

IN RE: PETITION FOR VARIANCE  
E/S Hannah Avenue, 295' N  
centerline of Catana Avenue  
13th Election District  
1st Councilmanic District  
(1951 Hannah Avenue)

Clarence Bohn  
*Petitioner*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 03-221-SPH

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Clarence Bohn. The Petitioner is requesting special hearing relief to approve an undersized lot for a single-family dwelling in accordance with Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Appearing at the hearing on behalf of the special hearing request were Clarence Bohn, owner of the property, Vince Moskunas, representing Site Rite Surveying, Inc., the surveying firm who prepared the site plan of the property, and Adam Skolnik, the builder who wishes to construct a home on this unimproved lot. Appearing in opposition to the Petitioner's request was Mr. Donald Hawkins, representing the Halethorpe Improvement Association.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 0.1836 acres, more or less, zoned D.R.2. The subject property is unimproved at this time. It is located on the east side of Hannah Avenue in the Halethorpe area of Baltimore County. It comprises Lots #14 through #17 of the subdivision known as "Halethorpe Terrace".

Testimony revealed that Mr. Bohn has owned the subject property for approximately 20 years. Mr. Bohn is now desirous of selling the subject lot for the purpose of building a single-family home thereon. The property has remained unimproved during the entire time that Mr.

11/6/03  
R. J. [Signature]

Bohn has owned it and he does not own any additional land surrounding the subject site. In order for a house to be constructed on this lot, the special hearing is necessary given that the size of the property causes it to be an undersized lot.

As stated previously, Mr. Donald Hawkins appeared regarding the special hearing request. Mr. Hawkins regularly attends zoning hearings involving his neighborhood located in Halethorpe. Mr. Hawkins does not object to the size of the property, but is very much concerned over the amount of surface water runoff that traverses this property during rain events. He is also concerned over the amount of standing water that accumulates on the property after it rains. Mr. Hawkins is concerned that the property, once a home is constructed thereon, would not properly drain and would cause a water problem for the new potential owner of this house. It should be noted that the property came before this Deputy Zoning Commissioner previously. At that time, the Petitioner's request was denied given the fact that a great portion of the property was located within the 100-year floodplain. However, since then, as a result of improvements that have been made to the storm drain system in the area, the floodplain no longer is located on the part of the property where this house is proposed to be constructed. Therefore, it is appropriate at this time to approve the special hearing request for a house to be constructed on this lot.

After the conclusion of the hearing, I asked a representative from the Department of Environmental Protection and Resource Management to visit the site to ensure that no wetlands exist on the property. John Russo did perform a field inspection of the property and reported that no streams or wetlands exist on the site. In addition, it should be noted that I personally inspected the property during a rain event to ensure that a single-family dwelling could be constructed on the property without affecting the surrounding community. With proper grading

and construction techniques employed, a new home should be able to be constructed on the property.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 16<sup>th</sup> day of January, 2003, that the Petitioner's request for special hearing to approve the construction of a single-family dwelling on an undersized lot, be and is hereby APPROVED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.



---

TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

1/16/03  


Ink.  
8/22/01

## IN RE: PETITION FOR VARIANCE

E/S Hannah Avenue, 30' E Irving Place  
 13<sup>th</sup> Election District  
 1<sup>st</sup> Councilmanic District  
 (1951 Hannah Avenue)

Clarence Bohn, *Legal Owner* and  
 Mark Hufnagel, *Contract Purchaser*  
 Petitioners

\* BEFORE THE  
 \* DEPUTY ZONING COMMISSIONER  
 \* OF BALTIMORE COUNTY  
 \* CASE NO. 01-545-A

For  
 ZCS  
 File  
 # 03-221-SPK

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Clarence Bohn and the contract purchaser, Mark Hufnagel. The Petitioners are requesting a variance for property located at 1951 Hannah Avenue, which property is located in the Halethorpe area of Baltimore County.

Appearing at the hearing on behalf of the variance request were Mark Hufnagel, the contract purchaser of the property and Vincent Moskunas, appearing on behalf of Site Rite Survey, Inc., the surveyors who prepared the site plan of the property. Appearing in opposition to the Petitioners' request was Mr. Donald Hawkins, a representative of the Halethorpe Community Association.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.1836 acres, more or less, zoned DR.2. The subject property is located on the east side of Hannah Avenue, near its intersection with Irving Place. The property is 80 ft. wide and 100 ft. deep and is unimproved at this time. The owner of the property is interested in selling the lot to Mr. Hufnagle, who intends to construct a single-family residence thereon. In order to proceed with the construction of a home on the property, the following variances from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) are necessary: (1) to permit a single family dwelling with a rear yard setback of 39 ft. in lieu of the required 40 ft.; (2) to permit a side yard (interior lot line) setback of 13 ft. in lieu of the required 15 ft.; (3) to allow a

sum of side yard setbacks of 28 ft. in lieu of the required 40 ft.; and (4) to permit a single-family dwelling to be constructed on an undersized lot.

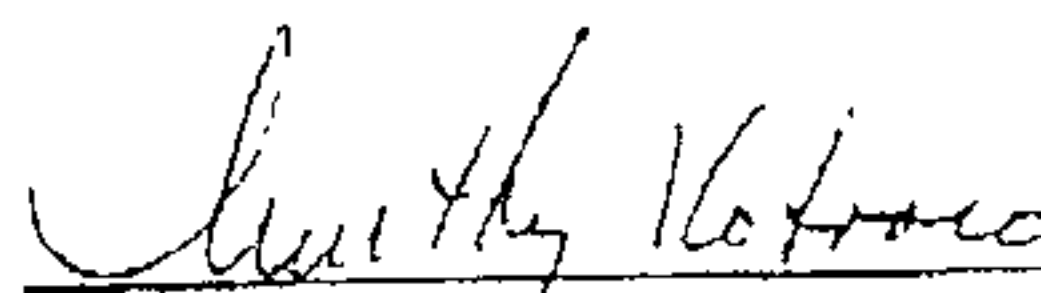
As stated previously, Mr. Donald Hawkins, a representative of the Halethorpe Community Association, attended the hearing. Mr. Hawkins regularly appears at hearings before this office on matters involving vacant lots in his community. This area of Baltimore County is well known by this Deputy Zoning Commissioner as a result of the tremendous amount of flooding that occurs in this area during rain events. Halethorpe has an inadequate storm drain system at this time. Mr. Hawkins has worked very diligently over the years to try to remedy the drainage problems associated with his neighborhood. He is very much concerned that the construction of additional homes on vacant lots will contribute to this problem. Furthermore, Mr. Hawkins testified on his own personal knowledge that this particular property is frequently flooded during rain events. There is a small stream nearby which overflows its banks during even minor rain events. It is a common occurrence for this particular vacant lot to be underwater during such times. This was corroborated by two letters received by Kathleen and David Fritz who reside across the street from the subject property. They too assert that the flooding is a problem in this area and that the lot which is the subject of this variance request frequently becomes flooded.

It should also be noted that a letter was submitted by the Department of Public Works which indicates that the proposed lot is located within the 100-year riverine flood plain. Based on the testimony and evidence offered by Mr. Hawkins and the letters of the neighbors across the street, as well as the comment from the Department of Public Works, I find that the variances requested, to allow a home to be constructed on this unimproved lot should be denied at this time.

THEREFORE, IT IS ORDERED this 29<sup>th</sup> day of August, 2001, by this Deputy Zoning Commissioner, that the request for variances from Section 1B02.3.C.1 of the B.C.Z.R.: (1) to

permit a single family dwelling with a rear yard setback of 39 ft. in lieu of the required 40 ft.; (2) to permit a side yard (interior lot line) setback of 13 ft. in lieu of the required 15 ft.; (3) to allow a sum of side yard setbacks of 28 ft. in lieu of the required 40 ft.; and (4) to permit a single-family dwelling to be constructed on an undersized lot, be and is hereby DENIED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County  
Zoning Commissioner

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

January 16, 2003

Mr. Clarence M. Bohn  
206 Paradise Avenue  
Baltimore, Maryland 21228

Re: Petition for Special Hearing  
Case No. 03-221-SPH  
Property: 1951 Hannah Avenue

Dear Mr. Bohn:

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, reading "Timothy Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

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



Printed with Soybean Ink  
on Recycled Paper

Copies to:

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

Adam Skolnik  
3230 Bethany Lane  
Ellicott City, MD 21042

Donald S. Hawkins  
1919 Woodside Avenue  
Halethorpe, MD 21227

Mark Hufnagel  
13845 Forsythe Road  
Sykesville, MD 21784



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #1951 Hannah Avenue  
which is presently zoned D.R. 2

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve --

Use of an undersized single family lot per Section 304, B.C.Z.R. *(for a dwelling)*

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, 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

Signature

Company

Address Telephone No.

City State Zip Code

## Legal Owner(s):

Clarence Bohn

Name - Type or Print

Signature

Name - Type or Print

Signature

206 Paradise Avenue 410-744-6083

Address Telephone No.

Catonsville, MD 21228

City State Zip Code

## Representative to be Contacted:

Site 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 2.5 hr

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 11-06-02

Case No. D3-221-SP4

*ZONING DESCRIPTION FOR #1951 HANNAH AVENUE*

*BEGINNING AT A POINT ON THE EAST SIDE OF HANNAH AVENUE WHICH IS 30 FEET WIDE AT THE DISTANCE OF 295 FEET NORTH OF THE CENTERLINE OF CATANA AVENUE WHICH IS 30 FEET WIDE. BEING LOTS 14,15,16 AND 17, BLOCK "H" IN THE SUBDIVISION OF "HALETHORPE TERRACE" AS RECORDED IN BALTIMORE COUNTY PLAT BOOK NO. 7, FOLIO NO. 72, CONTAINING 8,000 SQUARE FEET. ALSO KNOWN AS #1951 HANNAH AVENUE AND LOCATED IN THE 13TH. ELECTION DISTRICT, 1ST. COUNCILMANIC DISTRICT.*



*J. TILGHMAN DOWNEY, JR.*

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

*# 221*

**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: #03-221-SPH  
1951 Hannah Avenue  
E/side Hannah Avenue, 295  
feet north of centerline of  
Catana Avenue  
13th Election District  
1st Councilmanic District  
Legal Owner(s): Clarence  
Bohn

**Special Hearing:** to permit  
the use of an undersized  
single family lot.

**Hearing:** Friday, January  
3, 2003 at 10:00 a.m. in  
Room 407, County Courts  
Building, 401 Bosley Ave-  
nue.

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 con-  
cerning the File and/or  
Hearing, Contact the Zoning  
Review Office at (410) 887-  
3391.

12/171 Dec 19 C579335

## CERTIFICATE OF PUBLICATION

12/19/2002

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 12/19/2002.

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

*J. Wilkinson*

LEGAL ADVERTISING

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

*Cash* No. **14346**  
**03-221-SPH**

DATE 11-06-02 ACCOUNT R-001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Chartered Homes LLC

FOR: Residential Special Hearing Filing Fee  
1951 Hanna Ave.

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**PAID RECEIPT**

BUSINESS ACTUAL TIME

11/06/2002 11/06/2002 10:15:01

REG W504 WALKIN DOOL DMD DRAHER 2

RECEIPT # 201781 11/06/2002 OFLN

DEPT 5 500 ZONING VERIFICATION

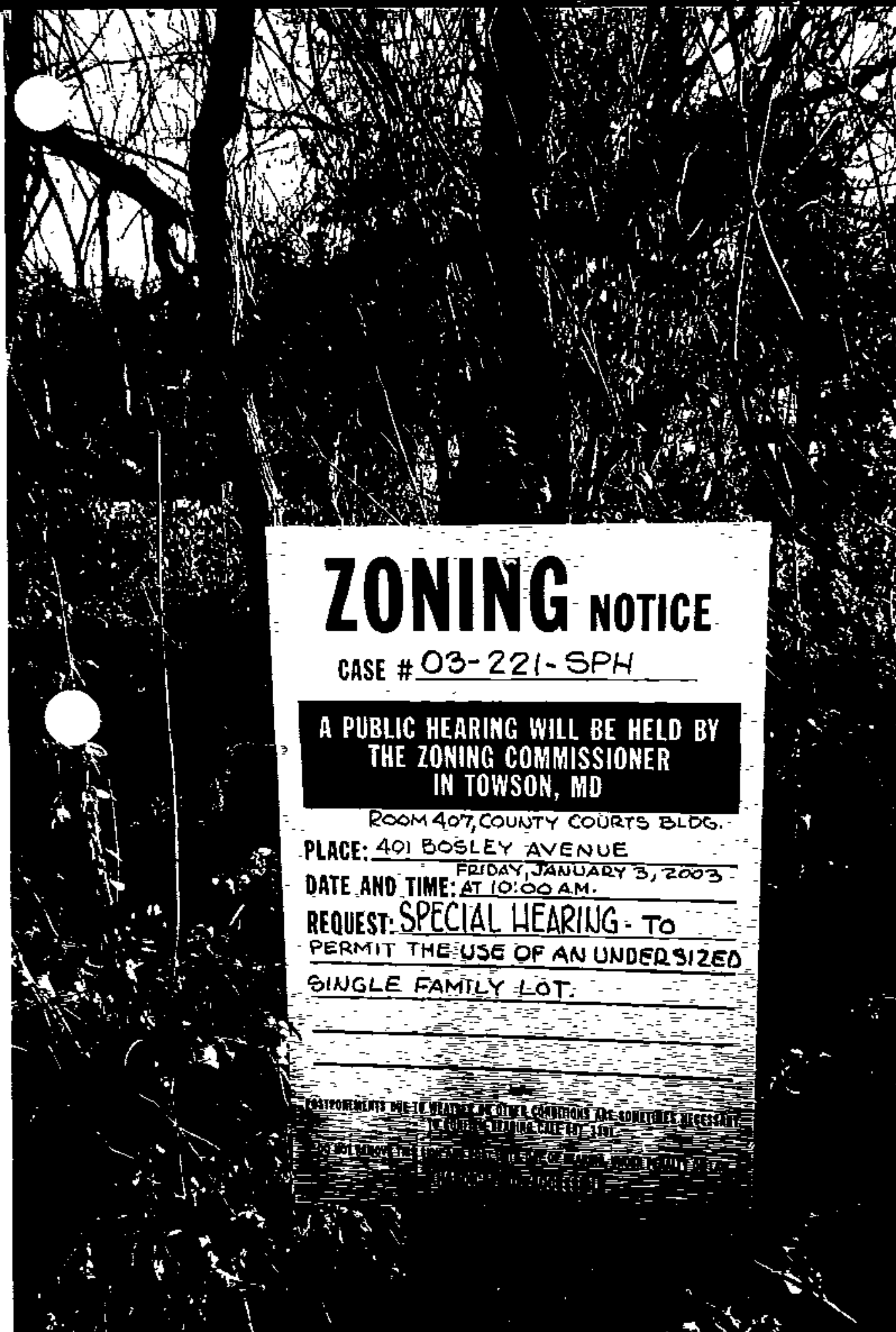
CR NO. 014346

Receipt Tot \$50.00

50.00 OK .00 EA

Baltimore County, Maryland

**CASHIER'S VALIDATION**



# CERTIFICATE OF POSTING

RE: Case No.: 03-221-SPN

Petitioner/Developer: \_\_\_\_\_

CHARTER HOMES, LLC

Date of Hearing/Closing: 1-3-03

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 #1951 HANNAH AVE.

The sign(s) were posted on DEC. 18, 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)



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

December 3, 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: 03-221-SPH**

1951 Hannah Avenue

E/side Hannah Avenue, 295 feet north of centerline of Catana Avenue

13<sup>th</sup> Election District – 1<sup>st</sup> Councilmanic District

Legal Owner: Clarence Bohn

Special Hearing to permit the use of an undersized single family lot.

Hearings: Friday, January 3, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

AJ:rlh

C: Clarence Bohn, 206 Paradise Avenue, Catonsville 21228  
Site Rite Surveying, Inc., 200 E. Joppa Road, Room 101, Towson 21286  
Charter Homes, LLC, 3230 Bethany Lane, Suite 8, Ellicott City 21042

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 19, 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  
Thursday, December 19, 2002 Issue - Jeffersonian

Please forward billing to:  
Charter Homes 410-480-3213  
3230 Bethany Lane, Suite 8  
Ellicott City, MD 21042

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 03-221-SPH**

1951 Hannah Avenue  
E/side Hannah Avenue, 295 feet north of centerline of Catana Avenue  
13<sup>th</sup> Election District – 1<sup>st</sup> Councilmanic District  
Legal Owner: Clarence Bohn

Special Hearing to permit the use of an undersized single family lot.

Hearings: Friday, January 3, 2003 at 10:00 a.m. 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.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

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For Newspaper Advertising:

Item Number or Case Number: 03-221-SPH

Petitioner: Clarence Bohn

Address or Location: 1951 Hannah Avenue

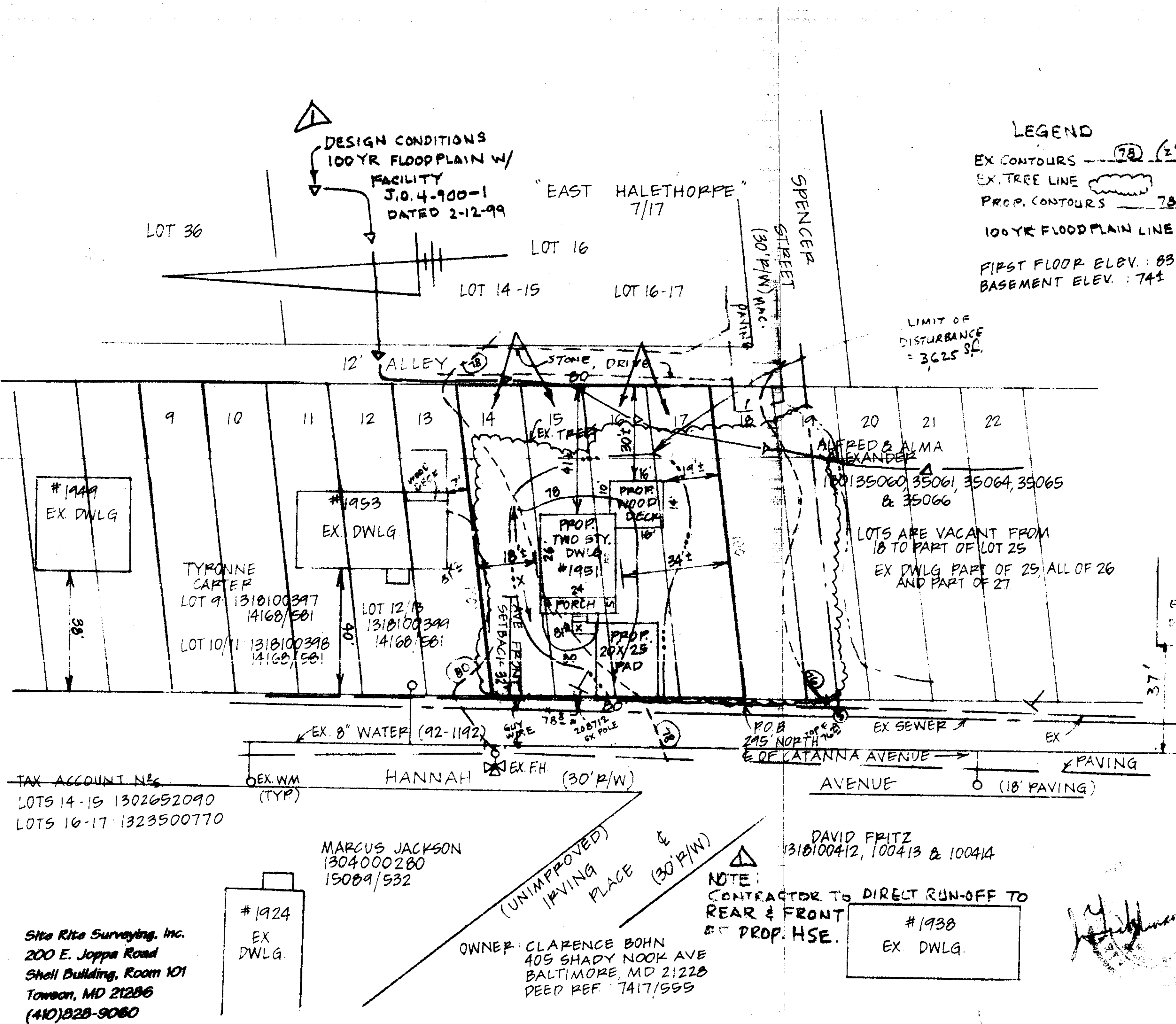
PLEASE FORWARD ADVERTISING BILL TO:

Name: Charter Homes

Address: 3230 Bethany Lane, Suite 8  
Ellicott City, MD 21042

Telephone Number: (410) 480-3213

Revised 2/20/98 - SCJ



LEGEND

EX. CONTOURS (78) (2' INTERVAL)

EX. TREE LINE

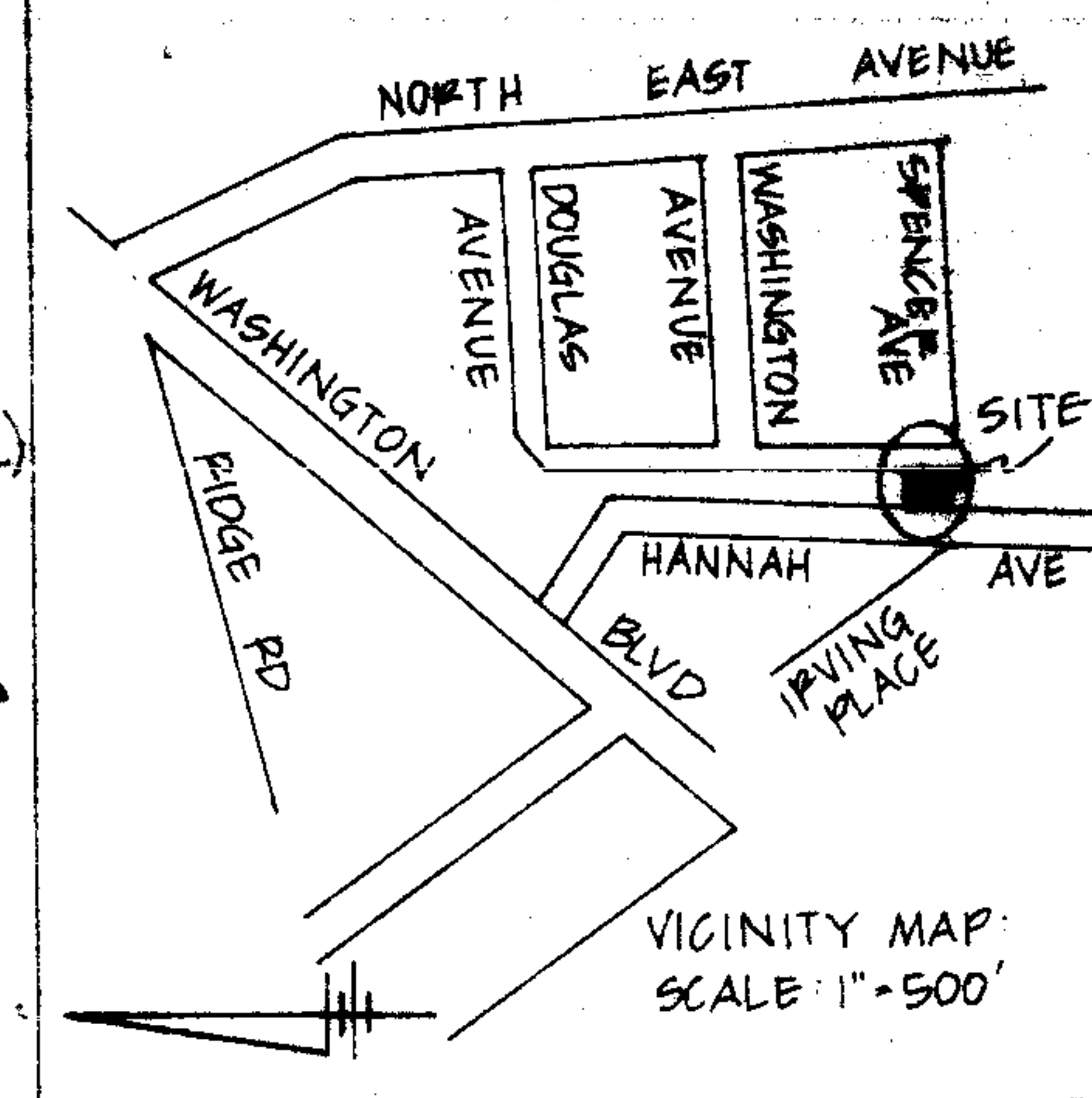
PROP. CONTOURS 78

100YR FLOODPLAIN LINE

FIRST FLOOR ELEV. 83±

BASEMENT ELEV. 74±

LIMIT OF DISTURBANCE = 3625 S.F.

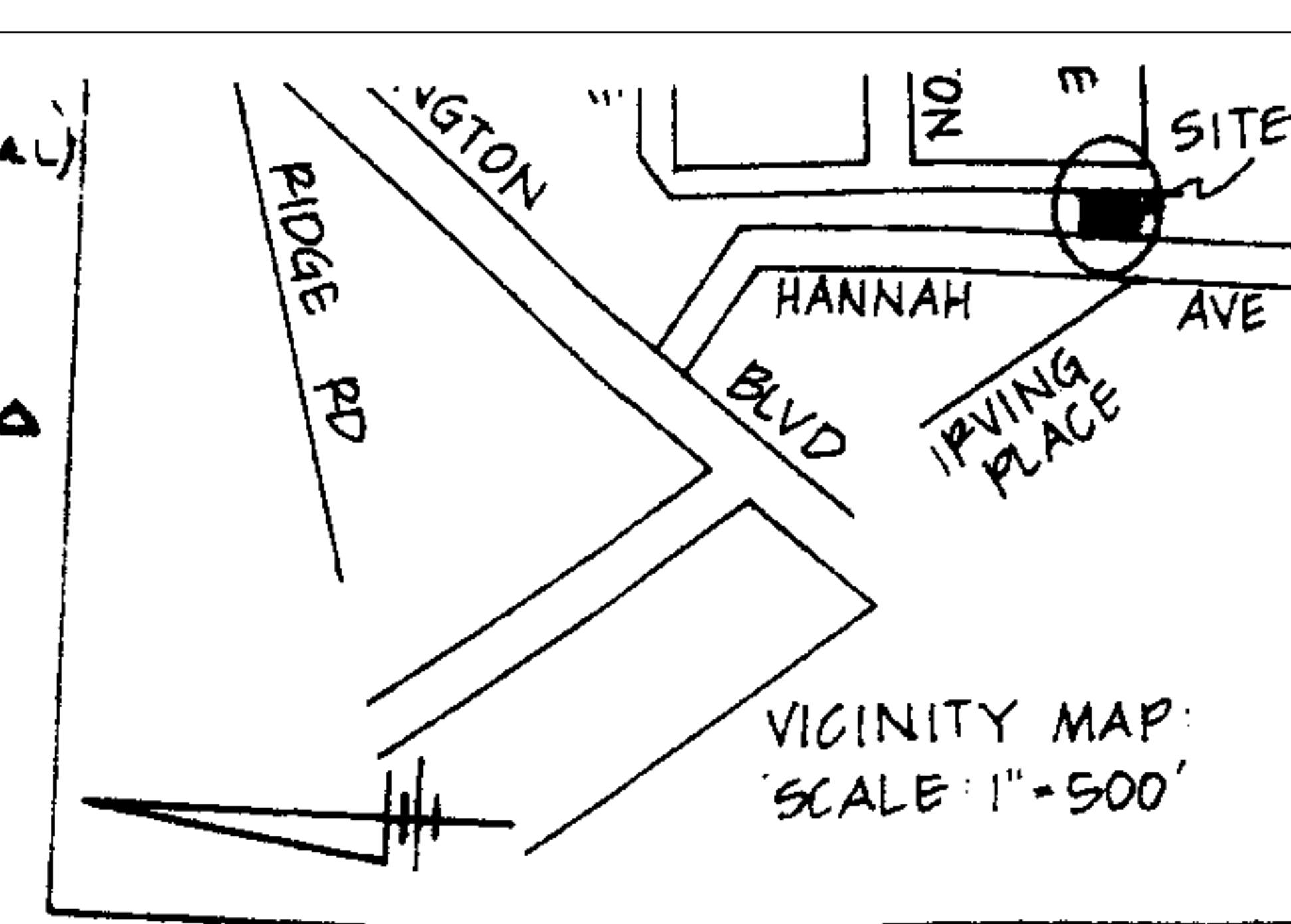
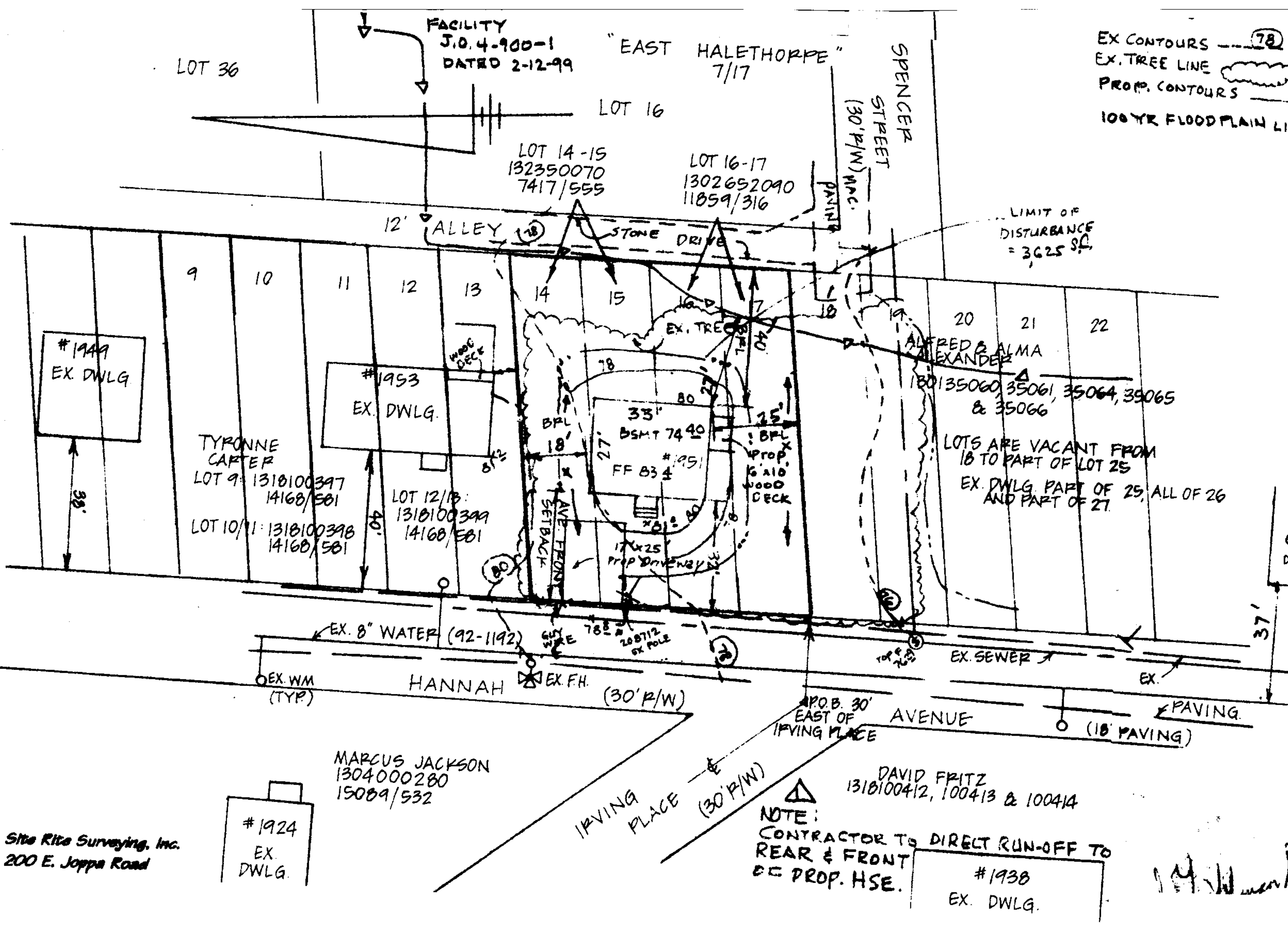


- GENERAL NOTES:
1. EXISTING ZONING: D.R. 2
  2. LOT SIZE: 8000 SQUARE FEET  
0.1836 ACRES±
  3. 200' SCALE MAP: S.W. 6D
  4. PUBLIC WATER AND SEWER
  5. EXISTING USE: VACANT  
PROPOSED USE: SINGLE FAMILY DWELLING
  6. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
  7. NOT LOCATED IN FLOODPLAIN AREA
  8. PRIOR ZONING HEARINGS UNDER SITE LOT APPROVAL
  9. TAX MAP: 100 GRID: 12 PARCEL: 144 WITH 200± S.F.
  10. NO CONTIGUOUS LAND OWNERSHIP
  11. COMMUNITY PANEL NO: 240010 0390B  
ZONE: "C"
  12. NOT IN A HISTORIC DISTRICT.
  13. FIELD RUN TOPO BASED ON BALTO. CO.  
SURVEY CONTROL B.M. 17263
- # 1937

PLAT TO ACCOMPANY  
PETITION FOR SPECIAL HEARING  
#195: HANNAH AVENUE  
LOTS 14, 15, 16 AND 17  
"HALETHORPE TERRACE" 7/72  
ELECTION DISTRICT NO 13  
COUNCILMANIC DISTRICT NO 1  
SCALE 1"=30'  
10/6/02 JOB NO 8539

221





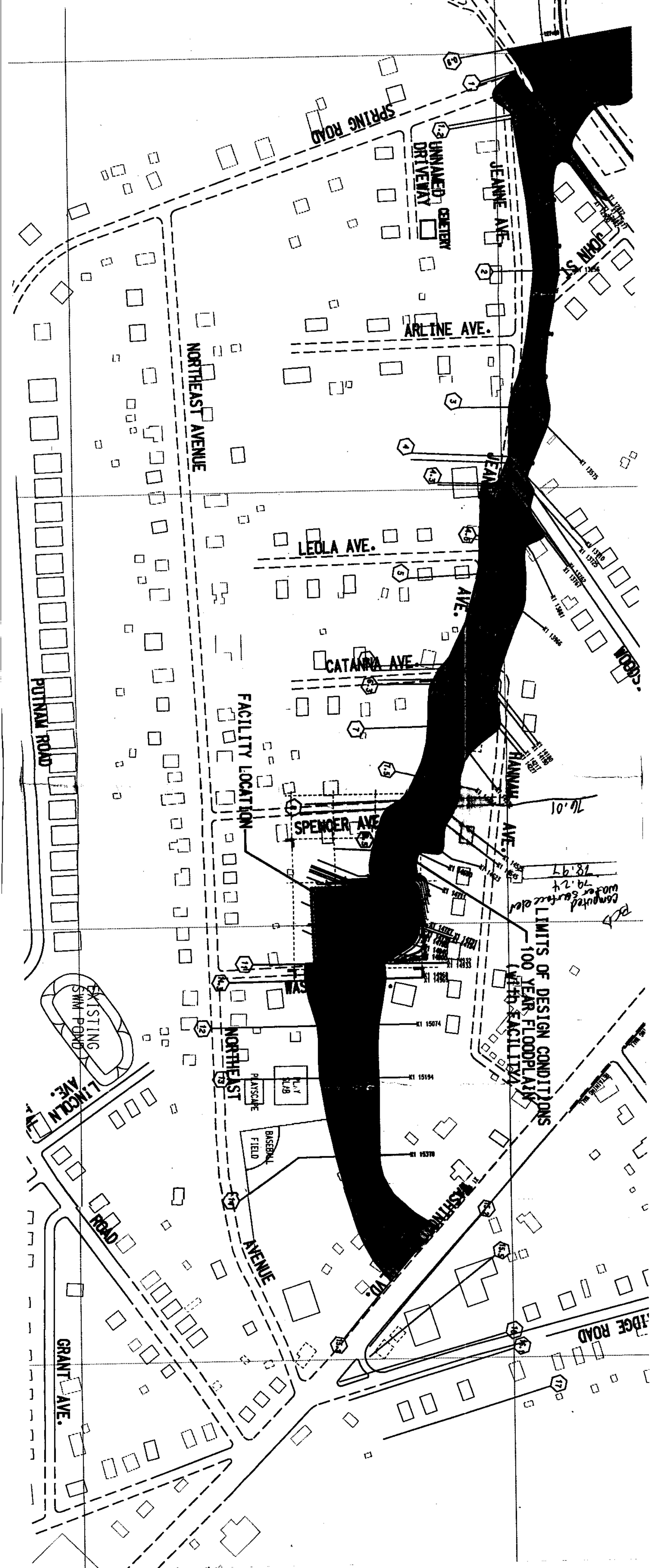
- GENERAL NOTES:**
1. EXISTING ZONING: D.R. 2
  2. LOT SIZE: 8000 SQUARE FEET  
0.1836 ACRES +/-
  3. 200' SCALE MAP: S.W. 60
  4. PUBLIC WATER AND SEWER
  5. EXISTING USE: VACANT  
PROPOSED USE: SINGLE FAMILY DWELLING
  6. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
  7. NOT LOCATED IN FLOODPLAIN AREA
  8. PRIOR ZONING HEARINGS UNDER SITE LOT APPROVED
  9. TAX MAP: 100 GRID: 12 PARCEL: 144 V17/2002 #01-545A
  10. NO CONTIGUOUS LAND OWNERSHIP
  11. COMMUNITY PANEL NO: 240010 0390B  
ZONE: "C"
  12. NOT IN A HISTORIC DISTRICT
  13. FIELD RUN TOPO BASED ON BALTO. CO. SURVEY CONTROL B.M. 17263
- #1937**  
BLDG PERMIT B 475100

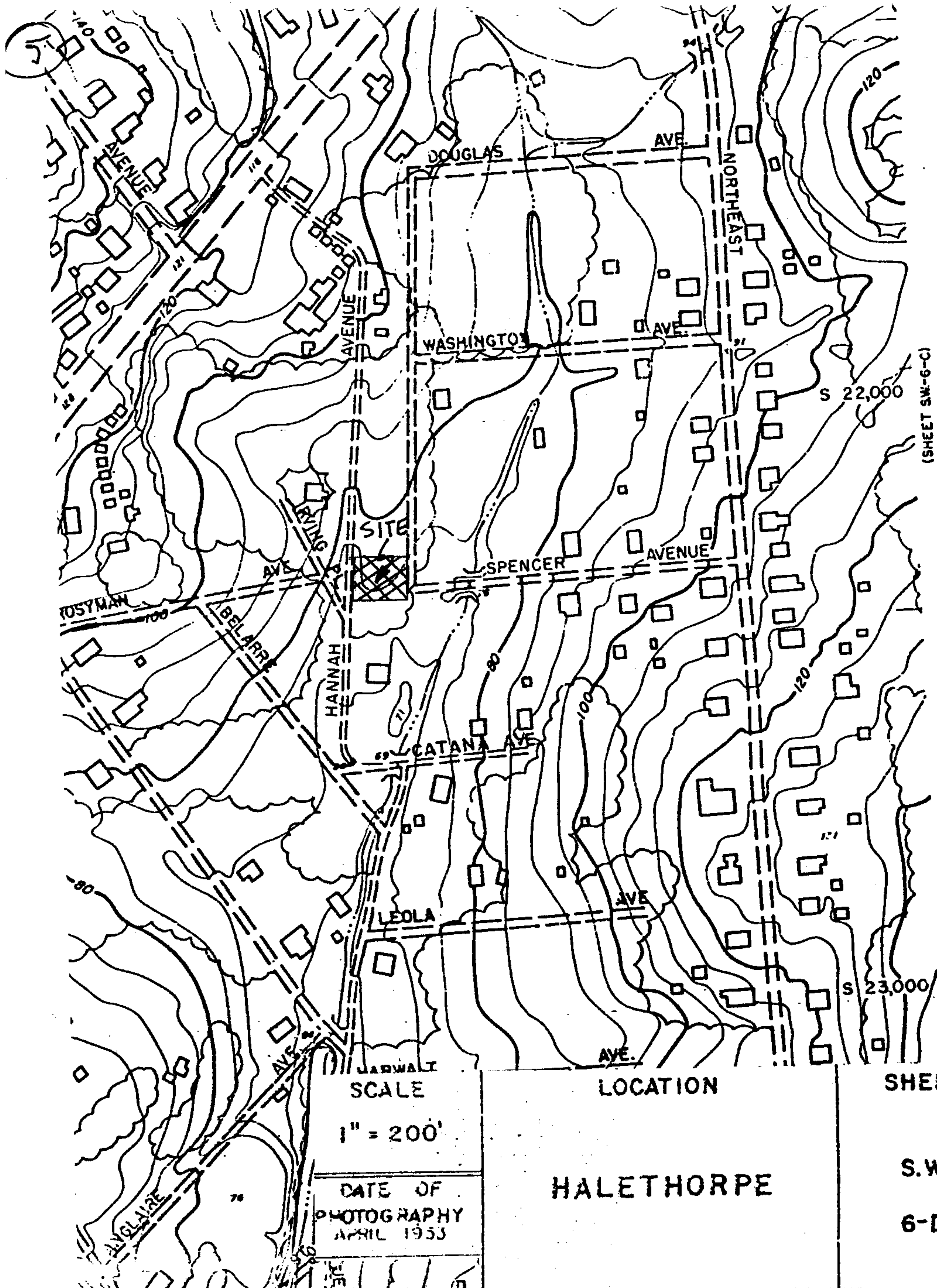
**PLOT PLAN**

**#1951 HANNAH AVENUE**  
**LOTS 14, 15, 16 AND 17**  
**"HALETHORPE TERRACE" 7/12**  
**ELECTION DISTRICT NO. 13**  
**COUNCILMANIC DISTRICT NO. 1**  
**SCALE: 1" = 30'**  
**JUNE 22, 2001**  
**8531**

**REV. 3-4-02**

**Site Rite Surveying, Inc.**  
200 E. Joppa Road





(SHEET SW-6-C)

SCALE

1" = 200'

DATE OF  
PHOTOGRAPHY  
APRIL 1953

LOCATION

HALETHORPE

SHEET

S.W.

6-D



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

December 27, 2002

Mr. Clarence Bohn  
206 Paradise Ave.  
Catonsville, MD 21228

Dear Mr. Bohn:

RE: Case Number: 03-221-SPH, 1951 Hannah Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 6, 2002.

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

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

Very truly yours,

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

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:rlh

Enclosures

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

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



Printed with Soybean Ink  
on Recycled Paper



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 11.27.02

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

RE: Baltimore County  
Item No. 221

JSS

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,

Ken  
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



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

November 20, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.: ZAC Dist. Meeting of 11/18/2002

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:

203-209, 211-227

221

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

cc: File





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

November 26, 2002

ATTENTION: George Zahner

Distribution Meeting of November 25, 2002

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:  
214-223

221

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

cc: File



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB*

DATE: January 24, 2003

SUBJECT: Zoning Item 221  
Address 1951 Hannah Avenue

Zoning Advisory Committee Meeting of November 25, 2002

- \_\_\_\_\_ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- \_\_\_\_\_ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- \_\_\_\_\_ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- \_\_\_\_\_ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- \_\_\_\_\_ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Additional Comments:

A site visit revealed no wetlands found onsite. There is a 100 year floodplain onsite.

Reviewer: John Russo

Date: January 14, 2003

Jim  
1/3

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** January 2, 2003

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

JAN - 2

**SUBJECT:** 1951 Hannah Avenue

### INFORMATION:

**Item Number:** 03-221 SPH  
(Prior Case 01-545 A)

**Petitioner:** Clarence Bohn

**Zoning:** DR 2

**Requested Action:** Special Hearing to permit the use of an undersized single family lot.

### SUMMARY OF RECOMMENDATIONS:

The subject property was part of CZMP issue 1-006 (1996) in which 167± acres of the Halethorpe Terrace subdivision were rezoned from DR 5.5 to DR-2. The Office of Planning submitted the rezoning petition in an attempt to have the zoning be more reflective of the actual land usage and to slow the creation of additional impervious surfaces.

The subject site is the location of a Historical African American Settlement that has endured tremendous flooding for nearly 100 years due to a lack of modern intervention. Due to the fact that this settlement is located at lower elevations than the adjoining communities, when newer subdivisions are developed (in a number of instances without adequate storm water or sediment controls) water run-off from them would flood the settlement.

In an effort to improve the flooding problem, the Department of Public Works, the Office of Community Conservation, the Office of Planning and the Halethorpe Terrace Community Association (Halethorpe Civic League) worked together to develop and implement a plan of action. The storm water controls developed by the plan are still under construction and will in all probability not be completed for at least another year. The additional impervious surfaces associated with the undersized lot will further exacerbate current problems with flooding.

Furthermore, it was the intent of the County Council's rezoning to allow new in-fill development to occur in the Halethorpe Terrace subdivision at the DR-2 density. The requested undersized lot is not in keeping with the DR-2 zoning.

The zoning commissioner, Timothy Kotroco, denied the requested variances and undersized lot request (Case No. 01-545 A) on August 29, 2001. Although the house has been relocated on the lot and the building footprint has been changed, the lot is still remains undersized.

Subsequent to the denial of the undersized lot request, the Office of Planning received a status report on the Halethorpe Community Improvements from Stephen Emm of the Department of Public Works. The following list was transmitted from Stephen Emm to the Office of Planning via email.

1. Outfall Improvements below Halethorpe Avenue - to be completed within next 12 months (storm drain improvements at Woodside Avenue)
2. Roadway Improvements to Spring Avenue - Not Completed; not scheduled within next 5 years
3. Stream Improvements up to Catana Avenue - Complete
4. Roadway Improvements to Woodside, Leola, Catana, Arline - Complete
5. Stream Improvements up to Washington Avenue - Complete
6. Roadway Improvements to Spencer Street, Northeast Avenue - to be completed Jan 2004.
7. Roadway Improvements to Washington Avenue - Not Complete - not scheduled within next 5 years

Substantial improvements in the community are complete. Items 1 and 6 are scheduled. Stephen Emm stated that the danger of allowing infill development is gone if not located within the floodplain.

No improvement are programmed for Hannah Avenue. Upstream improvements are complete. Downstream improvements are complete with the exception of Item 1.

The Office of Planning recommends that the undersized lot at this location be approved subject to the completion of improvements outlined in Item 1. The Office of Planning will continue to carefully monitor requests for undersized lots in the Halethorpe Community based on the proposed improvements.

Prepared by: Maele A. Cunniff

Section Chief: [Signature]

AFK/LL:MAC:  
Attachment

Oct 11 02 8:20AM, Page 2

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** October 10, 2002

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

**SUBJECT:** 1951 Hannah Avenue

### INFORMATION:

**Item Number:** (Prior Case 01-545 A

**Petitioner:** John Butcher

**Zoning:** DR 2

**Requested Action:** Undersized Lot

### SUMMARY OF RECOMMENDATIONS:

The subject property was part of CZMP issue 1-006 (1996) in which 167± acres of the Halethorpe Terrace subdivision were rezoned from DR 5.5 to DR-2. The Office of Planning submitted the rezoning petition in an attempt to have the zoning be more reflective of the actual land usage and to slow the creation of additional impervious surfaces.

The subject site is the location of a Historical African American Settlement that has endured tremendous flooding for nearly 100 years due to a lack of modern intervention. Due to the fact that this settlement is located at lower elevations than the adjoining communities, when newer subdivisions are developed (in a number of instances without adequate storm water or sediment controls) water run-off from them would flood the settlement.

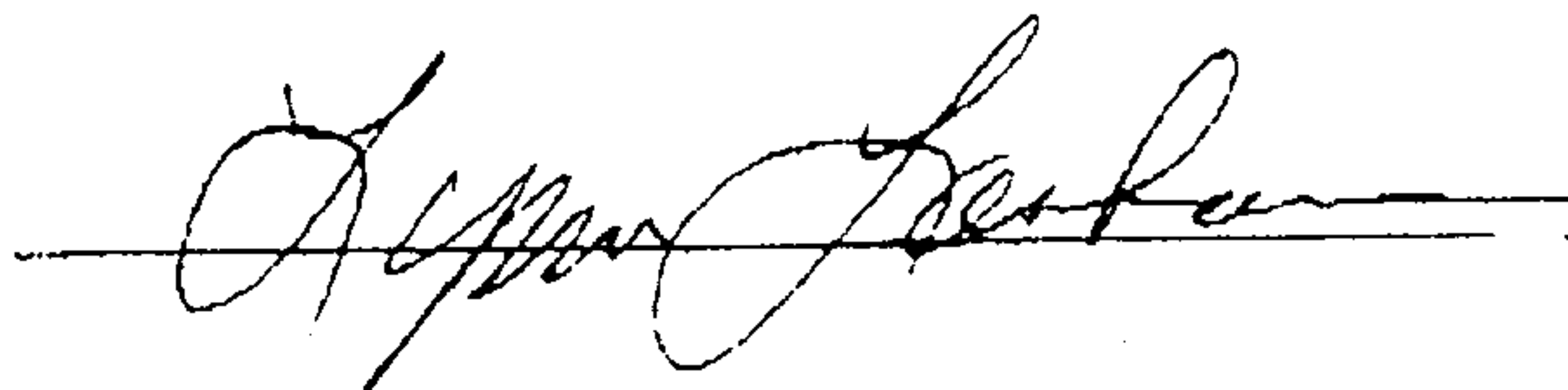
In an effort to improve the flooding problem, the Department of Public Works, the Office of Community Conservation, the Office of Planning and the Halethorpe Terrace Community Association (Halethorpe Civic League) worked together to develop and implement a plan of action. The storm water controls developed by the plan are still under construction and will in all probability not be completed for at least another year. The additional impervious surfaces associated with the undersized lot will further exacerbate current problems with flooding.

Furthermore, it was the intent of the County Council's rezoning to allow new in-fill development to occur in the Halethorpe Terrace subdivision at the DR-2 density. The requested undersized lot is not in keeping with the DR-2 zoning.

The zoning commissioner, Timothy Kotroco, denied the requested variances and undersized lot request (Case No. 01-545 A) on August 29, 2001. Although the house has been relocated on the lot and the building footprint has been changed, the lot is still remains undersized.

Considering the aforementioned, the Office of Planning recommends that the petitioner's request be **DENIED**.

Section Chief:



AFK/LL

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For December 2, 2002  
Item No. 221

**DATE:** December 31, 2002

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**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** August 7, 2001

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For July 23, 2001  
Item No. 545

The Bureau of Development Plans Review has reviewed the subject zoning item.

This proposed lot is located in a 100-year riverine flood plain as established by *Baltimore County Department of Public Works*.

The developer must provide field run elevations and contours on his plan and determine the location of the 100-year flood plain in the area.

The building setback lines will be established per the *Storm Drain Design Manual Plate D-19* and the first floor elevation will be one foot above the maximum flood level of the 100-year storm.

RWB:HJO:jrb

cc: File

*NEW Case*  
 03-221-*PH*  
 INTER-OFFICE CORRESPONDENCE  
 RECOMMENDATION FORM

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

*Prior*  
 Permit or Case No. 01-545-A

Residential Processing Fee Paid  
 (\$50.00)

Accepted by JTS  
 Date 9-23-02

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

E: 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:

Site Rite Surveying, Inc. 200 E. Joppa Road, Room 101 Towson, MD 21286 410-828-9060  
 Print Name of Applicant Address Telephone Number

Lot Address 1951 Hannah Avenue Election District 13 Councilmanic District 1 Square Feet 8,000

Location: NE S W side/corner of Hannah Avenue 295 feet from NE S W corner of Catanna Avenue  
 (street) (street)

and Owner: Clarence Bohn Tax Account Number 1323500770  
61302652090

Address: 405 Shady Nook Avenue Baltimore, MD 21228 Telephone Number (410) 744-6083

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?

This Recommendation Form (3 copies)

Permit Application

Site Plan  
 Property (3 copies)

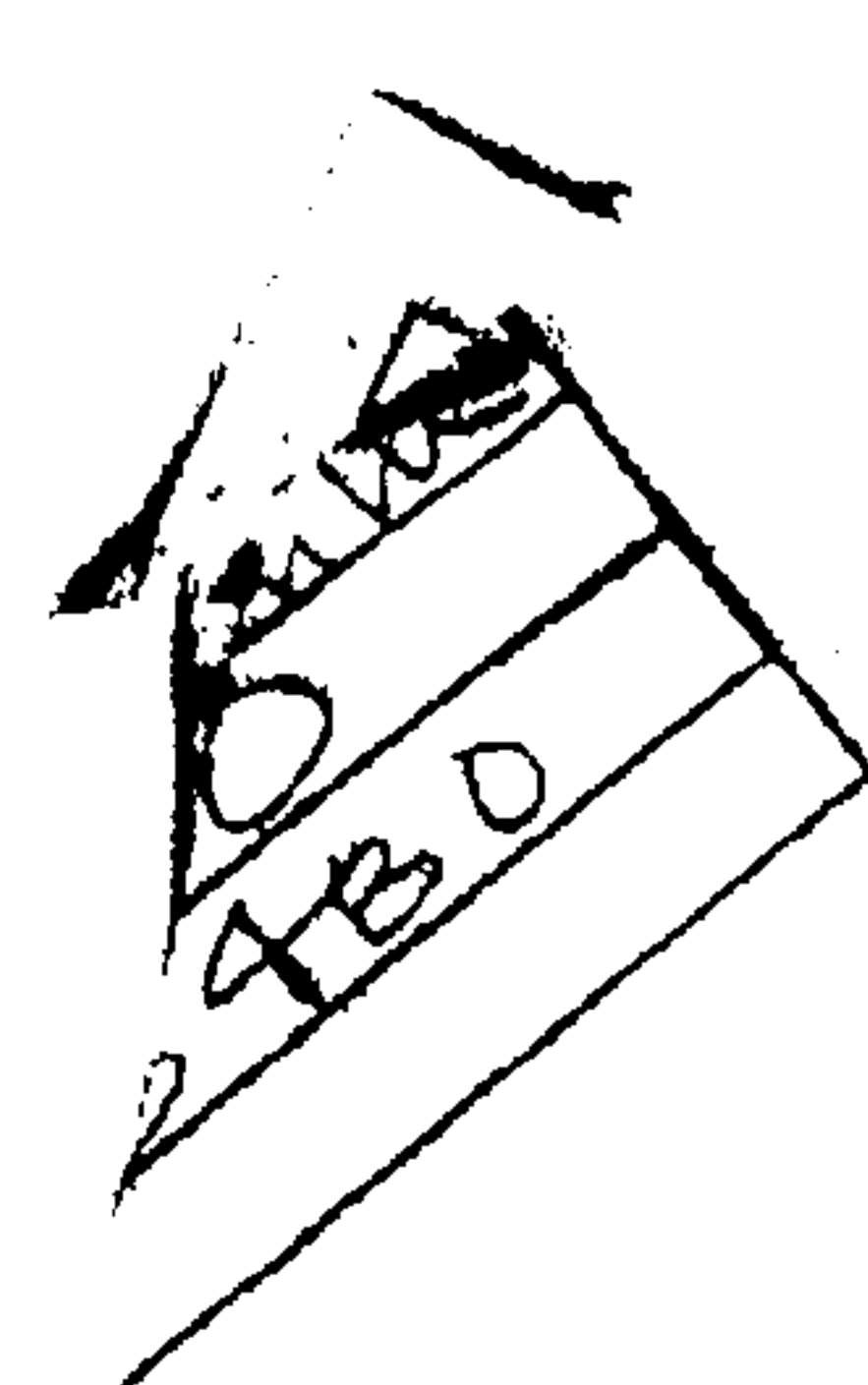
Building Elevation Drawings

Photographs (please label all photos clearly)  
 Adjoining Buildings

Surrounding Neighborhood

Current Zoning Classification: D.R. 2

| YES | NO |
|-----|----|
| X   |    |
|     | X  |
| X   |    |
| X   |    |
| X   |    |
| X   |    |



TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS

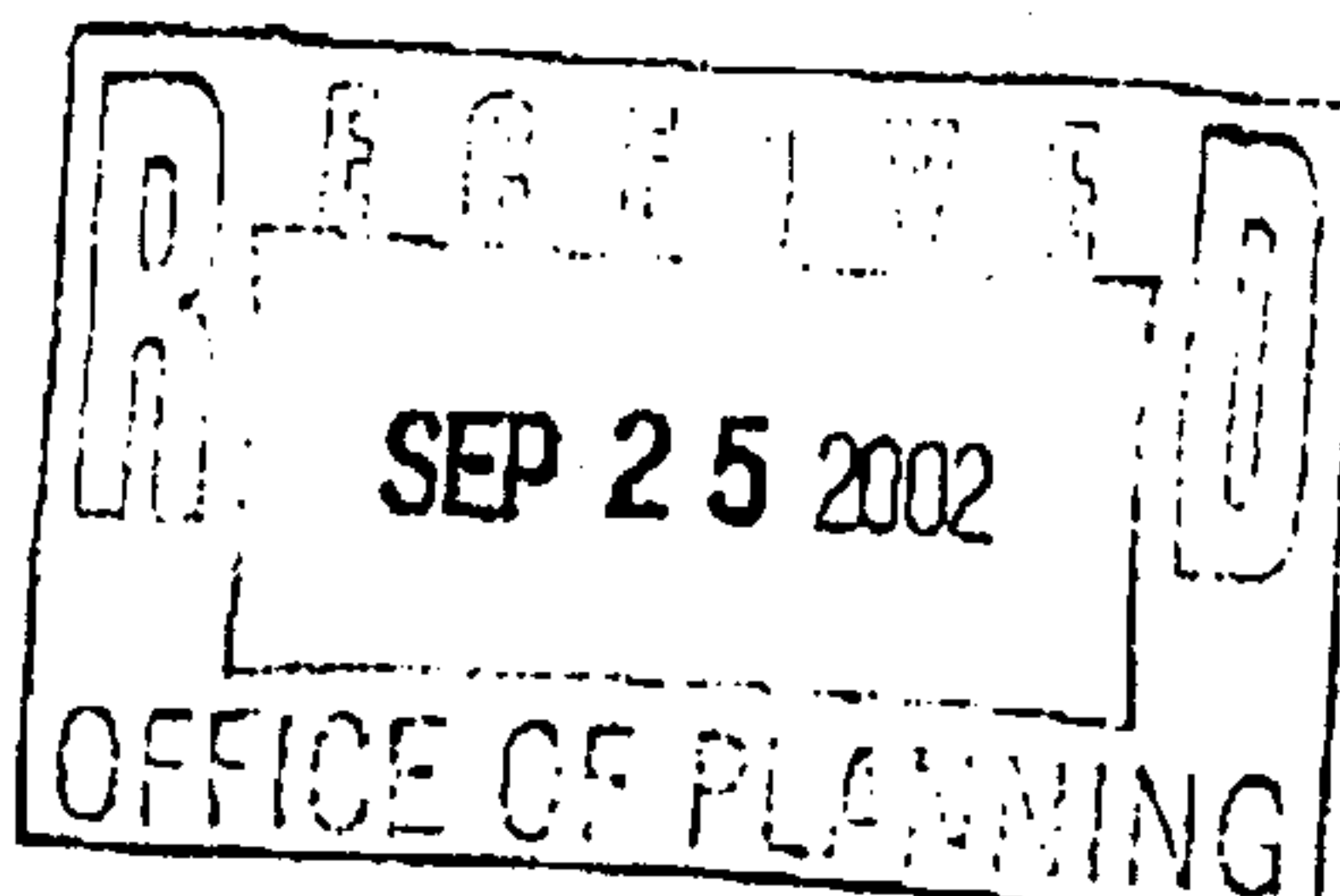
☐ Approval

☒ Disapproval

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

*See ATTACHED*

by [Signature]  
 for the Director, Office of Planning and Community Conservation



Date 10/10/02

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

Revised 2/05/02

## 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. 01-545-A

7/18/01

Residential Processing Fee Paid  
(\$50.00)Accepted by JNP  
Date 6/28/01

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

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:

Site Rite Surveying, Inc. 200 E. Joppa Road Room 101 Towson, MD 21286 (410) 828-9060  
 Print Name of Applicant Address Telephone Number  
 Lot Address 1951 Hannah Ave. Election District 13 Councilmanic District 1 Square Feet 8000  
 Lot Location: N/E S W side/corner of 1951 Hannah Ave. 30 feet from N/E S W corner of Irving Place  
 (street) (street)  
 Land Owner: Clarence Bohn Tax Account Number 132350070  
 Address: 206 Paradise Avenue Catonsville, MD 21228 Telephone Number (410) 1302652090

## 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)                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Permit Application                                                                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3. Site Plan<br>Property (3 copies)                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly) | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. Building Elevation Drawings                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5. Photographs (please label all photos clearly)<br>Adjoining Buildings                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Surrounding Neighborhood                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 6. Current Zoning Classification: <u>D.R. 2</u>                                                  |                                     |                                     |

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

## RECOMMENDATIONS / COMMENTS:



Approval



Disapproval

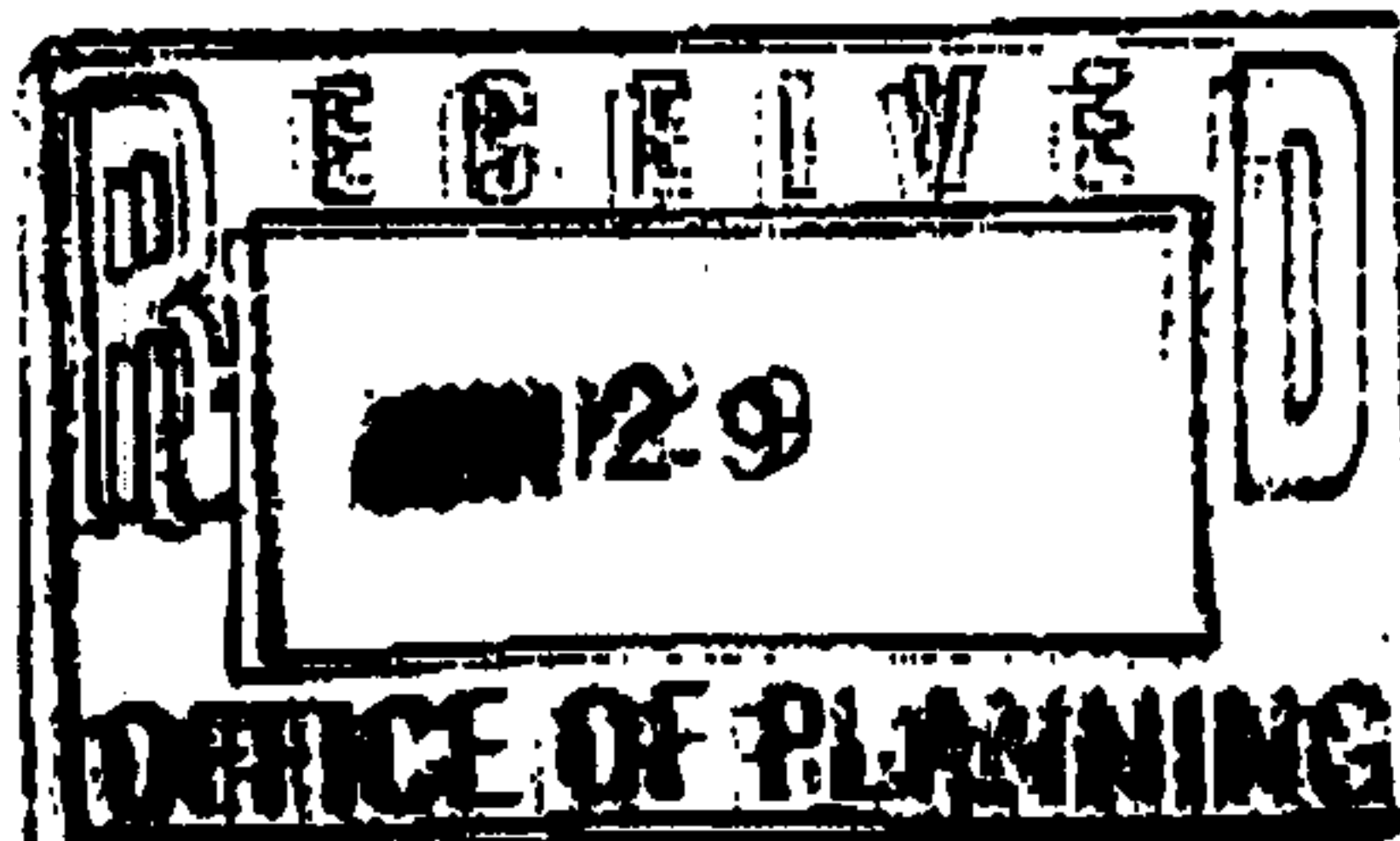


Approval conditioned on required modifications of the application to conform with the following recommendations:

Amended plan is acceptable.

Signed by:

for the Director, Office of Planning and Community Conservation



Date:

1/17/2002  
7/20/2002

Revised 2/25/98

|                  |              |            |              |
|------------------|--------------|------------|--------------|
| Date             | 9/18/01      | # of pages | 1            |
| From             | Jeff Long    | Co.        |              |
| Phone #          | 410 828-9060 | Fax #      | 410 828-9060 |
| To               | Vince        | Co./Dept.  | Site Rite    |
| Post-it Fax Note | 7671         |            |              |

December 23, 2002

Mr. Arnold Jablon, Director  
Baltimore County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

Property Location: 1951 Hannah Avenue, Baltimore, MD 21227  
Case #03-221-SPH  
Hearing 1/3/03 Room 407

Dear Director Jablon:

We are expressing my concerns with regards to the request for a permit to build a single family resident on an under sized lot known as 1951 Hannah Avenue, Baltimore, MD 21227.

We ask that you NOT approve the request to build based on the following reasons:

1. August, 2001 there was a hearing (Case #01545/A) regarding this same property and the request for a building permit was DENIED.
2. We believe the lots are under sized and not large enough for a private residence.
3. There are environmental issues with regards to water run-off and drainage in this area. It has been determined a Flood area. We have lived across the street from this property since 1987. Whenever there are steady rains and/or a heavy rain this area becomes saturated.
4. There is a stream near this property. On numerous occasions we have seen this stream raise up and flood on to 1951 Hannah Avenue and the property adjacent, known as 1937 Hannah Avenue.
5. Hannah Avenue is pitched on an angle causing the rain to run across and collect on the side of the road known as 1951 Hannah Ave. In addition to the water run-off, gravel and debris spreads across the road and collects. On January 19, 2001, during a minor rainstorm, a vehicle slid on the run-off, knocked down our mailbox, and stopped after hitting a tree in our front yard. The vehicle was totaled and all four passengers went to the hospital.

It is our understanding this land was in a flood zone and NO BUILDING PERMITS would be issued. Any additional construction in this area would only intensify the drainage problem. We asked that you NOT GIVE YOUR APPROVAL.

Sincerely,

*Kathleen E. Dix-Fritz and David W. Fritz*

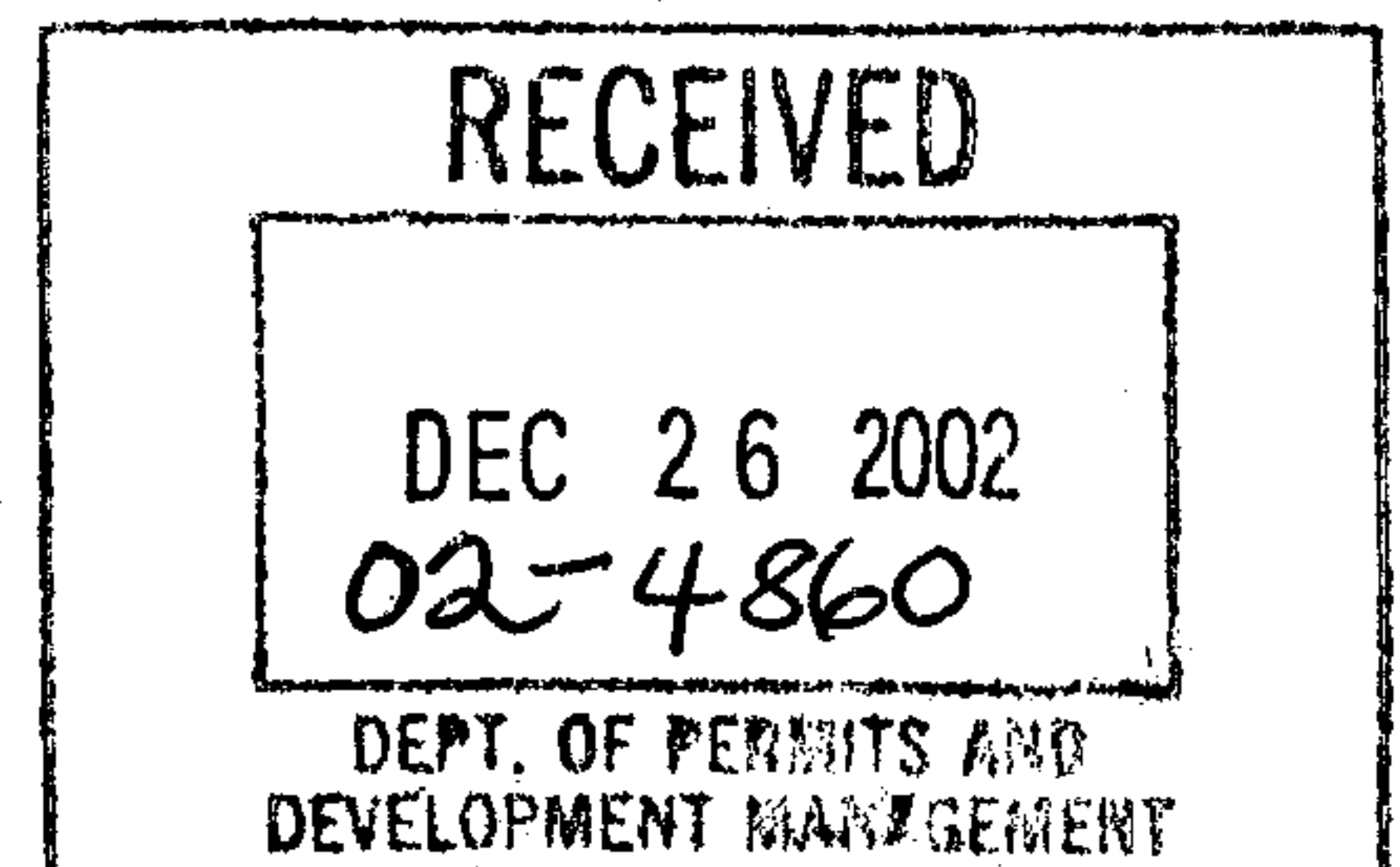
Kathleen E. Dix-Fritz and

David W. Fritz

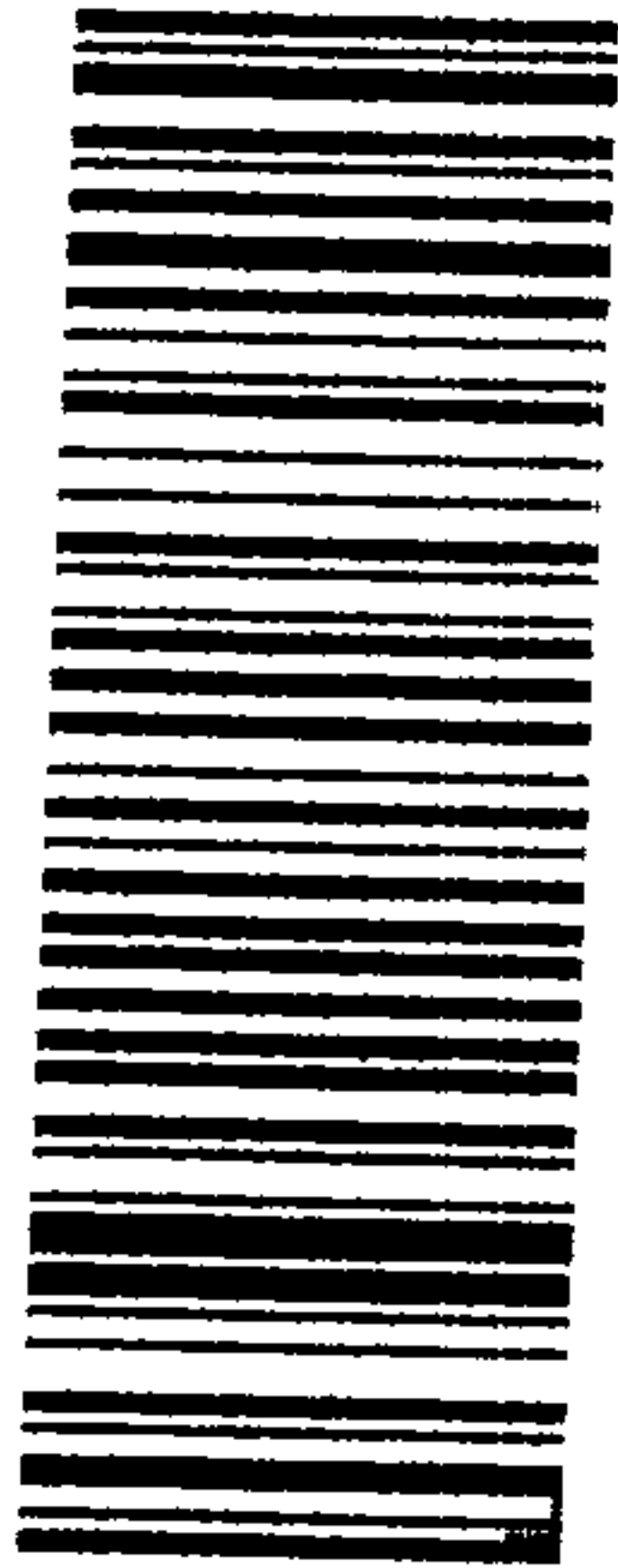
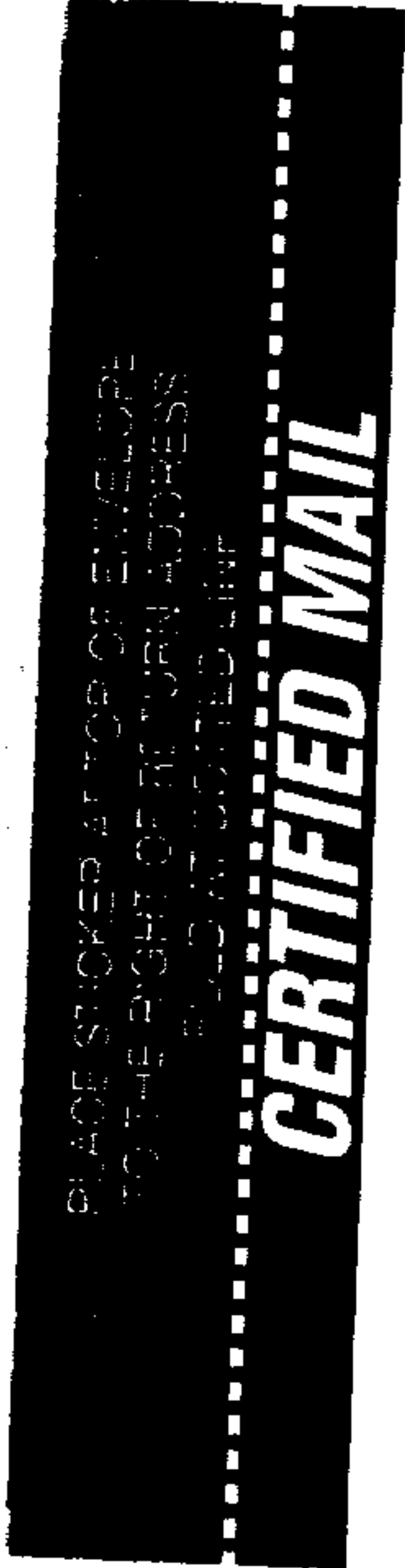
1938 Hannah Avenue

Halethorpe, MD 21227-4514

Certified Mail #7099 3400 0006 0234 3505



7111  
1938 Hammel Ave.  
Halethorpe, MD 21227



7099 3400 0006 0234 3505



0000



21204

U.S. POSTAGE  
PAID  
BALTIMORE, MD  
21227  
DEC 24 '02  
AMOUNT

**\$4.42**

00043921-02

Mr. Arnold Jablon, Director  
Baltimore County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

**RETURN RECEIPT  
REQUESTED**

December 30, 2002

Mr. Arnold Jablon, Director  
Baltimore County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

Property Location: 1951 Hannah Avenue, Baltimore, MD 21227  
Case #03-221-SPH  
Hearing January 3, 2003, Room 407

Dear Director Jablon:

We recently sent you a certified letter, dated December 23, 2002, requesting that you **DO NOT GRANT A PERMIT TO BUILD** on the undersized wooded lot known as **1951 Hannah Avenue, Baltimore, MD 21227**.

Since that letter, we were able to take pictures of the Hannah Avenue area during the snow and rainstorm of December 24<sup>th</sup> and 25<sup>th</sup>. These pictures are an attempt to show how the water run-off travels down and across Hannah Avenue on an angle. The run-off collects in the yards of 1937 Hannah Avenue (this is the property adjacent to 1951 Hannah). In addition, the run-off collects on the lower side of our property 1938 Hannah Avenue and our neighbor's property at 1934 Hannah, both of which are across the street from 1951 Hannah.

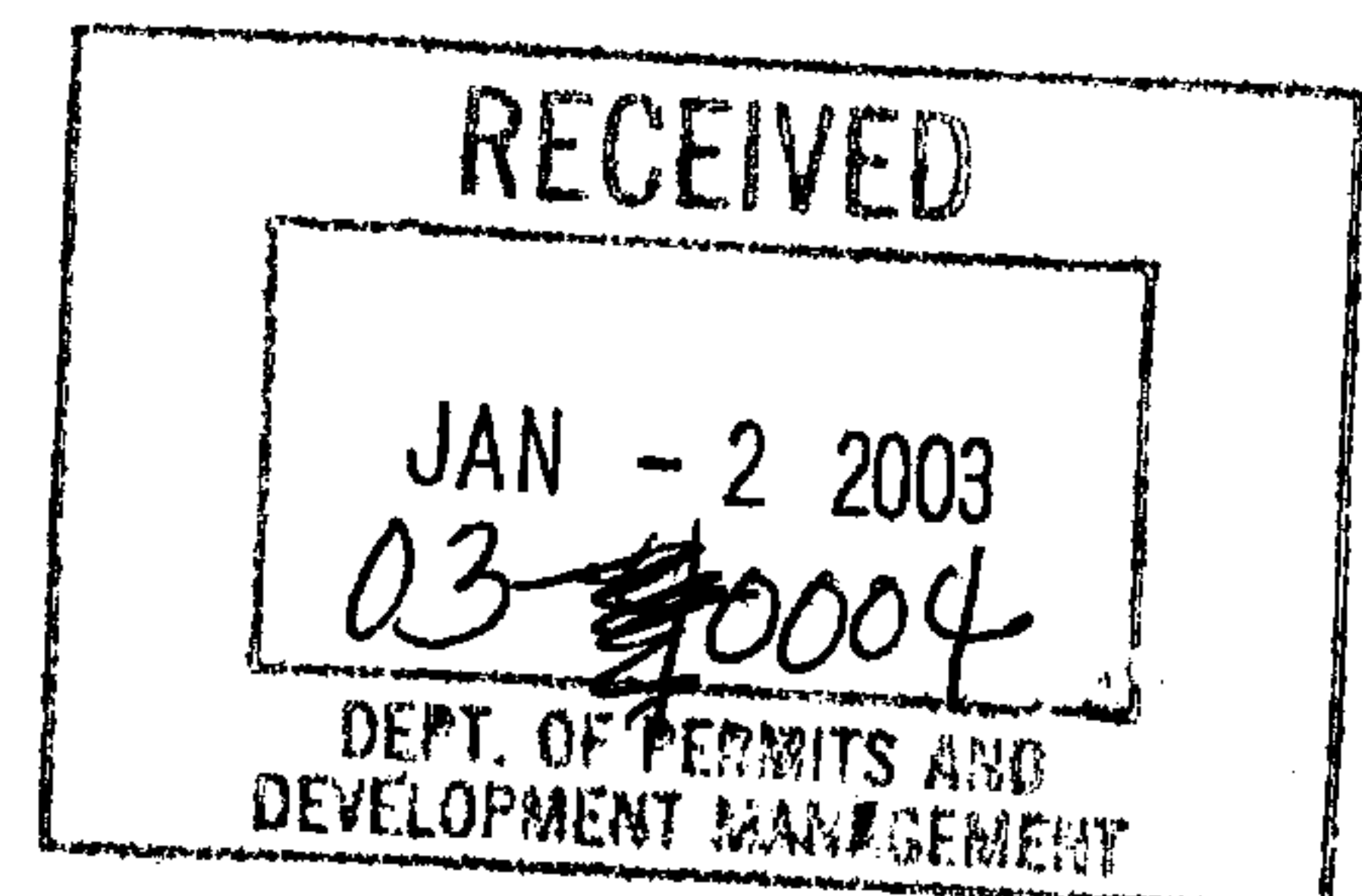
During this past storm the run-off froze as it crossed Hannah Avenue. These frozen sections covered the width of the road completely. With the width of the road frozen on and off in sections ranging from 3 foot to 7 foot lengths, it makes it extremely hazardous to drive. In fact, when pulling out of our driveway onto Hannah Avenue, we have to drift backwards until all four wheels of our vehicle hit a dry section of road. Then we are able to get enough traction to make it past the next frozen area until we reached the rise of the hill near 1953 Hannah Avenue.

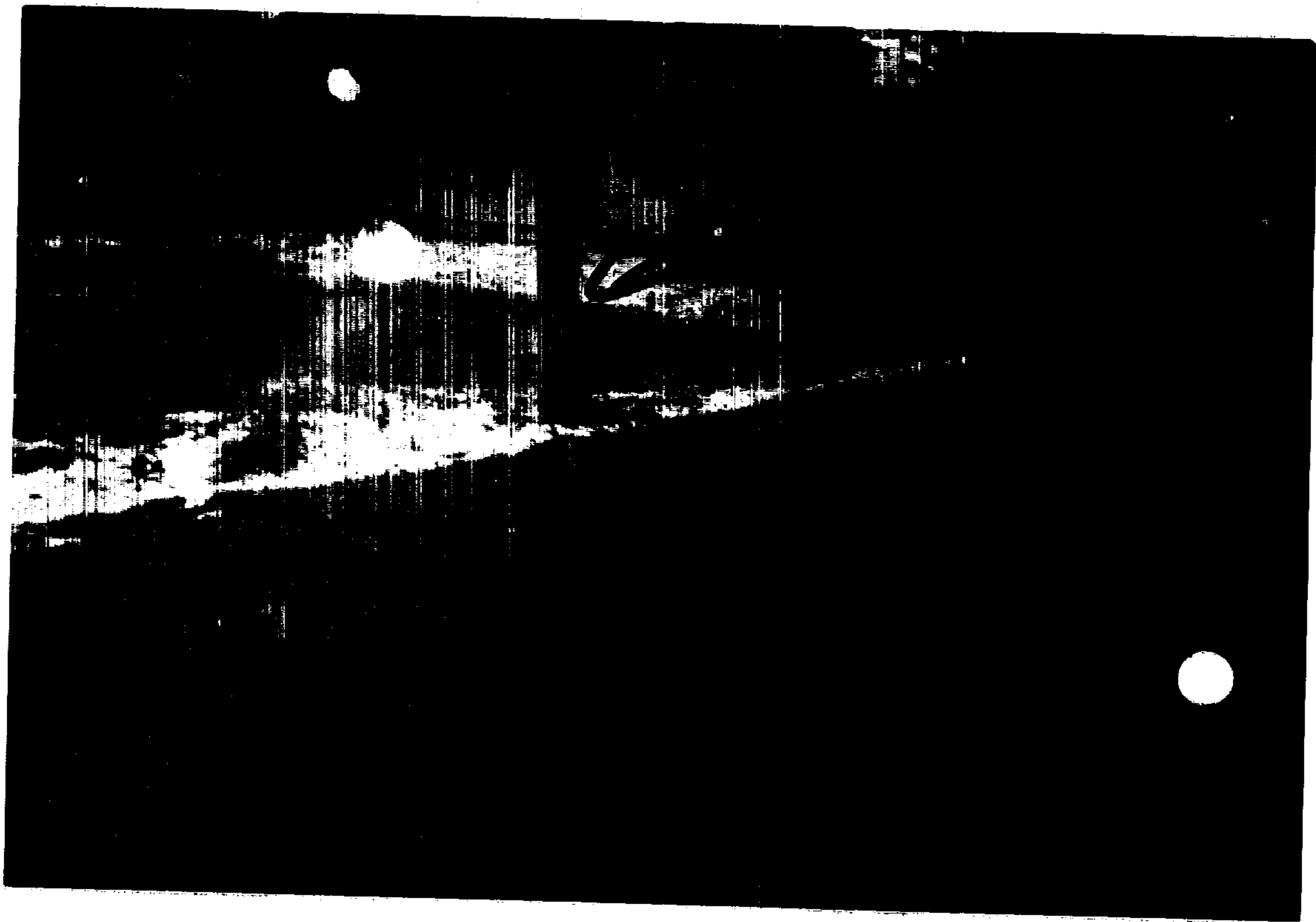
Hopefully, these pictures will give you a better understanding of why any additional construction in this area would surely increase the problem.

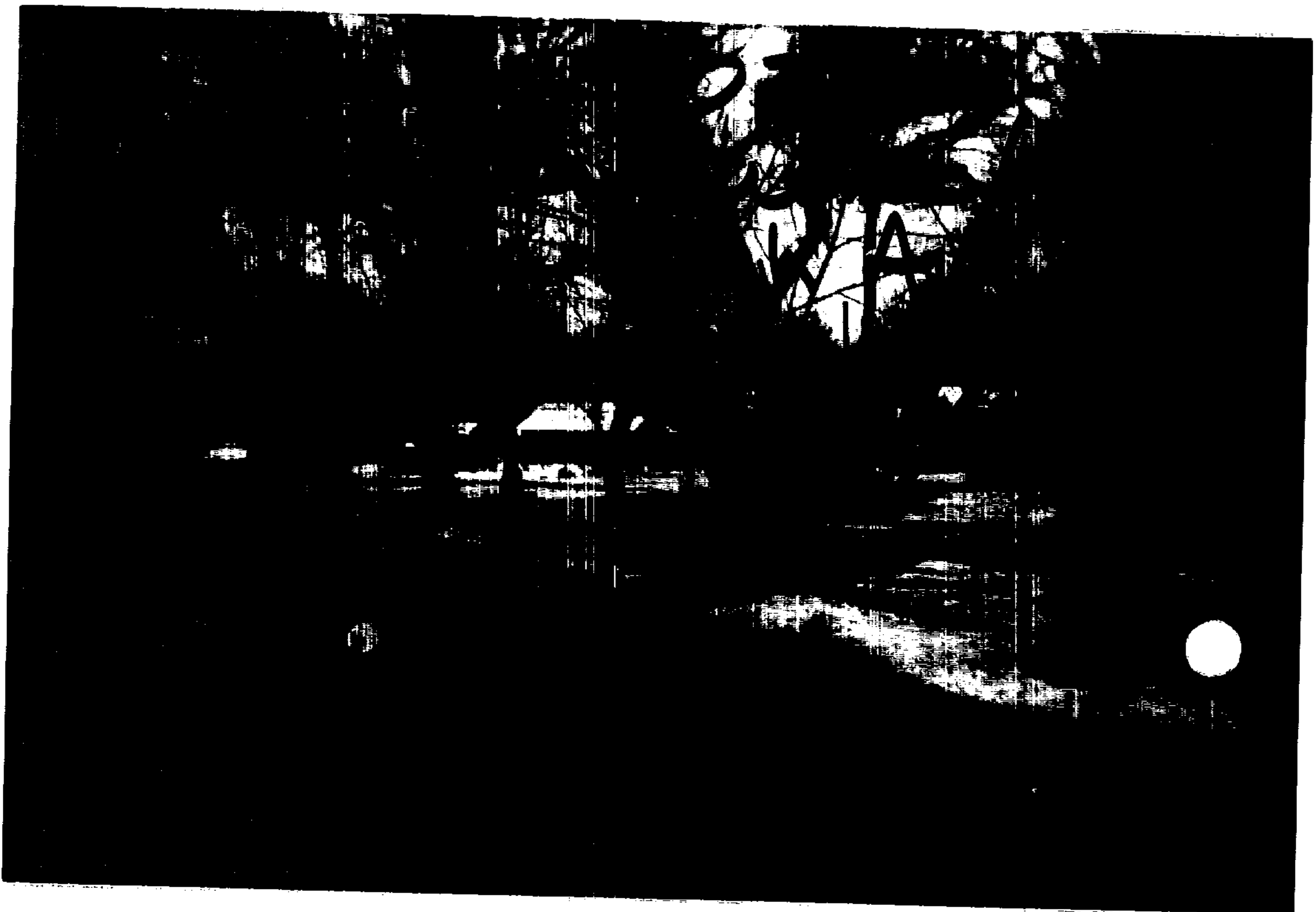
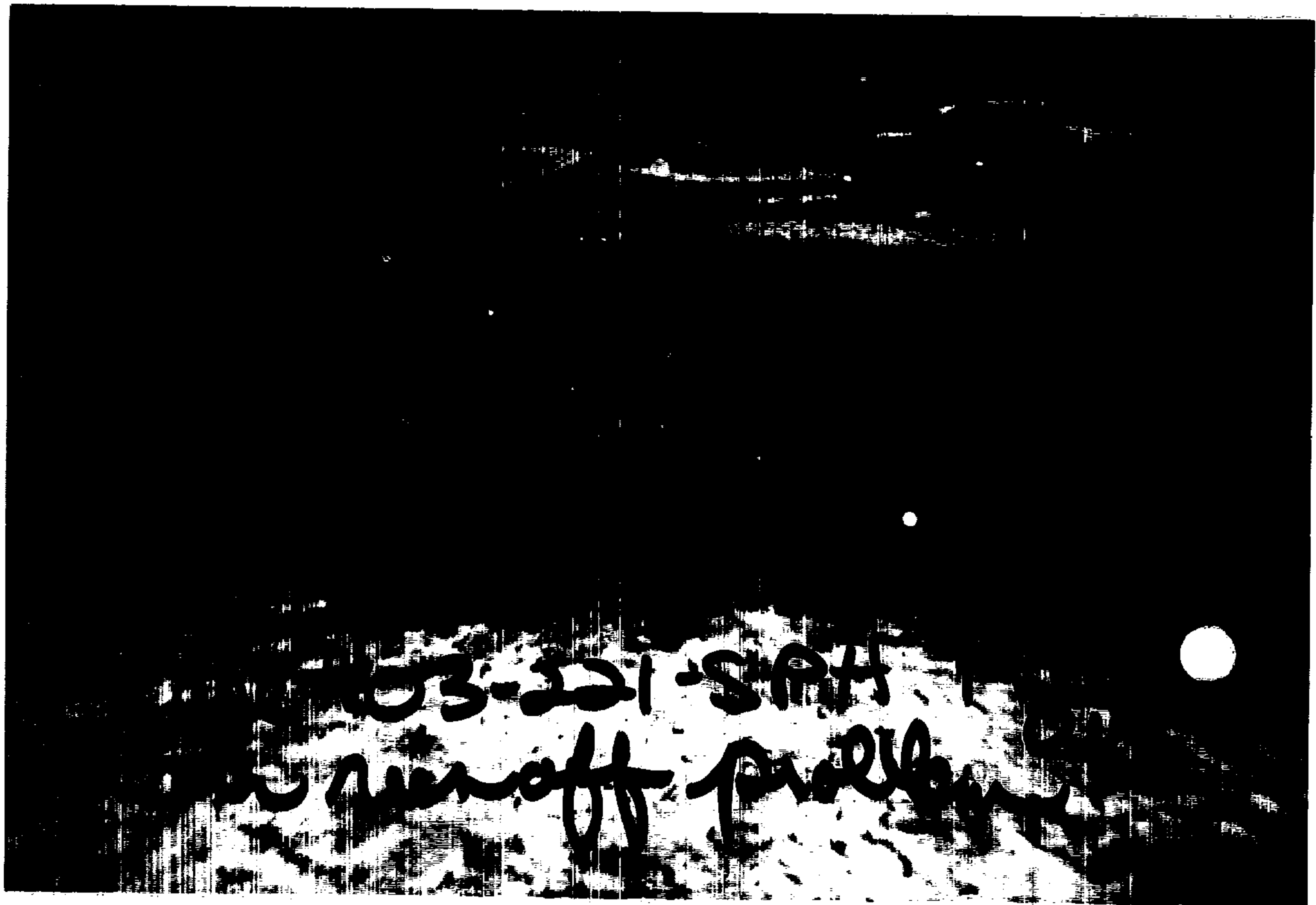
We ask that you please **DENY THE PERMIT TO BUILD ON 1951 HANNAH AVENUE**.

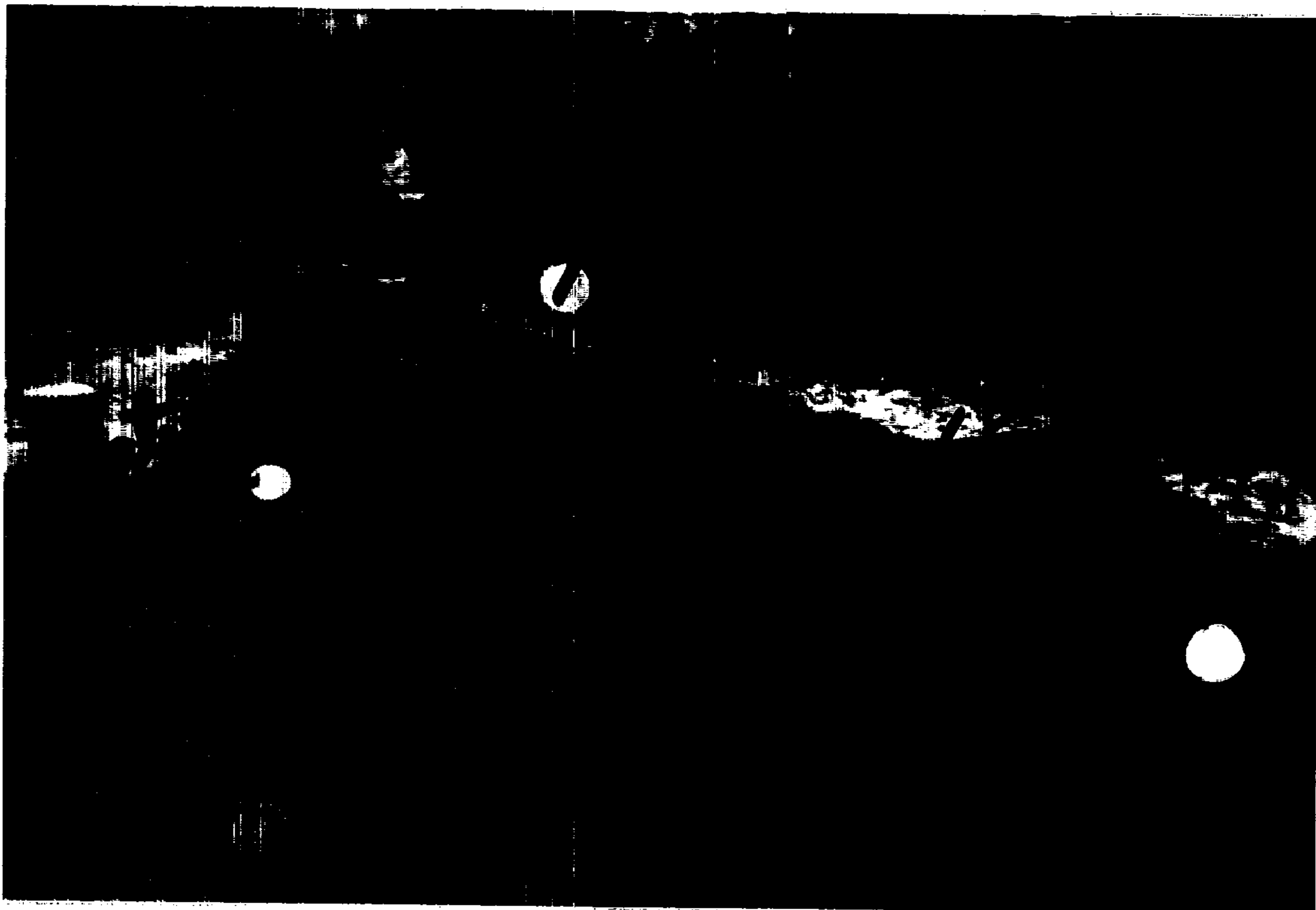
Sincerely,

*Kathleen E. Dix-Fritz and David W. Fritz*  
Kathleen E. Dix-Fritz and  
David W. Fritz  
1938 Hannah Avenue  
Halethorpe, MD 21227-4514











RE: PETITION FOR SPECIAL HEARING  
1951 Hannah Avenue; E/side Hannah Ave  
295ft N of centerline of Catana Avenue  
13<sup>th</sup> Election District  
1<sup>st</sup> Councilmanic District  
Legal Owner: Clarence Bohn  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* 03-221-SPH

\* \* \* \* \*

### 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*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

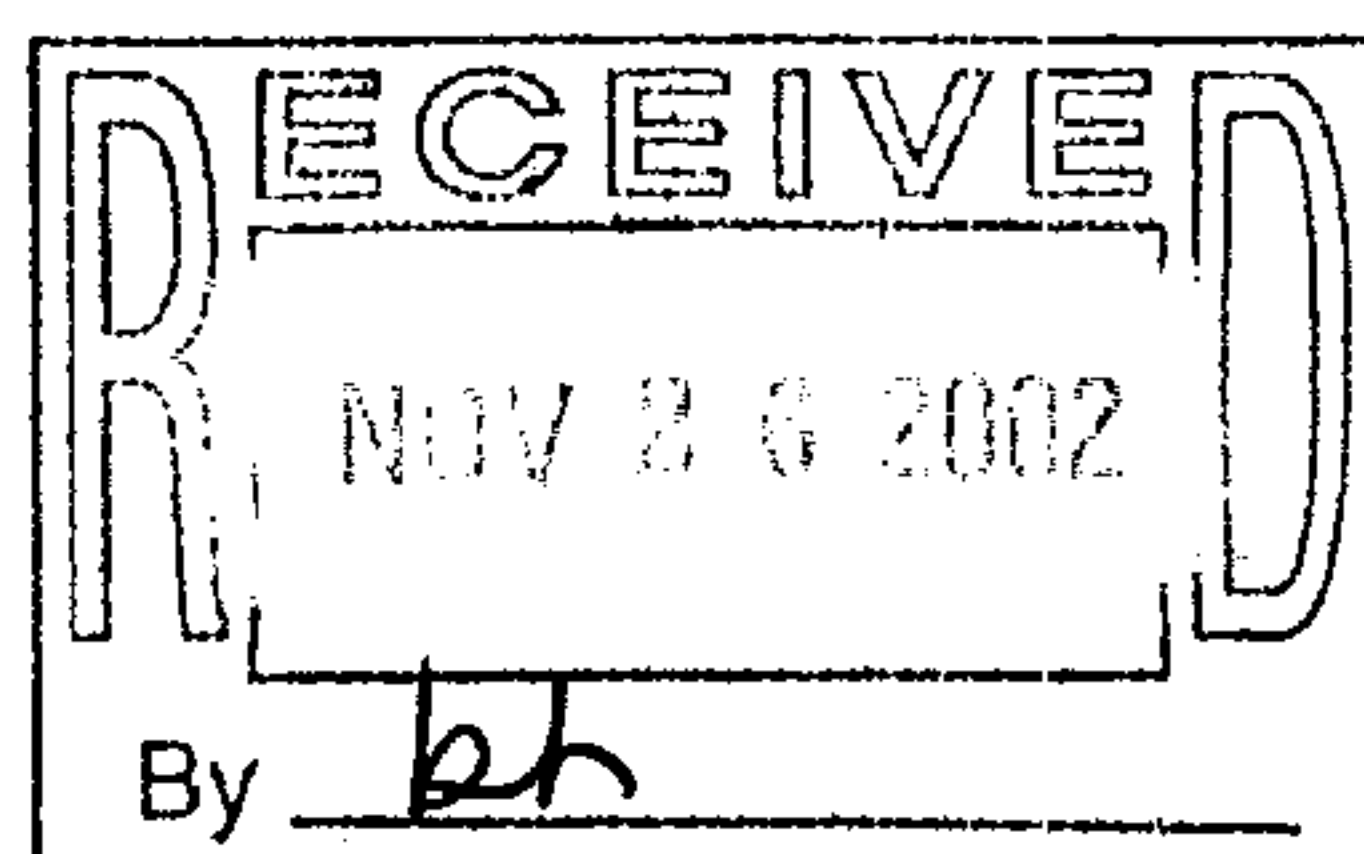
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26<sup>th</sup> day of November, 2002, a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying, Inc, 200 E. Joppa Road, Room 101, Towson, MD 21204, Representatives for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



CASE NAME 1951 HAWAII ACC.  
CASE NUMBER 63-22158H  
DATE 1/03/03

**PETITIONER'S SIGN-IN SHEET**

[illegible]

CASE NAME BOHN  
CASE NUMBER 03-221-SPH  
DATE 1/3/03

**CITIZEN'S SIGN-IN SHEET**

[illegible]



*Maryland Department of Planning*

*Parris N. Glendening  
Governor*

*Kathleen Kennedy Townsend  
Lt. Governor*

*Roy W. Kienitz  
Secretary*

*Mary Abrams  
Deputy Secretary*

December 2, 2002

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

Re: Zoning Advisory Committee Agenda 12/2/02 re: Case numbers 03-214-SPHA, 03-215-SPH, 03-216-A, 03-217-A, 03-218-SPH, 03-219-SPHA, 03-220-A, 03-221-SPH, 03-222-A, 03-223-SPH

Dear Mr. Zahner:

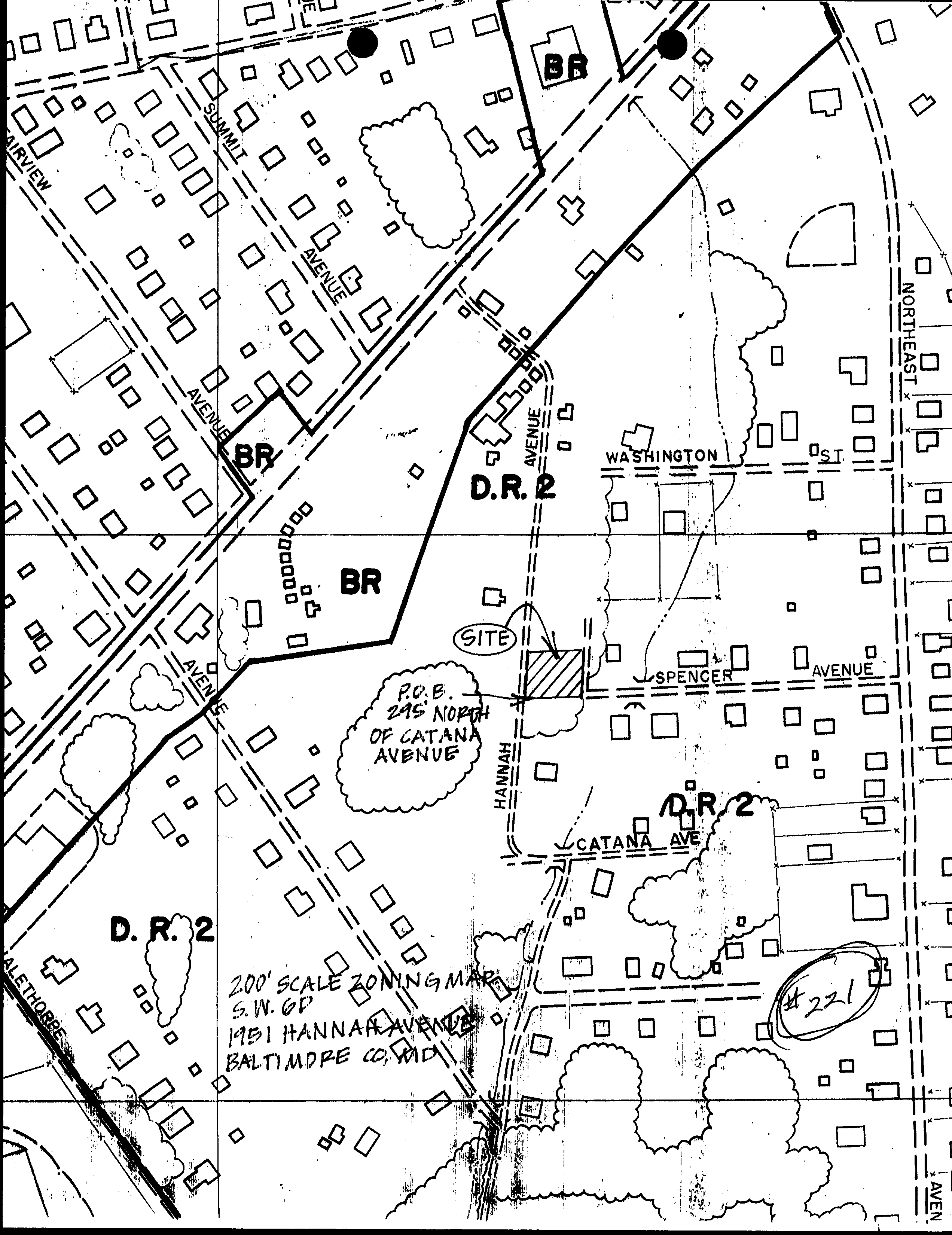
The Maryland Department of Planning has received the above-referenced information on 11/26/02. The information has been submitted to Mr. Mike Nortrup.

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



P.O.B.  
295' NORTH  
OF CATANA  
AVENUE

SITE

200' SCALE ZONING MAP  
S.W. GP  
1951 HANNAH AVENUE  
BALTIMORE CO, MD

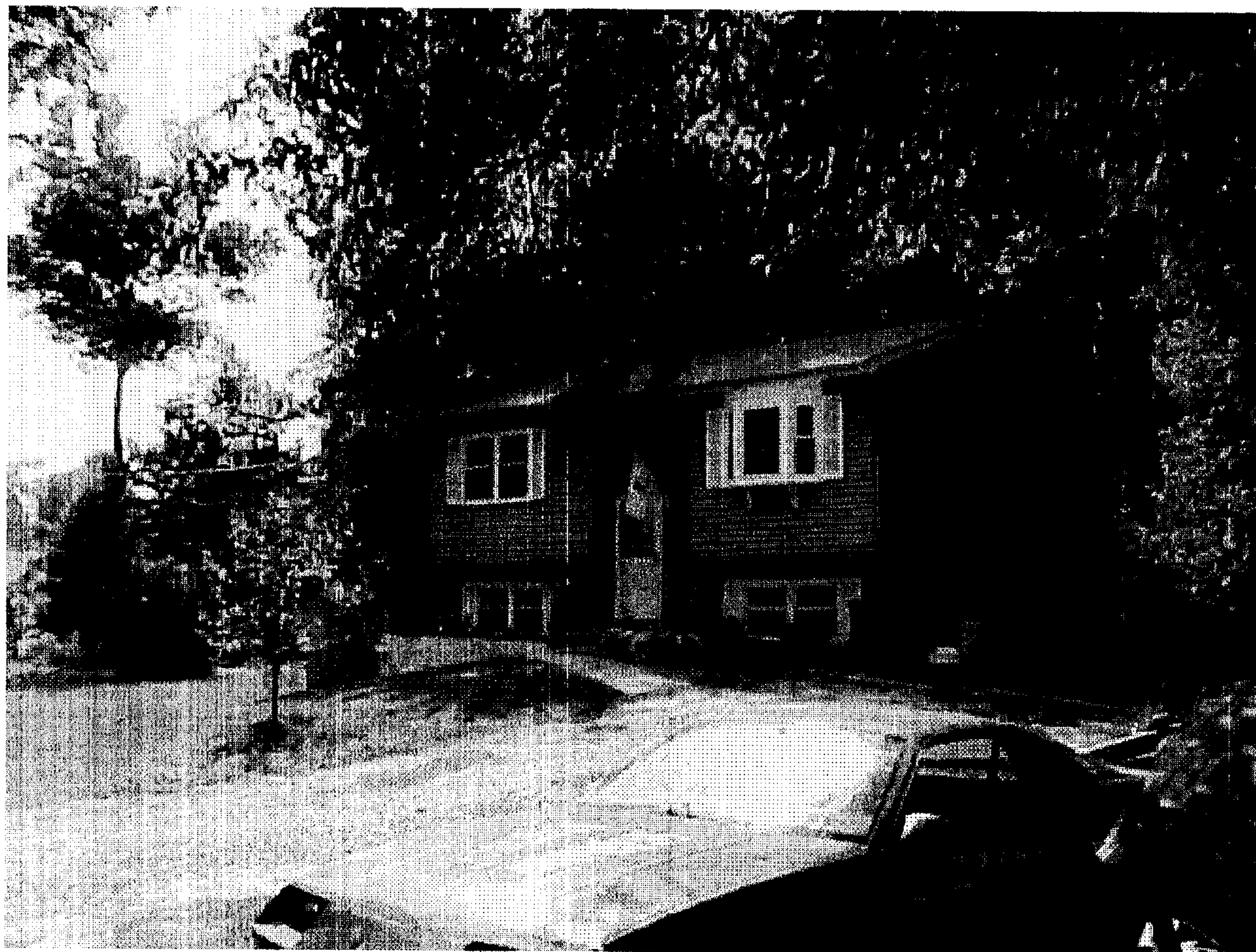
#221



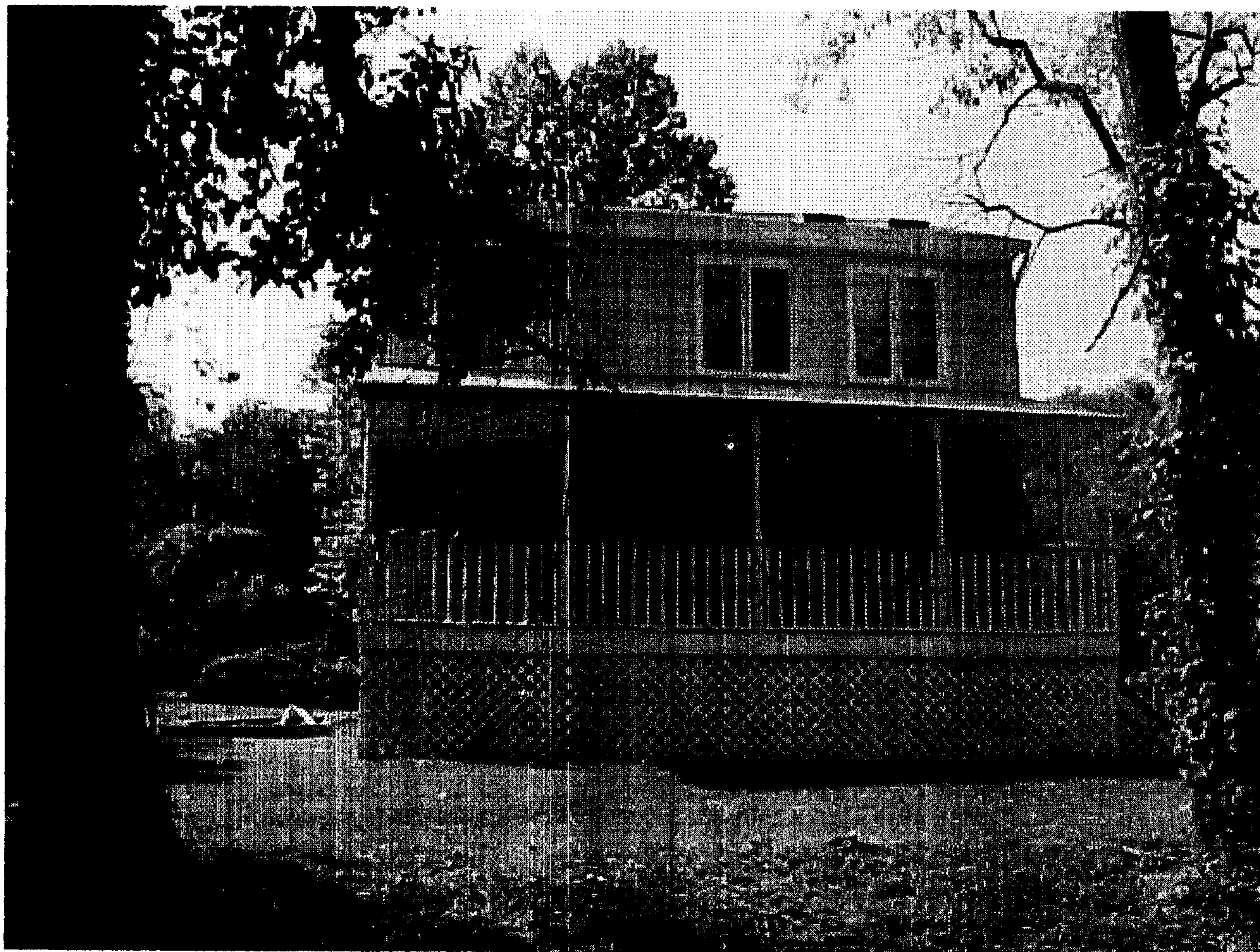
#1953 Hannah Avenue  
To the left of the property



#1938 Hannah Avenue



#1934 Hannah Avenue  
across the street.



#1924 Hannah Avenue  
across the street



Right of the subject property  
toward Catanna Avenue



left of the subject Property  
toward Washington Blvd.

House @  
#1953



Subject Property  
Hannah Avenue



Subject Property  
Hannah Avenue

4

BUREAU OF ENGINEERING  
STORM DRAIN INQUIRY

PROCESSED ☐ COORDCHECK ☐

LOG PAGE

LOCATION 1911 HANNAH AVENUE  
CROSS ST WASHINGTON BOULEVARD  
NAME ~~XXXXXXXXXXXX~~  
ADDRESS  
ZIP 21227 PHONE H: ~~XXXXXXXXXX~~

LOG IN 8/17/98 MAP 42B9  
INSPD COORD:N  
LOG OUT COORD:E  
CLOSED ELECTION 13  
YEARS RES COUNCIL 1  
PERMIT KEY SHEET C-NW  
J.O. POS SHEET 22SW14

SUBDIVISION HALETHORPE

|                                         |                                  |                                             |
|-----------------------------------------|----------------------------------|---------------------------------------------|
| SOURCE-RFA <input type="checkbox"/>     | LOG_REF <input type="checkbox"/> | CITIZEN <input checked="" type="checkbox"/> |
| ELECT OFFICIAL <input type="checkbox"/> | FTF <input type="checkbox"/>     | OTHER <input type="checkbox"/>              |

TOPO200 SW-6D  
SUMP PUMP ☐  
STUDY ☐  
PLAN  
ROAD  
BALCO ACT ☐  
ICING PROJECT ☐

(DESCRIPTION)

WATERSHED HERBERT RUN

RESPONSIBLE AGENCY

DISPOSITION

ENG HWY SHA DEPRM PUB SRVS PADM UTILITIES OTHER

☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

|                                                    |                                                     |                                          |                                         |
|----------------------------------------------------|-----------------------------------------------------|------------------------------------------|-----------------------------------------|
| TYPE: FLOODING <input checked="" type="checkbox"/> | HOUSE (SURFACE) <input checked="" type="checkbox"/> | HOUSE (SEEPAGE) <input type="checkbox"/> | ROADSIDE DITCH <input type="checkbox"/> |
| EROSION <input type="checkbox"/>                   | LAWN <input checked="" type="checkbox"/>            | DRIVEWAY <input type="checkbox"/>        | DITCH/CHANNEL <input type="checkbox"/>  |
| SEDIMENT <input type="checkbox"/>                  | FIRE DEPT PUMPED <input type="checkbox"/>           | ICE <input type="checkbox"/>             | SWALE <input type="checkbox"/>          |
| STRUCTURAL <input type="checkbox"/>                | OTHER <input type="checkbox"/>                      | ROAD <input type="checkbox"/>            | STREAM <input type="checkbox"/>         |

DESCRIPTION:

INSPECTOR WALSH, STEVEN

INQUIRY ROAD DRAINAGE FLOWS ONTO PROPERTY & INTO BASEMENT...

INSPCOMM

Table 2 - HEC-2 100 Year Water Surface Profiles

| SECTION | EXISTING CONDITIONS |        |        |          | DESIGN WITHOUT STRUCTURE |        |        |          | DESIGN WITH STRUCTURE |        |        |          |
|---------|---------------------|--------|--------|----------|--------------------------|--------|--------|----------|-----------------------|--------|--------|----------|
|         | Q                   | WS     | EG     | TOPWIDTH | Q                        | WS     | EG     | TOPWIDTH | Q                     | WS     | EG     | TOPWIDTH |
| 10000   | 840                 | 24.50  | 24.56  | 135.4    | 840                      | 24.50  | 24.56  | 135.4    | 840                   | 24.50  | 24.56  | 135.4    |
| 10020   | 840                 | 24.63  | 25.50  | 65.3     | 840                      | 24.63  | 25.50  | 65.3     | 840                   | 24.63  | 25.50  | 65.3     |
| 10041   | 840                 | 27.72  | 28.55  | 70.1     | 840                      | 27.72  | 28.55  | 70.1     | 840                   | 27.72  | 28.55  | 70.1     |
| 10286   | 840                 | 38.87  | 40.09  | 39.4     | 840                      | 38.87  | 40.09  | 39.4     | 840                   | 38.87  | 40.09  | 39.4     |
| 10790   | 840                 | 48.62  | 48.87  | 431.5    | 840                      | 48.62  | 48.87  | 431.5    | 840                   | 48.62  | 48.87  | 431.5    |
| 11026   | 840                 | 51.13  | 51.42  | 340.9    | 840                      | 51.13  | 51.42  | 340.9    | 840                   | 51.13  | 51.42  | 340.9    |
| 11337   | 840                 | 55.89  | 57.35  | 30.0     | 840                      | 55.89  | 57.35  | 30.0     | 840                   | 55.89  | 57.35  | 30.0     |
| 11679   | 840                 | 58.99  | 60.79  | 29.2     | 840                      | 58.99  | 60.79  | 29.2     | 840                   | 58.99  | 60.79  | 29.2     |
| 11918   | 840                 | 60.84  | 61.05  | 50.9     | 840                      | 60.84  | 61.05  | 50.9     | 840                   | 60.84  | 61.05  | 50.9     |
| 12408   | 840                 | 61.07  | 61.08  | 316.4    | 840                      | 61.07  | 61.08  | 316.4    | 840                   | 61.07  | 61.08  | 316.4    |
| 12720   | 868                 | 61.07  | 61.08  | 356.6    | 934                      | 61.07  | 61.08  | 356.6    | 909                   | 61.07  | 61.08  | 356.6    |
| 12872   | 868                 | 62.16  | 62.67  | 155.1    | 934                      | 62.22  | 62.74  | 159.6    | 909                   | 62.20  | 62.71  | 157.9    |
| 12877   | 868                 | 62.71  | 62.72  | 365.5    | 934                      | 62.78  | 62.79  | 367.0    | 909                   | 62.75  | 62.77  | 366.4    |
| 12892   | 868                 | 62.68  | 62.73  | 276.4    | 934                      | 62.75  | 62.81  | 279.7    | 909                   | 62.73  | 62.78  | 278.4    |
| 12900   | 834                 | 62.59  | 62.83  | 177.8    | 900                      | 62.65  | 62.91  | 182.6    | 875                   | 62.63  | 62.88  | 180.8    |
| 13256   | 834                 | 63.76  | 65.12  | 55.4     | 900                      | 63.93  | 65.32  | 57.9     | 875                   | 63.87  | 65.25  | 56.9     |
| 13575   | 834                 | 66.04  | 66.57  | 98.2     | 900                      | 66.22  | 66.73  | 105.5    | 875                   | 66.15  | 66.67  | 102.8    |
| 13710   | 834                 | 66.61  | 66.96  | 60.7     | 900                      | 66.73  | 67.11  | 62.0     | 875                   | 66.68  | 67.05  | 61.5     |
| 13725   | 834                 | 67.54  | 68.23  | 91.8     | 900                      | 67.58  | 68.34  | 92.5     | 875                   | 67.52  | 68.30  | 91.4     |
| 13762   | 834                 | 68.04  | 68.40  | 107.1    | 900                      | 68.17  | 68.53  | 112.9    | 875                   | 68.17  | 68.50  | 112.8    |
| 13767   | 834                 | 68.29  | 68.46  | 177.6    | 900                      | 68.42  | 68.59  | 186.9    | 875                   | 68.39  | 68.56  | 185.1    |
| 13881   | 640                 | 68.85  | 69.45  | 109.7    | 703                      | 68.93  | 69.56  | 113.4    | 680                   | 68.89  | 69.52  | 111.6    |
| 13966   | 640                 | 69.67  | 70.02  | 128.3    | 703                      | 69.79  | 70.13  | 135.1    | 680                   | 69.76  | 70.10  | 133.5    |
| 14180   | 640                 | 72.58  | 73.25  | 134.4    | 703                      | 72.76  | 73.36  | 151.7    | 680                   | 72.73  | 73.32  | 150.3    |
| 14190   | 640                 | 73.56  | 74.01  | 158.5    | 703                      | 73.61  | 74.09  | 162.2    | 680                   | 73.59  | 74.06  | 160.8    |
| 14217   | 640                 | 73.87  | 74.09  | 182.9    | 703                      | 73.94  | 74.17  | 188.5    | 680                   | 73.92  | 74.14  | 186.6    |
| 14227   | 640                 | 73.94  | 74.12  | 188.4    | 703                      | 74.01  | 74.20  | 194.3    | 680                   | 73.99  | 74.17  | 192.2    |
| 14332   | 580                 | 74.46  | 75.05  | 115.4    | 642                      | 74.57  | 75.17  | 118.2    | 629                   | 74.55  | 75.14  | 117.6    |
| 14464   | 580                 | 75.95  | 76.49  | 97.9     | 642                      | 76.03  | 76.60  | 102.0    | 629                   | 76.01  | 76.58  | 101.2    |
| 14525   | 580                 | 78.91  | 79.39  | 118.0    | 642                      | 78.98  | 79.49  | 121.9    | 629                   | 78.97  | 79.47  | 121.1    |
| 14545   | 580                 | 79.18  | 79.46  | 133.5    | 642                      | 79.26  | 79.56  | 141.3    | 629                   | 79.24  | 79.54  | 139.6    |
| 14623   | 580                 | 79.46  | 79.63  | 151.5    | 642                      | 79.56  | 79.73  | 155.6    | 629                   | 79.54  | 79.71  | 154.9    |
| 14650   | 580                 | 79.50  | 79.68  | 103.2    | 642                      | 79.58  | 79.79  | 105.3    | 629                   | 79.56  | 79.76  | 104.8    |
| 14711   |                     |        |        |          |                          |        |        |          | 516                   | 79.64  | 79.84  | 98.1     |
| 14727   |                     |        |        |          |                          |        |        |          | 516                   | 79.72  | 79.86  | 37.1     |
| 14731   |                     |        |        |          |                          |        |        |          | 516                   | 81.14  | 81.93  | 45.0     |
| 14734   |                     |        |        |          |                          |        |        |          | 516                   | 81.33  | 81.96  | 45.0     |
| 14739   |                     |        |        |          |                          |        |        |          | 516                   | 81.86  | 82.02  | 39.5     |
| 14750   | 458                 | 80.13  | 80.51  | 123.2    | 517                      | 80.20  | 80.60  | 127.3    |                       |        |        |          |
| 14755   |                     |        |        |          |                          |        |        |          | 516                   | 82.03  | 82.04  | 243.4    |
| 14839   | 458                 | 82.41  | 82.75  | 138.3    | 517                      | 82.47  | 82.84  | 142.7    |                       |        |        |          |
| 14840   |                     |        |        |          |                          |        |        |          | 516                   | 82.04  | 82.04  | 234.9    |
| 14900   |                     |        |        |          |                          |        |        |          | 516                   | 82.04  | 82.05  | 132.6    |
| 14902   | 458                 | 83.52  | 83.87  | 161.2    | 517                      | 83.57  | 83.95  | 165.0    |                       |        |        |          |
| 14932   | 458                 | 84.15  | 84.55  | 126.2    | 517                      | 84.22  | 84.64  | 131.2    | 516                   | 84.22  | 84.64  | 131.2    |
| 14933   | 458                 | 84.47  | 84.58  | 175.6    | 517                      | 84.55  | 84.67  | 181.2    | 516                   | 84.55  | 84.67  | 181.1    |
| 14968   | 458                 | 84.53  | 84.60  | 184.7    | 517                      | 84.61  | 84.69  | 187.5    | 516                   | 84.61  | 84.69  | 187.5    |
| 14969   | 458                 | 84.54  | 84.61  | 184.8    | 517                      | 84.62  | 84.70  | 187.6    | 516                   | 84.62  | 84.69  | 187.5    |
| 15074   | 386                 | 84.67  | 85.00  | 136.1    | 444                      | 84.77  | 85.10  | 141.6    | 444                   | 84.77  | 85.10  | 141.5    |
| 15194   | 386                 | 85.31  | 86.26  | 124.5    | 444                      | 85.92  | 86.38  | 135.5    | 444                   | 85.92  | 86.38  | 135.6    |
| 15378   | 386                 | 90.21  | 90.76  | 85.9     | 444                      | 90.34  | 90.89  | 98.5     | 444                   | 90.34  | 90.89  | 98.5     |
| 15652   | 386                 | 106.33 | 107.12 | 155.3    | 444                      | 106.89 | 107.21 | 161.7    | 444                   | 106.89 | 107.21 | 161.7    |

TIME: 10:25:55      AUTOMATED PERMIT TRACKING SYSTEM      PANEL BP1018M  
DATE: 12/31/2002      APPROVALS DETAIL SCREEN      LAST UPDATE 04/11/2002  
PLR 15:28:10

PERMIT #: B475100

PASSWORD :

| AGENCY   | DATE       | CODE | COMMENTS                                |
|----------|------------|------|-----------------------------------------|
| BLD PLAN | 02/22/2002 | 01   | JOS VENTURINA                           |
| SEDI CTL | 04/05/2002 | 01   | SC-04-05-02 MG                          |
| ZONING   | 03/04/2002 | 01   | BR 01-545A DENIED8/29/0;SIDE SETBACK OK |
| PUB SERV | 03/04/2002 | 01   | BR MEETS BB 8/7/01 REQS./SH             |
| ENVRMNT  | 03/08/2002 | 01   | EIR-03-08-02 MSK                        |
| PERMITS  | 04/11/2002 | 01   | DAS                                     |

01 THRU 09 INDICATES AN "APPROVAL" \*\* 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL

PF4 - ISSUE PERMIT

PF9 - SAVE

CLEAR - MENU

APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND

DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT  
TOWSON, MARYLAND 21204

DATE: 2-7-02

OEA: KRA/KC  
HISTORIC DISTRICT/BLDG.

PERMIT #: B475100  
RECEIPT #: 4900990  
CONTROL #: NB  
XREF #:

PROPERTY ADDRESS: 1951 HANNAH AVE  
SUITE/SPACE/FLOOR:  
SUBDIV: HALETHORPE TERRACE  
TAX ACCOUNT #: 132350070, 1302652090

☐ YES ☒ NO  
☐ DO NOT KNOW  
DISTRICT/PRECINCT: 13

FEE: 149 + 5.00  
PAID: 154.00  
PAID BY: App  
INSPECTOR:

OWNER'S INFORMATION (LAST, FIRST)  
NAME: BOHN CLARENCE M.  
ADDR: 206 PARADISE AVE. CATONSVILLE, MD 21228

DOES THIS BLDG.  
HAVE SPRINKLERS  
YES ☐ NO ☒

I HAVE CAREFULLY READ THIS APPLICATION  
AND KNOW THE SAME IS CORRECT AND TRUE,  
AND THAT IN DOING THIS WORK ALL PROVI-  
SIONS OF THE BALTIMORE COUNTY CODE AND  
APPROPRIATE STATE REGULATIONS WILL BE  
COMPLIED WITH WHETHER HEREIN SPECIFIED  
OR NOT AND WILL REQUEST ALL REQUIRED  
INSPECTIONS.

APPLICANT INFORMATION

NAME: MARK HYFNASEL  
COMPANY:  
STREET: 13845 FORSYTHE RD.  
CITY, ST, ZIP: SYKEVILLE MD. 21784  
PHONE #: 410-902-4691 MHIC #  
APPLICANT: SITE RITE SURVEYING INC.  
SIGNATURE: Mark Hyfnasel DRC#  
PLANS: CONST 2 PLOT 7 PLAT DATA EL 1 PL 1  
TENANT  
CONTR: Patapsco Homes, Inc.  
ENGR:  
SELLR:

MHBR # 1293

TYPE OF IMPROVEMENT

- 1. ☒ NEW BLDG CONST
- 2. ☐ ADDITION
- 3. ☐ ALTERATION
- 4. ☐ REPAIR
- 5. ☐ WRECKING
- 6. ☐ MOVING
- 7. ☐ OTHER

Also Using Tax # 13-23-500770  
DESCRIBE PROPOSED WORK:

Construct SFD w/ 3 Bdrms. No Garage.  
39' x 27' x 34' 10" = 2,733 sq ft

TYPE OF USE

RESIDENTIAL

- 01. ☒ ONE FAMILY
- 02. ☐ TWO FAMILY
- 03. ☐ THREE AND FOUR FAMILY
- 04. ☐ FIVE OR MORE FAMILY  
(ENTER NO UNITS)
- 05. ☐ SWIMMING POOL
- 06. ☐ GARAGE
- 07. ☐ OTHER

NON-RESIDENTIAL

- 08. ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- 09. ☐ CHURCH, OTHER RELIGIOUS BUILDING
- 10. ☐ FENCE (LENGTH HEIGHT)
- 11. ☐ INDUSTRIAL, STORAGE BUILDING
- 12. ☐ PARKING GARAGE
- 13. ☐ SERVICE STATION, REPAIR GARAGE
- 14. ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
- 15. ☐ OFFICE, BANK, PROFESSIONAL
- 16. ☐ PUBLIC UTILITY
- 17. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
- 18. ☐ SIGN
- 19. ☒ STORE, MERCHANDISE, RESTAURANT  
SPECIFY TYPE: W.M. Bldg
- 20. ☐ SWIMMING POOL  
SPECIFY TYPE: GRASSY AREA
- 21. ☐ TANK, TOWER
- 22. ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS)
- 23. ☐ OTHER

TYPE FOUNDATION

- |                                                 |                                             |
|-------------------------------------------------|---------------------------------------------|
| 1. <input type="checkbox"/> SLAB                | 1. <input checked="" type="checkbox"/> FULL |
| 2. <input type="checkbox"/> BLOCK               | 2. <input type="checkbox"/> PARTIAL         |
| 3. <input checked="" type="checkbox"/> CONCRETE | 3. <input type="checkbox"/> NONE            |

TYPE OF CONSTRUCTION

- 1. ☐ MASONRY
- 2. ☒ WOOD FRAME
- 3. ☐ STRUCTURE STEEL
- 4. ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

- 1. ☒ GAS
- 2. ☐ OIL
- 3. ☐ ELECTRICITY
- 4. ☐ COAL

TYPE OF SEWAGE DISPOSAL

- |                                                     |                                            |                                   |
|-----------------------------------------------------|--------------------------------------------|-----------------------------------|
| 1. <input checked="" type="checkbox"/> PUBLIC SEWER | <input checked="" type="checkbox"/> EXISTS | <input type="checkbox"/> PROPOSED |
| 2. <input type="checkbox"/> PRIVATE SYSTEM          | <input type="checkbox"/> EXISTS            | <input type="checkbox"/> PROPOSED |
| <input type="checkbox"/> SEPTIC                     | <input type="checkbox"/> EXISTS            | <input type="checkbox"/> PROPOSED |
| <input type="checkbox"/> PRIVY                      | <input type="checkbox"/> EXISTS            | <input type="checkbox"/> PROPOSED |

CENTRAL AIR: 1. ☒ 2. ☐  
ESTIMATED COST: \$ 110,000  
OF MATERIALS AND LABOR

1. ☒ PUBLIC SYSTEM ☒ EXISTS ☐ PROPOSED  
2. ☐ PRIVATE SYSTEM ☐ EXISTS ☐ PROPOSED

PROPOSED USE: S.F.D.  
EXISTING USE: VACANT

OWNERSHIP

- 1. ☒ PRIVATELY OWNED
- 2. ☐ PUBLICLY OWNED
- 3. ☒ SALE
- 4. ☐ RENTAL

RESIDENTIAL CATEGORY:

- 1. ☒ DETACHED
  - 2. ☐ SEMI-DET.
  - 3. ☐ GROUP
  - 4. ☐ TOWNHSE
  - 5. ☐ MIDRISE
  - 6. ☐ HIRISE
- #EFF: #1BED: #2BED: #3BED: ☒ TOT BED: TOT APTS/CONDOS: