IN RE: PETITION FOR VARIANCE

E/S Stanton Avenue, 350' S of the c/l

Lake Avenue

(6015 Stanton Avenue)

9th Election District

4th Council District

John J. Clarke, Sr. and

Catherine M. Clinedirst, Owners;

Catoctin Homes, Inc., Contract Purchasers

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

^k Case No. 03-148-A

* * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, John J. Clarke, Sr. and Catherine M. Clinedirst, and Catoctin Homes, Inc., Contract Purchasers. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two lots in the D.R.5.5 zone with a width of 47.6 feet each, more or less, in lieu of the required 55 feet. Subsequent to filing, the Department of Permits and Development Management amended the Petition to request approval of the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R. and any other variances deemed necessary by the Zoning Commissioner. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner" Exhibit .1

Appearing at the requisite public hearing on behalf of the Petitioners were Phillip Paradis on behalf of Catoctin Homes, Inc., Contract Purchasers; Scott Lindgren, the Registered Property Line Surveyor who prepared the site plan for this property; and, Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. Peggy Squitieri appeared on behalf of the Ruxton-Riderwood-Lake Roland Area Improvement Association (RRLRAIA).

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the east side of Stanton Avenue just south of Lake Avenue in Roland Park, immediately adjacent to the Baltimore County/Baltimore City Line. Indeed, a small,

ORDER FILE A STATE ORO

triangular shaped portion of the site along the southern property line (approximately 675 sq.ft. in area) is located in Baltimore City. The property contains a gross area of 1.02 acres, more or less, zoned D.R.5.5 and is approximately 115 feet wide by 377 feet deep. Presently, the property is improved with a single-family dwelling, aboveground swimming pool and frame shed, all of which are to be razed. Catoctin Homes, Inc. has contracted to buy the property and proposes subdividing same to create three single-family building lots. As shown on the site plan, Lots 1 and 2 are proposed to contain approximately ¼ acre in area each, and Lot 3, approximately ½ acre. Each lot will be developed with a single-family dwelling; however, Lots 1 and 2 will also be improved with detached garages. Proposed Lot 3 will be located to the rear of Lots 1 and 2 and will be accessed via a 20-foot wide strip between Lots 1 and 2. In fact, this strip will be utilized as a private driveway to provide access to all three lots.

Variance relief is requested because Lots 1 and 2 will be less than the 55-foot width required by Section 1B02.3.C.1 of the B.C.Z.R. In this regard, it is to be noted that the three lots are sufficiently sized under the D.R.5.5 zoning regulations. Those regulations require a minimum lot area of 6,000 sq.ft. and each lot is significantly larger than that dimension. Additionally, all required setbacks (front, side and rear) will be met. Variance relief is necessary only because Lots 1 and 2 will be approximately 7.5 feet less in width than required.

The Petitioners are not eligible for relief, pursuant to Section 304 of the B.C.Z.R. That Section allows a property owner to obtain a building permit for an undersized lot when certain conditions are satisfied, one of which requires that they do not own adjacent land to make up the deficit. Thus, relief cannot be granted under this Section; however, variance relief can be granted from the 55-foot lot width requirement set out in Section 1B02.3.C.1, pursuant to the authority contained in Section 307 of the B.C.Z.R.

Testimony and evidence offered demonstrated that the proposed lots will be similar in character and size to adjacent lots. Indeed, the immediately adjacent parcels on both the north and south sides are less than 55 feet wide. Thus, the proposal appears consistent with other lots in the vicinity. It is also to be noted that the proposed development is under density in that the acreage of

the property and its D.R.5.5 zoning classification would allow a maximum of five dwelling units. As noted above, only three dwelling lots are proposed.

Based upon the testimony and evidence presented, I am persuaded to grant the relief. In my judgment, the Petitioners have met the requirements set out in Section 307 of the B.C.Z.R. However, in granting the relief I will impose as a restriction, certain of the comments contained in the Zoning Advisory Committee (ZAC) comment submitted by the Office of Planning. That is, elevation drawings of the proposed dwellings on Lots 1 and 2 were submitted at the hearing which have been approved by the Office of Planning. However, the Petitioners shall also submit to the Office of Planning architectural elevation drawings for the proposed dwelling on Lot 3 which reflects the style and details of elevations submitted for Lots 1 and 2. In addition, the Petitioners shall provide a landscape plan to the County's Landscape Architect for review and approval. Said plan shall provide a buffer for existing dwellings and between the proposed improvements. Finally, the ZAC comment from the Office of Planning requests clarification of the amount of acreage of proposed Lot 2, a portion of which is located in Baltimore City. As noted above, 675 sq.ft. of that lot is located in Baltimore City and is zoned R1 (residential) under their regulations.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of November, 2002 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two lots in the D.R.5.5 zone with a width of 47.6 feet each, more or less, in lieu of the required 55 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permits 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.

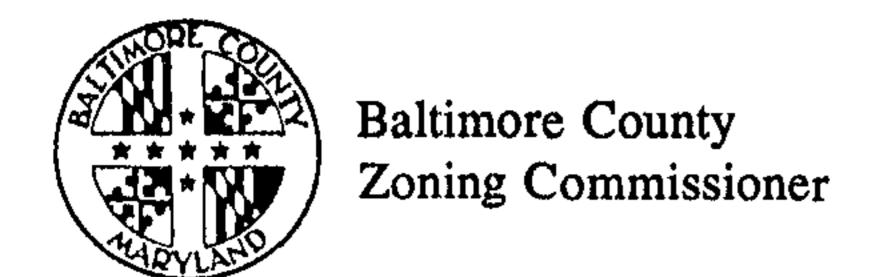
ORDER RECEIVE Date

- 2) Prior to the issuance of any permits, the Petitioners shall submit a landscape plan for review and approval by the County's Landscape Architect, and submit architectural elevation drawings for proposed Lot 3 for review and approval by the Office of Planning
- 3) When applying for any permits, the site plan and/or landscape plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the amended variance seeking approval of the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., be and is hereby DENIED.

Zoning Commissioner

LES:bjs for Baltimore County



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

Fax: 410-887-3468

November 26, 2002

Howard L. Alderman, Jr., Esquire Levin & Gann 502 Washington Avenue, 8th Floor Towson, Maryland 21204

RE: PETITION FOR VARIANCE

E/S Stanton Avenue, 350' S of the c/l Lake Avenue

(6015 Stanton Avenue)

9th Election District -- 4th Council District

John J. Clarke, Sr./Catherine M. Clinedirst, Owners; Catoctin Homes, Inc., C.P. - Petitioners

Case No. 03-148-A

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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. John J. Clarke, Sr. & Ms. Catherine M. Clinedirst 6015 Stanton Avenue, Baltimore, Md. 21210

Mr. Phillip Paradis, Catoctin Homes, Inc., P.O. Box 512, Ellicott City, Md. 21041

Mr. Scott Lindgren, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., #100, Towson, Md. 21286

Ms. Peggy Squitieri, RRLRAIA, P.O. Box 204, Riderwood, Md. 21139

Office of Planning; People's Counsel; Case/File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6015 STANTON AVENUE which is presently zoned D. R. S. S.

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)

1BO2.3.C. 1: TO ALLOW 2 LOTS IN A D.P.J.S ZONE TO HAVE A WIDTH OF 47.6' IN LIEU OF THE REQUIRED SS! AND TO APPROVE TWO UNDERSITED LOTS PER SECTION 304 (BCZR) AND TO APPROVE ANY OTHER VARIANCES DEEMED KECESSARY.

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

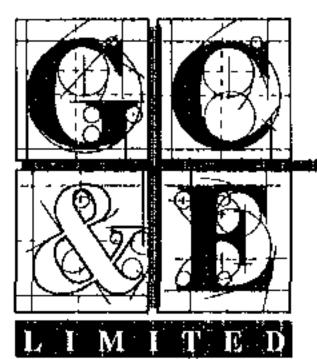
THE SHAPE OF THE PROPERTY DOES NOT ALLOW THE PROPOSED LOTS TO MEET THE MINIMUM LOT WIDTH REQUIREMENT

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 Rurchaser/Lessee:	Legal Owner(s):
CATOKTIN HOMES, INC.	Name - Type or Print
Signature P.O. Box 512 Address Telephone No.	Signature M. Clinedinst
Address Telephone No. ELLICOTT CITY MARYLAND 21041 City State Zip Code	Name Type or Brint Ochure // Cincoland Signature
Attorney For Petitioner:	GOIS STANTON AVENUE
HOWARD ALDERMAN Name - Type or Print	Address Telephone No. BALTIMORE MARYLAND 212.10
Signature Alcheunan 340	State Zip Code Representative to be Contacted: SLOT LINDGREN
Company 8TH FLOOR	CAERHOLD, CROSS & ETZEL, LTD. Name SUITE 100
SOZ MASHINGTON AVENUE 410-321-0600 Address Telephone No.	320 E. TONISONTOWN BLVD. 410-823-4470 Address Telephone No.
JONSON MARYLAND 21204	Towson MD 21286 City State Zip Code
State Zip Code	City State Zip Code OFFICE USE ONLY
Gase No. 03-148-A	ESTIMATED LENGTH OF HEARING
Reviewed By	UNAVAILABLE FOR HEARING DTHOMPSON Date 9 23 022



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

September 23, 2002

ZONING DESCRIPTION CLARKE PROPERTY 6015 STANTON AVENUE

Beginning for the same on the east side of Stanton Avenue, 350'+/southerly from the center of Lake Avenue, thence binding (1) North 80 degrees
54 minutes 10 seconds East 376.87 feet, (2) South 14 degrees 19 minutes 01
second East 115.71 feet, and (3) South 80 degrees 54 minutes 10 seconds West
379.50 feet to the east side of Stanton Avenue, thence binding on the east side
of Stanton Avenue, (4) North 13 degrees 01 minute 07 seconds West 115.50 feet
to the place of beginning.

Containing 1.000 Acre of land, more or less.

This description only satisfies the requirements of the Office of Zoning and should not be used for conveyance purposes.



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BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	No. 100 12	و المحالة ورويه (مد المهار الم	DATI) PECETIFIT FUSINESS ACTUAL TWO
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FOR: 1TEN 148 03-148-A		-	
6015 STANTON AVE. BY	D. THOMPSON	_	
DISTRIBUTION			
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	\		CASHIER'S VALIDATION
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BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT			
BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT		· *\(\frac{1}{2}\)	PATT RECEIPT PAGE 100 COURSE 1777 (2002 1225) 2002 15: 15: 04 USOU USE III JEIL JER DRAIGR
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YELLOW - CUSTOMER

PINK - AGENCY

DISTRIBUTION WHITE - CASHIER **(7)**

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: #03-148 A
6015: Stanton Avenue
E/side., of Stanton Avenue
E/side, of Stanton Avenue
950 feet south from centerline
Lake Avenue
9th Election District
4th Councilmanic District
4th Councilmanic District
Legal Owner(s): John J. Clarke
and Catherine M. Clinedist
Variance: to approve 2 lots
in a.D.R. 505 zone to have a
width of 47.6 feet +/- in lieu
of the required 55 feet and
to approve two undersized
lots, and to approve any
other Variances deemed
necessary

necessary.
Hearing: Friday, November
1, 2002 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore Gounty
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.

10/277 Oct. 17 C569218

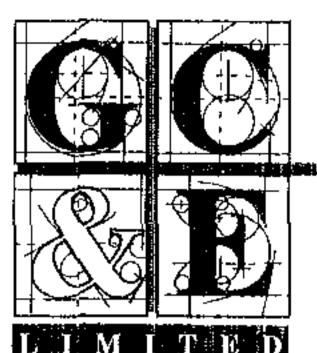
_, 20 <u>62</u> _	

in the following weekly newspaper published in Baltimore County, N THIS IS TO CERTIFY, that the annexed advertisement was published _successive weeks, the first publication appearing Md.,

North County News	■ NE Booster/Reporter	Owings Mills Times	☐ Towson Times	☐ Catonsville Times	☐ Arbutus Times	M The Jeffersonian
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1 Daken Son

LEGAL ADVERTISING



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Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone. (410) 823-4470 • Fax (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

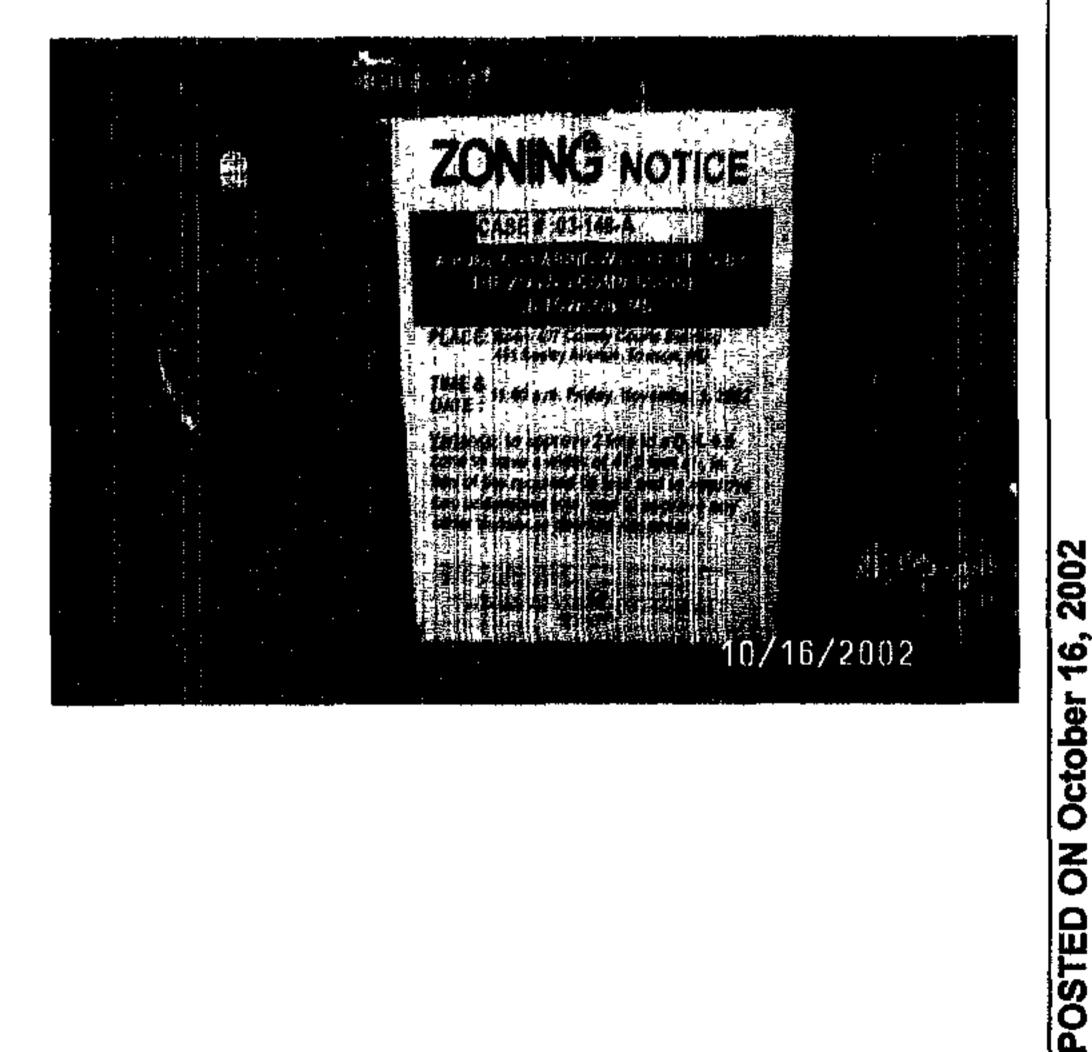
RE: CASE # 03-148-A
PETITIONER/DEVELOPER:
John C. Clarke, and Catherine M.
Clinedirst
DATE OF HEARING:
November 1, 2002

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

ATTENTION: 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



LOCATION

6015 Stanton Avenue
E/side of Stanton Avenue
350 feet south from centerline Lake Avenue

DATE

October 17, 2002

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

RE: PETITION FOR VARIANCE
6015 Stanton Avenue E/side of Stanton
Ave. 350' south ctrl Lake Avenue
9th Election District 4th Councilmanic
District

Legal Owner: John J. Clarke & Catherine M. Clinedirst

Contract Pur.: Catoctin Homes, Inc.

Petitioner(s)

* BEFORE THE

* ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 03-148-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/

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 9th day of October, 2002, a copy of the foregoing Entry of Appearance was mailed to Scott Lindgren, GERHOLD, CROSS & ETZEL, LTD., Suite 100, 320 E. Towsontown Blvd., Towson, MD. 21286; Howard Alderman, LEVIN & GANN, 8th Floor, 502 Washington Avenue, Towson, MD. 21204 Attorney for Petitioner(s)

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Thursday, October 17, 2002 Issue – Jeffersonian

Please forward billing to: Catoctin Homes, Inc.

410-772-5804

P.O. Box 512

Ellicott City, MD 21041

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: 03-148 A

6015 Stanton Avenue

E/side of Stanton Avenue 350 feet south from centerline Lake Avenue

Election District 9th - Councilmanic District 4th

Legal Owner: John J. Clarke and Catherine M. Clinedirst

VARIANCE to approve 2 lots in a D.R. 5.5 zone to have a width of 47.6 feet +/- in lieu of the requied 55 feet and to approve two undersized lots, and to approve any other Variances deemed necessary.

HEARING: Friday, November 1, 2002 at 11:00 am in Room 407, County Courts Building

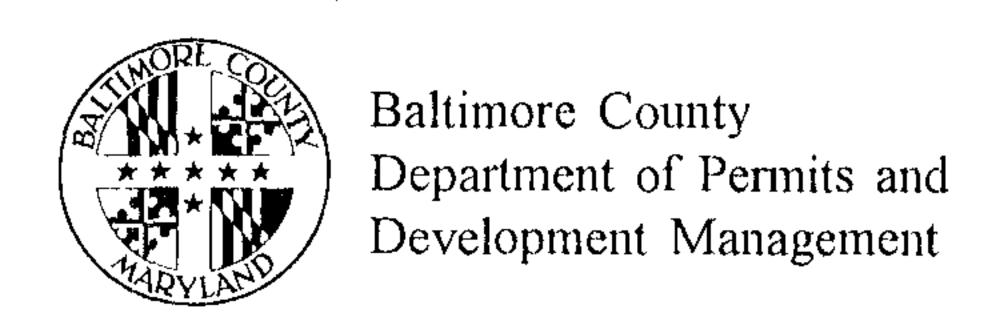
401 Bosley Avenue

lavrence **B. Schmid**t

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.



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

October 4, 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: 03-148 A
6015 Stanton Avenue
E/side of Stanton Avenue 350 feet south from centerline Lake Avenue
Election District 9th - Councilmanic District 4th
Legal_Owner: John J. Clarke and Catherine M. Clinedirst

VARIANCE to approve 2 lots in a D.R. 5.5 zone to have a width of 47.6 feet +/- in lieu of the requied 55 feet and to approve two undersized lots, and to approve any other Variances deemed necessary.

HEARING: Friday, November 1, 2002 at 11:00 am in Room 407, County Courts Building 401 Bosley Avenue

Arnold Jabion-

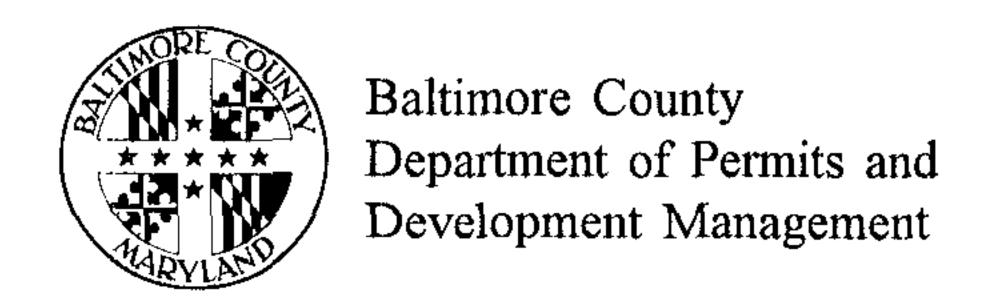
Director

Cc: Howard Alderman Levin & Gann, 502 Washington Ave 9th Floor, Towson, MD 21204
John J. and Catherine Clarke, Sr. 6015 Stanton Baltimore, MD 21210
Scott Lindgren Gerhold, Cross & Etzel, Ltd. 320 E. Towsontown, Blvd. Ste. 100 Towson, MD 21286
Catoctin Homes, Inc. P.O. Box 512 Ellicott City, MD 21210

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY . Thursday, 10/27/02

- (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.

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



Director's Office County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 410-887-3353

Fax: 410-887-5708

October 9, 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: 03-148 A 6015 Stanton Avenue

E/side of Stanton Avenue 350 feet south from centerline Lake Avenue

Election District 9th - Councilmanic District 4th

Legal Owner: John J. Clarke and Catherine M. Clinedirst

VARIANCE to approve 2 lots in a D.R. 5.5 zone to have a width of 47.6 feet +/- in lieu of the requied 55 feet and to approve two undersized lots, and to approve any other Variances deemed necessary.

HEARING: Friday, November 1, 2002 at 11:00 am in Room 407, County Courts Building 401 Bosley Avenue

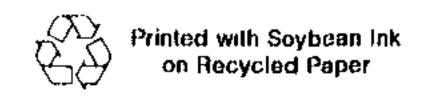
Arnold Jablon

Director

Cc: Howard Alderman Levin & Gann, 502 Washington Ave 9th Floor, Towson, MD 21204
John J. and Catherine Clarke, Sr. 6015 Stanton Baltimore, MD 21210
Scott Lindgren Gerhold, Cross & Etzel, Ltd. 320 E. Towsontown, Blvd. Ste. 100 Towson, MD 21286
Catoctin Homes, Inc. P.O. Box 512 Ellicott City, MD 21210

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY . Thursday, 10/17/02

- (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.



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: <u>03-148 A</u> Petitioner: <u>Carocryu Homes /No.</u>
Address or Location: 60/5 STANTON AVE. BALTIMORE Mo 2/2/0 PLEASE FORWARD ADVERTISING BILL TO: CATOCTIN HOMES, INC. Name:
Address: <u>P.O. Box 5/2</u>
ELLICOTT CITY, MARYLANO 2/04/ Telephone Number: 410 - 772 - 5804

Revised 2/20/98 - SCJ



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

Howard Alderman Levin & Gann 502 Washington Avenue 8th Floor Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number: 03-148-A, 6015 Stanton Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 23, 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,

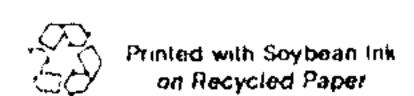
1A, Carlotte And C

Supervisor, Zoning Review

WCR:rjc Enclosures

*

Mr. & Mrs. John J. Clarke, Sr. 6015 Stanton Avenue Baltimore, MD 21210 Catoctin Homes, Inc. P.O. Box 512 Ellicott City, MD 21041 Scott Lindgren Gerhold, Cross & Etzel, Ltd. 320 E. Towsontown, Blvd. Towson, MD 21286 People's Counsel









Office of the Fire Marshal 700 East Joppa Road Towson, Maryland 21286-5500 410-887-4880

September 10, 2002

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

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:

 $(148_{J}151, 153-158)$

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File

2/1

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley RBS 1767

DATE:

October 25, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of October 7, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

147-(148,) 150-154,156-158



INTER-OFFICE CORRESPON RECOMMENDATION FORM

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

尺栏: Undersized Lots Permit or Case No. _03-148-A

Residential Processing Fee Paid (\$50.00)

Accepted by D. THompson Date 9 39 03

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:	•
CATOCTIN Homes, INC. Po. Box 513 ELLICOTT CITY, mo.	410 -773-5804-
Lot Address (00)5 STANTON FVE Election District 9 Councilmanic District 4 So	Telephone Number
Lot Location: NE'S Wiside/corner of STANTON AVENUE . 350 feet from NESW corner of	AKE AVENUE
Land Owner: JOHN J. CLARKE, SR. Tax Account Number 09 C	(atreet)
Address (AC) 5 Grantman D. Co. Charles No. A. A. A.	372-0740
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?	The state of the s
1. This Recommendation Form (3 copies)	E 3 3
2. Permit Application	
3. Site Plan Property (3 copies)	12/2
Topo Map (2 coples). available in Room 206, County Office Building - (plesse label site clearly)	# # # # # # # # # # # # # # # # # # #
5. Building Elevation Drawings	SESE
5. Photographs (please label all photos clearly) Adjoining Buildings	12.0
Surrounding Neighborhood	364
6. Current Zoning Classification: D.R.5.5	S S S S
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!	- 1 N
ECOMMENDATIONS / COMMENTS:	7 0 0 mm
Approval Approval Disapproval Approval conditioned on required modifications of the application to conform with the	
See attached ZAC 03-148 Co	umonto
igned by for the Director, Diffice of Planting and Community Conservation Description of Planting and Community Conservation	
	•



DATE: October 9, 2002

- 15 . . -

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director

Department of Permits and Development Management

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: 6015 Stanton Avenue

INFORMATION:

Item Number: 03-148

Petitioner: John J. Clarke

Zoning: DR 5.5

Requested Action: Special Hearing/Variance

SUMMARY OF RECOMMENDATIONS:

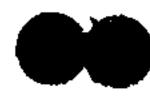
Architectural elevations received for proposed Lots 1 and 2 are compatible with the surrounding neighborhood. The Office of Planning supports the petitioner's requests subject to the listing below:

- 1. Provide architectural elevations of the proposed dwelling unit on Lot 3 that reflects the style and details of elevations submitted for Lots 1 and 2.
- 2. Provide a detailed landscape plan that clearly indicates screening between proposed lots and existing lots.
- 3. Note on the plan how much of Lot 2 is located in city and indicate what that zoning is.
- 4. Show all existing vegetation and any root protective measures proposed during contruction.

Prepared by: UNW Klaw

Section Chief: Mule The July 1990

AFK/LL:MAC:





Maryland Department of Transportation State Highway Administration



Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams Administrator

Date: 10 - 9 - 62

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

RE: Baltimore County

Item No. 148 757

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 _______

PLEASE PRINT CLEARLY

CASE NAMEDOIS STANTONIANTE CASE NUMBER 03-148-A DATE NOVEMBER 1, 2002

PETITIONER'S SIGN-IN SHEET

E-MAIL stindgren&gcelimited.com				
CITY, STATE, ZIP TOWEN, MD 21286 SWINT CITY, MD 21041				
SUITE 100 320 E. TOWSONTANN BLVD PO. BOX 512 Leviñ & Gary MA 502 Mahmitm Am #800				
SCOTT LINDSAREN LTD SERHOLD GROSSFETTEL LTD PHILLIP PARADIS CATOCON HOMES INC.				

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CASE NAME	CASE NUMBER	DATE

SITIZEN'S SIGN-IN SHEET

E- MAIL	r wrider aby											
CITY, STATE, ZIP	Valerwood 21139											
	からいなが、ことのよりにはいるとのできません。											
NAME	Joseph Southern)) ()										

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INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

TO:	Director, Office of Planning & Community Conservation Attention, Jeffrey Long	Permit or Case No03	-148-A
	County Courts Building, Room 406 401 Bosley Avenue	•	
	Towson, MD 21204	The management of the second or the second o	* 4
FROM:	Amold Jablon, Director	Residential Processi (\$50.00)	ng fee Paid
	Department of Permits & Development Management	Accombat by N	
RE:	Undersized Lots	Accepted by D. Date 983	HOMPSON 5-74- Ch-1
Pursuant the Office	to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992 of Planning and Community Conservation prior to this office's approval of a dwe	this office is requesting recommendations	and comments from
	APPLICANT SUPPLIED INFORMATION:		•
	CATOCTIN HOMES, INC. P.O. BOX 512 E	4.0-40. Alo-T. Councilmanic District 4 Square Fe	772-5304 elephone Number
Lot Locat	on: NES Wiside/corner of STANTON AVENUE 350	[est from N E(S)W corner of LAKE	AVENUE
	ner JOHN J. CLARKE, ST.	Tax Account Number (1977-1974)	(street) さつしなの人
Address:	GOIS STANTON AVENUE BALTO, MD. ZIZIO	Telephone Number (410) 372	0242
CHECKLIS	T OF MATERIALS- (to be submitted for design review by the Office of Planning	1 and Community Consequely	
TO BE F	ILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELO	and Community Conservation)	
	WALLE TO A STANDING MAD DEVELO	PMENT MANAGEMENT ONLY! PROVIDED?	1,42
. This Red	ommendation Form (3 copies)	YES NO	
. Permit A	pplication		
Site Plan Properly	(3 copies)		
Building	Elevation Drawings		
Photogra Adjoining	phs (please label all photos clearly) Buildings		E S E
Sumplindir	g Neighborthood		
Current Z	oning Classification:		
	TO BE FILLED IN BY THE OFFICE OF F	I ANALAGO CONTINUE	
		CHAMMAG CHAPA	× 20 0
COMMEND	ATIONS / COMMENTS:		
Apr	Approval conditioned on required modification	s of the application to conform with the following o	
	All attalled la	H 03-143 ma	ment 1
ied by	SEP 2	2002 Date:	
	OFFICE OF F	LAMNING	

Revised 2/05/02

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2



