IN RE: PETITION FOR VARIANCE
W/S Northeast Avenue, 265' S
centerline of Spencer Avenue
13th Election District
1st Councilmanic District
(2026 Northeast Avenue)

Wilma Bell & Lascelles Robinson Petitioners * BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

CASE NO. 03-352-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

*

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Wilma Bell and Lascelles Robinson. The Petitioners are requesting variance relief for property they own at 2026 Northeast Avenue, located in the Halethorpe area of Baltimore County. The subject property is zoned D.R.2. The variance request is from Sections 1B02.3.C.1, 304 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a buildable lot with an area of 10,900 sq. ft., lot width of 50 ft. and a side yard setback of 7 ft. with a sum of side yards totaling 22 ft., and a front yard average of 30 ft. in lieu of the required 20,000 sq. ft., 100 ft., 15 ft., 40 ft. and 40 ft., and to approve an undersized lot.

Appearing at the hearing on behalf of the variance relief were Lascelles Robinson and Wilma Bell, owners of the property, Bernadette Moskunas, representing Site Rite Surveying, and Karen Burton, appearing on behalf of the builder. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.25 acres of land, more or less, zoned D.R.2. The subject property is located on the west side of Northeast Avenue in Halethorpe. There is no existing dwelling on the property at this time. However, there does exist a large residential garage situated to the rear of the property which the property owners utilize for storage. The testimony offered at the hearing

Selelo3

was that Ms. Bell and Mrs. Robinson currently rent a home at 2044 Northeast Avenue, just a few doors down from this lot. They purchased this property in 1996 and are now in a position to construct a single-family residential dwelling thereon. They are looking forward to owning their own home and no longer renting in the neighborhood. In order to proceed with the construction of the dwelling on this lot, as shown on Petitioners' Exhibit No. 1, the variance requests are necessary.

The property owners have submitted the elevation drawings of the home they intend to construct on this property to the Office of Planning. The Office of Planning has recommended approval of the house to be constructed on this lot. Furthermore, given that the property owners intend to tear down the old garage and construct this new house on the lot, there will only be a small increase in impervious surface as a result of this new construction. The old garage shall be razed and that area of the property returned to its natural grassy state.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been

established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED, this Aday of March, 2003, by this Deputy Zoning Commissioner, that the Petitioners' request for variances, to allow a buildable lot with an area of 10,900 sq. ft., lot width of 50 ft. and a side yard setback of 7 ft. with a sum of side yards totaling 22 ft., and a front yard average of 30 ft. in lieu of the required 20,000 sq. ft., 100 ft., 15 ft., 40 ft. and 40 ft., and to approve an undersized lot, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

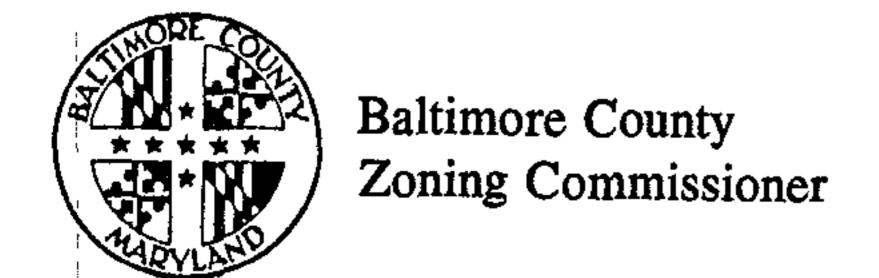
- 1) The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The property owners shall be required to tear down the old residential garage located to the rear of the property prior to the issuance of an occupancy permit from Baltimore County to these Petitioners.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj



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

Fax: 410-887-3468

March 26, 2003

Ms. Wilma Bell Mr. Lascelles Robinson 2044 Northeast Avenue Baltimore, Maryland 21227

> Re: Petition for Variance Case No. 03-352-A

> > Property: 2026 Northeast Avenue

Dear Ms. Bell & Mr. Robinson:

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

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

Very truly yours,

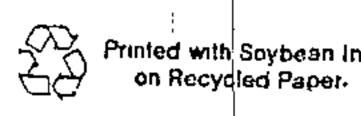
Timothy M. Kotroco

Deputy Zoning Commissioner

Musty Hotroco

TMK:raj Enclosure

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





REU 9/15/98

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2026 NOMhoust Avenue which is presently zoned D.P. Z.

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal tweer(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and nade a part hereof, hereby petition for a Variance from Section(s) 1002, 30, 1, 304 (BCZR) + 303.1

To allow a buildable lot with an area of 10,900 square feet, lot width of 50 feet and a side yard setback of 7 feet with a sum of side yards totaling 22 feet, and a front yard average of 30 feet in lieu of the required 20,000 square feet, 100 feet, 15 feet, 40 feet and 40 feet, and to approve an undersized lot and any additional relief deemed necessary.

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

- 1. Parcel of record since Deed dated 4/6/1956 in Liber 2904, folio 315.
- 2. No contiguous ownership in order to meet the B.C.Z.R.
- 3. Current zoning requirements restrict the development of this site, thus restricting the permitted use of the parcel.

Property is to be posted and advertised as prescribed by the zoning regulations.
, 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. Legal Owner(s): Contract Purchaser/Lessee: Name - Type of Print Vame - Type or Print Signature Signature Name · Type or Print Talephone No. Address Zip Code Signature City Stale Novtheast Avenue Attorney For Petitioner: Telephone No. Address Balto. Zip Code State Name: Type or Pont Representative to be Contacted: Signature SWMINN, IM Name Company Telephone No. Address (Telephone No. **Statess** 21286 MO OWJON Zip Code State Zip Code State City OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Case No UNAVAILABLE FOR HEARING Date Reviewed By D.THOMPSON

ZONING DESCRIPTION FOR #2026 NORTHEAST AVENUE

BEGINNING AT A POINT ON THE WEST SIDE OF NORTHEAST AVENUE
WHICH IS 30 FEET WIDE AT THE DISTANCE OF 265 FEET SOUTH OF THE
CENTERLINE OF SPENCER AVENUE WHICH IS 30 FEET WIDE. AS RECORDED IN
DEED LIBER 11923, FOLIO 117 WITH THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 3 DEGREES WEST, 50 FEET; THENCE NORTH 87

DEGREES WEST, 218 FEET; THENCE NORTH 3 DEGREES EAST, 50 FEET AND

THENCE SOUTH 87 DEGREES EAST, 218 FEET TO THE PLACE OF BEGINNING,

CONTAINING 10,900 SQUARE FEET. ALSO KNOWN AS #2026 NORTHEAST

AVENUE AND LOCATED IN THE 13TH. ELECTION DISTRICT AND 1ST.

COUNCILMANIC DISTRICT.



J. TILGHMAN DOWNEY, JR.

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

MISCELLANEOUS RECEIPT	
DATE 13003	ACCOUNT 00100150.
	AMOUNT \$ 115.00
RECEIVED SITE RITE	
FOR: ITEM # 352	03-353-A YUNDERSIZE
2026 NORTHEAS	TAKE BY D. THOMPSON

YELLOW - CUSTOMER

No. 20469

BALTIMORE COUNTY, MARYLAND

PINK - AGENCY

OFFICE OF BUDGET & FINANCE

DISTRIBUTION

WHITE - CASHIER

HISINESS ACTURE IIK. **加加加加加加加加加** 10.200 MILLE KU WW MAL DAD 公和任15年21270 1/30/2003 IFLK 5 SZS ZOMING VERIFICATION lan's 020464 \$115.00 Recei. Tot 35.00 CK 60.00 CA 10.00-06 Ballimore County, Haryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #03-352-A 2026 Northeast Avenue W/side Northeast Avenue, 265 feet south of centerline Spencer Avenue

13th Election District - 1st Councilmanic District

Legal Owner(s): Wilma Belt and Lescelles Robinson

Variance: to permit a buildable lot with an area of 10,900 square feet, lot width of 50 feet, lot width of 50 feet and a side yard setback of 7 feet with a sum of side yards to-talling 22 feet, and a front yard average of 30 feet in lieu of the required 20,000 square feet, 100 feet, 15 feet, 40 feet, and to approve an undersized lot and any additional relief deemed necessary.

Hearing." Tuesday, March 25, 2003 at 11.00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

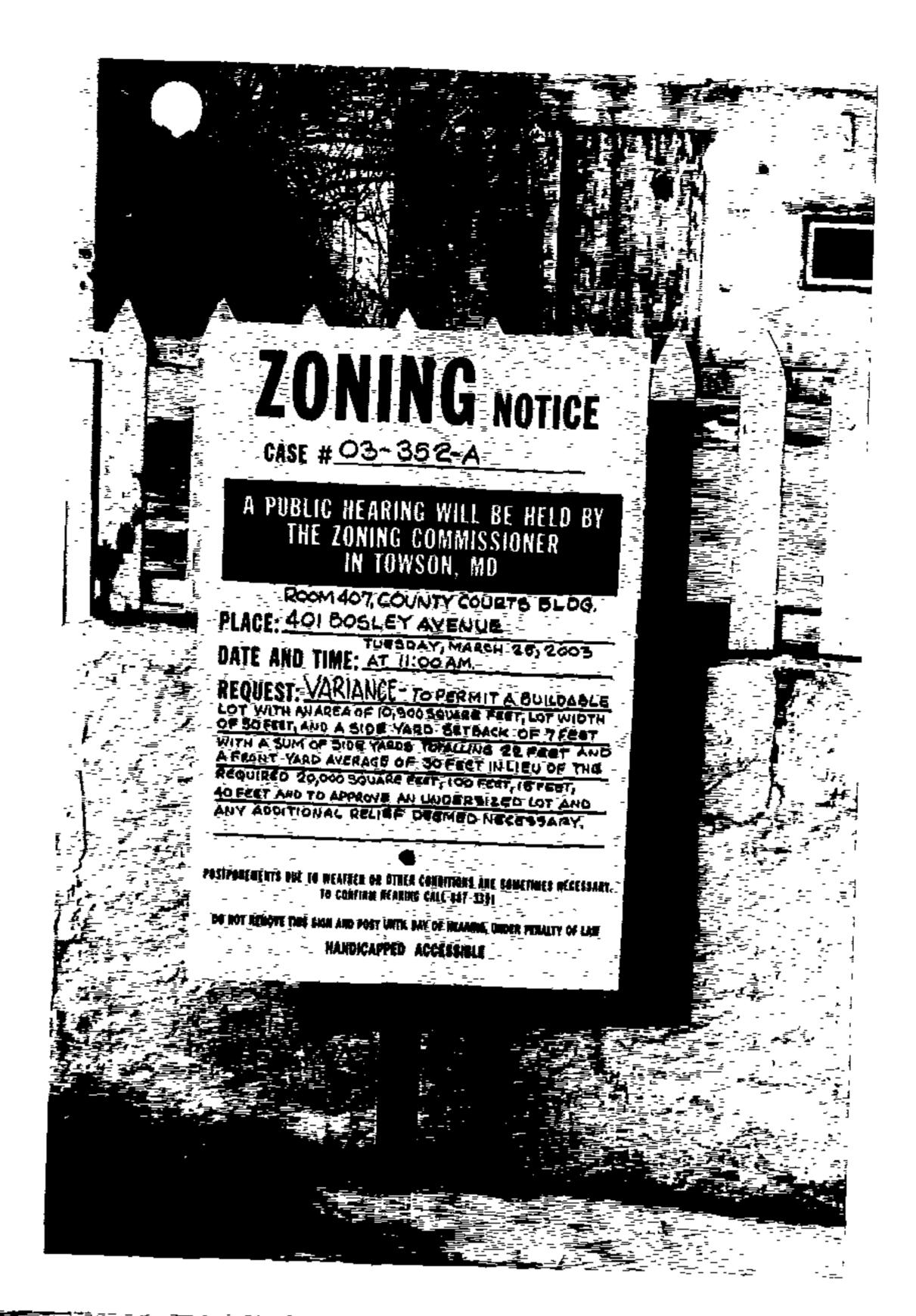
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for
special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391. JT 3/647 Mar 11

CERTIFICATE OF PUBLICATION

313,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
nce in each ofsuccessive weeks, the first publication appearing
$\frac{3/11}{2003}$
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
S. Willing.

LEGAL ADVERTISING





CERTIFICATE OF POSTING

!	Petitioner/Developer: Losco Person
	Date of Hearing/Closing: Man. 25, 2009
altimore County Department of crimits and Development Management ounty Office Building, Room 111 lowest Chesapeake Avenue owson, MD 21204	
Attention: Mr. George Zahner	
adies and Gentlemen: This letter is to cert	tify under the penalties of perjury that the necessary sign(s) required by
w were posted conspicuously on the prop	erty located at #2026 Months ISAST AVE
he sign(s) were posted onMAR	, 7, 2003 (Month, Day, Year)
	Sincerely,
	(Signature of Sign Poster and Date)
	CARLANDE, MO0125 (Printed Name)
	3225 RYERSON CIRCLE (Address)
	BAUTIMORE, MD. 21227 (City, State, Zip Code)

RE: Case No.: 03-352-/

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

(Telephone Number)

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this day of February, 2003, a copy of the foregoing Entry of Appearance was mailed to, Site Rite Surveying, Inc, 200 E. Joppa Rd, Room 101, Towson, MD 21286, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO:

PATUXENT PUBLISHING COMPANY

Tuesday, March 11, 2003 Issue - Jeffersonian

Please forward billing to:

Mr. Lescelles Robinson 2044 Northeast Avenue Baltimore, MD 21227

410-668-7989

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: 03-352-A

2026 Northeast Avenue

W/side Northeast Avenue, 265 feet south of centerline Spencer Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Wilma Bell and Lescelles Robinson

<u>Variance</u> to permit a buildable lot with an area of 10,900 square feet, lot width of 50 feet, lot width of 50 feet and a side yard setback of 7 feet with a sum of side yards totaling 22 feet, and a front yard average of 30 feet in lieu of the required 20,000 square feet, 100 feet, 15 feet, 40 feet, and to approve an undersized lot and any additional relief deemed necessary.

Hearings:

Tuesday, March 25, 2003 at 11:00 a.m. in Room 407, County Courts

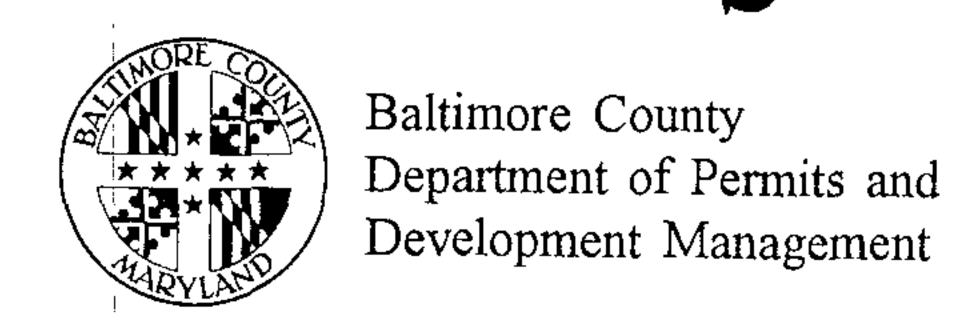
Building, 401 Bosley Avenue

difference B. School Ch

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.



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

Fax: 410-887-5708

February 12, 2003

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: 03-352-A

2026 Northeast Avenue

W/side Northeast Avenue, 265 feet south of centerline Spencer Avenue 13th Election District – 1st Councilmanic District

Legal Owners: Wilma Bell and Lescelles Robinson

<u>Variance</u> to permit a buildable lot with an area of 10,900 square feet, lot width of 50 feet, lot width of 50 feet and a side yard setback of 7 feet with a sum of side yards totaling 22 feet, and a front yard average of 30 feet in lieu of the required 20,000 square feet, 100 feet, 15 feet, 40 feet, and to approve an undersized lot and any additional relief deemed necessary.

Hearings:

Tuesday, March 25, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

. Doordy / tvoride

Arnold Jablon -

Director

AJ:rlh

C: Wilma Bell, Lescelles Robinson, 2044 Northeast Avenue, Baltimore 21227 Site Rite Surveying, Inc., 200 E. Joppa Road, Room 101, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 10, 2003.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

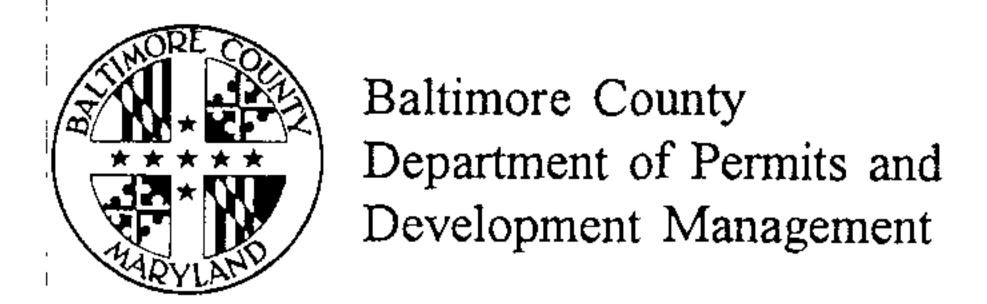
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:
Item Number or Case Number: 03-352-A
- Mr Robon and Miss Wilma Bell
Address or Location: #2026 Normast Avenue
Address or Location:
PLEASE FORWARD ADVERTISING BILL TO:
Name: Mr. Usulles Pobuson
Address: 2044 Northeast Avenue
Rulh was MMD 21227
Baltwing MO 21227 Telephone Number: (410) 668-7989
Telephone Number:(4(0) 660 11(0)



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

March 21, 2003

Wilma Bell Lascelles Robinson 2011 Northeast Avenue Baltimore, MD 21227

Dear Ms. Bell and Ms. Robinson:

RE: Case Number: 03-352-A, 2026 Northeast Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 30, 2003.

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

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

Very truly yours,

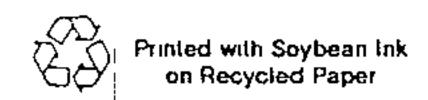
W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR:klm

Enclosures

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





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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

February 11, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: February 11, 2003

Item No.:

351-360

Dear Ms. Hart:

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.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: February 27, 2003

TO:

Arnold Jablon, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

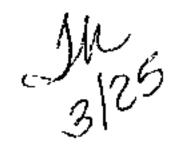
Zoning Advisory Committee Meeting

For February 18, 2003 Item Nos. 351, 352, 353, 354, 355, 356, 357, 358, and 360

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

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

2026 Northeast Ave

INFORMATION:

Item Number: 03-352 A

Petitioner:

Wilma Bell and Lescelles Robinson

Zoning: DR 2

Requested Action: Petition for Variance to permit the use of an undersized single family lot and

associated variances

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.

RECEVED

DATE: March 20, 2003

MAR 2 4 2003

TONING COMMISSIONER

The Office of Planning received a status report on the Halethorpe Community Improvements from Stephen Emm of the Department of Public Works in November of 2002. The following list was transmitted from Stephen Emm to the Office of Planning via email.

- 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.

Improvements are programmed for Northeast Avenue to be completed by January 2004.

The Office of Planning recommends that the undersized lot and associated variance requests at this location be approved subject to the completion of the roadway improvements for Northeast Avenue (outlined in Item 6,above) and subject to the recommendations for the undersized lot (see attached.)

The Office of Planning will continue to carefully monitor requests for undersized lots in the Halethorpe Community based on the proposed improvements.

Prepared by:

Section Chief:

AFK/LL:MAC: Attachment

HALEU-OLLICE COKKESHONDENCE RECOMMENDATION FORM TO: Director, Office of Planning & Communication Case No. _ 03-352-A Attention: Jeffrey Long County Courts Building, Room 406 401 Bosley Avenue Towson, MD 21204 Residential Processing Fee Paid (\$50.00) FROM: Amoid Jabion, Director Department of Permits & Development Management Date 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: Ste Rite Surveying, Inc. 200 E. Joppa Poad Room IVI Towson, MO 21286 410828-9060
Print Name of Applicant Telephone Number Lot Address 2026 Normeast Avenue Election District 13 Councilmanic District 1 Square Feet 10,900 Lot Location: NES Weidercorner of NOVINCAST AWUNG, 265' feet from NESW corner of Spencer Avenue Land Owner: Lescelle Pobinson Wilma Bell Tax Account Number 307580370 Bultmar, MD 21227 Telephone Number 410, 828-9060 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? YEŞ NO 1. This Recommendation Form (3 copies) 2. Permit Application 3. Site Plan Property (3 copies) "Topo Man (2-copies): available in Rhom 200; County Office Building - (please label site clearly). 4. Building Elevation Drawings 5. Photographs (please label all photos clearly) Adjoining Buildings Surrounding Neighborhood D.P. 2 6. Current Zoning Classification: 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

Signed by:

for the Director, Office of Planning and Community Conservation

Date.



Mary on Department of Tannsport on

Robert L. Ehrlich, Jr., Governor · Michael S. Steele, Lt. Governor · Trent M. Kittleman, Acting Secretary

Date: 2.7.03

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

RE: Baltimore County

Item No. 357 TOT

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,

10

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division

1. J. Hadle

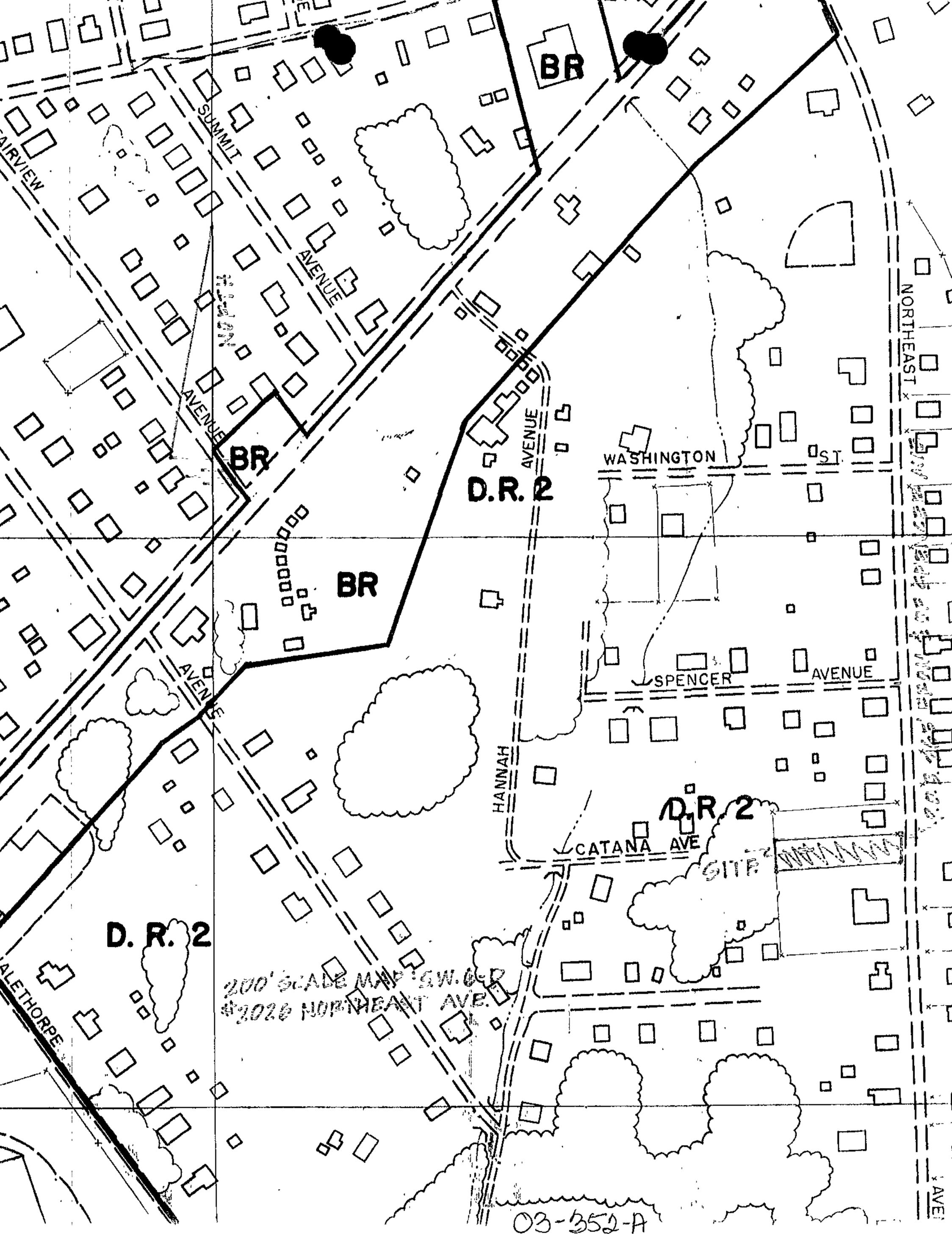
CASE NAME 2024 Northe not a CASE NUMBER 03-352-8
DATE 3/25/03

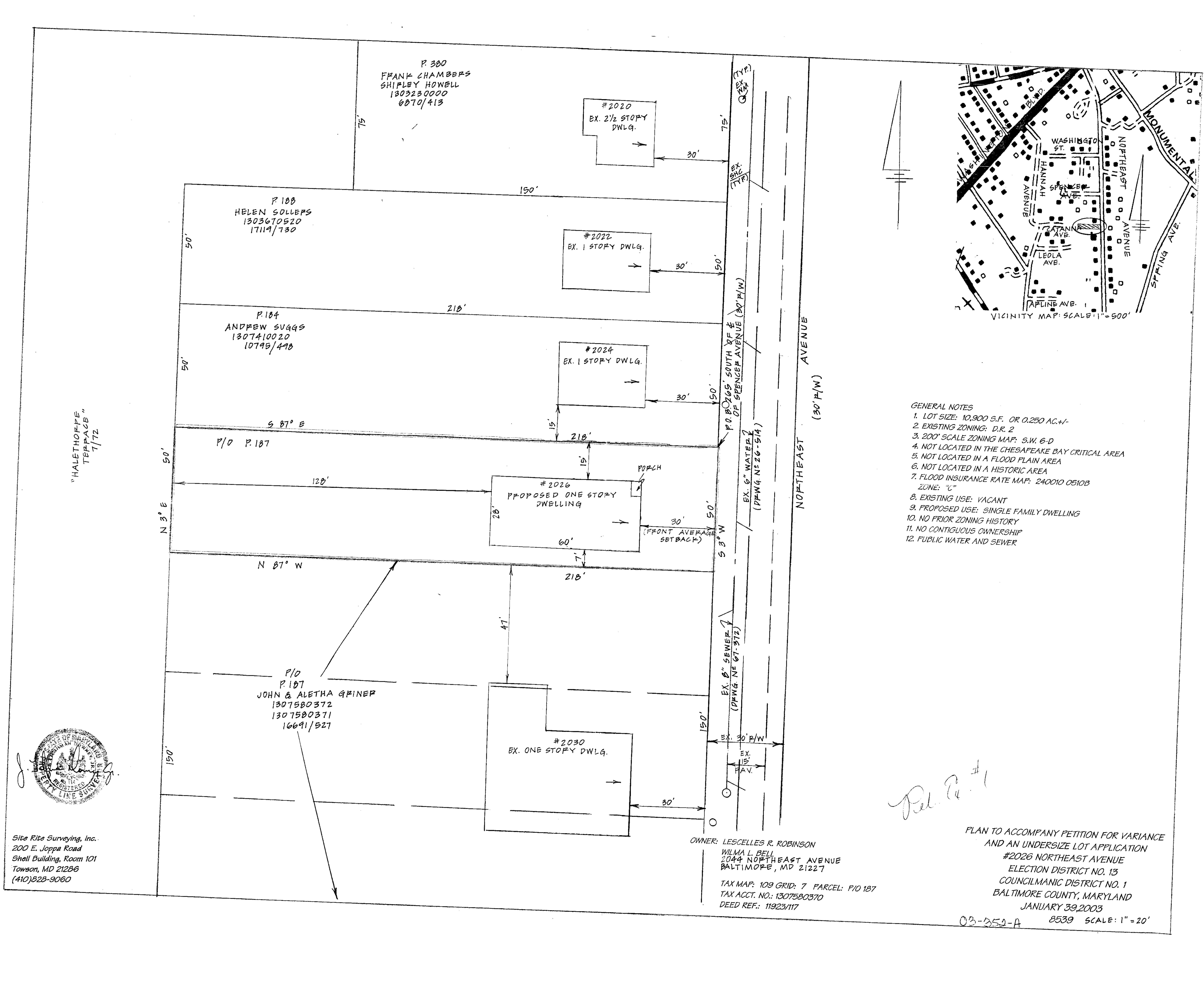
PETILICIER'S SIGN-IN SHEET

		CITY STATE 71D	
Sin Bur Simon Bur Sing	the Mostrinas 200 B. Jopa R	·	
hascelles llebinson	3044 Mathons + Ana	Balinak nd 21301	
Karen M. Burtan	5 HARTORD	Arm, MD 2105	

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT DEPROVED Reference - Section 303. 1 Baltimore County Zoning Regulations

Site Pitc Survey (inch 303.1 -In J.R.2, D.R.3.5 and D.R.5.5 Zones the front yard lepth of any building or other structure benefiter erected shall be the average of the front depths of the lots immediately adjoining on building address side provided such adjoining lots are improved المالة المالية with principal buildings situate within 200 feet of joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter FT. erected shall be not less than the average depth of NORMAL REQUIRED SETBACKS the front pards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall JAFOT D.R.2 - 65 ft. REQUIRED FRONT be required to be set back more than 60 feet in D.R.2 D.R. 3.5- 55 ft. SEIBACK zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 (averaged) D.R.5.5- 50 ft. zones. In mo case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the eres regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively. 200 200¹ #2020 #2022 # 2024 #2034 # 2030 SUBJECT PROPERTY VACANT A THE PARTY OF dwelling dwelling 77777 dweiling. Essist_respect dwelling Add. center line of street paving.





RE: PETITION FOR VARIANCE * BEI 2026 Northeast Avenue; Wside Northeast Ave

265ft S ctrline Spencer Avenue

13th Election & 1st Councilmanic Districts

Legal Owner(s): Wilma Bell & Lescellas

Robinson

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

03-352-A

ENTRY OF APPEARANCE

*

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

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this day of February, 2003, a copy of the foregoing Entry of Appearance was mailed to, Site Rite Surveying, Inc, 200 E. Joppa Rd, Room 101, Towson, MD 21286, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County