

IN RE: PETITION FOR ADMIN. VARIANCE
N/S First Avenue, 95' W
centerline of Baltimore Street
13th Election District
1st Councilmanic District
(36 First Avenue)

Madeline & Edmond Loney
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-183-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Madeline and Edmond Loney. The variance request is for property located at 36 First Avenue in the Lansdowne area of Baltimore County. The variance request is from Section 1B02.3.c.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single family dwelling with addition (sunroom) to have a side yard setback of 3 ft. in lieu of the required 10 ft. and to amend the previously approved site plan in Zoning Case No. 02-547-A. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

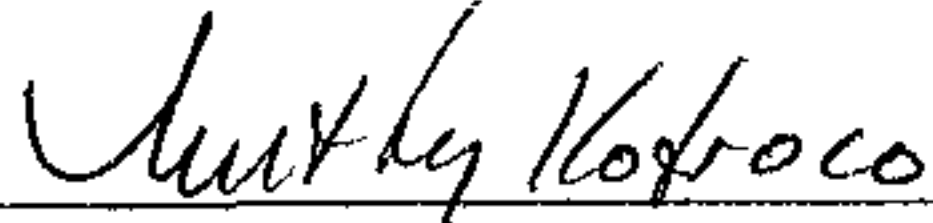
11/13/02
D.P. JENNISON

requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 13th day of November, 2002, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single family dwelling with addition (sunroom) to have a side yard setback of 3 ft. in lieu of the required 10 ft. and to amend the previously approved site plan in Zoning Case No. 02-547-A, 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 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 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

11/13/02




Baltimore County
Zoning Commissioner

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

November 13, 2002

Mr. & Mrs. Edmond C. Loney, Sr.
36 First Avenue
Baltimore, Maryland 21227

Re: Petition for Administrative Variance
Case No. 03-183-A
Property: 36 First Avenue

Dear Mr. & Mrs. Loney:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative 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 that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 36 First Ave
 which is presently zoned RESIDENTIAL DR S.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) 1 B02.3.C.1 (BCZR)
 TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (SUNROOM) TO HAVE A SIDETARD SETBACK OF 3' IN LIEU OF THE REQUIRED 10' AND TO AMEND THE PREVIOUSLY APPROVED SITE PLAN IN ZONING CASE #02-547-A

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form

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:

Legal Owner(s):

Name - Type or Print _____
 Signature _____
 Address _____ Telephone No. _____
 City _____ State _____ Zip Code _____

Edmond C LONEY SR
 Name - Type or Print _____
Edmond C Loney Sr
 Signature _____
Madeleine L. LONEY
 Name - Type or Print _____
Madeleine L. Loney
 Signature _____
36 First Ave WORK 410 752-0121 EXT
 Address _____ Home 410 536 5882 2011
 Telephone No _____
BALTIMORE MARYLAND 21227
 City _____ State _____ Zip Code _____

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print _____
 Signature _____
 Company _____
 Address _____ Telephone No. _____
 City _____ State _____ Zip Code _____

SAME
 Name _____
AS
 Address _____ Telephone No. _____
ABOVE
 City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 03-103-A

Reviewed By LTM Date 10/15/02

REV 10/25/01

Estimated Posting Date 10/28/02

ORDER REQUIRED FOR FILING

DATE 11/13/02 BY [Signature]

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 36 First Ave
Address
Baltimore Maryland 21227
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The Following REASONS why the Zoning Regulations CANNOT BE MET AT 36 FIRST AVE:
1) THERE IS NO ACCESS TO THE REAR OF THE DWELLING.
2) BOTH BEDROOMS ARE AT THE REAR OF THE DWELLING.
3) THE PATIO DOORS FOR THE DECK ARE LOCATED ON THE WEST SIDE OF THE DWELLING, JUST OFF OF THE KITCHEN
4) FOR THE CONVIENCE & SAFETY OF RESIDENCE.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Edmond C Loney Sr
Signature

Edmond C Loney Sr
Name - Type or Print

Madeline L. Loney
Signature

Madeline L. LONEY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of October, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Edmond C. Loney, Sr. and Madeline L. Loney
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Christina M. Perry
Notary Public

My Commission Expires August 17, 2005

ZONING DESCRIPTION FOR 36 FIRST AVENUE

Beginning at a point on the North side of First Avenue which is 50 feet wide at the distance of 95 feet West of the centerline of the nearest improved intersecting street Baltimore Avenue which is 50 feet wide. Being Lot # 11 & 12, in the subdivision of Landsdowne as recorded in Baltimore County Plat Book # J.W.S. 1, Folio # 49, containing 5,300 square feet. Also known as 36 First Avenue and located in the 13th Election District, 1st Councilmanic District.

183

03-183 A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 17809

DATE 10/15/02 ACCOUNT POSTAGE - 150

AMOUNT \$ 50.00

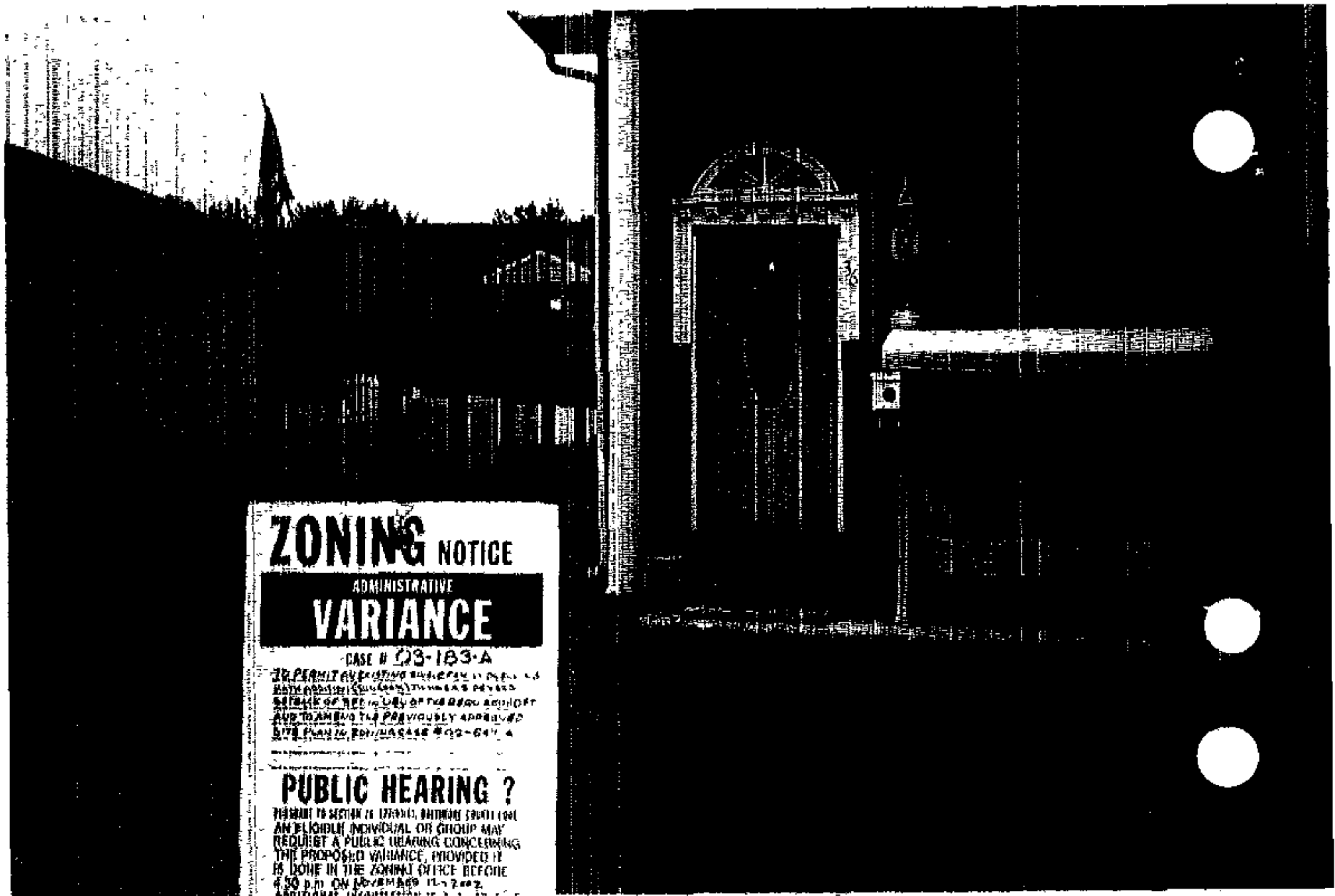
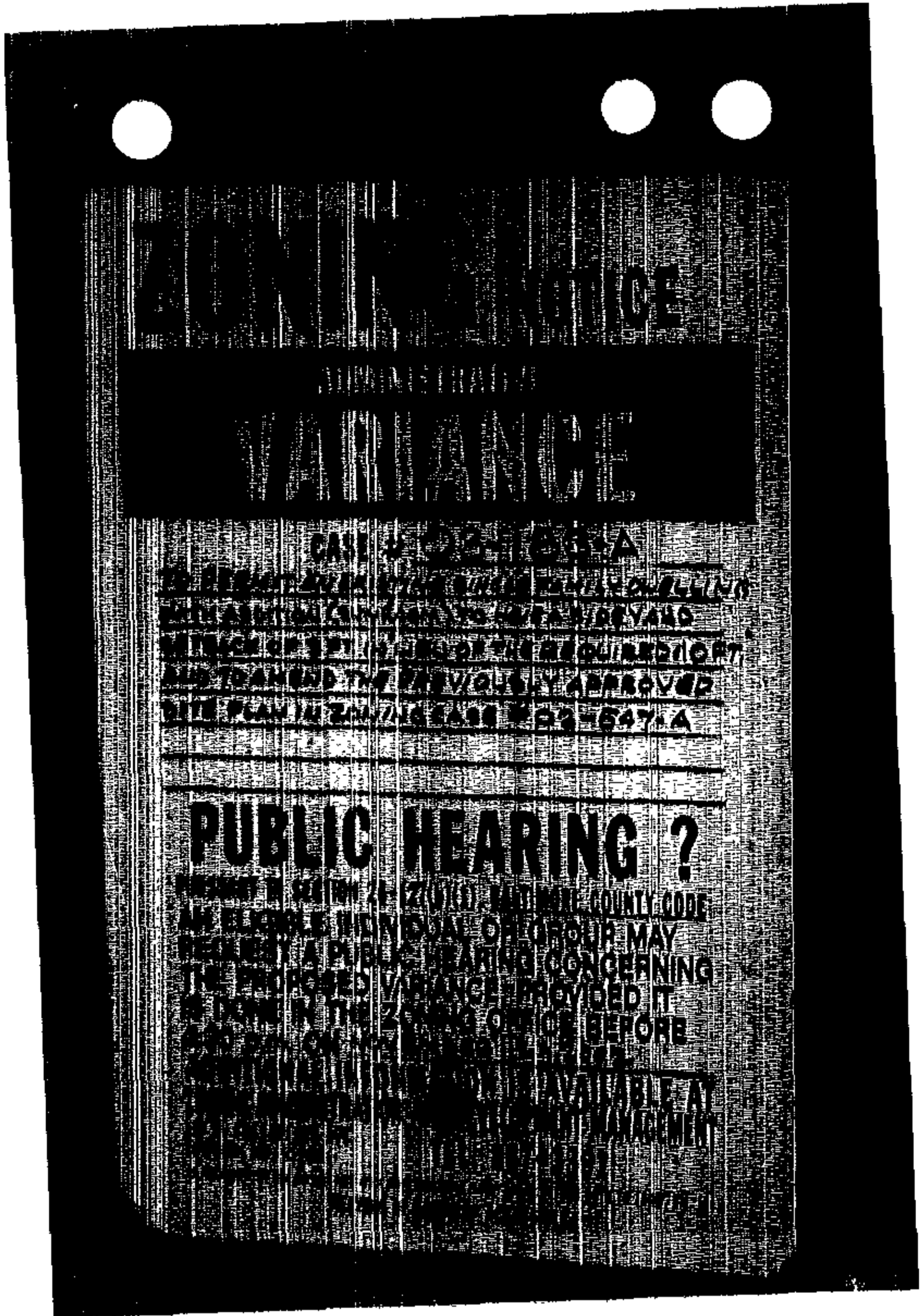
RECEIVED FROM: ED LOHMEYER

FOR: VARIANCE

PAID RECEIVED
PAID RECEIVED
BUSINESS ACTUAL TIME
10/15/2002 10/15/2002 11:00:00
RECEIVED FROM: ED LOHMEYER
OFFICE OF BUDGET & FINANCE
525 ZION SQUARE
BALTIMORE, MD 21201
Receipt Tot \$50.00
.00 CR 50.00 CA
Baltimore County, Maryland

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION



ZONING NOTICE
ADMINISTRATIVE VARIANCE
 CASE # 03-183-A

PUBLIC HEARING ?

PERMIT TO SECTION 16.127(4)(1), BATHING SPRING CODE
 AN ELIGIBLE INDIVIDUAL OR GROUP MAY
 REQUEST A PUBLIC HEARING CONCERNING
 THE PROPOSED VARIANCE, PROVIDED IT
 IS DONE IN THE ZONING OFFICE BEFORE
 4:30 P.M. ON NOVEMBER 11, 2003.

CERTIFICATE OF POSTING

RE: Case No.: 03-183-A

Petitioner/Developer: _____

EDMOND C. LONEY, SR.

Date of Hearing/Closing: NOV. 12, 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 _____

36 FIRST AVENUE

The sign(s) were posted on OCT. 28, 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)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 03-183-A

Petitioner: Edmond C LONEY SR

Address or Location: 36 FIRST AVE BALTO, MD 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: Edmond C LONEY SR

Address: 36 1ST AVE BALTO, MD 21227

Telephone Number: 410 536 5882

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

I HAVE RECEIVED POSTING INFO ECL

Case Number 03- 183 -A Address 36 FIRST AVE

Contact Person LYOTO T MOXLEY Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 10/15/02 Posting Date: 10/28/02 Closing Date: 11/12/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number

1 **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2 **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3 **ORDER:** After the closing date the file will be reviewed by the zoning or deputy zoning commissioner. He may (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4 **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Detach Along Dotted Line

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 183 -A Address 36 FIRST AVE

Petitioner's Name EDMOND R LONEY SR Telephone 410 536-5882

Posting Date: 10/28/02 Closing Date: 11/12/02

Wording for Sign To Permit AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (SUN ROOM) TO HAVE A SIDEYARD SETBACK OF 3' IN LIEU OF THE REQUIRED 10' AND TO AMEND THE PREVIOUSLY APPROVED SITE PLAN IN ZONING CASE # 02-547-A

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 36 FIRST AVE
Address
BALTIMORE MARYLAND 21227
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

THE FOLLOWING REASONS WHY THE ZONING REGULATIONS CANNOT BE MET AT 36 FIRST AVE.

- 1.) THERE IS NO ACCESS TO THE REAR OF THE DWELLING.
- 2.) BOTH BEDROOMS ARE AT THE REAR OF THE DWELLING.
- 3.) THE PATIO DOORS FOR THE DECK ARE LOCATED ON THE WEST SIDE OF THE DWELLING JUST OFF OF THE KITCHEN.
- 4.) FOR THE CONVIENCE & SATISFY OF RESIDENCE.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Edmond C. Loney Sr
Signature

Edmond C. LONEY SR
Name - Type or Print

Madelaine L. Loney
Signature

Madelaine L. LONEY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of October, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Edmond C. Loney, Sr and Madeline L. Loney
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Christina M. Prueg
Notary Public

My Commission Expires August 17, 2005



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 36 First Ave

which is presently zoned RESIDENTIAL DR S.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) 1 Boz. B. C. 1 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (SUNROOM) TO HAVE A SIDEYARD SETBACK OF 3' IN LIEU OF THE REQUIRED 10' AND TO AMEND THE PREVIOUSLY APPROVED SITE PLAN IN ZONING CASE # 02-547-A

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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:

Legal Owner(s):

Name - Type or Print

Edmond C LONEY SR
Name - Type or Print

Signature

Edmond C Loney Sr
Signature

Address Telephone No

Madeline L. Loney
Name - Type or Print

City State Zip Code

Madeline L. Loney
Signature

Attorney For Petitioner:

36 First Ave WORK 410-752-021 EXT 2071
Address Telephone No

Name - Type or Print

Baltimore Maryland 21227
City State Zip Code

Signature

Same
Name

Company

As
Address Telephone No

Address Telephone No

Above
City State Zip Code

City State Zip Code

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

CASE NO. 03-183-A

Reviewed By LTM Date 10/15/02

REV 10/25/01

Estimated Posting Date 10/28/02



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

November 12, 2002

Edward C. Loney, Sr.
Madeline L. Loney
36 First Avenue
Baltimore, MD 21227

Dear Mr. and Mrs. Loney:

RE: Case Number: 03-183-A, 36 First Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 15, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

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





Baltimore County
Fire Department

Department of Permits and
Development Management (PDM)
County Office Building, Room 111

Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

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

October 10, 2002
410-887-4880

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: 182-187, 190, 192

163

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

cc: File



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 21, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For November 4, 2002
Item Nos. 182, (183), 184, 187, 188,
190, 191, and 192

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 *RBS /TGT*

DATE: November 15, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of October 28, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

182, 183, 184, 191

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

AV
11/12
Granted 11/13/02
LOWEY

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

DATE: October 31, 2002

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

31

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-183

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:

[Signature]

AFK/LL:MAC

Rec'd by [Signature]
11/18/02



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.28.02

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

RE: Baltimore County
Item No. 183 LTM

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 cursive script, appearing to read 'K. A. McDonald Jr.'.

for 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*

October 29, 2002

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

Re: Zoning Advisory Committee Agenda, November 4, 2002
Re: case numbers 03-182-A, 03-183-A, 03-184-A, 03-185-SPH, 03-186-A, 03-187-SPHA, 03-188-SPHXA, 03-190-A, 03-191-XA, 03-192-SPH

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 10/29/02. The information has been submitted to Mr, Mike Nortrup.

Thank you for your cooperation in this 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

Richard A. Neukam
32 First Ave.
Baltimore, MD 21227
410.536.4467

To Whom It May Concern at the Baltimore Co. Permit Center:

Ed Loney is my neighbor. The side of his property where his deck is borders the side of my property. He has informed me of his desire to place a glass patio enclosure on his deck. Please make it known that I have no problem with his request improve his residence. You may call me if you have any questions concerning this matter.

Sincerely;



Richard A. Neukam

Christina Cruz 9/14/2002
CHRISTINA M. CRUZ
NOTARY PUBLIC STATE OF MARYLAND
Commission Expires August 17, 2005

183

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 36 FIRST AVENUE

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME LANDSDOWNE

PLAT BOOK # JWS1 FOLIO # 49 LOT # 11 & 12 SECTION #

OWNER EDMOND & MADELINE LONEY

LIBER-SM# 9564

FOLIO-# 702

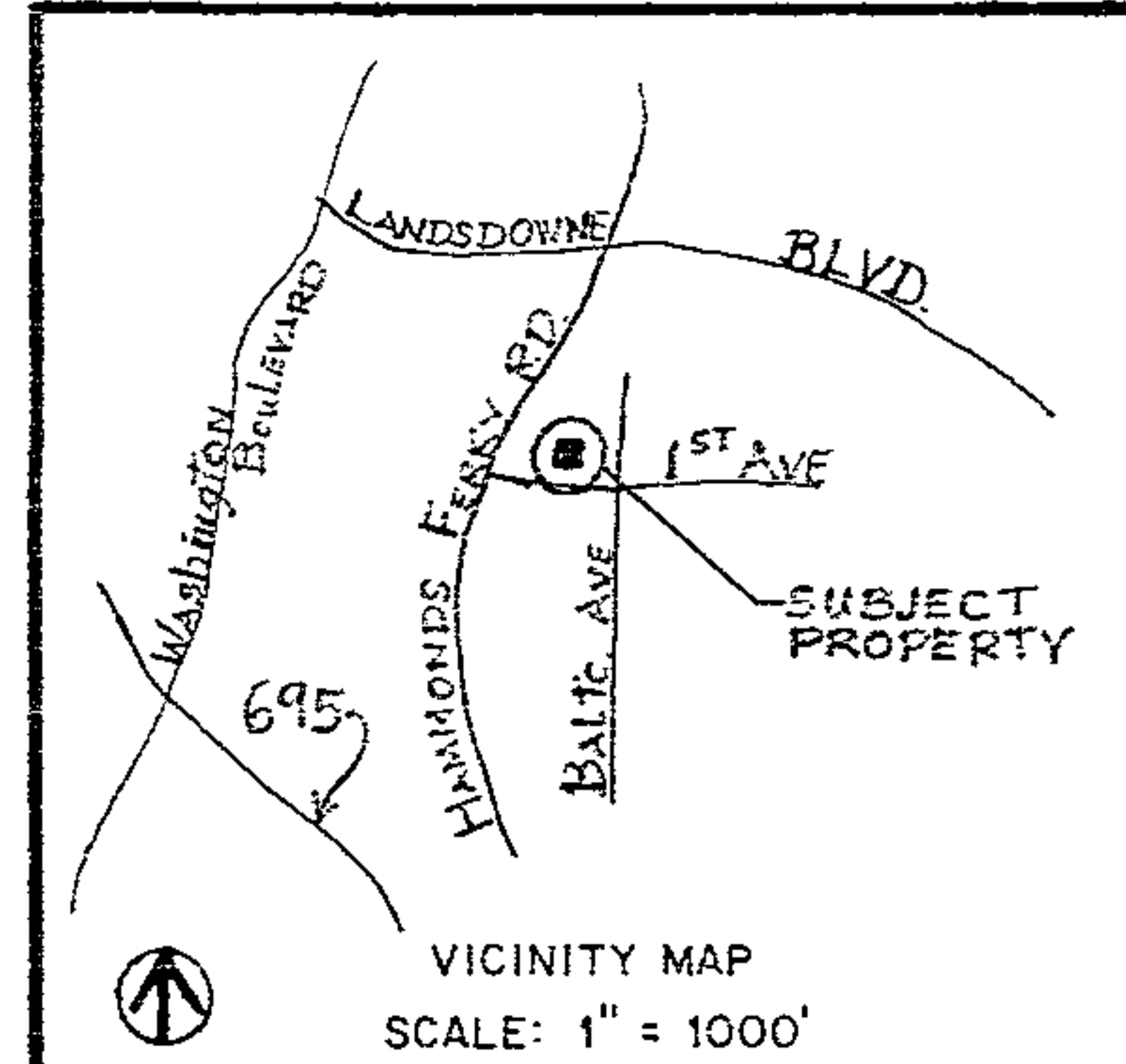
MARY QUINLAN
11 CLYDE AVE.
410-242-2157

Ex. Dwelling

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.

GLEN DAY
312 BALTIMORE AVE.
410-242-7484

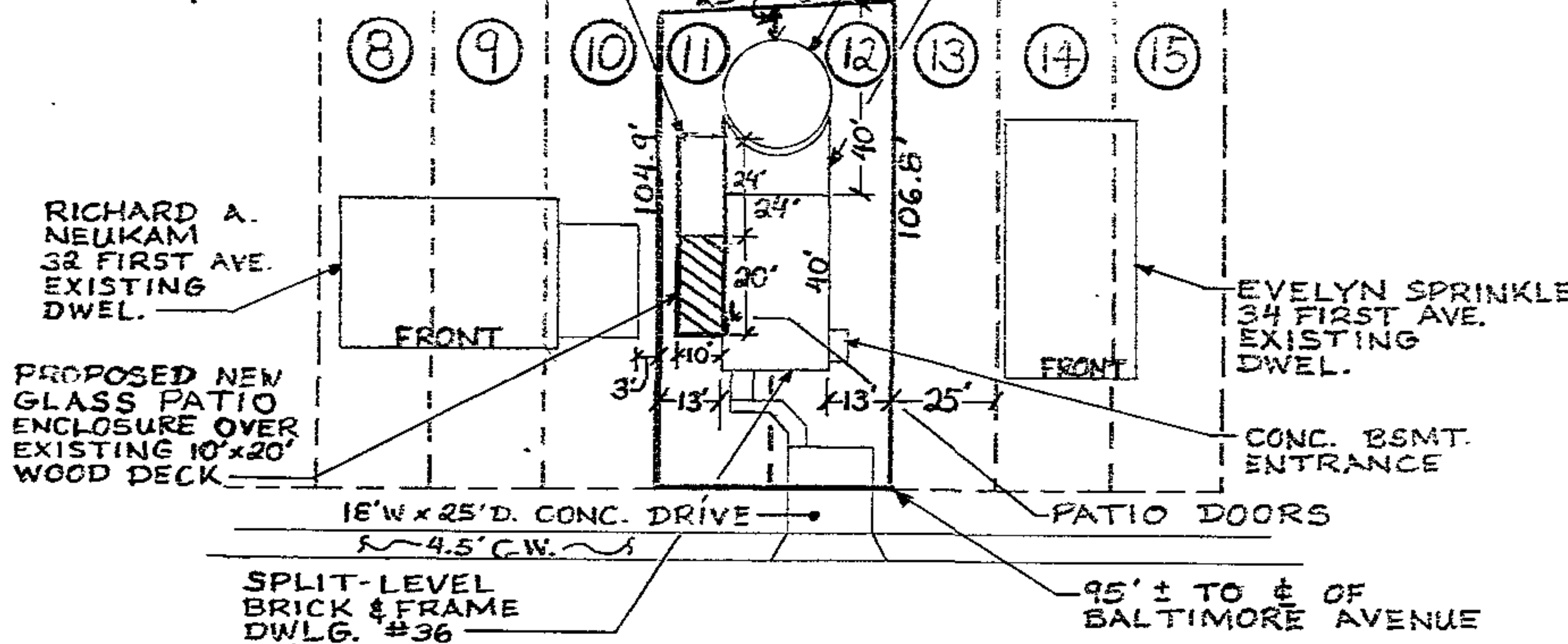
Ex. Dwelling



*EXISTING 10' x 24' CONNECTING WOOD DECK OPEN

EXISTING 34' ROUND POOL

EXISTING 13' x 24' WOOD DECK



FIRST AVENUE
(50' R/W, 24' PAVING)



NORTH

5-26-02/9-16-02/10-13-02

PREPARED BY: Edmond C. Loney Sr.

SCALE OF DRAWING: 1" = 50'

LOCATION INFORMATION

ELECTION DISTRICT - 13th

COUNCILMANIC DISTRICT - 1ST

1" = 200' SCALE MAP # -S.W.-5C

ZONING - D.R.5.5

LOT SIZE 0.122 5,300
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CHESAPEAKE BAY CRITICAL AREA YES NO

100 YEAR FLOOD PLAIN YES NO

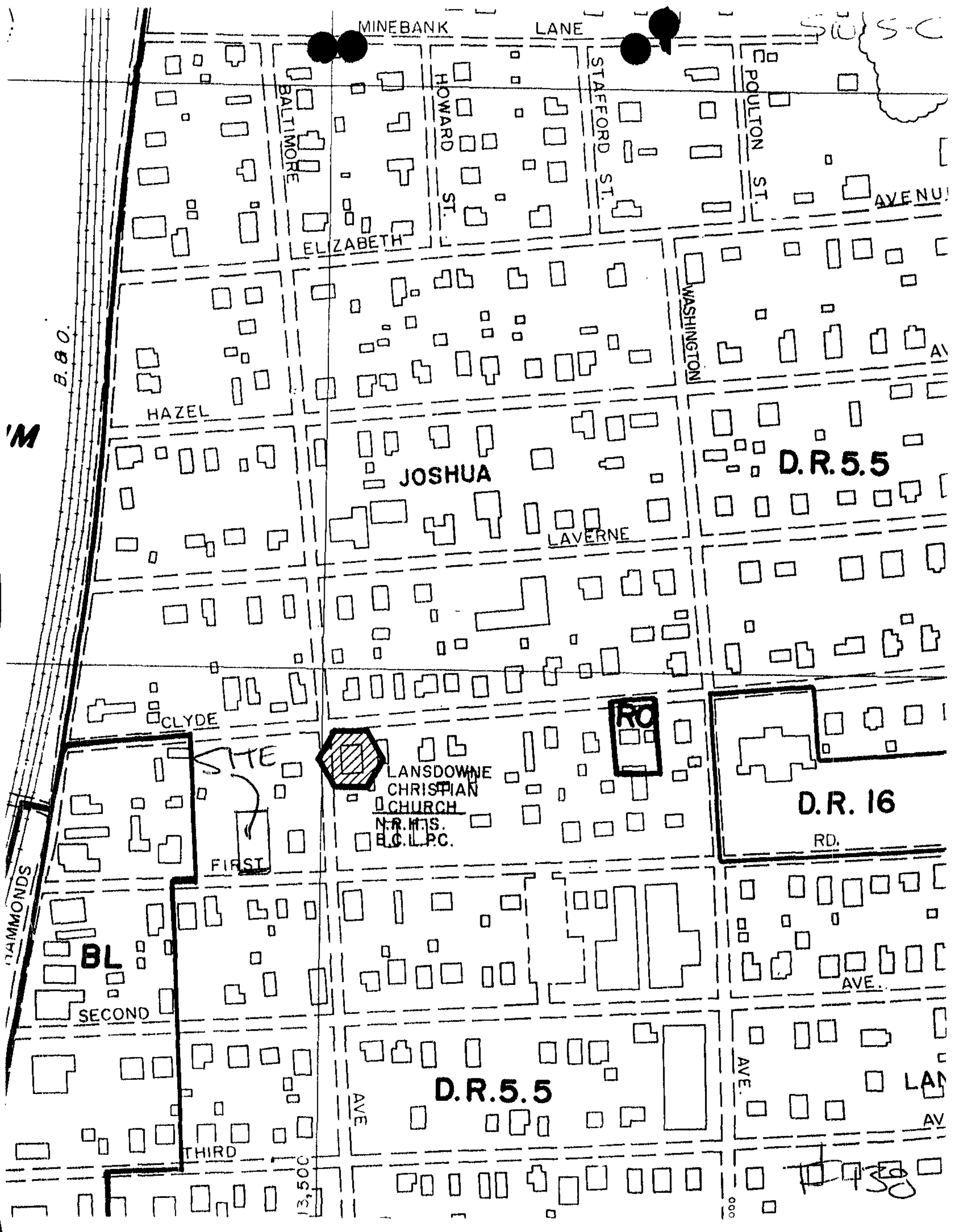
HISTORIC PROPERTY/BUILDING YES NO

PRIOR ZONING HEARING 501-529-A
502-547-A

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

LTM 183



MINEBANK

LANE

SUS-C

BALTIMORE

HOWARD ST.

STAFFORD ST.

POULTON ST.

AVENUE

ELIZABETH

WASHINGTON

HAZEL

JOSHUA

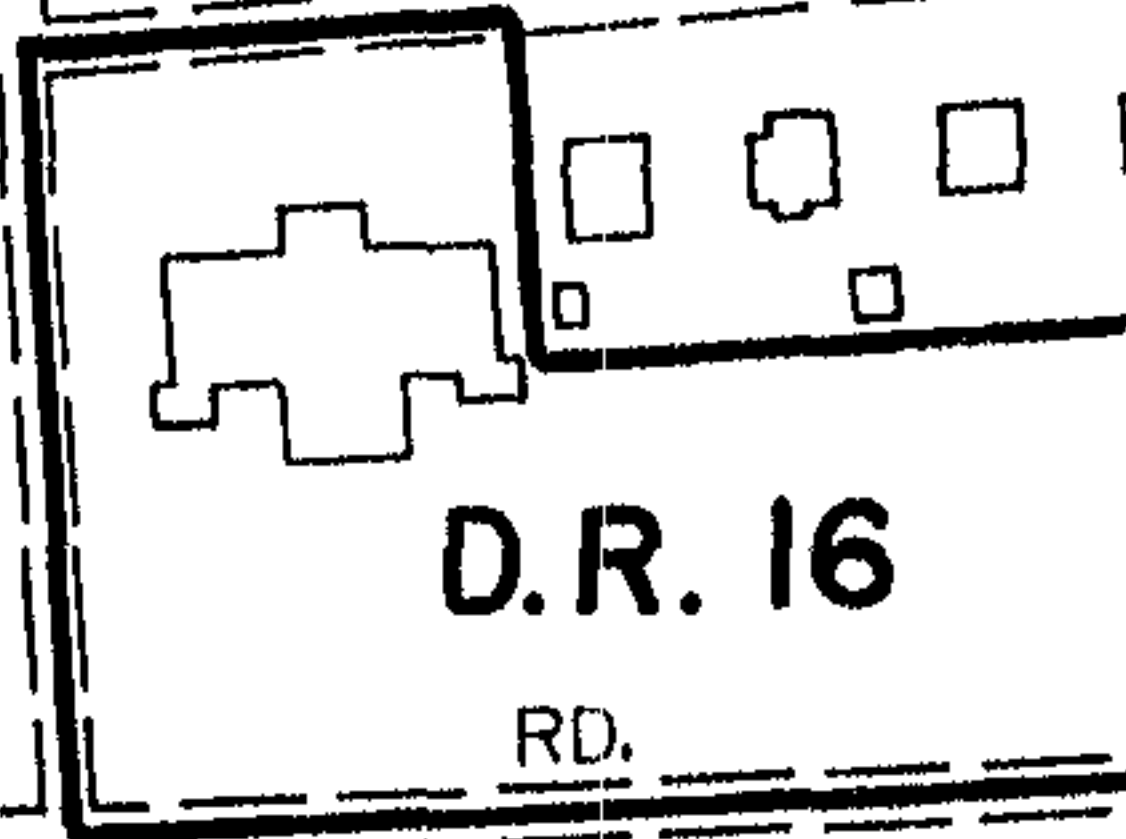
D.R. 5.5

LAVERNE

CLYDE



LANSDOWNE
CHRISTIAN
CHURCH
N.R.H.S.
E.C.L.P.C.



D.R. 16

RD.

SITE

FIRST

BL

SECOND

AVE.

D.R. 5.5

AVE

AVE.

LAN

AV

THIRD

1354

000

Handwritten scribbles and numbers at the bottom right.

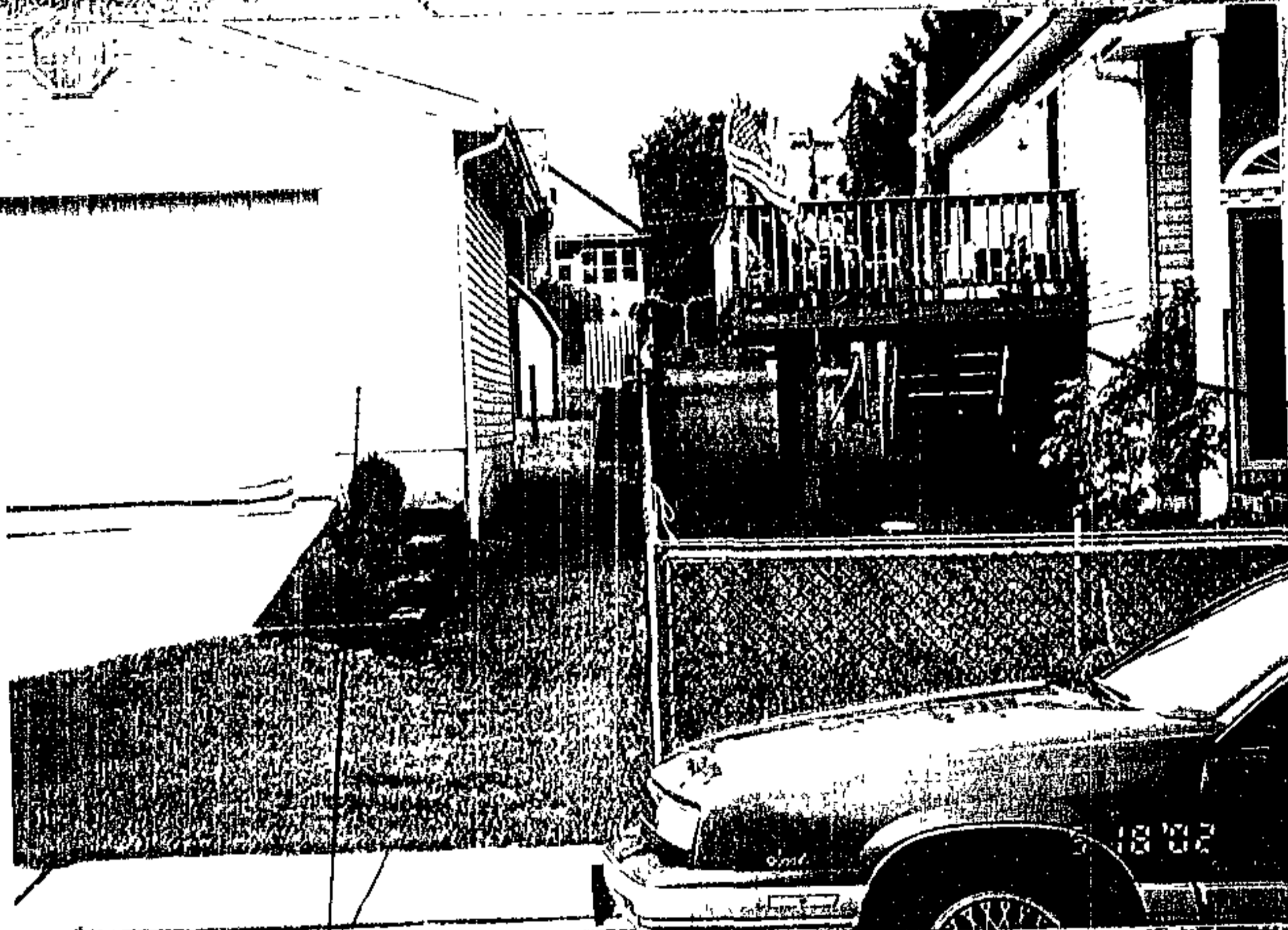
M

B.B.O.

DAMMONDS



FRONT VIEW
OF HOUSE



— LOCATION OF
PROPOSED PATIO
GLASS & SCREEN
ENCLOSURE.



REAR VIEW

— LOCATION OF
PROPOSED PATIO
GLASS & SCREEN
ENCLOSURE.

183