

IN RE: PETITION FOR ADMIN. VARIANCE
SW intersection of Ingleside and
Oak Grove Avenues
1st Election District
1st Councilmanic District
(215 Ingleside Avenue)

Stephanie & Gregory Day
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-252-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, Stephanie and Gregory Day. The variance request is for property located at 215 Ingleside Avenue in the Catonsville area of Baltimore County. The variance request is from Section 1B02.3.C.1 and Zoning Commissioners Policy 1B02.3.C.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 3 ft. and a side street setback of 4 ft. in lieu of the required 30 ft. and 25 ft. respectively for an existing detached garage proposed to be attached to the principal dwelling and Section 402 of the B.C.Z.R., to permit an existing accessory structure (gazebo) to be located in the side yard in lieu of the rear yard. 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

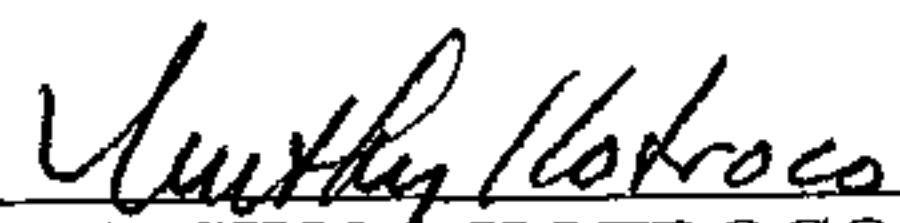
12/12/02
R. J. Jenson

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 24th day of December, 2002, that a variance from Section 1B02.3.C.1 and Zoning Commissioners Policy 1B02.3.C.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 3 ft. and a side street setback of 4 ft. in lieu of the required 30 ft. and 25 ft. respectively for an existing detached garage proposed to be attached to the principal dwelling and Section 402 of the B.C.Z.R., to permit an existing accessory structure (gazebo) to be located in the side yard in lieu of the rear yard, 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

12/24/02
R. Johnson
TMK:raj



Baltimore County
Zoning Commissioner

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

December 24, 2002

Mr. & Mrs. Gregory Day
215 Ingleside Avenue
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 03-252-A
Property: 215 Ingleside Avenue

Dear Mr. & Mrs. Day:

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, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Chris Lambros
6360 E. South Hanover Rd
Elkridge, MD 21075

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on Recycled Paper

*ORIGINAL FORM KEEP IN FILE



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 215 INGLESIDE AVE

which is presently zoned DR 5.5

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) 1B02.3.C.1 AND ZONING COMMISSIONERS POLICY 1B02.3.C.2 ~~AND~~ TO PERMIT A REAR YARD SETBACK OF 3 FT AND A SIDE STREET SETBACK OF 4 FT IN LIEU OF THE REQUIRED 30 FT, AND 25 FT RESPECTIVELY FOR A EXISTING DETACHED GARAGE PROPOSED TO BE ATTACHED TO THE PRINCIPAL DWELLING. AND SECTION 401 TO PERMIT AN EXISTING ACCESSORY STRUCTURE (A GAZEBO) TO BE LOCATED IN SIDE YARD, IN LIEU OF REAR YARD

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:

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):

GREGORY DAY

Name - Type or Print

Signature

STEPHANIE DAY

Name - Type or Print

Signature

215 INGLESIDE AVE MD 410 455 1678

Address

Telephone No

CATONSVILLE

City

MD

State

21228

Zip Code

Representative to be Contacted:

Chris Lambros

Name

6360 E SOUTH HAMMER RD MD 443-463

Address

Telephone No

EIKRIDGE

City

MD

State

21075

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 11/22/02 day of November 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. 03 252 A

Reviewed By JC Date 11/22/02

Estimated Posting Date 12/02/02

REV 10/25/01

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 215 INGLETSIDE AVE
Address
CATONSVILLE MD 21228
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 location of the addition was chosen due to the existence of a solid slab foundation. This foundation remains from a wing of the original house that was removed by previous owners. This location is situated between the existing house and garage, no closer to the side of the property than the house and no closer to the rear of the property than the garage. This location is surrounded by an existing 8' high fence which allows it to be private and non obtrusive. THE GAZEBO, TO REMAIN, WILL UNAVIDOABLY BE LOCATED IN SIDE YARD.

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.

x Gregory J. Day
Signature
GREGORY J. DAY
Name - Type or Print

x Stephanie Day
Signature
STEPHANIE DAY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of NOVEMBER, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GREGORY J. DAY AND STEPHANIE DAY
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Bernadette M. Vickrey
Notary Public

My Commission Expires 6/15/05

Affidavit in Support of Administrative Variance

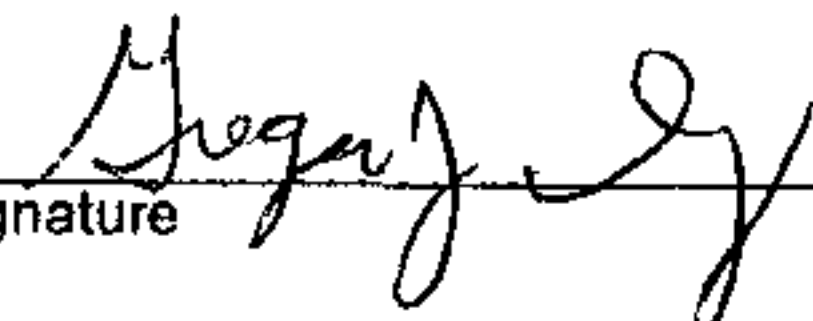
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is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

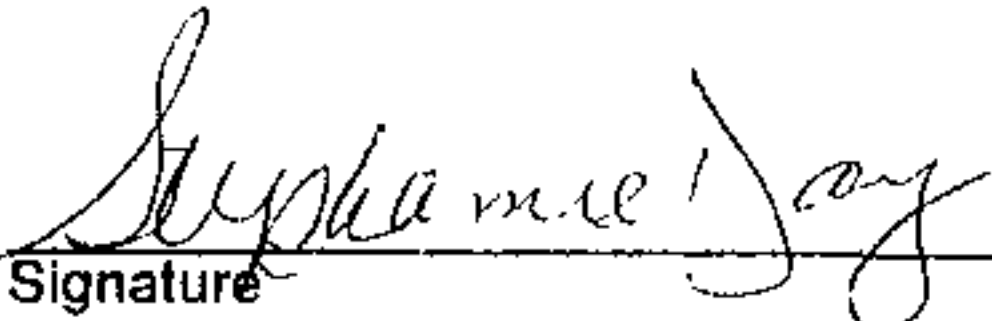
That the Affiant(s) does/do presently reside at 215 INGLESIDE AVE
Address
CATONSVILLE MD 21228
City State Zip Code

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 location of the addition was chosen due to the existence of a solid slab foundation. This foundation remains from a wing of the original house that was removed by previous owners. This location is situated between the existing house and garage, no closer to the side of the property than the house and no closer to the rear of the property than the garage. This location is surrounded by an existing 8' high fence which allows it to be private and non obtrusive. THE GAZEBO, TO REMAIN, WILL UNAVOIDABLY BE LOCATED IN SIDE YARD.

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.

X 
Signature
GREGORY J. DAY
Name - Type or Print

X 
Signature
STEPHANIE DAY
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of NOVEMBER, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GREGORY J. DAY AND STEPHANIE DAY
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires 6/15/05



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at Z15 INGLESIDE AVE
which is presently zoned DR 5.5

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) 1B02, 3.C. 1 AND ZONING COMMISSIONER'S POLICY 1B02, 3.C. 2, ~~AND~~ DIRECT TO PERMIT A REAR YARD SETBACK OF 3 FT AND A SIDE STREET SETBACK OF 4 FT IN LIEU OF THE REQUIRED 30 FT, AND 25 FT RESPECTIVELY FOR A EXISTING DETACHED GARAGE PROPOSED TO BE ATTACHED TO THE PRINCIPAL DWELLING, AND SECTION 401 TO PERMIT AN EXISTING ACCESSORY STRUCTURE ~~TO~~ (A GAZEBO) TO BE LOCATED IN SIDE YARD, IN LIEU OF REAR YARD

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

GREGORY DAY
Name - Type or Print

Signature

X Gregory Day
Signature

Address Telephone No.

STEPHANIE DAY
Name - Type or Print

City State Zip Code

X Stephanie Day
Signature

Attorney For Petitioner:

Z15 INGLESIDE AVE MD 21228
Address Telephone No.

Name - Type or Print

CARONSVILLE MD 21228
City State Zip Code

Signature

Representative to be Contacted:

Company

Chris Lambros
Name

Address Telephone No.

6360 E SOUTH HAMMER RD MD 21075
Address Telephone No.

City State Zip Code

EIKRIDGE MD 21075
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 03 day of 252 A 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. 03 252 A

Reviewed By JL Date 11/22/02

REV 10/25/01

Estimated Posting Date 12/02/02

ZONING DESCRIPTION

215 INGLESIDE AVE.

BEGINNING AT A POINT ON THE SOUTH WEST INTERSECTION OF INGLESIDE AND OAK GROVE AVENUES THEN SOUTHERLY ALONG THE RIGHT OF WAY OF INGLESIDE AVE 95 FT, THEN WESTERLY 105 FT, THEN NORTHERLY 95 FT, THEN EASTERLY ALONG THE SOUTHERN RIGHT OF WAY OF OAK GROVE AVENUE 105 FT, BACK TO THE POINT OF BEGINNING BEING .22 ACRES $\pm$ IN THE 1ST ELECTION DISTRICT.

CAL 11/22/02

252

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 19226

DATE

11/22/02

ACCOUNT

001 006 6150

AMOUNT \$

50.00

RECEIVED
FROM:

FOR:

Variance filing

215 Inglewood Ave

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

11/22/2002 11/22/2002 09:59:40

REG W506 WALKIN KNEH KXH DRIVER

>>RECEIPT # 115568 11/22/2002 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 019226

Recpt Tot \$50.00

50.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1226

DATE _____

11/22/02

ACCOUNT

001 006 6150

AMOUNT

\$ 50.00

RECEIVED
FROM: _____

FOR:

Vampire King

515-21464 Ave

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADM.

RE Case No. 03-252-APetitioner/Developer: O'KEEFE, ETALDate of Hearing/Closing: 12/17/02

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

Attention:

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 #215 INGLESIDE AVE.

The sign(s) were posted on 12/2/02
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe
(Signature of Sign Poster and Date) 12/15/02

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

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

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

Date	From	To	Phone #	Fax #
	O'KEEFE	BETTY / ROBIN		666-0929
		ZONING C.		
			887-3468	

Post-It Fax Note 7671



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: 252
Petitioner: Gregory & Stephanie Day
Address or Location: 215 Ingle side Ave, Catonsville MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: ICS LLC ATTN: CHRIS LAMBROS
Address: 6360 E SOUTH HANOVER RD
ELK RIDGE MD 21075
Telephone Number: 410 796-7025

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 03- 252 -A Address 215 INGLESIDE AVEContact Person JOHN LEWIS Phone Number 410-887-3391
Please Print your NameFiling Date: 11/22/02 Posting Date: 12/02/02 Closing Date: 12/17/02

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

- 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.
- 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.
- 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.
- 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.

CITY OF BALTIMORE

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 252 -A Address 215 INGLESIDE AVEPetitioner's Name GREGORY & STEPHANIE DAY Telephone 410-455-1678
H 410-747-4051Posting Date: 12/02/02 Closing Date: 12/17/02Wording for Sign To Permit A REAR YARD SETBACK OF 3 FT. AND A SIDE ^{STREET} ~~YARD~~ SETBACK OF 4 FT. IN LIEV OF 30 FT. AND 25 FT. RESPECTIVELY (FOR AN EXISTING DETACHED GARAGE PROPOSED TO BE ATTACHED TO THE DWELLING) AND SECTION 401 TO PERMIT AN EXISTING ACCESSORY STRUCTURE TO BE LOCATED IN SIDE YARD IN LIEV OF REAR YARD.



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 16, 2002

Gregory Day
Stephanie Day
215 Ingleside Avenue
Catonsville, MD 21228

RE: Case Number: 03-252-A, 215 Ingleside Avenue

Dear Mr. and Mrs. Day:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 22, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

C: People's Counsel

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





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.17.02

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

RE: Baltimore County
Item No. 252 JC

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,

1- 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

December 19, 2002

ATTENTION: George Zahner

Distribution Meeting of 12/23/02

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:

258
242-249, 251-269

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

cc: File

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: January 27, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of December 16, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

241-248, 251, 252, 256, 259

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 20, 2002

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

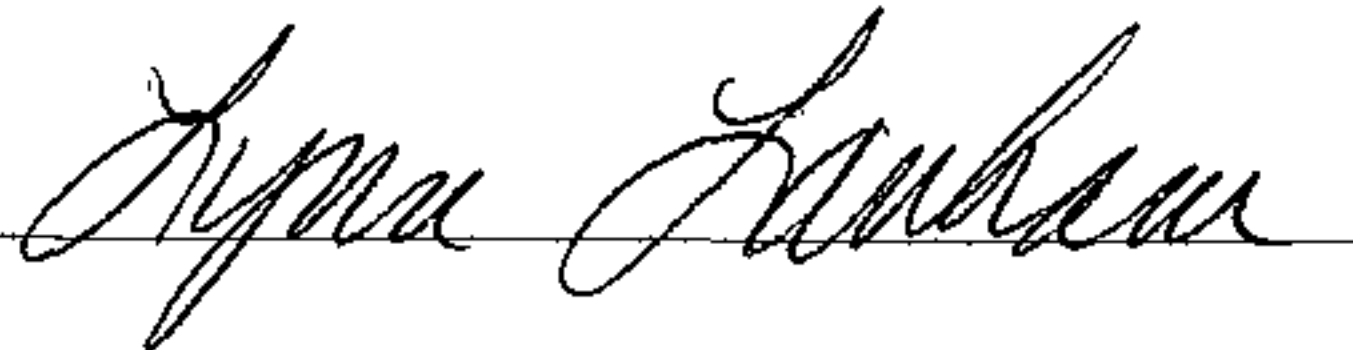
SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-252**
ADMINISTRATIVE VARIANCE

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:



Section Chief:



AFK/LL:MAC

73

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 17, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 23, 2002
Item Nos. 241, 243, 244, 245, 246, 248,
249, 250, 251, 252, 253, 254, 255, 256,
and 269

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

RWB:CEN:jrb

cc: File

October 29, 2002

252

Baltimore County Zoning Board

James Swinney
2 Oak Grove Ave
Catonsville MD 21228

Re: Administrative Zoning Variance – 215 Ingleside Ave

To Whom it may concern,,

We have reviewed our neighbor's plans for their addition and we feel that this addition will not affect the aesthetic value or property value of either the community or our individual property.

Sincerely,

James C. Swinney

October 29, 2002

Baltimore County Zoning Board

Mr/Mrs Khin
5 Oak Grove Ave
Catonsville MD 21228

Re: Administrative Zoning Variance – 215 Ingleside Ave

To Whom it may concern,.

We have reviewed our neighbor's plans for their addition and we feel that this addition will not affect the aesthetic value or property value of either the community or our individual property.

Sincerely,

Heather K. Nummer

252



Maryland Department of Planning

*Parris N. Glendening
Governor*

*Kathleen Kennedy Townsend
Lt. Governor*

*Roy W. Kienitz
Secretary*

*Mary Abrams
Deputy Secretary*

December 20, 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, 12/23/02 re: case numbers 03-241-SPHXA, 03-242-SPH, 03-243-A, 03-244-A, 03-245-A, 03-246-SPHX, 03-247-A, 03-248-SPHA, 03-249-A, 03-250-SPHXA, 03-251-A, 03-252-A, 03-253-A, 03-254-A, 03-255-SPH, 03-256-A, 03-269-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 12/19/02. 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

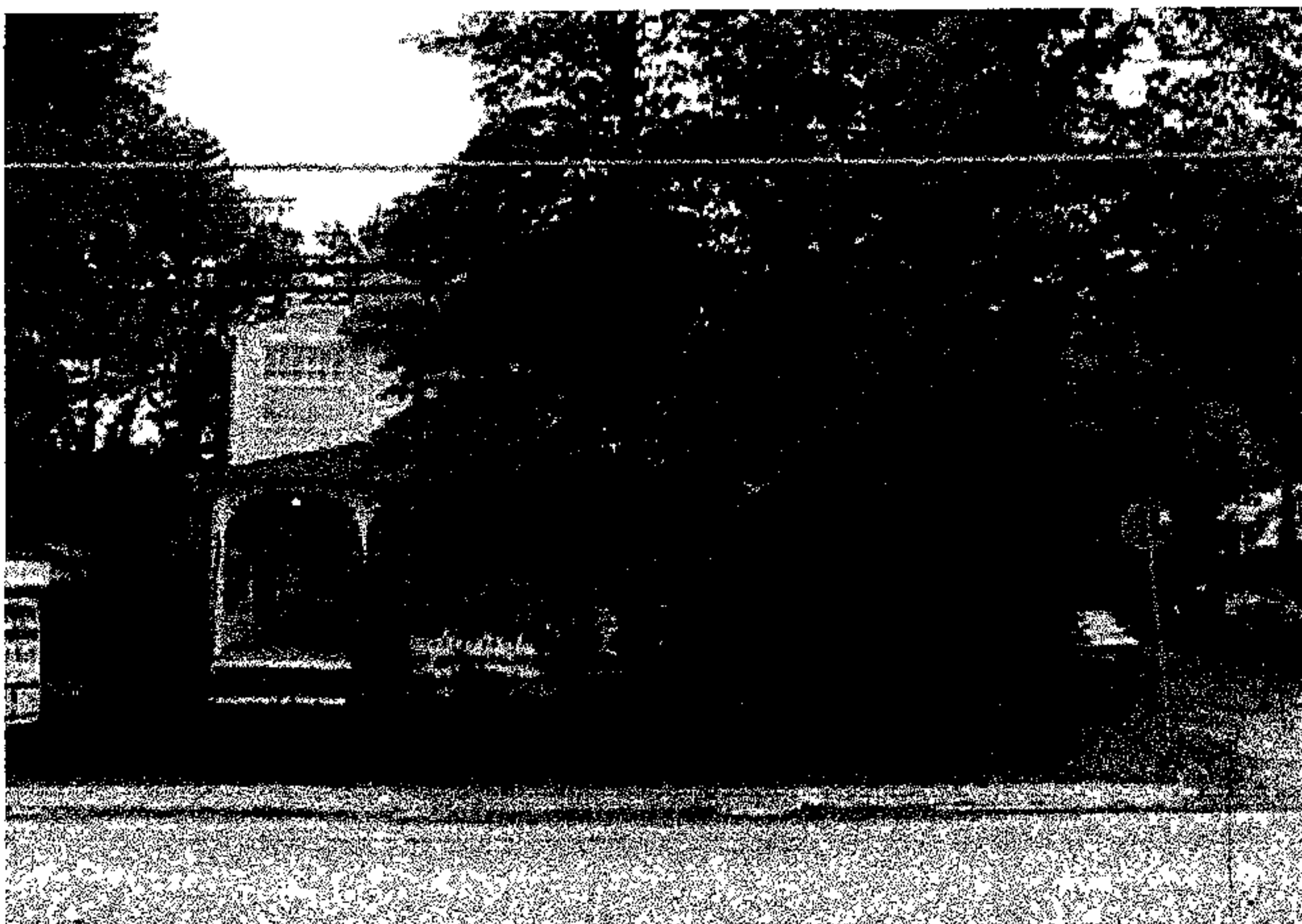
252



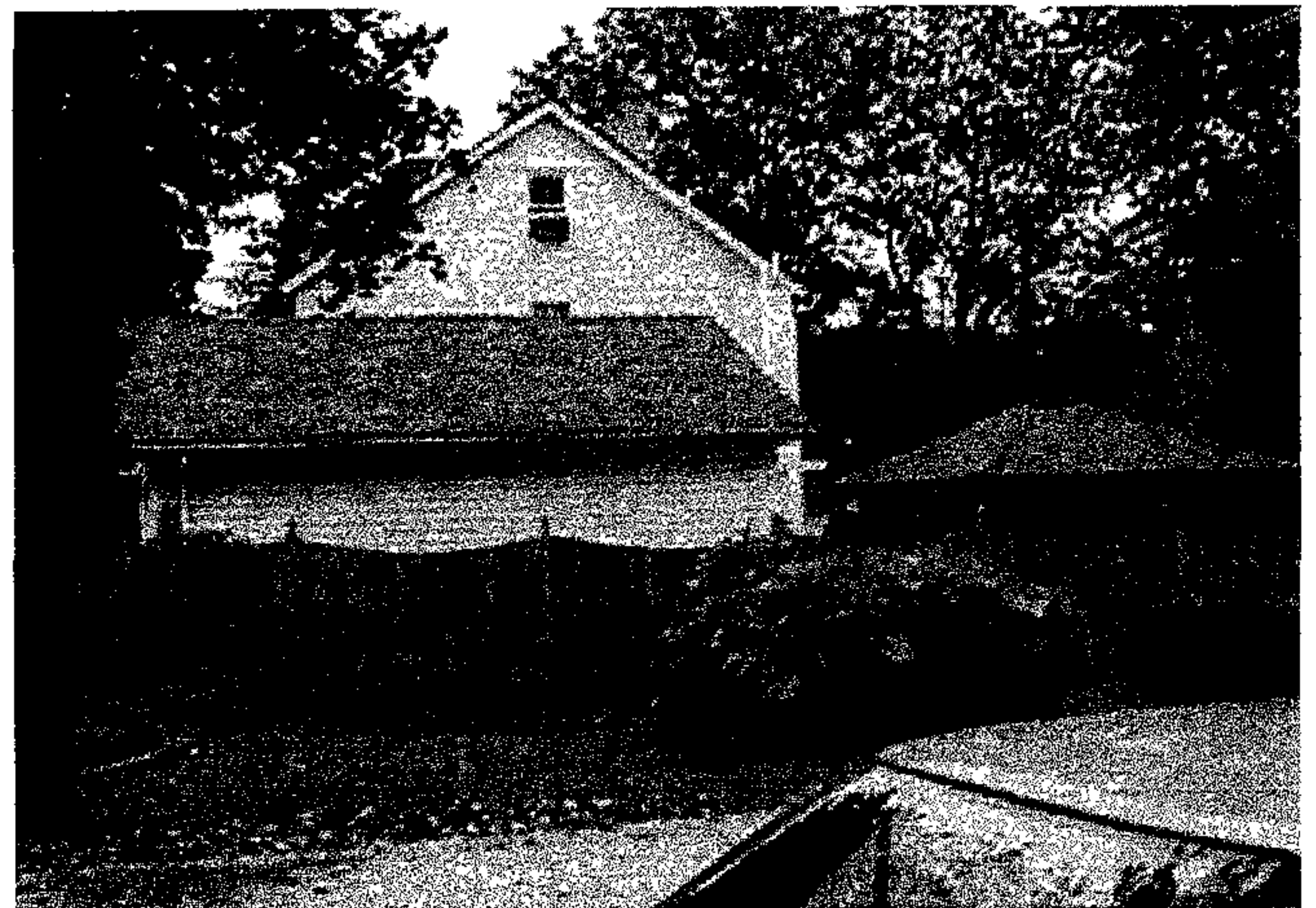
RIGHT SIDE #2 OAK GROVE AVE



LEFT SIDE - 211 INGLETSIDE



FRONT - INGLETSIDE



REAR #5 OAK GROVE AVE

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 215 INGLESIDE AVE

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

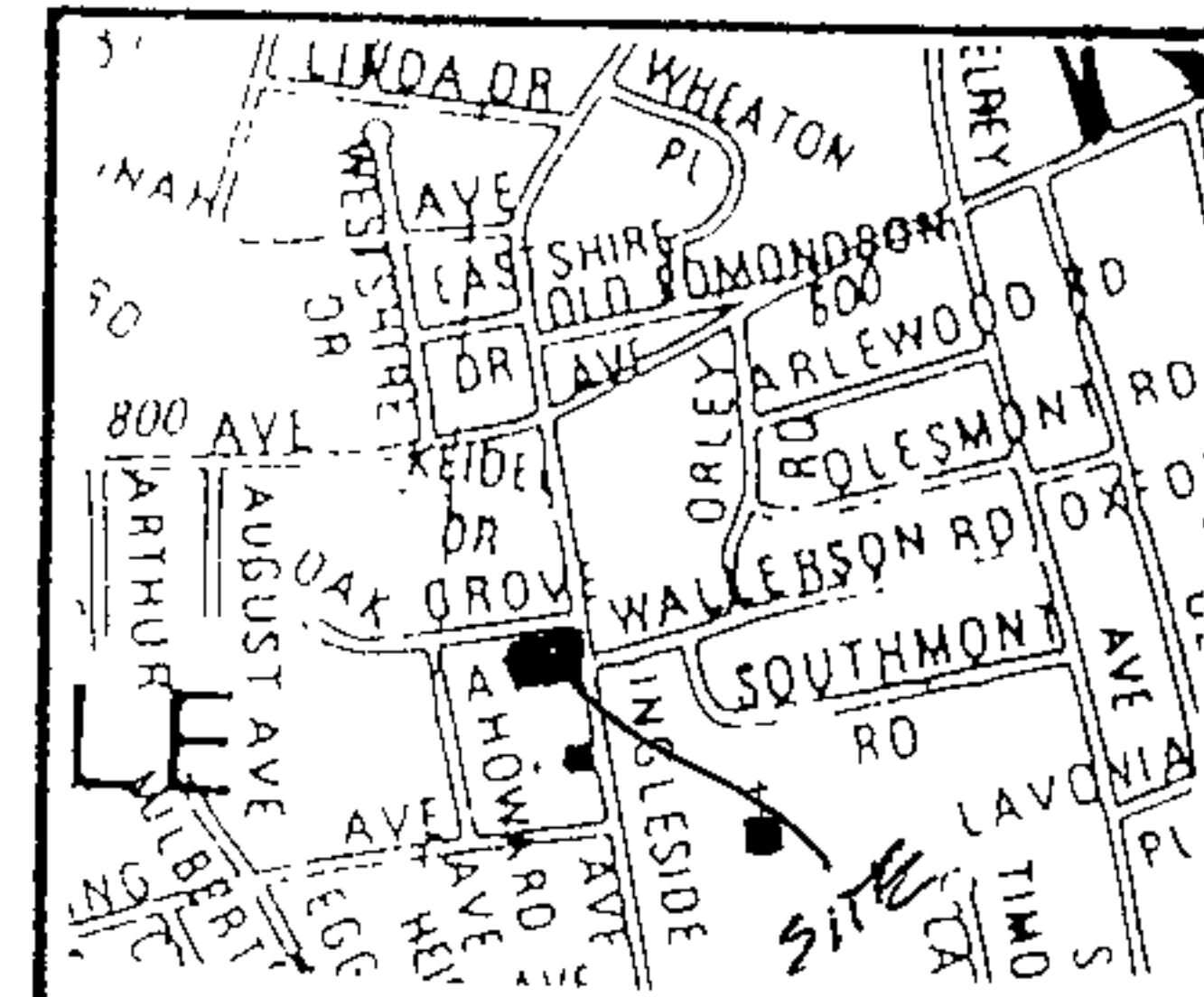
SUBDIVISION NAME SW CORN. OAK GROVE AVE

PLAT BOOK # FOLIO # LOT # SECTION #

OWNER GREG + STEPHANIE DAY (JAKUBICK)

5 OAK GROVE AVE
OWNER: KIMMY HAY
INX# 210000-213
MAP-101 LR-D-2
PARCEL-1543

ELVERA MCCANN
211 INGLESIDE
TAX# 0103770030
MAP-101 LR-D-2
PARCEL-1853



VICINITY MAP
SCALE 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP #

ZONING DR 5.5

LOT SIZE 0.22 9975.0
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY/BUILDING YES ☐ NO ☒

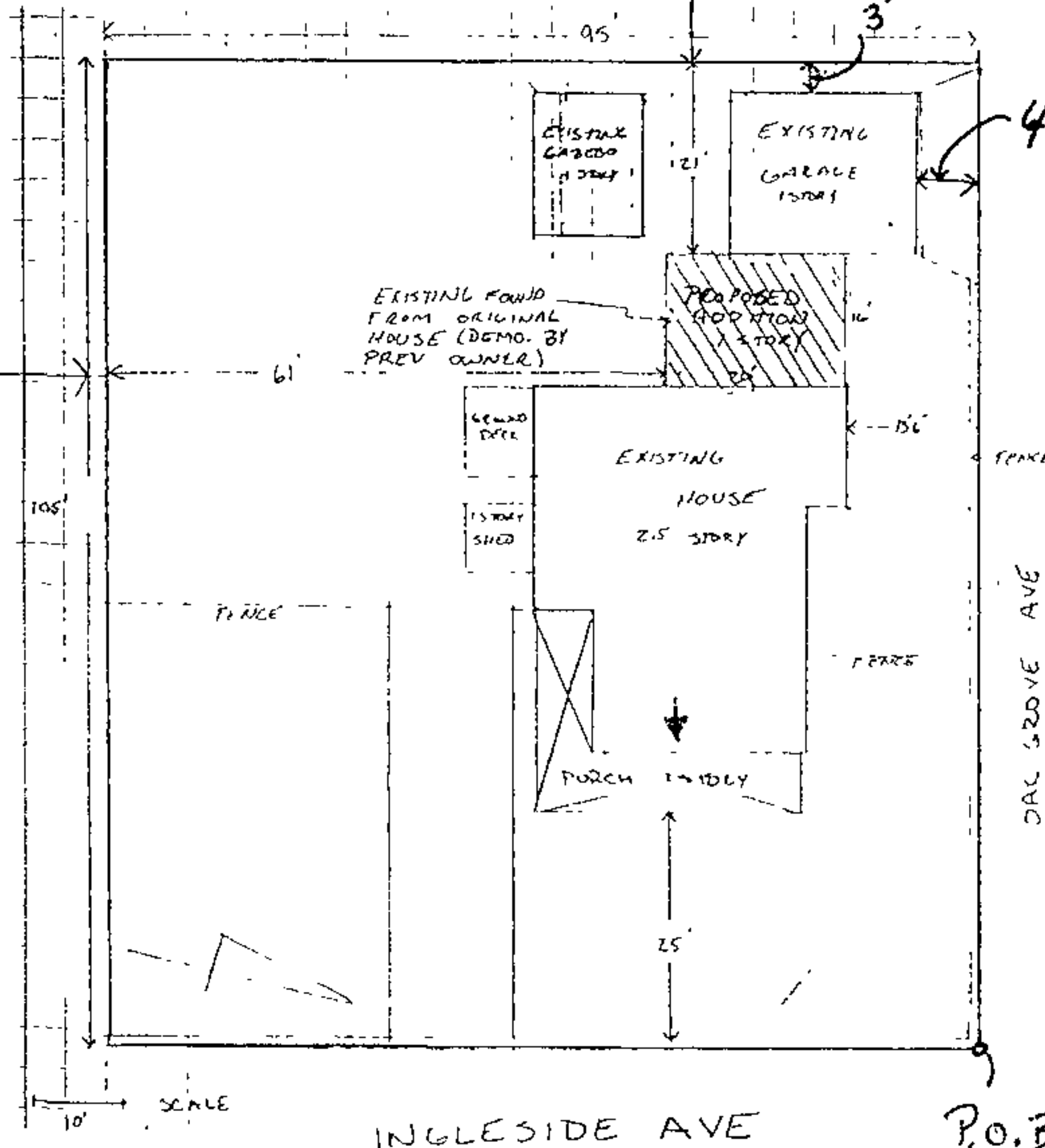
PRIOR ZONING HEARING NA

ZONING OFFICE USE ONLY
REVIEWED BY JV ITEM # 03-252-A CASE #

211 INGLESIDE



NORTH



INGLESIDE AVE

P.O.B.

PREPARED BY CHRIS LAMBROS

SCALE OF DRAWING: 1" = 30'

CL 11/22/02

Handwritten notes:
JTB
CL
#1



(SHEET S.W.-3-F)

252

BALTIMORE COUNTY

SW 2 F