

IN RE: PETITION FOR VARIANCE
S/S of Martell Avenue, 125' E
of East Avenue
12th Election District
7th Councilmanic District
(7143 Martell Avenue)

V & W Homes, LLC
By: Wayne M. Wilson, President
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-145-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a request for variance filed for property located at 7143 Martell Avenue, to allow the construction of a single-family dwelling on a lot with a width of 50 ft. in lieu of the required 55 ft. and to approve an undersized lot.

Appearing at the hearing on behalf of the variance request was Vince Moskunas, a representative of Site Rite Surveying, Inc., the firm that prepared the site plan of the property. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 11,675 sq. ft., more or less, zoned D.R.5.5. The subject property is an unimproved lot of record at this time. The owner of the property also owns an adjacent lot which is the subject of a companion zoning request filed in Case No. 03-144-A. The property owner is interested in constructing a new single-family dwelling on this unimproved lot. In order to proceed with the construction of a house the variance request is necessary given that the lot in question has a lot width of only 50 ft.

It should be noted that the property is situated in a subdivision known as "Justice Martell" which was recorded in 1910. All of the lots surrounding the subject property have the

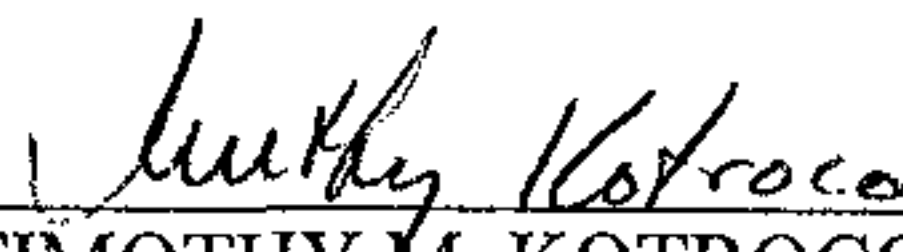
10/29/02
R. J. [Signature]

same 50 ft. front width. The house to be constructed on this unimproved lot will be in character and keeping with the surrounding homes in this community. Accordingly, the variance request shall be granted to allow a house to be constructed on this lot.

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

THEREFORE, IT IS ORDERED this 29th day of October, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations, to allow the construction of a single-family dwelling on a lot with a width of 50 ft. in lieu of the required 55 ft. and to approve an undersized lot for the construction of a new dwelling, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



UND. LOT AP. TO OP 9/20

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7143 Martell Avenue
which is presently zoned ORS-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) BO2-3.C.1 To permit a lot width of 50 ft. in lieu of the required 55 ft. and to approve an undersized lot.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(indicate hardship or practical difficulty)

1. Lot of record on plat recorded in 1910, all lots along Martell Avenue have a 50' street front, which was the standard lot width at the time approved.
2. Relief required will not cause injury to the public health, safety or general welfare and meets the spirit and intent of the BCZR.
3. Strict compliance with the zoning regulations would unreasonably prevent the use of the property for the permitted purpose.

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:

Name - Type or Print

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s): V & W Homes, LLC

Wayne M. Wilson, V.P.

Name - Type or Print

Signature

Name - Type or Print

Signature

502 Sylvan Way (410) 320 5316

Address

Telephone No.

Pasadena, MD 21122

State

Zip Code

Representative to be Contacted:

S&C Rite Surveying, Inc.

Name

200 E. Joppa Road Room 101 410 828 9060

Address

Telephone No.

Towson, MD 21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By

JL

Date

9/19/02

Set with #144

10/29/02
REV 9/18/00
P. P. P. P. P.

*ZONING DESCRIPTION
#7143 MARTELL AVENUE*

BEGINNING AT A POINT ON THE SOUTH SIDE OF MARTELL AVENUE WHICH IS 50 FEET WIDE AT THE DISTANCE OF 125 FEET EAST OF THE CENTERLINE OF EAST AVENUE WHICH IS 50 FEET WIDE. BEING LOT NO. 68 IN THE SUBDIVISION OF "JUSTUS MARTELL" AS RECORDED IN BALTIMORE COUNTY PLAT BOOK NO. 4, FOLIO NO. 82, CONTAINING 11,675 SQUARE FEET, MORE OR LESS. ALSO KNOWN AS #7143 MARTELL AVENUE AND LOCATED IN THE 12TH. ELECTION DISTRICT, 7TH. COUNCILMANIC DISTRICT.



J. TILGHMAN DOWNEY, JR.

*SITE RITE SURVEYING, INC.
200 E. JOPPA ROAD
SUITE 101
TOWSON, MD 21286
(410)828-9060*

1A5

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

DATE 4/12/12 ACCOUNT EX 1000 050

AMOUNT \$ 100.00

RECEIVED FROM: PAID TO

FOR: PAID TO - PAID TO

7143 MARKET - 4 E

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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: #03-145-A
7143 Martell Avenue
S/Side of Martell Ave., 125'
east of East Avenue
12th Election District
7th Councilmanic District

Legal Owner(s): V&W Homes, LLC, Wayne M. Wilson, V.P.

Variance: to permit a lot width of 50 ft. in lieu of the required 55 ft. and to approve an undersized lot.

Hearing: Monday, October 28, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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

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

JF10/721 Oct.15 C568774

CERTIFICATE OF PUBLICATION

10/17/2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of _____ successive weeks, the first publication appearing on 10/15/2002.

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

S. Wilkinson

LEGAL ADVERTISING

ZONING NOTICE

CASE # 03-145-A

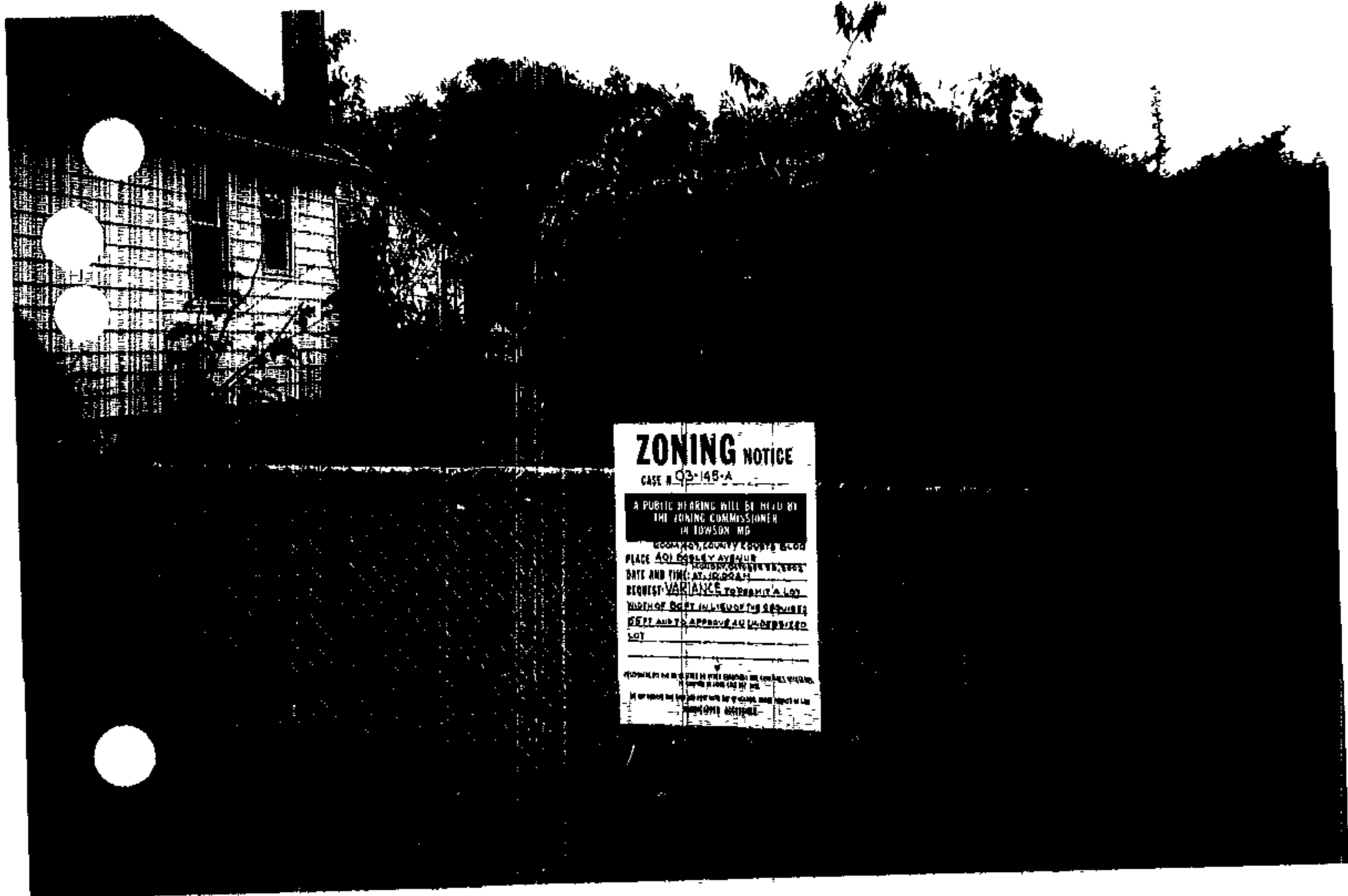
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407, COUNTY COURTS BLDG.
PLACE: 401 BOSLEY AVENUE

DATE AND TIME: MONDAY, OCTOBER 28, 2002
AT: 10:00 A.M.

REQUEST: VARIANCE TO PERMIT A LOT
WIDTH OF 50 FT. IN LIEU OF THE REQUIRED
55 FT AND TO APPROVE AN UNDERSIZED
LOT.

POSTPONEMENTS DUE TO WEATHER
TO BE DETERMINED BY THE ZONING COMMISSIONER
DO NOT REMOVE THIS NOTICE UNTIL THE DAY OF HEARING
UNOCCUPIED ACCESS



CERTIFICATE OF POSTING

RE: Case No.: 03-145-A

Petitioner/Developer: _____

V & W WORKIES, LLC.

Date of Hearing/Closing: OCT. 28, 2002

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

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

7143 MARTELL AVE.

The sign(s) were posted on OCTOBER 12, 2002
(Month, Day, Year)

Sincerely,

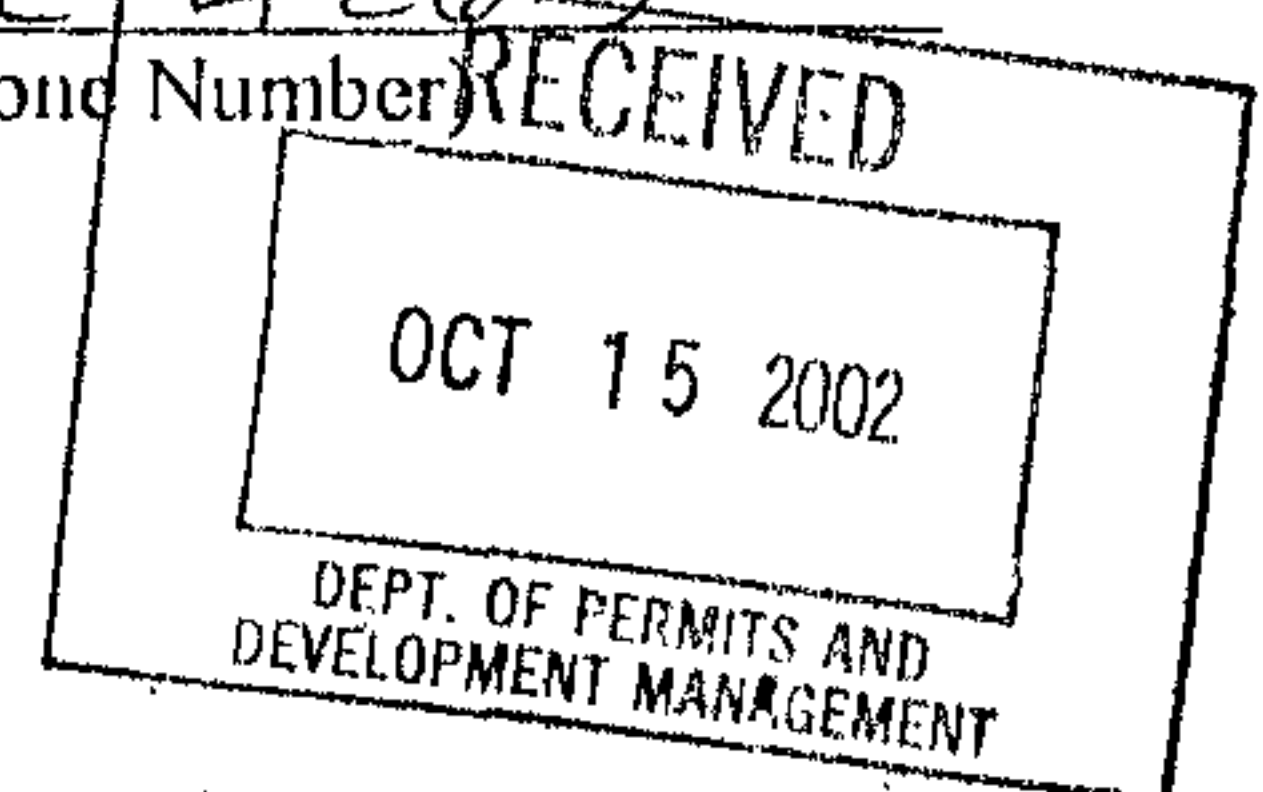
Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)



RE: PETITION FOR VARIANCE
7143 Martell Avenue S/side of Martell
Ave., 125' east of East Avenue
12th Election District 7th Councilmanic
District
Legal Owner: V&W Homes, LLC
Wayne M. Wilson, VP
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 03-145-A

* * * * *

ENTRY OF APPEARANCE

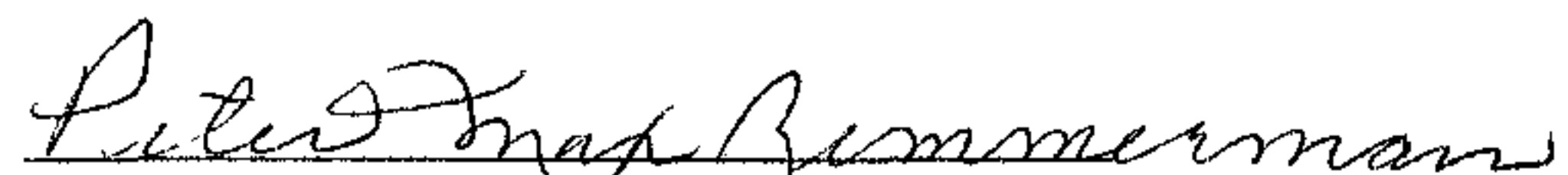
Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of October, 2002, a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying, Inc, 200 E. Joppa Road, Room 101, Towson, MD. 21286 Representative for Petitioner(s).


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

September 27, 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: 03-145 A
7143 Martell Avenue
S/side of Martell Ave., 125 ft. east of East Avenue
Election District 12th - Councilmanic District 7th
Legal Owner: V & W Homes, LLC, Wayne M. Wilson, V.P.

VARIANCE to permit a lot width of 50 ft. in lieu of the required 55 ft. and to approve an undersize lot.

HEARING: Monday, October 28, 2002 at 10:00 a m in Room 407, County Courts
Building 401 Bosley Avenue

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

Arnold Jablon
Director

Cc: Wayne M. Wilson, V & W Homes, Inc. 502 Sylvan Way Pasadena MD 21122
Site Rite Surveying 200 E. Joppa Road Room 101 Towson, MD 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY Monday, October 14, 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.



TO: PATUXENT PUBLISHING COMPANY
Tuesday October 15, 2002– Jeffersonian

Please forward billing to: Wayne M. Wilson VP
502 Sylvan Way
Pasadena, MD 21286

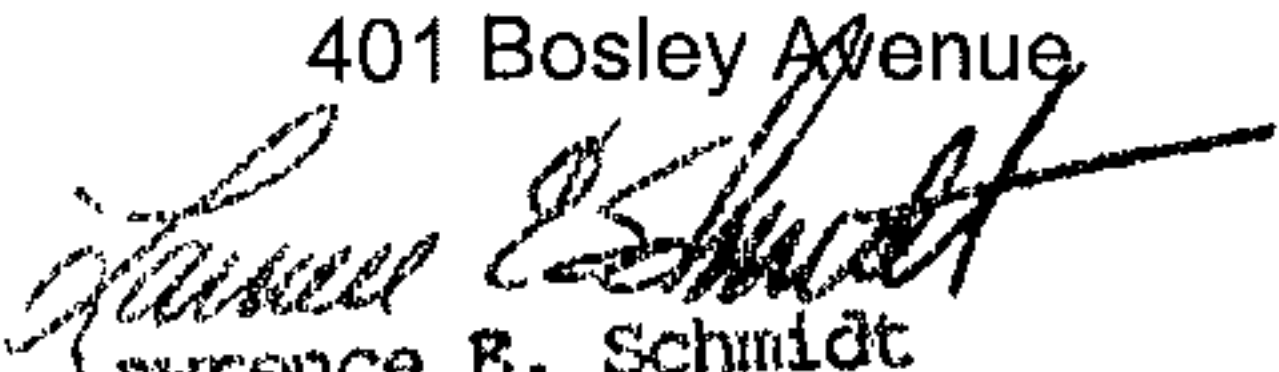
NOTICE OF ZONING HEARING

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: 03-145 A
7143 Martell Avenue
S/side of Martell Ave., 125 ft. east of East Avenue
Election District 12th - Councilmanic District 7th
Legal Owner: V & W Homes, LLC, Wayne M. Wilson, V.P.

VARIANCE to permit a lot width of 50 ft. in lieu of the required 55 ft. and to approve an undersize lot.

HEARING: Monday , October 28, 2002 at 10:00 in Room 407 County Courts Building
401 Bosley Avenue


Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
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

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 28, 2002

Mr. Wayne Wilson, Vice President
V & W Homes, LLC
502 Sylvan Way
Pasadena, MD 21122

Dear Mr. Wilson:

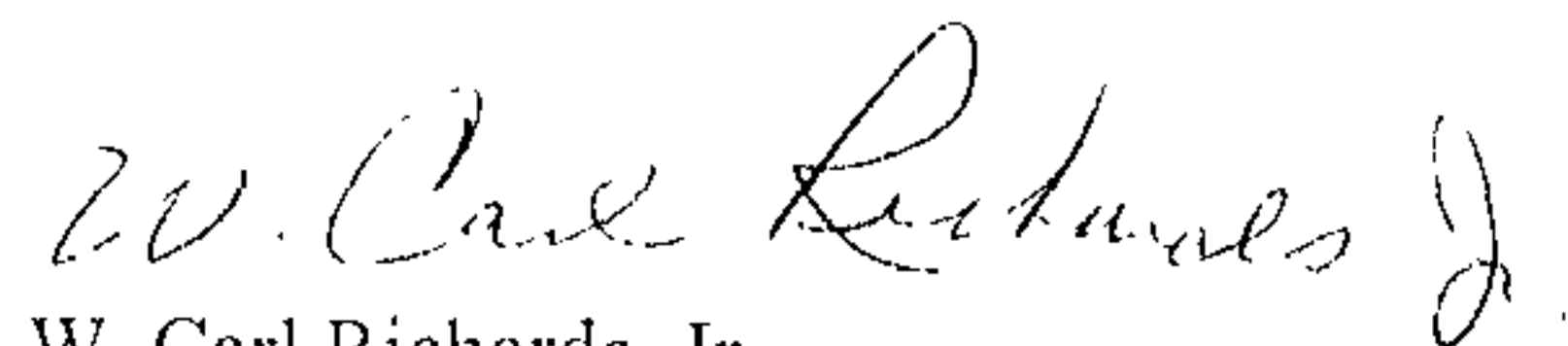
RE: Case Number: 03-145-A, 7143 Martell Avenue

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

WCR:rjc

Enclosures

c: Site Rite Surveying, Inc. 200 E. Joppa Road, Room 101 Towson, MD 21286
People's Counsel

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



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286 5500
410-887-4500

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

September 27, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items: (145)
131-146

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 Management

DATE: October 22, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For October 7, 2002
Item Nos. 131, 133, 134, 135, 136,
137, 138, 139, 142, 143, 144, 145,
and 146

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RB/TLT

DATE: October 23, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of September 30, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

145

132-138, 143-146

sent
10/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 2, 2002

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

OCT - 3 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-132, & 03-144, & 03-145

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:

Lynda Perban

AFK/LL:MAC

TO SITE 10/03/02

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

Permit or Case No.

03-145-A

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

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by
Date

JLL
9/19/02

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:

Site Plot Surveying, Inc. 200 E. Joppa Road Room 101 (410) 828-9060
Print Name of Applicant Address Telephone Number

Lot Address 7143 Martell Avenue Election District 12 Councilmanic District 7 Square Feet 11,675

Lot Location: N E S W side/corner of Martell Avenue 125 feet from N E S W corner of East Avenue (street)

Land Owner: V&W Homes, LLC Tax Account Number 1212022470

Address: 502 Sylvan Way Pasadena, MD 21122 Telephone Number (410) 320-5316

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!

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan	☒	☐
Property (3 copies)	☐	☐
Topo Map (2 copies): Available in Room 206, County Office Building - (please label site clearly)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☐	☐
6. Current Zoning Classification: D.R. S.S.	☐	☐

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:



Approval



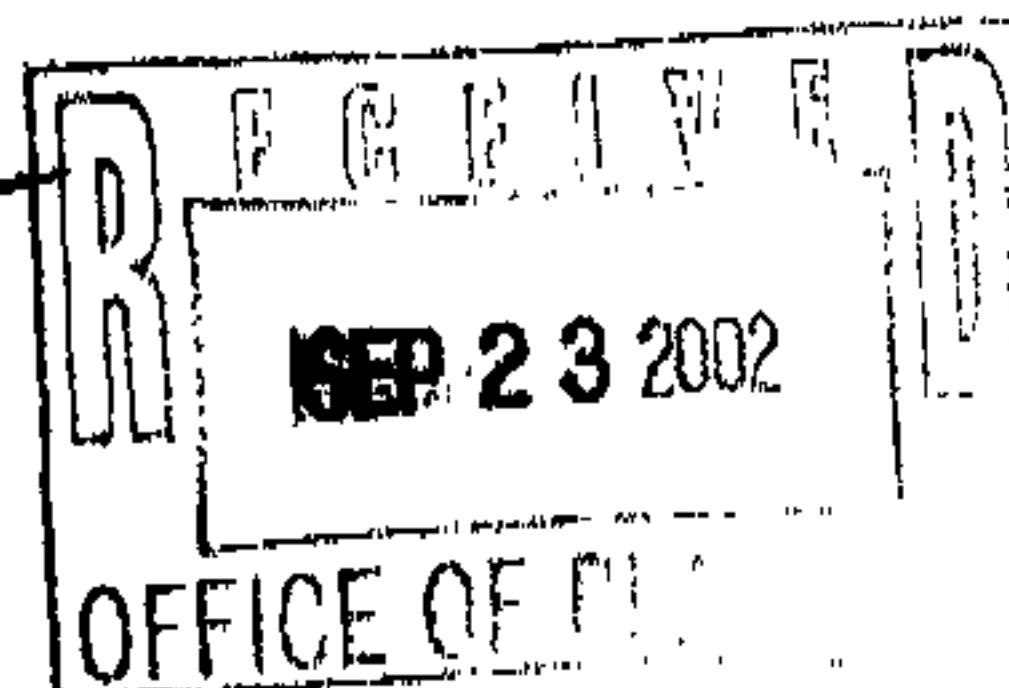
Disapproval



Approval conditioned on required modifications of the application to conform with the

Signed by

for the Director, Office of Planning and Community Conservation



Date

10/03/02

Revised 2/25/9

Date	10/3	# of pages	1
From	Jablon		
To	Jablon		
Co./Dept	2006		
Phone #	3400		
Fax #	2824		



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.1.02

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

RE: Baltimore County
Item No. 145 JL

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,

K 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



Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

September 27, 2002

Mr. George Zahner
Baltimore County Dept. of Permits and Development Management
111 West Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 10/7/02 re: case numbers 03-131-A, 03-132-A, 03-133-SPHXA, 03-134-A, 03-135-A, 03-136-SPH, 03-137-SPHA, 03-138-SPH, 03-139-SPH, 03-140-A, 03-141-A, 03-142-SPHA, 03-143-SPHA, 03-144-A, 03-145-A, 03-146-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 9/26/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup



Baltimore County
Zoning Commissioner

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

October 29, 2002

Mr. Vince Moskunas
Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101
Towson, Maryland 21286

Re: Petition for Variance
Case No. 03-145-A
Property: 7143 Martell Avenue

Dear Mr. Moskunas:

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

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

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Wayne M. Wilson
c/o V & W Homes, LLC
502 Sylvan Way
Pasadena, MD 21122

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



Printed with Soybean Ink
on Recycled Paper

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES
WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED
Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 - In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front depths of the lots immediately adjoining on side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

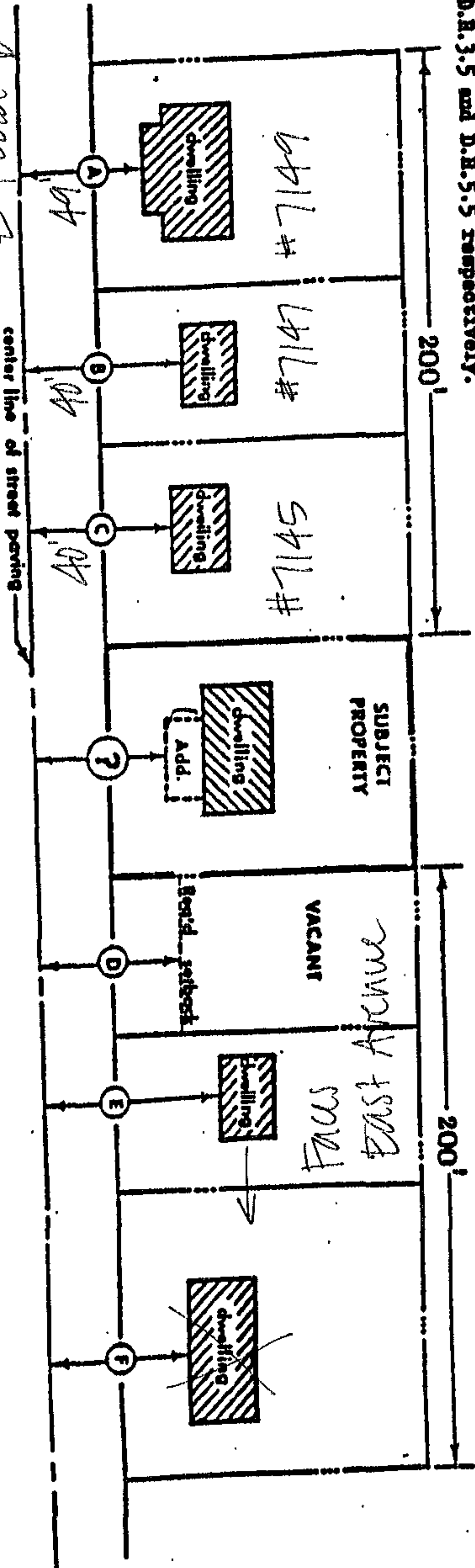
A	49'	ft.
B	40'	ft.
C	40'	ft.
D		ft.
E		ft.
F		ft.

total (129) ÷ (3) = 43

of dwellings REQUIRED FROM SETBACK (averaged)

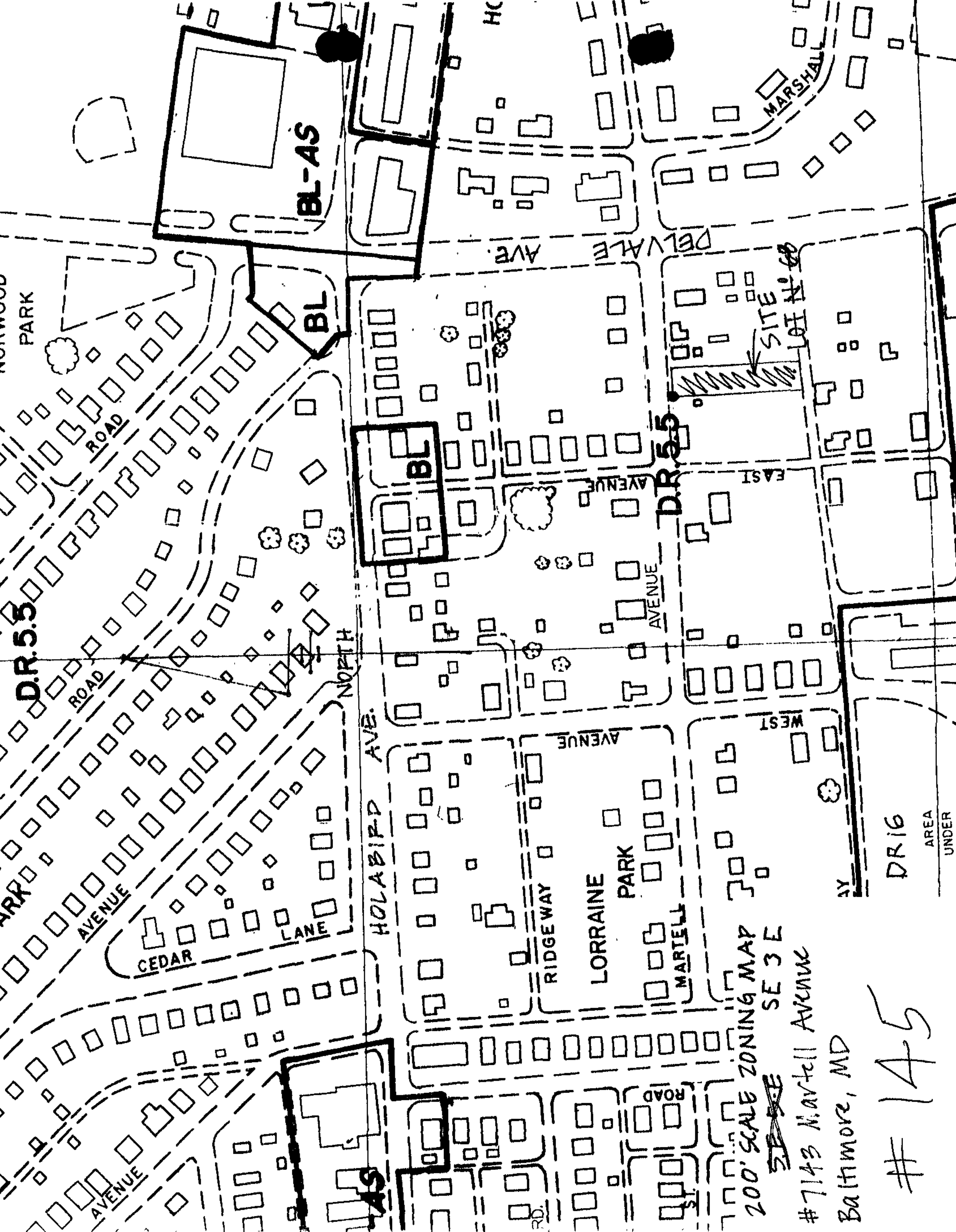
NORMAL REQUIRED SETBACKS
 D.R.2 - 65 ft.
 D.R.3.5- 55 ft.
 D.R.5.5- 50 ft.

Applicant's name V & W Homes, LLC
 Building address #7143 Marshall Avenue
 date 9/19/02



Marshall Avenue 50 ft W

#45



DR.55

BL-AS

BL

BL

DR.55

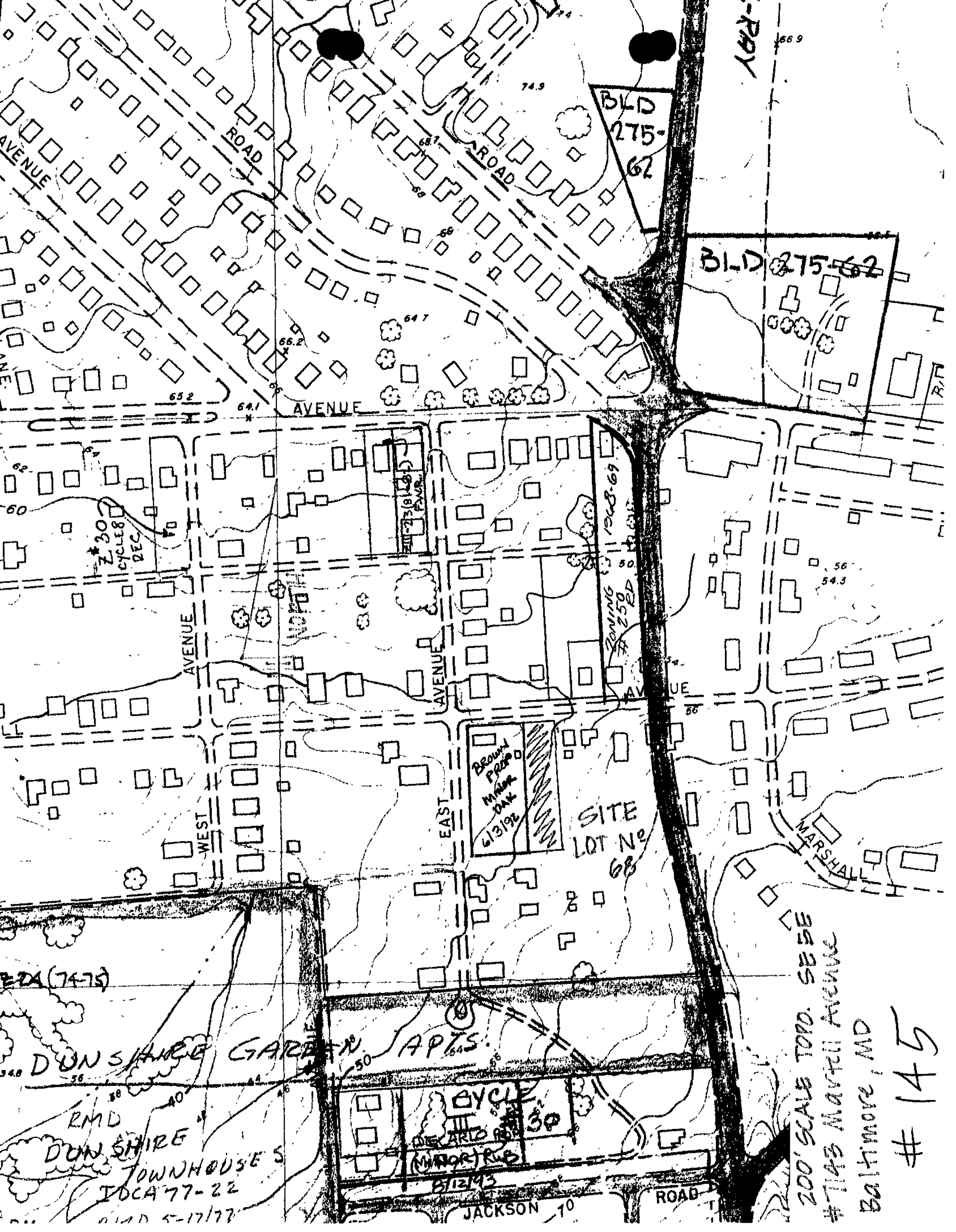
SITE

DR16

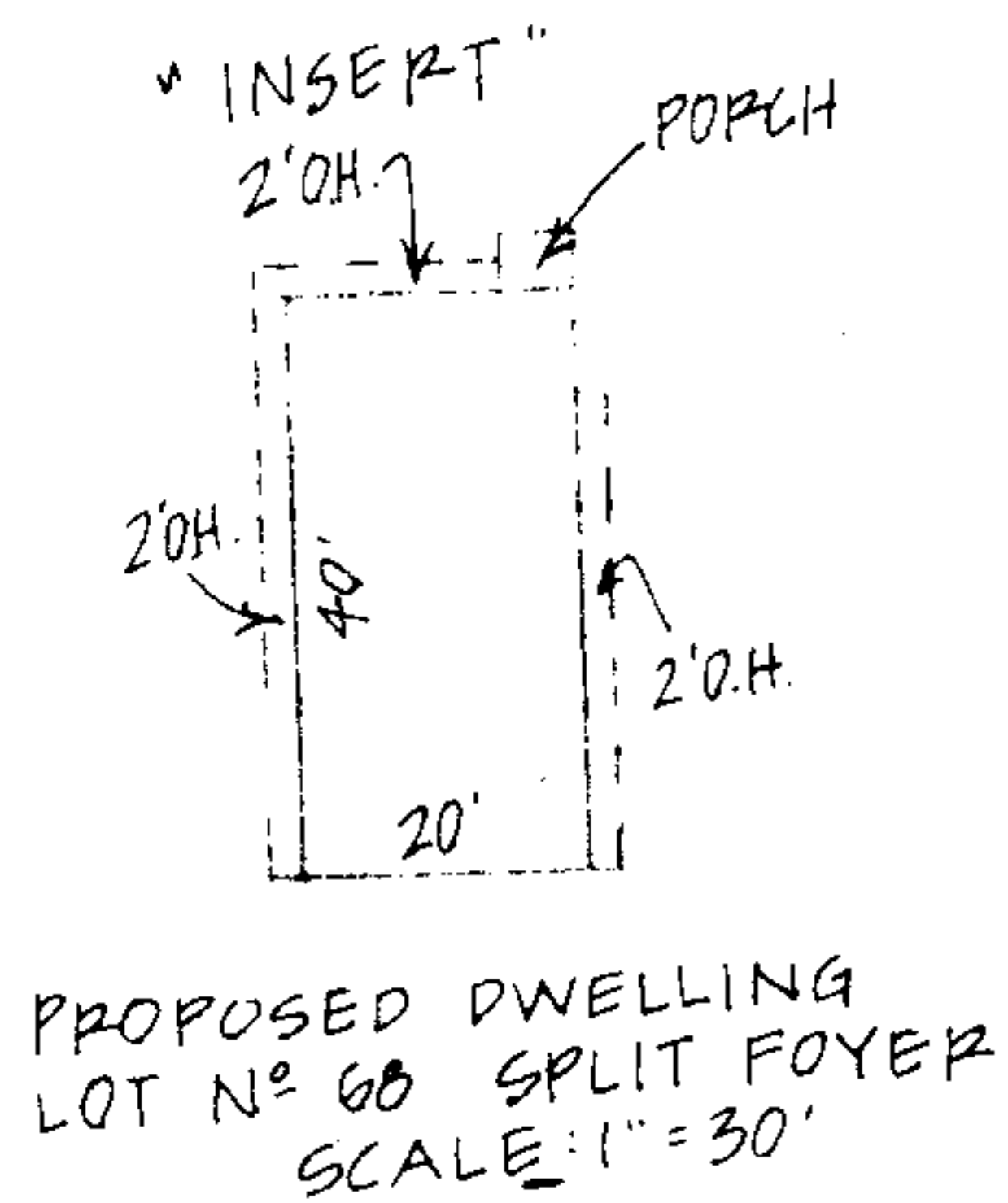
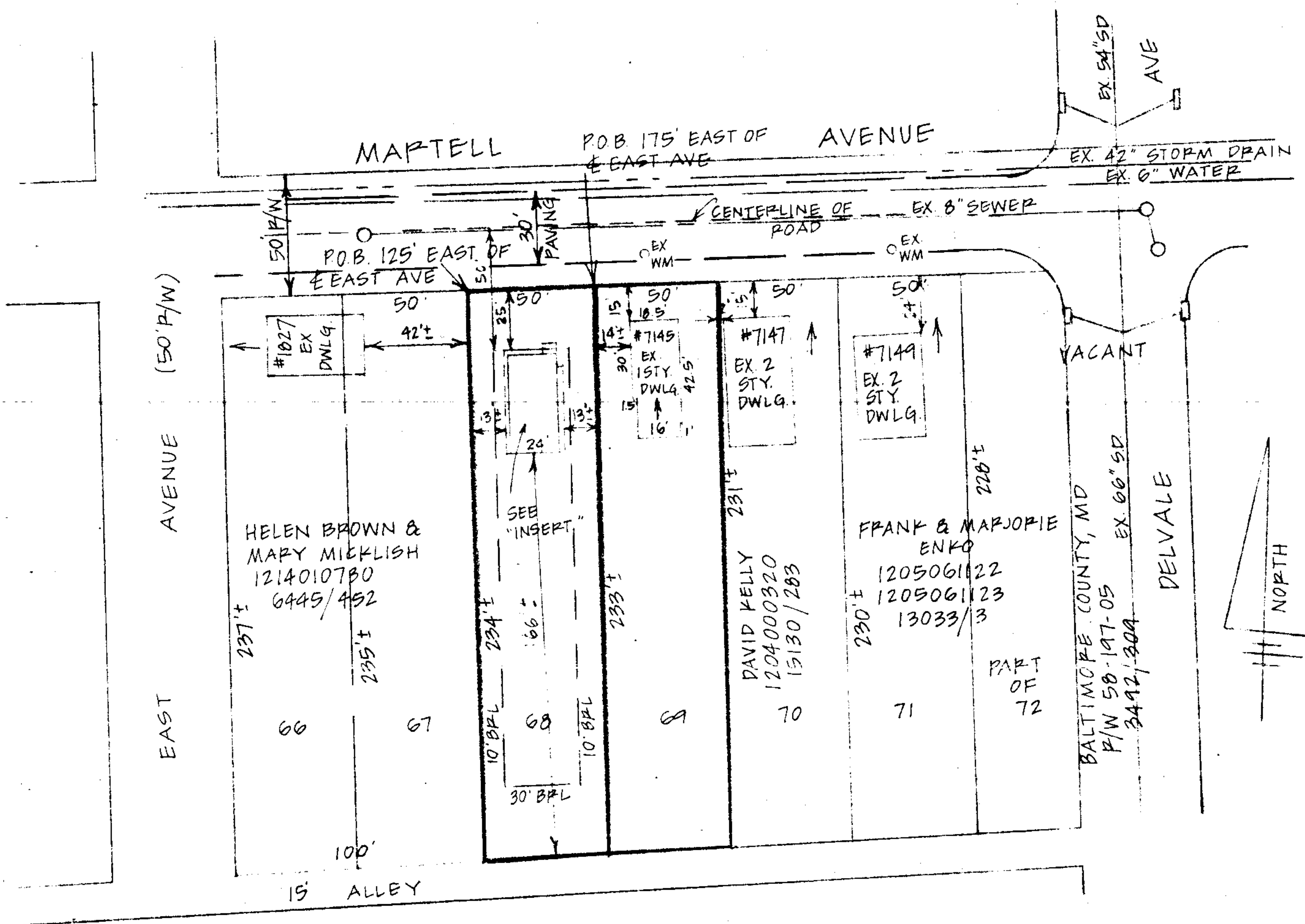
200' SCALE ZONING MAP
SE 3 E

#7143 Martell Avenue
Baltimore, MD

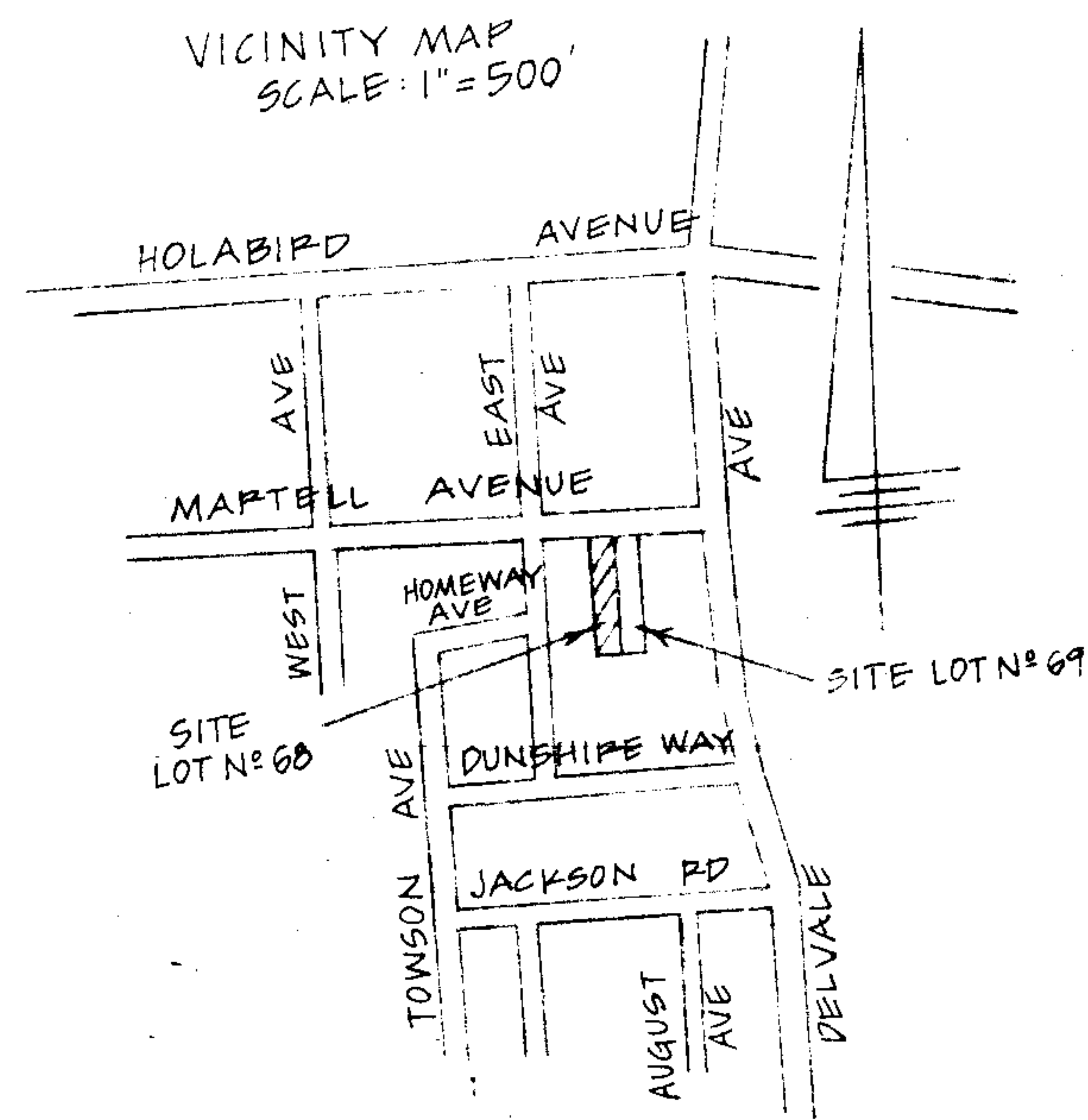
#145



200' SCALE TOPO. SEE
#7143 MARSHALL AVENUE
BALTIMORE, MD
#145



Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060



GENERAL NOTES

1. LOT SIZE: LOT NO. 68: 11,675 S.F. +/- OR 0.268 AC. +/-
LOT NO. 69: 11,600 S.F. +/- OR 0.266 AC. +/-
2. EXISTING ZONING: D.R. 5.5 SE 3-E
3. PUBLIC WATER AND SEWER AVAILABLE
4. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
5. NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AREA
COMMUNITY PANEL NO.: 240010 0420B
ZONE: "C"
6. NOT LOCATED IN THE HISTORIC AREA
7. EXISTING USE LOT NO. 68: VACANT
EXISTING USE LOT NO. 69: SINGLE FAMILY DWELLING
8. PROPOSED USE LOT NO. 68: SINGLE FAMILY DWELLING
PROPOSED USE LOT NO. 69: SINGLE FAMILY DWELLING TO REMAIN
9. NO PRIOR ZONING HISTORY FOR EITHER LOT
10. CONTIGUOUS OWNERSHIP FOR LOT NOS. 68 & 69

145
PLAT TO ACCOMPANY PETITION FOR
VARIANCE FOR LOT NO. 68

&
PLAT TO ACCOMPANY PETITION FOR
VARIANCE FOR LOT NO. 69

LOT NO. 68: #7143 MARTELL AVENUE
LOT NO. 69: #7145 MARTELL AVENUE
"JUSTUS MARTELL"
4182

ELECTION DISTRICT NO. 12
COUNCILMANIC DISTRICT NO. 7
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=50'
SEPTEMBER 19, 2002
8638

OWNER: V&W HOMES, LLC
WAYNE WILSON, V.P.
502 SYLVAN WAY
PASADENA, MD 21122
TAX MAP: 103 GRID: 10 PARCEL: 425
TAX ACCOUNT: 1212022470
DEED REF.: