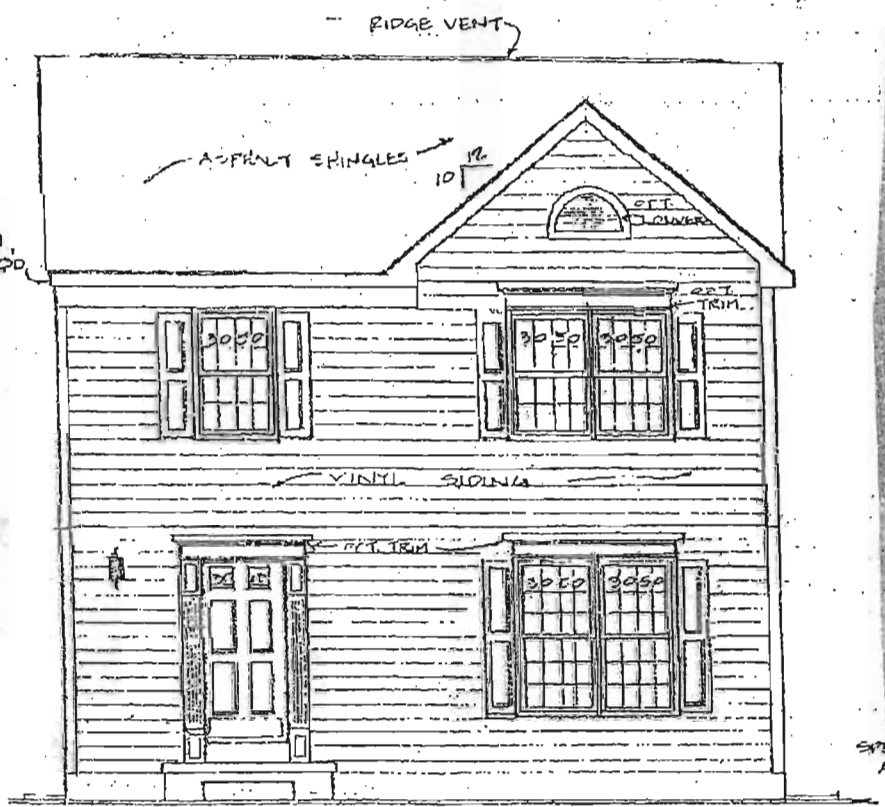
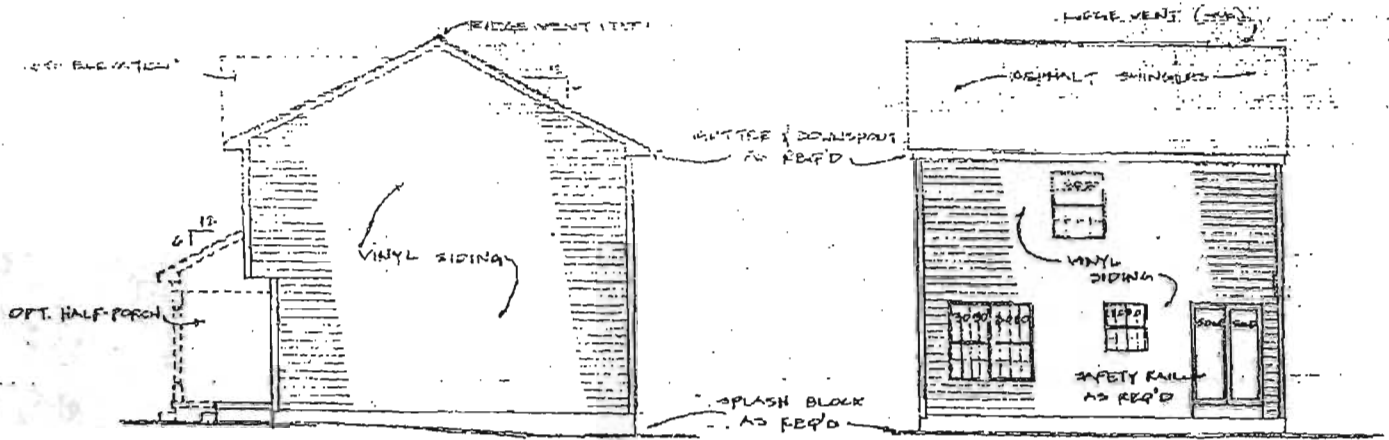


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8





7005 MORNINGTON ROAD

ELEVATION PLAN - (UNDERSIZED LOT)
PROPOSED HOUSE

DUNDALK ELEMENTARY SCHOOL

7005 MORNINGTON RD
SE 4 E
12TH DIST

D.R. 16

D.R. 5.5



PROPOSED LOCATION



GOLDEN - 2 LOTS
12,000 sq



NEWER CONSTRUCTION
BACK ON DOUBLE LOT



NEWER CONSTRUCTION
8400 sq LOT BACK
FRONT





DATE 8, 7, 2, 12

GRETZ 7502 ✓



LOT 6,240 ✓



SZ/MANSKI 12,000 DZ



PIEROTTI 8,712 ☒

