

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Northeast Avenue, 1,150' N +/-
centerline of Spring Avenue
13th Election District
1st Councilmanic District
(2021 Northeast Avenue)

Desiree & Otis Collins
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-398-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Desiree M. and Otis D. Collins, the legal owners of the subject property. The variance request is for property located at 2021 Northeast Avenue in the Woodlawn area of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 7 ft. and to allow the sum of side yards of 14 ft. in lieu of the required 15 ft. and 40 ft. respectively for an attached two-car garage. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative 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 requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

03/28/03
J.R. [Signature]

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 28th day of March, 2003, that a variance from Section 1B02.3.C.1 of the B.C.Z.R., to allow a side yard setback of 7 ft. and to allow the sum of side yards of 14 ft. in lieu of the required 15 ft. and 40 ft. respectively for an attached two-car garage, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

03/28/03
3/28/03
R. J. Gmeason



Baltimore County
Zoning Commissioner

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

March 28, 2003

Mr. & Mrs. Otis D. Collins
2021 Northeast Avenue
Baltimore, Maryland 21227

Re: Petition for Administrative Variance
Case No. 03-398-A
Property: 2021 Northeast Avenue

Dear Mr. & Mrs. Collins:

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 black ink, appearing to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Paul Lee, P.E.
Century Engineering, Inc.
32 West Road
Towson, MD 21204

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



Printed with Soybean Ink
on Recycled Paper.



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2021 NORTHEAST AVENUE

which is presently zoned DR-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 Variance from Section(s) 1B02.3.C.1 OF THE BCZR TO ALLOW A SIDE YARD SETBACK OF 7' AND TO ALLOW THE SUM OF THE SIDE YARD OF 14' IN LIEU OF THE REQUIRED 15' AND 40', RESPECTIVELY.

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):

OTIS DEVAUGHN COLLINS

Name - Type or Print

Signature

DESIREE MUNDELL COLLINS

Name - Type or Print

Signature

WK 202-708-0614

2021 NORTHEAST AVENUE

410-247-6792

Address

Telephone No.

BALTIMORE

MD

21227

City

State

Zip Code

Representative to be Contacted:

PAUL LEE, CENTURY ENGINEERING, INC.

Name

32 WEST ROAD

410-823-8070

Address

Telephone No.

TOWSON

MD

21204

City

State

Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 03-398-A

Reviewed By JRF Date 2-27-03

REV 10/25/01

Estimated Posting Date 3-9-03

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 2021 NORTHEAST AVENUE
Address
BALTIMORE MD 21227
City State Zip Code

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

SEE ACCOMPANYING LETTER

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.

Otis Devaughn Collins
Signature

OTIS DEVAUGHN COLLINS
Name - Type or Print

Desiree Mundell Collins
Signature

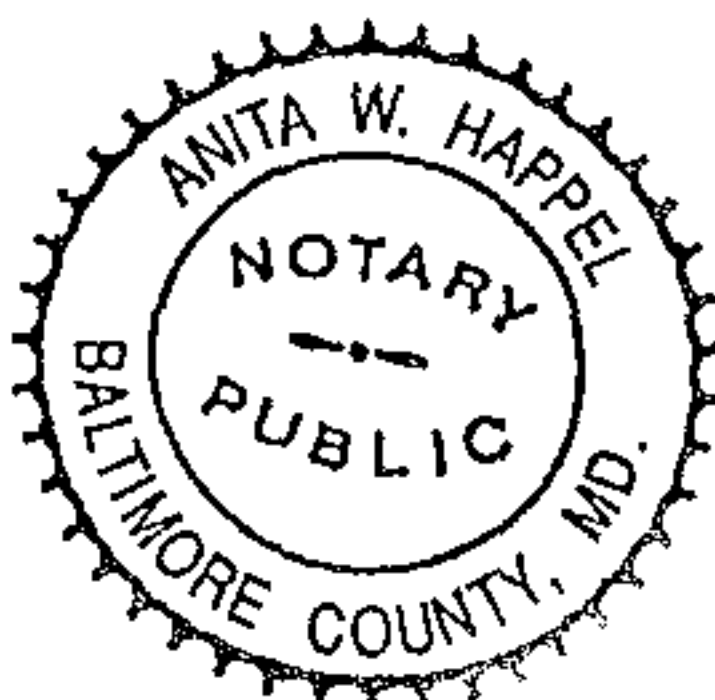
DESIREE MUNDELL COLLINS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of February, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Otis Devaughn Collins & Desiree Lynn Mundell-Collins
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Anita W. Happel
Notary Public

My Commission Expires 1-1-05

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 2021 NORTHEAST AVENUE
Address
BALTIMORE MD 21227
City State Zip Code

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

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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.

Otis Devaughn Collins
Signature

OTIS DEVAUGHN COLLINS
Name - Type or Print

Desiree Mundell Collins
Signature

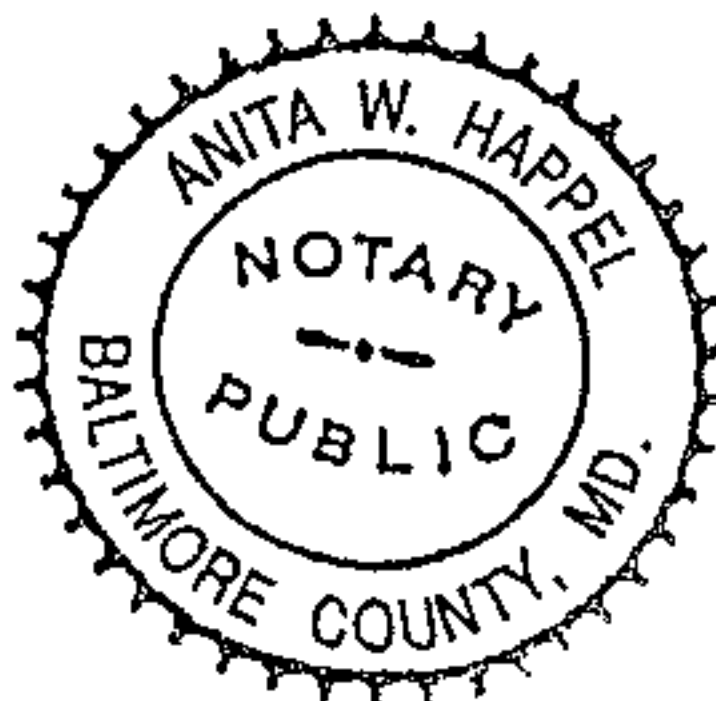
DESIREE MUNDELL COLLINS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of February, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Otis Devaughn Collins & Desiree Lynn Mundell-Collins
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Anita W. Happel
Notary Public

My Commission Expires 1-1-05

2021 Northeast Avenue
Halethorpe, MD 21227

February 20, 2003

The Zoning Commissioners of Baltimore County
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

Re: Request for an Administrative Variance Waiver

Dear Community Leaders:

This is a request for an administrative variance waiver for property located at 2021 Northeast Avenue, Halethorpe, MD. We have live at this property for over ten years. The waiver request is made for the purpose of constructing an attached two-car garage to our property.

The proposed garage is being constructed to contain a personal treasured automobile I purchased after completing my undergraduate studies at the University of Maryland. The automobile, a 1986 BMW 325 is a significant personal treasure of accomplishment for us.

Because of the age of this automobile and the region harsh weather elements, we are committed to keeping this automobile in its original condition as heirloom for our family. The commitment for protecting this treasure is for our children and its appreciating market value. The protection of this personal treasure is important to us, it has provided us with a great sense of accomplishments and will continue to provide strength and peace of mind for our family as it has for the past sixteen years.

As a result of our commitment for this personal treasure we'll began a historic restoration program. Over the past eight years we have invested thousand of dollars for the restoration of this automobile. Your support an approval of this garage request would provide us with continual protection and assurance for our family heirloom.

398

Current county zoning policy doesn't permit the construction of this type garage because of setback requirements. Our property is only a few feet short of this requirement. We respectfully request an approval of this waiver—the approval of this variance waiver would give provide us the pleasure of an American tradition of peace, liberty and happiness.

We pray and hope that the leadership authority of this commission will concur with this request. We would like to thank you in advance for your time and consideration concerning this request.

Finally, we have spoken with our next- door neighbor Ms. Louise Williams who adjoins our property and she does not oppose our request. Enclosed please find a letter of support from Ms. Williams.

Sincerely,



Desiree Mundell-Collins

Desiree Mundell-Collins
Otis Collins

398

DESCRIPTION
#2021 NORTHEAST AVENUE
ELECTION DISTRICT 13 CI BALTIMORE COUNTY, MD
CEI Project No. 23050.00

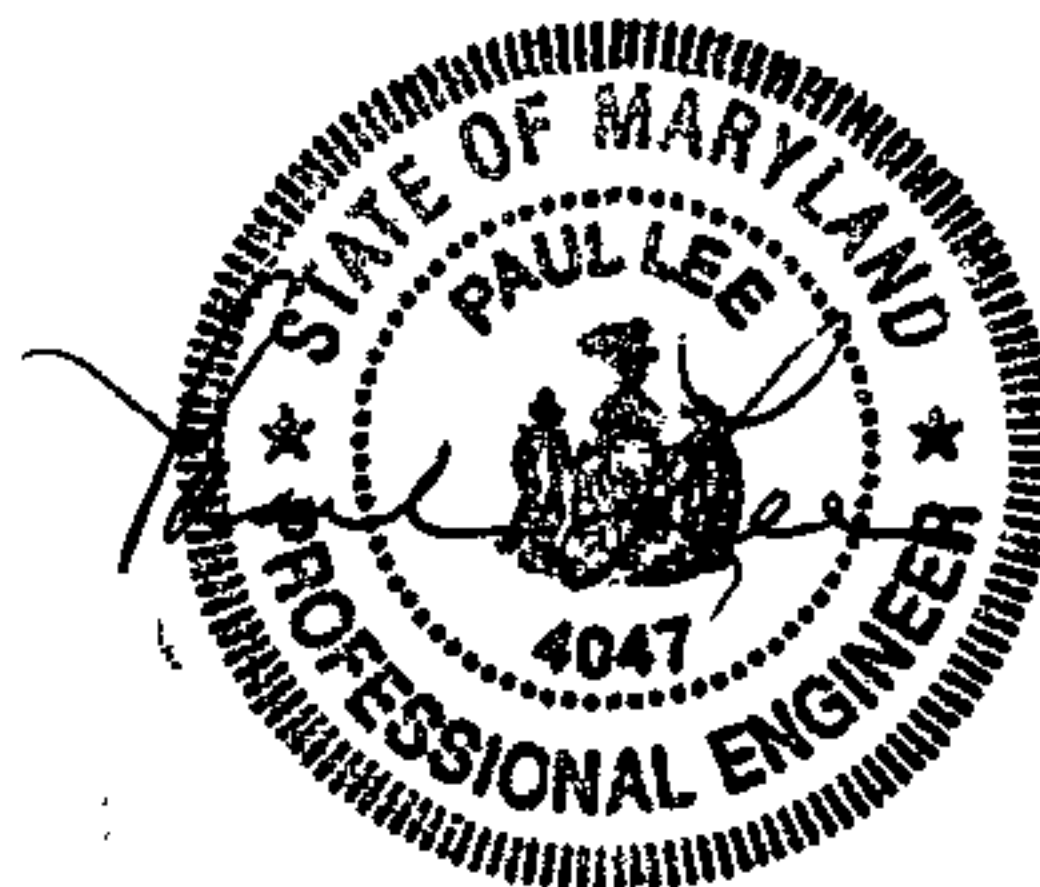
BEGINNING FOR THE SAME on the East side of Northeast Avenue, said point also being located Northeasterly 1150'± from the center of Spring Avenue; thence running with and binding on the East side of Northeast Avenue 1) North 03° East- 75.00', thence leaving said East side and running for the three following courses and distances, viz:

- 2) South 87° East - 218.00'
- 3) South 03° West - 75.00", and
- 4) North 87° West - 218.00' to the East side of Northeast Avenue and said point of beginning.

Containing 16,350 sq. ft. (0.375 Ac.) of land, more or less.

Wfile\Login2\Land-Dev\LD03\desc\NortheastAve-pl-2-12-03

Wfile\Login2\Land-Dev\LD02\desc\DogwoodRd-pl-6-26-02



#398

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **22325**

DATE 2-27-03 ACCOUNT 001-006-0150

AMOUNT \$ 65.00

RECEIVED FROM: OTIS DE COLLINS
2021 Northeast Ave. ITEM # 398
FOR: VARIANCE Taken by: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT

BUSINESS ACTUAL TIME
2/27/2003 2/27/2003 10:32:15

REL 4504 MILLIN DOOL AND DRAWING
RECEIPT # 217359 2/27/2003 OFLH

DEPT 5 520 ZONING VERIFICATION
ON # 02325

Receipt Tot \$65.00

65.00 OK .00 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-398-A

Petitioner/Developer: OTIS & DESERGE COLLINS

Date of Hearing/ Closing: MAR. 24, 2003

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

Attention: Mr. George Zahner

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at # 2021 NORTHEAST AVENUE

The sign(s) were posted on MAR. 7, 2003
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

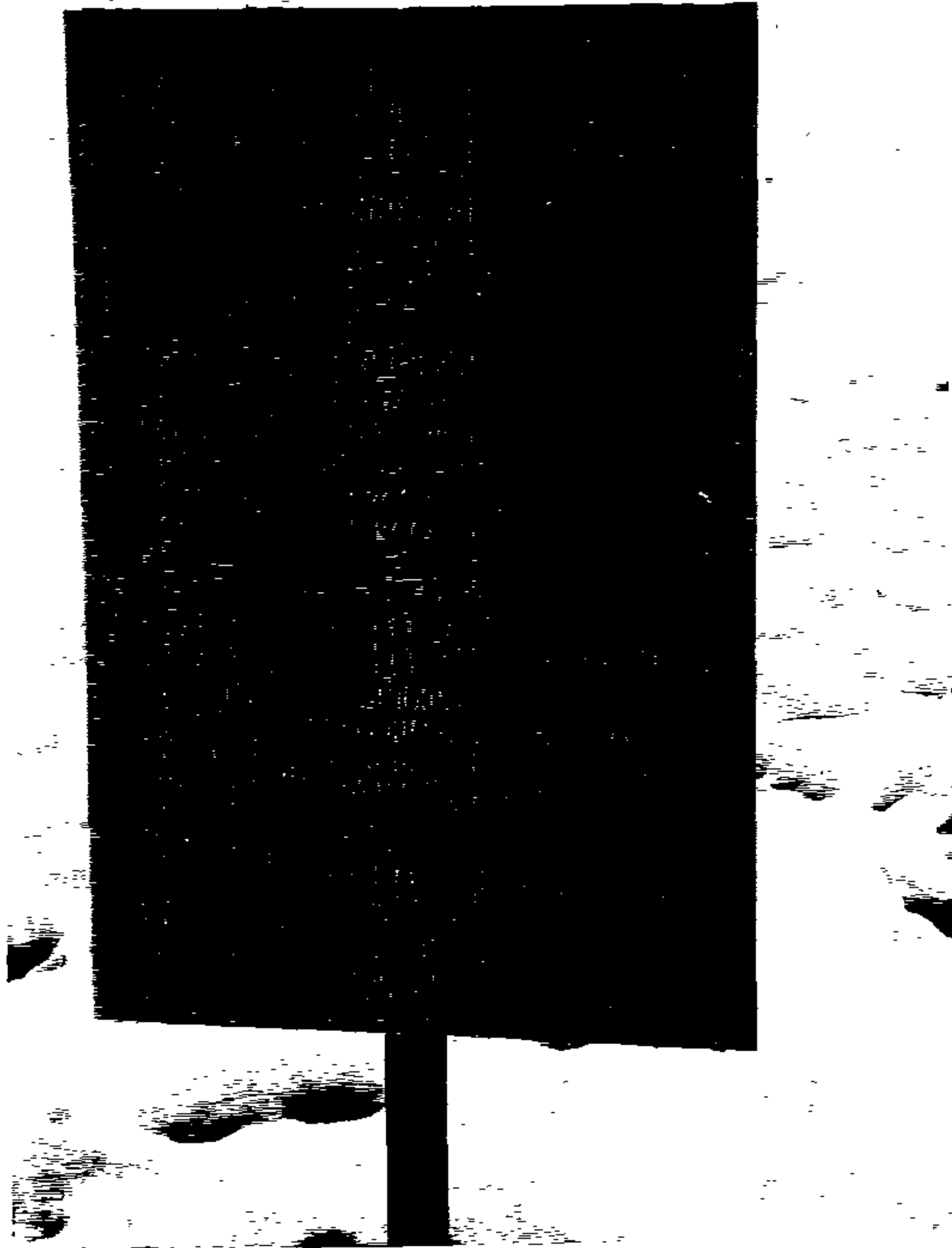
(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 03-398-A

Petitioner: OTIS D. COLLINS

Address or Location: 2021 NORTHEAST AVE. BALTIMORE, MD. 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: OTIS D. COLLINS

Address: 2021 NORTHEAST AVE

BALTIMORE, MD. 21227

Telephone Number: 202-708-0614

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 398 -A

Address 2021 NORTHEAST AVE.

Contact Person: JUN R. FERNANDO

Planner Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2-27-03

Posting Date: 3-9-03

Closing Date: 3-24-03

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Division Administrator

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 398 -A

Address 2021 NORTHEAST AVE.

Petitioner's Name OTIS & DESIREE COLLINS Telephone 410-247-6792

Posting Date: 3-9-03

Closing Date: 3-24-03

Wording for Sign: To Permit an addition with a side yard setback of
7' and to allow the sum of the side yard of 14' in
lieu of the required 15' and 40', respectively.



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

March 24, 2003

Mr. and Mrs. Collins
2021 Northeast Avenue
Baltimore, MD 21227

Dear Mr. and Mrs. Collins:

RE: Case Number: 03-398-A, 2021 Northeast Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 9, 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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Paul Lee, Century Engineering, Inc., 32 West Road, Towson MD 21204

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on Recycled Paper



**Baltimore County
Fire Department**

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

March 20, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 17, 2003

Item No.: 396 - 406

398

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.

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

cc: File



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 3.18.03

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

RE: Baltimore County
Item No. 398 JRF

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

My telephone number/toll-free 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 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND

RECEIVED
MAR 28 2003

INTER-OFFICE CORRESPONDENCE ZONING COMMISSIONER

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

DATE: March 26, 2003

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

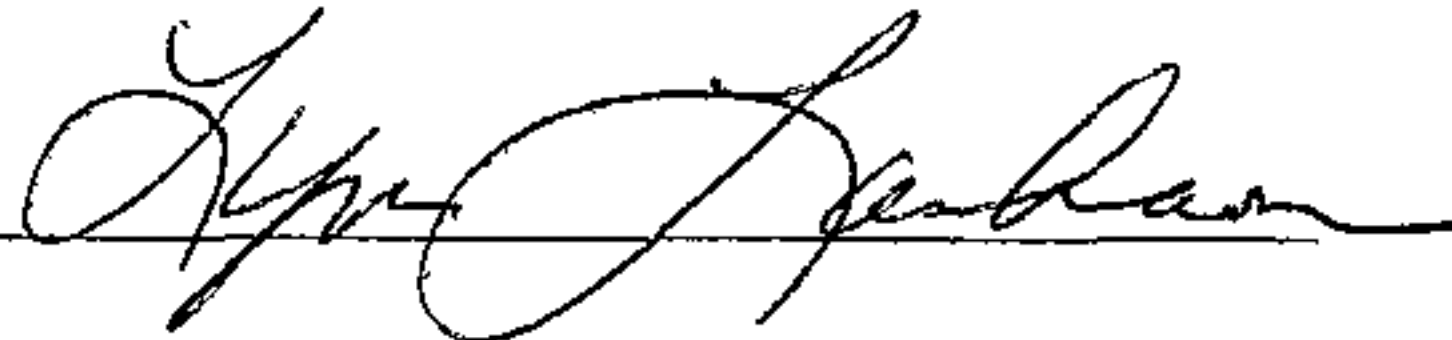
SUBJECT: Zoning Advisory Petition(s): Case(s) 03-398 – Administrative Variance

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

RECEIVED

MAR 28 2003

ZONING COMMISSIONER

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

DATE: March 24, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For March 24, 2003
Item Nos. 396, 397, 398, 400, 401,
403, 404, 405, and 406

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

RWB:CEN:jrb

cc: File

CENTURY ENGINEERING, INC.32 West Road
Towson, Maryland 21204(410) 823-8070
FAX (410) 823-2184

TO

Dattamire Court Zoning Commissioners
111 W. Chesapeake Ave
*Towson, Md 21204***LETTER OF TRANSMITTAL**

DATE <i>3-3-03</i>	JOB NO. <i>13-050</i>
ATTENTION	
RE: <i>Administrative Variance</i>	
<i>Case # 03-398 A</i>	
<i>2021 Northeast Ave</i>	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☒ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
	<i>2-19-03</i>	<i>1</i>	<i>Letter from property owner across the street for petitioner requesting variance</i>

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: _____

Very Truly Yours
Paul Lee

Al
Dine
23050.00

February 19, 2003

Baltimore County Zoning Commissioner
111 West Chesapeake Ave.
Room 111
Towson, MD 21204

Dear Sir or Madam,

Based on the details provided by our neighbors, the Mundell-Collins family at 2021 Northeast Ave, Baltimore, MD 21227, I have no objections to their proposed garage addition. Should you have any questions, please feel free to contact me.

Sincerely,

Francine Chambers
2020 Northeast Ave.
Baltimore, MD 21227

Francine Chambers
410.455-2754
UMBC Main Kitchen
no Home Phone at this time

February 14, 2003

Baltimore County Zoning Commissioner
111 West Chesapeake Ave.
Room 111
Towson, MD 21204

Dear Sir or Madam,

Based on the details provided by our neighbors, the Mundell-Collins family at 2021 Northeast Ave, Baltimore, MD 21227, I have no objections to their proposed garage addition. Should you have any questions, please feel free to contact me.

Sincerely,

Louise Williams
2019 Northeast Ave.
Baltimore, MD 21227

A handwritten signature in cursive script that reads "Louise Williams".

395

CENTURY ENGINEERING, INC.

32 West Road
Towson, Maryland 21204

LETTER OF TRANSMITTAL

(410) 823-8070
FAX (410) 823-2184

DATE	2-27-03	JOB NO.	23-050.00
ATTENTION			
RE.	Administrative Variance		
	2021 Northeast Ave.		

TO Zoning Commissioners of Balto. County
County Office Building
Towson, Md 21204

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☒ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
3	2-12-03	1	Petition for Administrative Variance (original signatures)
12		1	Copies of zoning Petition Plat
3		1	Descriptions
1		1	B.C.M.D. zoning Map "SW6D"
1		1	Plat and Photos
1		1	Copy of advertisement
1		1	check for \$65.00
1		1	Neighbor Approval letter & Petitioner's reason for request

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☒ For review and comment ☒ Processing
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO

Otis Collins

SIGNED:

Very Truly Yours

Paul Lee

If enclosures are not as noted, kindly notify us at once.

AV
3/24

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Andrew E. Scott
Secretary

Florence E. Burdun
Deputy Secretary

March 18, 2003

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

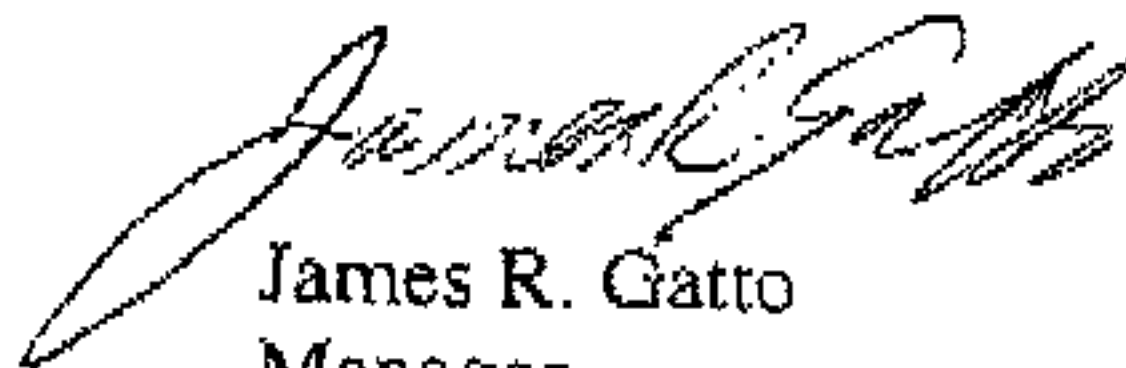
Re: Zoning Advisory Committee Agenda, 03/24/03 re: case numbers 03-396-SPHXA, 03-397-SPHXA, 03-398-A, 03-400-A, 03-401-A, 03-402-SPHA, 03-403-A, 03-404-A, 03-405-A, 03-406-SPHA

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 03/17/03. 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

PROPERTY ADDRESS 2021 NORTHEAST AVENUE

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

SUBDIVISION NAME

LIBER
PLAT BOOK #15859 FOLIO # / LOT # - SECTION # -

OWNER 0715 DEVAUGHN & DESIREE MUMDELL COLLINS

J. CHAMBERS
F. CHAMBERS
SHIRLEY HOWELL
(6870-413)
#13-03-230000

HILDA A.
SOLLERS
(17119-730)
*13-03-670520

ANDREW
SUGGS, JR.
(10795-498)
13-07-410020

JOHN
GRINER SR.
(16691-527)
#13-07-580371

EXIST. ZONING: "DR-2"
EXIST. USE: "RESIDENTIAL"

NORTHEAST

EXIST. ZONING: "DR-2"
EXIST. USE: "RESIDENTIAL"

JOSEPH EARL FISH JR.
(12761-316)
13-23-750180

PLAT OF
"EAST HALETHORPE"
7-17.

18.00 LOUISE
WILLIAMS
(12101-163,158)
*13-04-000020

HAZEL K.
CHAMBERS
-
13-03-230050

MONUMENTAL PARK E.H.K. JR. 46-128

LOT 44	LOT 43
--------	--------

— VICINITY MAP SPRINGFIELD —
 SCALE: 1" = 1000'

ST. PARK AVE. LEXINGTON AVE. WOODSIDE AVE. FAIRVIEW AVE. JEANNE AVE. HANNAH AVE. WASHINGTON AVE. SPENCER AVE. NORTHEAST ST. SITE

—VICINITY MAP SHEET
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 13
COUNCILMANIC DISTRICT

1"=200' SCALE MAP # 5W60

ZONING DR-2

LOT SIZE 0.375 16,350

LOT SIZE	ACREAGE	SQUARE FEET
0.215		10,350

PUBLIC PRIVATE

SEWER

☒ ☐

WATER

☒ ☐

**CHESAPEAKE BAY
CRITICAL AREA**

☒ YES
☐ NO

100 YEAR FLOOD PLAIN

☐ ☒

**HISTORIC PROPERTY/
BUILDING**

☒

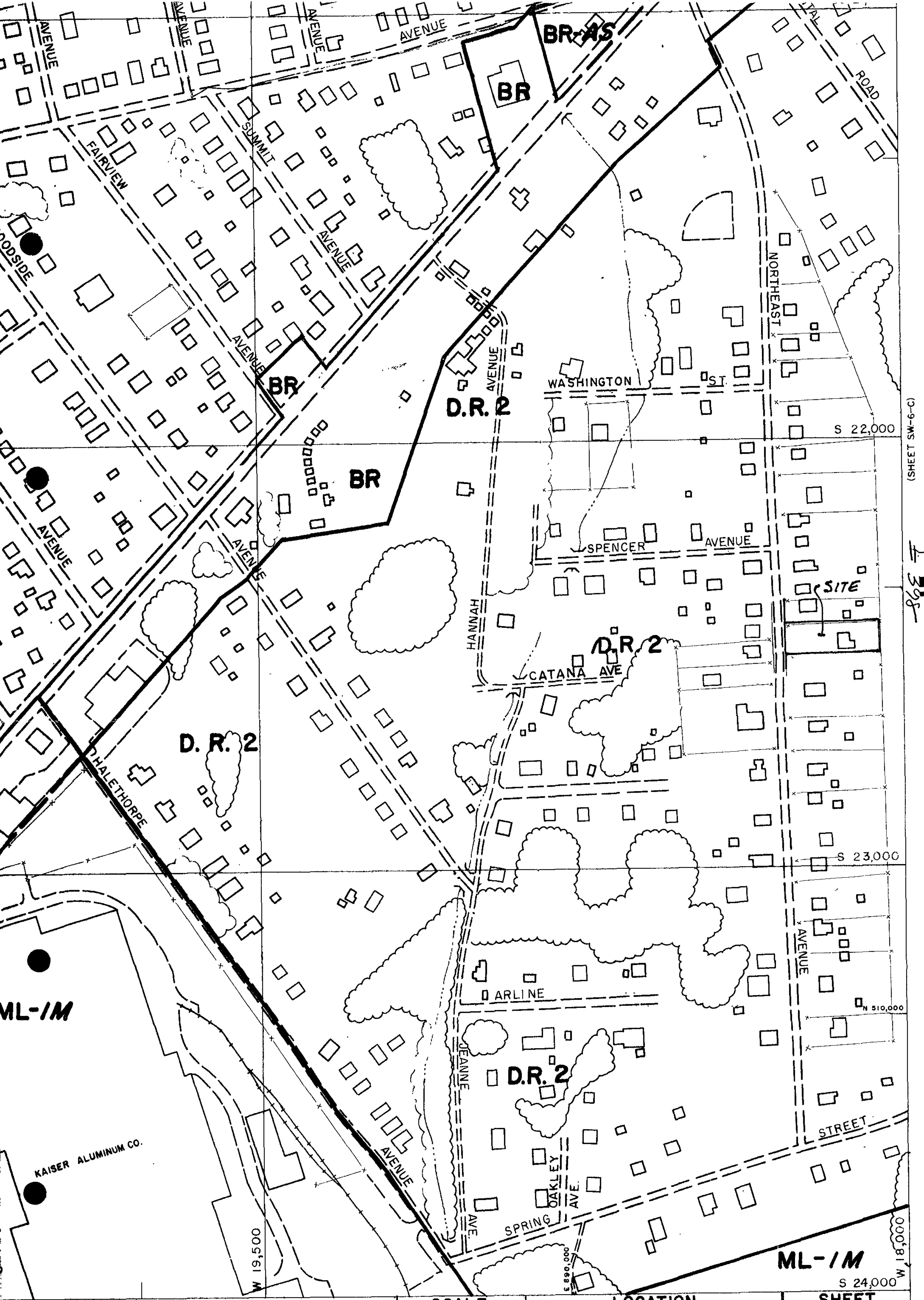
PRIOR ZONING HEARING

NONE

ZONING OFFICE USE ONLY
REVIEWED BY **ITEM #** **CASE #**

JRF-398

Det. Ex. #1



(SHEET SW-6-C)
368

ING

SCALE

1" = 200' ±

DATE

OF

PHOTOGRAPHY

LOCATION

HALETHORPE

SHEET

S.W.

6-D

PROP. GAR.
AREA

#1

2021



#2

TROP GARAGE
AREA



#3

PROP. GAR. AREA



#4

PROP. GAR.
AREA



#5

REAR OF HOUSE
AT GARAGE AREA

GAR. AREA



2022



#6

2019



2019

2021 (#7) 20

NBIA

