OH FILING ORDER REG IN RE: PETITION FOR VARIANCE

E/S Oella Avenue, 267' N of the c/l

Frederick Road (13 Oella Avenue) 1st Election District 1st Council District

Marie R. Haynes Petitioner

- BEFORE THE
- **ZONING COMMISSIONER**
- OF BALTIMORE COUNTY
- Case No. 03-401-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for

Variance filed by the owner of the subject property, Marie R. Haynes. The Petitioner seeks relief

from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a lot

width of 96 feet in lieu of the required 100 feet; from Section 303.1, 3 and 4 to permit a proposed

dwelling with a front setback of 42 feet in lieu of the minimum required 60 feet; and to allow an

undersized lot, pursuant to Section 304, with any other variances deemed necessary by the Zoning

Commissioner. The subject property and requested relief are more particularly described on the

site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Marie Haynes, property owner, her daughter and her daughter's fiancé, Ann Walscak and Mark Losiewski, and Vincent Moskunas with Site Rite Surveying, Inc., the consultants who prepared the site plan for this property. There were no Protestants or other interested persons present; however, an adverse comment recommending a denial of the request was received from the Office of Planning.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the east side of Oella Avenue, just north of Frederick Road in Catonsville. The property is also identified as Lot 20 of the residential subdivision known as Stonewall Park. The property contains a gross area of 0.805 acres (35,065 sq.ft.), more or less, zoned D.R.2 and is presently unimproved. Ms. Haynes owns not only the subject property but also owns and resides on the adjacent property, known as 15 Oella Avenue (aka Lot 19 Stonewall Park).

contains 1.056 acres in area, also zoned D.R.2, and is improved with a single family dwelling in which she resides. The Petitioner proposes to convey Lot 20 to her daughter and her daughter's fiancé, who are desirous of developing the lot with a single family dwelling, which will be known as 13 Oella Avenue. Variance relief is required in that the lot is 4 feet shy of the required 100-foot width requirement; however, meets all side and rear setback requirements for a D.R.2 lot. As originally filed, the Petitioner also sought variance relief from the front yard setback requirements set forth in Section 303 of the B.C.Z.R. Section 303.1 thereof requires that the front setback of any dwelling in the D.R.2 zone shall be the average of the front yard depths of the properties immediately adjoining each side of the lot in question. Moreover, a setback of no less than 60 feet is required. As originally submitted, a setback of 42 feet was proposed. At the onset of the hearing, Mr. Moskunas indicated that the plan had been amended and that the proposed house has been relocated further back on the lot to provide the minimum required 60-foot setback. Thus, that part of the requested relief was withdrawn; however, variance relief is still needed from the lot width requirements.

Testimony and evidence offered revealed that development of the subject property would be consistent with other houses in the vicinity. Indeed, it appears that the houses located at 17 and 19 Oella Avenue are also located on similarly sized lots. As noted above, the subject lot meets all setback requirements. Moreover, during the hearing, discussion ensued regarding other changes to the plan to insure compatibility with the surrounding area. The undersigned Zoning Commissioner requested that Mr. Moskunas amend the plan further to relocate the house as far as possible from Oella Avenue. Although, the relocation to provide a 60-foot setback meets the minimum requirements, the houses on the adjacent lots are setback a further distance from the road. Upon further investigation and consideration, Mr. Moskunas advised that the house could be setback 72 feet from the right-of-way to the road. Thus, the plan was amended accordingly and a revised plan was submitted and marked as Petitioner's Exhibit 1A.

A second issue raised at the hearing relates to the driveway presently serving Ms. Haynes house. As shown on the site plan, that driveway presently crosses the lot line and extends

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OHDER RECEWED FOR FILING
Date
By

into a portion of the subject property. The driveway is of a crusher run base and is not macadam paved. In order to avoid any future disputes over this location, a note was added to the plan indicating that the portion of the driveway that extends into the subject property shall be removed, and the driveway serving Lot 19 relocated to be entirely within the confines of that lot.

With these changes, I believe that the variance requests should be granted. In my judgment, the proposal is compatible with the surrounding locale and will not be detrimental to adjacent parcels. Moreover, I believe that the proposal, as amended, satisfies the requirements of Section 307 of the B.C.Z.R. Thus, the Petition for Variance, as amended, shall be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the amended relief shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this Land day of April 2003 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a lot width of 96 feet in lieu of the required 100 feet and to allow an undersized lot, pursuant to Section 304, with any other variances deemed necessary by the Zoning Commissioner, in accordance with Petitioner's Exhibit 1A, be and is hereby GRANTED, subject to the following restrictions:

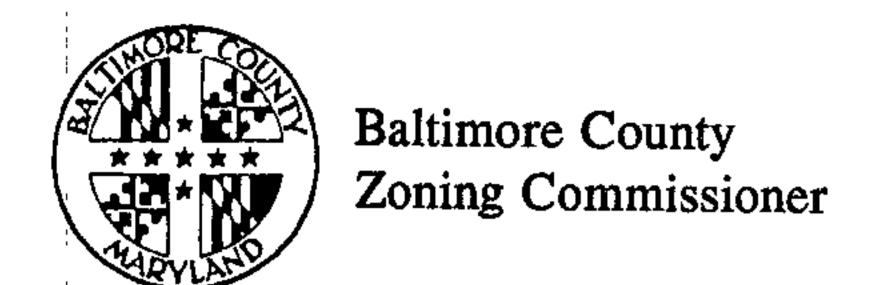
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) In accordance with Petitioner's Exhibit 1A, the proposed dwelling shall maintain a front yard setback of 72 feet from Oella Avenue, and a portion of the existing driveway that serves Lot 19 shall be relocated so as to be entirely located on Lot 19.
- 3) The proposed dwelling shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 303.1, 3 and 4 of the B.C.Z.R. to permit a proposed dwelling with a front setback of 42 feet in lieu of the minimum required 60 feet, be and is hereby DISMISSED AS MOOT.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs



April 24, 2003

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

Fax: 410-887-3468

Ms. Marie R. Haynes
15 Oella Avenue
Baltimore, Maryland 21228

RE: PETITION FOR VARIANCE

E/S Oella Avenue, 267' N of the c/l Frederick Road

(13 Oella Avenue)

1st Election District – 1st Council District

Marie R. Haynes - Petitioner

Case No. 03-401-A

Dear Ms. Haynes:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Ms. Ann Walscak and Mr. Mark Losiewski
1122 Oakmoor Court, Baltimore, Md. 21227
Mr. Vincent Moskunas, Site Rite Surveying, Inc.
200 E. Joppa Road, #101, Towson, Md. 21286
Office of Planning; People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at	Wt 20	Oella Aremi	一种
which is p	resently zon	ed 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 pan hereof, hereby petition for a Variance from Section(s), Bo2.3.C.1, 303.1, 304. To allow 9 proposed dwelling with a trust Setback of 42 ft. on a lot with a width of 96 ft. in lieu of the mid, mum heaviry looft and cooff respectively fund at allow an undersize lot flex sect. 304 with any other Vaniances as deemed necessary by the zoning Commissioner County, for the following reasons: (indicate hardship or practical difficulty)

1. Lot of record since 1921.

OROUND

- 2. It is in the best interest of the parties involved to build a dwelling on the vacant lot in order to assist in the daily chores and upkeep of the existing dwelling.
- 3. Relief requested is within the spirit and intent of the Baltimore County Zoning Regulations.

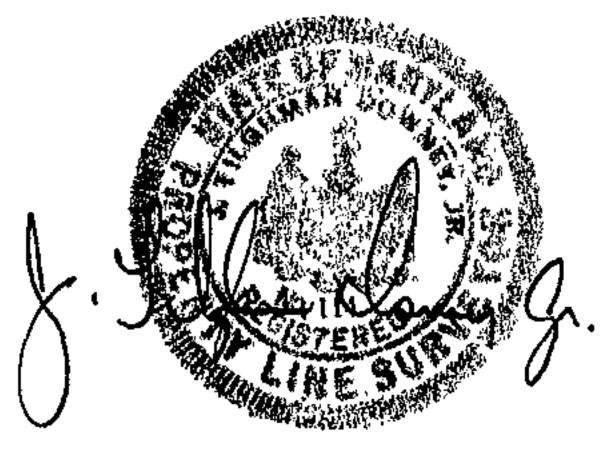
Property is to be posted and advertised as prescribed by the zoning regulations.

If 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.

			IAVe do solemnly declare and affirm, under the penalties of penury, that IAve are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser	<u>/Lessee:</u>		Legal Owner(s):
			Marie P. Hayres
Name - Type or Frint			Name - Type or Print
Signature	-		Signature R Hayses
Address		Telephone No	Name - Type or Print
City	State	Zıp Code	Signature
Attorney For Petitio	ner:		5 ocua tvame
			Reddress Telephone No.
iame - Type or Print	. <u></u>		City State Zip Code
	 	 	Representative to be Contacted:
Signature			Site lite Survalina
Sampany		****	200 E. Joppa Royd Room Ol 410 828.9060
ddress	- 	Telephone No.	Address Telephone No. 10WOU WD 21286
TAY	State	Zip Code	City State Zip Code
			OFFICE USE ONLY
1 12	1101-0		ESTIMATED LENGTH OF HEARING
Tase No. 03-	70/7		UNAVAILABLE FOR HEARING Date 3-03-03
}			Reviewed By San Date 3-03-03

ZONING DESCRIPTION FOR #13 OELLA AVENUE

BEGINNING FOR A POINT ON THE EAST SIDE OF OELLA AVENUE, WHICH IS 40 FEET WIDE AT THE DISTANCE OF 267 FEET NORTH OF THE CENTERLINE OF FREDERICK ROAD WHICH IS 60 FEET WIDE. BEING LOT #20 IN THE SUBDIVISION OF "STONEWALL PARK" AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #7, FOLIO #18, CONTAINING 35,065 SQ. FT. ALSO KNOWN AS #13 OELLA AVENUE AND LOCATED IN THE 1ST. ELECTION DISTRICT, 1ST. COUNCILMANIC DISTRICT.



J. TILGHMAN DOWNEY, JR.

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

401

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</u>. <u>Maryland</u> on the property identified herein as follows:

Case: #03-401-A

Lot 20 13 Oella Avenue

E/side Oella Avenue, 267 feet north of centerline Frederick Road 1st Election District -- 1st Councilmanic District

Legal Owner(s). Marie Haynes

Variance: to allow a proposed dwelling with a front setback of 42 feet on a lot with a width of 96 feet in lieu of the minimum required 60 feet and 100 feet respectively. To allow an undersize lot with another variance as deem ne-

cessay by the zoning commissioner.
Hearing: Thursday, April 10, 2003 at 10:00 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.

C594596 JT/3/806 Mar 25

CERTIFICATE OF PUBLICATION

3/27/,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
$m_{3 25 _{,2003}}$
☐ The Jeffersonian ☐ Arbutus Times ☐ Catonsville Times ☐ Towson Times ☐ Owings Mills Times ☐ NE Booster/Reporter ☐ North County News

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	No.19315
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FOR: Residential Varia	11 7 4. 1. wy Test &

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DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

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****Baltimore County. Naryland

CASHIER'S VALIDATION

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CERTIFICATE OF POSTING

	Petitioner/Developer: MARIE HAYNES
•	Date of Hearing/Closing: 4-10-03
altimore County Department of crimits and Development Management ounty Office Building, Room 111 ll West Chesapeake Avenue owson, MD 21204	
Attention: Mr. George Zahmer BECKY	BART.
adies and Gentlemen: This letter is to certify u	nder the penalties of perjury that the necessary sign(s) required by located at #13 OELLA AVENUE
he sign(s) were posted on MARCE	1 27, 2003 (Month, Day, Year)
	Sincerely,
	Signature of Sign Poster and Date)
	CARLANDE, MODIZE (Printed Name)
• •	3225 RYERSON CIRCLE (Address)
	BAUTIMORE, MD. 21227 (City, State, Zip Code)
	(4(0) 242-4263 (Telephone Number)
•	

RE: Case No.: 03-401-A

CASE # 03-40/-A

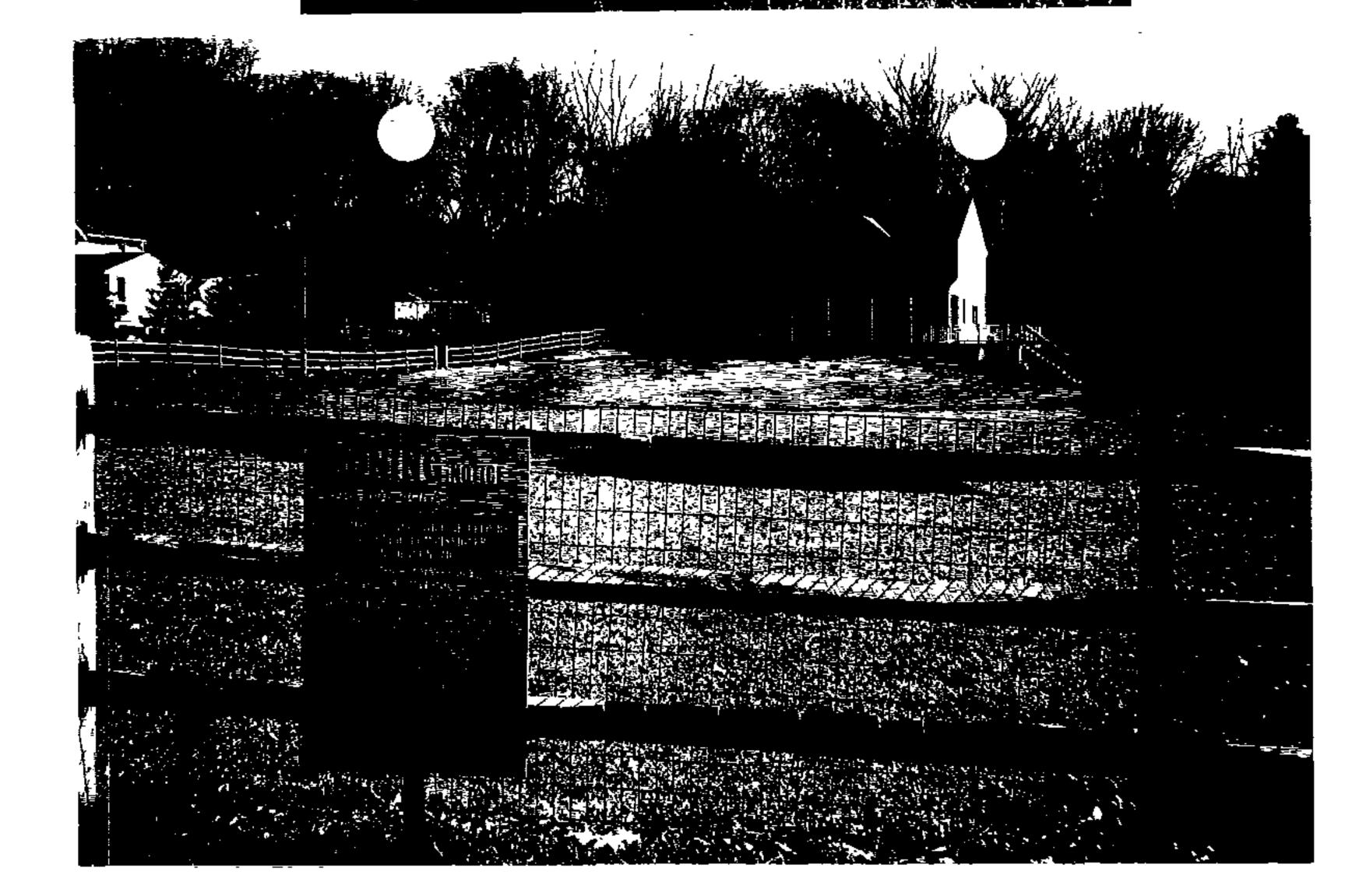
A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSOR, MD

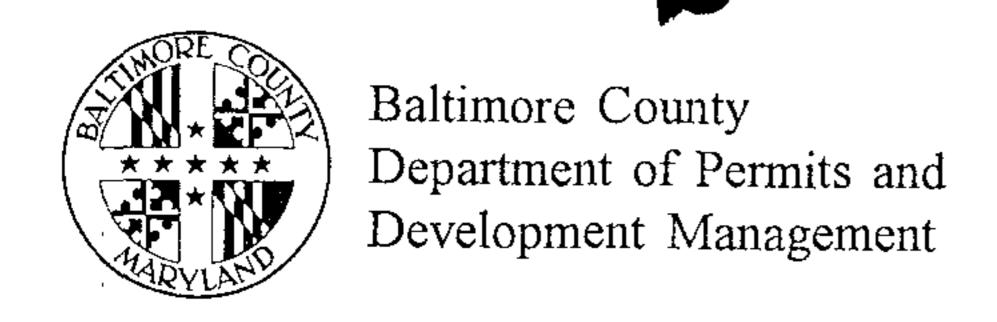
PLACE AGE BOSLEY AVENDE

DATE AND TIME: AT JOINE A PARTY TO, 2003

RECURSING CHAPTOR

HE WHAT HEART SAIDE





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

Fax: 410-887-5708

March 17, 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: 03-401-A

Lot 20 13 Oella Avenue

E/side Oella Avenue, 267 feet north of centerline Frederick Road

1st Election District – 1st Councilmanic District

Legal Owner: Marie Haynes

<u>Variance</u> to allow a proposed dwelling with a front setback of 42 feet on a lot with a width of 96 feet in lieu of the minimum required 60 feet and 100 feet respectively. To allow an undersize lot with another variance as deem necessary by the zoning commissioner.

Hearings:

Thursday, April 10, 2003 at 10:00 in Room 407, County Courts Bldg.,

401 Bosley Avenue

Arnold Jablon Director

AJ:klm

C: Marie Haynes, 15 Oella Avenue, Baltimore 21228 Site Rite Surveying, 200 E. Joppa Road Rm. 101, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MARCH 26, 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.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, March 25, 2003Issue - Jeffersonian

Please forward billing to:

Site Rite Surveying 200 E. Joppa Road Towson, MD 21286 410-828-9060

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: 03-401-A

Lot 20 13 Oella Avenue

E/side Oella Avenue, 267 feet north of centerline Frederick Road

1st Election District – 1st Councilmanic District

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Hearings:

Thursday, April 10, 2003 at 10:00 in Room 407, County Courts Bldg.,

401 Bosley Avenue

Market Sandal

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

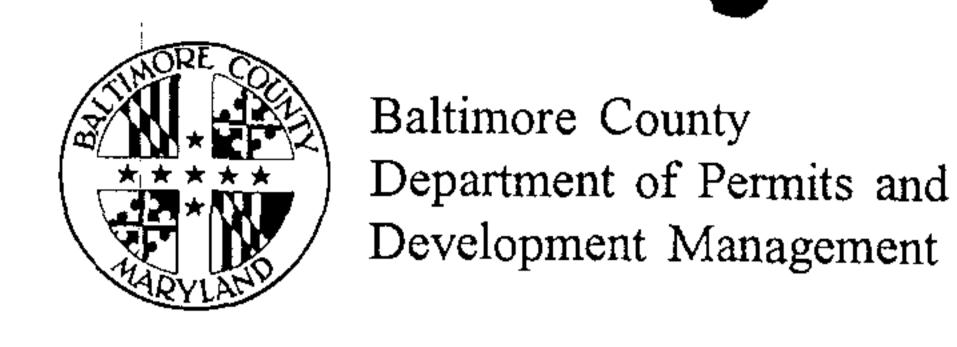
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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 03-401-4
Petitioner: Marie R. Haynes
Address or Location: 13 Della Ave (Lot #20)
PLEASE FORWARD ADVERTISING BILL TO: Name: Ste Rife Surveying Address: 200 F. Torontology
Address: 200 E. Joppa Rd. Rm. 101 Towson, Md., 21286
Telephone Number: 410-828-9060

Revised 2/20/98 - SCJ



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

April 4, 2003

Marie R. Hayes 15 Oella Avenue Baltimore, MD 21228

Dear Ms. Hayes:

RE: Case Number: 03-401-A, Lot 20, 13 Oella Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 3, 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, Rm. 101, Towson, MD 21286



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

County Office Building, Room 111 Mail Stop #1105

March 20, 2002

111 West Chesapeake Avenue Towson, Maryland 21204

ATTENTION: Rebecca Hart

Distribution Meeting of: March 17, 2003

Item No.:

396 - 406 YO\

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



MAISTAND DEPARTMENT OF TRANSPORTACION

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. 401

260

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



Baltimore County Department of Environmental Protection and Resource Management

401 Bosley Avenue, Suite 416 Towson, Maryland 21204

April 30, 2001

Mr. Joseph Haynes 1121 St. Agnes Lane Baltimore, Md. 21207

> Re: 15 Oella Avenue Stonewall Park Lots 19 & 20 Building Permit #B447661

Dear Mr. Haynes:

Environmental Impact Review (EIR) has received the above referenced building permit application and has placed it on hold. In order for this permit to be approved by EIR, a revised plan to accompany the permit application must be submitted to EIR via the Department of Permits & Development Management and the following items must be addressed to the satisfaction of this Department:

- 1. As we previously discussed the plan to accompany your permit application must show a "Buffer Area", 25 feet from the limit of the wetlands on Lots 19 & 20. For your convenience an approveable wetland limit has been flagged in the field. Revise the plan to show the numbered wetland flag locations and the "Buffer Area" 25 feet from the outer wetland limit. Label the "Buffer Area" to include any 25 foot non-tidal wetland buffer, the non-tidal wetlands and/or the existing stream onsite. In addition show the existing limit of forest on the plan.
- As we previously discussed, grading has recently occurred on Lot 20 and the
 disturbance appears to extent within the 25 foot buffer from the existing wetlands.
 Revise the plan to include Lot 20 and the disturbed area on Lot 20 within the limit of
 disturbance.
- 3. Prior to issuance of any permits:
 - The disturbed area within the "buffer area" must be seeded and stabilized with proper sediment control measures. In order to adequately protect water quality the disturbed area within the buffer area shall be planted with a seed mix containing annual rye and pasture/meadow mix. "Kentucky 31" fescue, or other tall fescues, are not acceptable for this purpose.
 - Orange high visibility fence shall be manually installed along the limit of disturbance, where the limit is within 50 feet of the Buffer Area. After the high visibility fence is installed call EIR at (410) 887-3980 to schedule an inspection. Upon approval of the seeding and fence installation we will release the building permit.



- 4. Revise the plan to include the "existing driveway to be removed" on Lot 19 within the limit of disturbance.
- 5. Add the following note to the revised plan to accompany the building permit:
 - Standard non-disturbance note "There shall be no clearing, grading, construction or disturbance of vegetation in the "Buffer Area", except as permitted by Baltimore County Department of Environmental Protection and Resource Management."

Please be advised that the wetland and buffer area shown on the plan can not be disturbed without review and approval from State/Federal Agencies and Baltimore County DEPRM. Any disturbance of the existing wetlands and/or 25 foot buffer may result in notice from Federal Agencies and Baltimore County DEPRM.

If you have any questions regarding this correspondence, please contact me at (410) 887-3980.

Sincerely,

^{*}John G. Russo

Environmental Impact Review

cc: Vince Moscunis Patrick Costello

JGR/oellaave15BP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: March 21, 2003

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

13 Oella Avenue

INFORMATION:

Item Number:

03-401

Petitioner:

Mane R. Haynes

Zoning:

DR 2

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning reviewed the subject request and recommends that it be **DENIED**.

This office has determined that there is no practical difficulty or unreasonable hardship associated with the subject lot that would justify the petitioner's request. In addition, a 200-foot front yard would be in keeping with the existing adjacent dwellings along Oella Avenue.

AFK/LL:MAC:

MAR 2 4 2003 ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: March 24, 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 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

Director, Office of Planning & Community Conservation Attention: Jeffrey Long . County Courts Building, Room 408 401 Bosley Avenue

The second for the second seco Towson, MD 21204

OM: Amold Jabion, Director

Department of Pennits & Development Management

Residential Processing Fee Paid (\$50.00)

Accepted by ___

suant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

INIMILIM APPLICANT SUPPLIED INFORMATION: ROOM 101	man and the contract ANL
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	(street)
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AND	737 - 8 110
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which the design toward by the Office of Pignitary and Containment	
CHECKLIST OF MATERIALS (to be submitted for design to the submitted for design to the control of permits and development management only). TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY! PROVIDED? NO	
TO BE FILLED IN D. LOUIS.	
1. This Recommendation Form (3 copies)	
2. Permit Application	
3. Site Plan Property (3 copies)	
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4, Building Elevation Drawings	
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Surrounding Neighborhood 7, 12. 2	夏季 美
8, Current Zoning Classification:	
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!	五 五 五 二
• •	P P S E
RECOMMENDATIONS / COMMENTS: Approval conditioned on required modifications of the application to conform with	19 10 2 17
Approval Disapproval Mappiova Constitution of the Constitution of	w
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03-401-4, 300 0000	
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for the Director, Orace of Franking	·
OFFICE OF SCHOOLING	Revised 2/25/9!

RE: PETITION FOR VARIANCE

Lot 20; 13 Oella Avenue; E/side Oella Ave

267' N c/line Frederick Road

1st Election & 1st Councilmanic Districts

Legal Owner(s): Marie R. Haynes

Petitioner(s)

* BEFORE THE

ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 03-401-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 March, 2003, a copy of the foregoing Entry of Appearance was mailed to, Site Rite Surveying, 200 E Joppa Road, Room 101, Towson, MD 21286, Representative for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Robert L. Ehrlich, Jr.



Audrey E. Scott Secretary

Michael S. Steele Lt. Governor

Florence E. Burlan 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

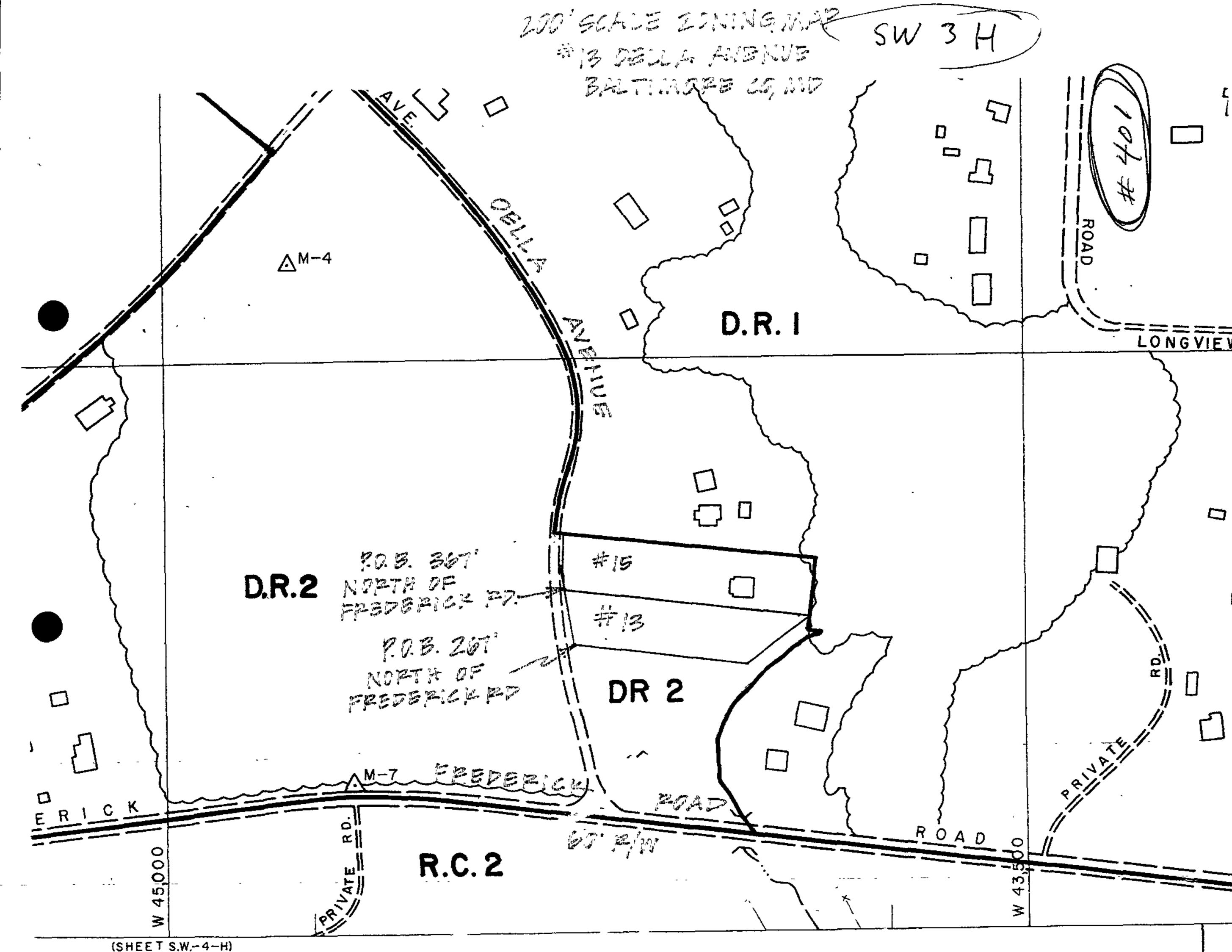
cc: Mike Nortrup

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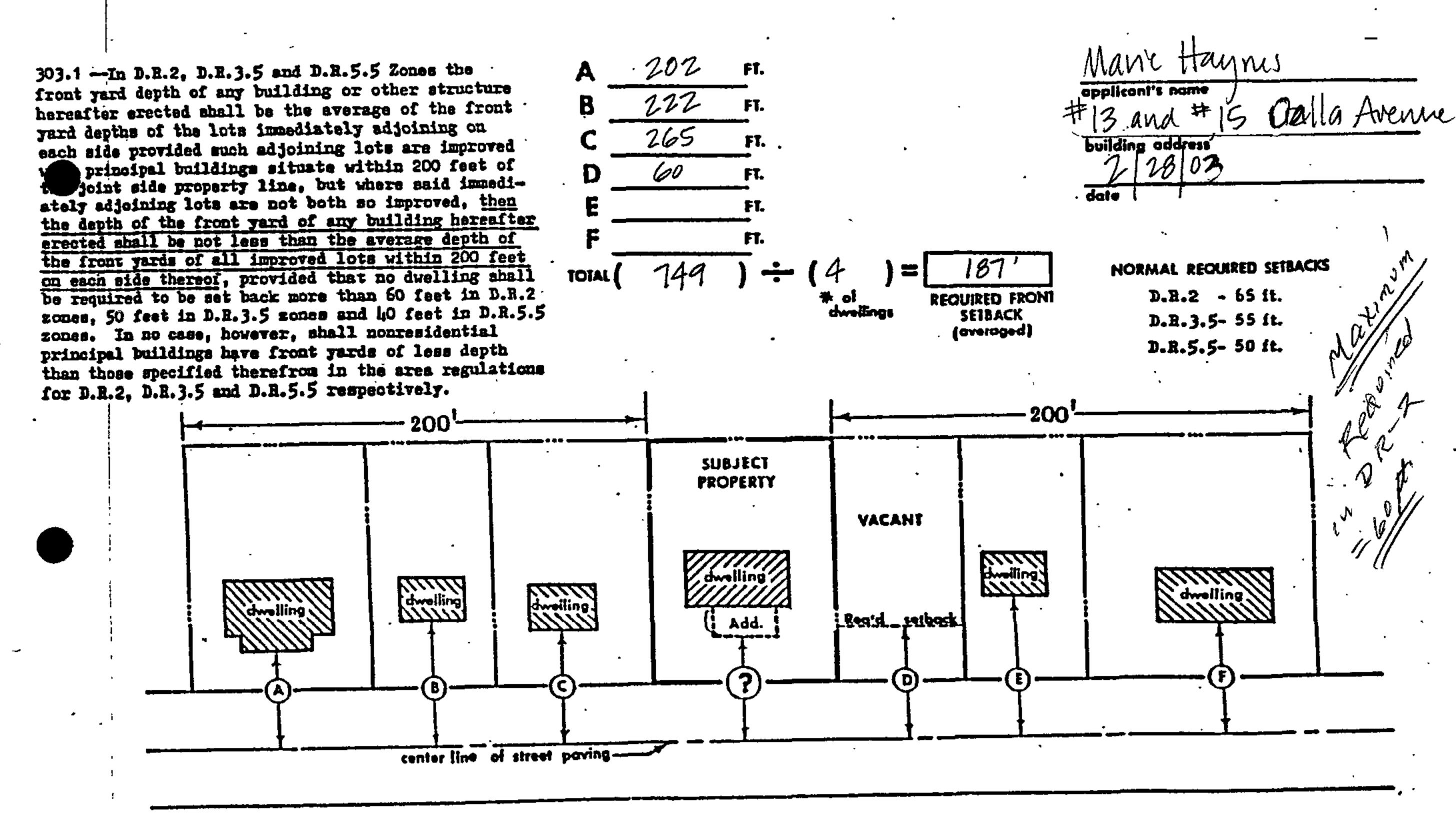
PETITIONER'S SIGN-IN SHEET

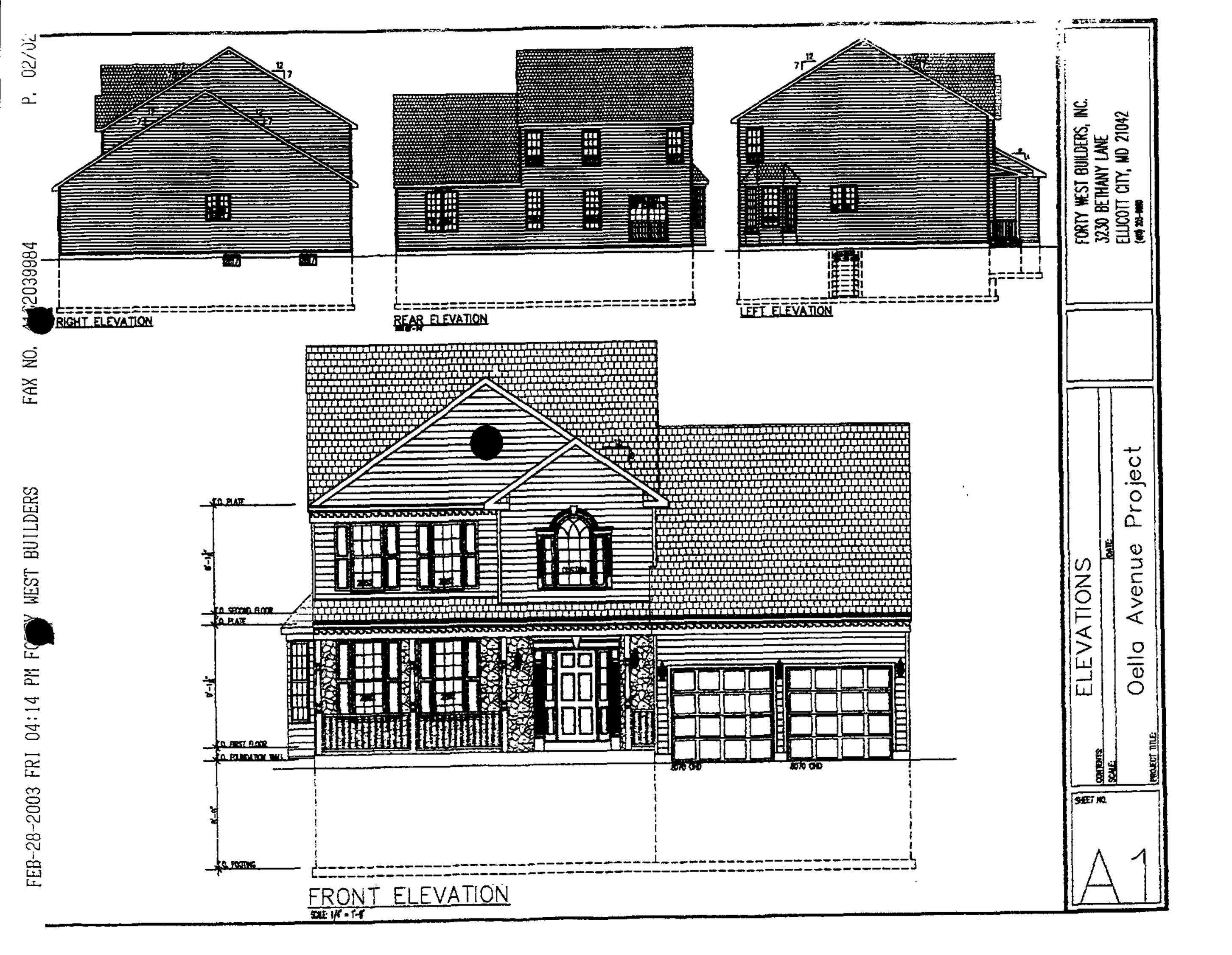
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MARK HAMPLES	15 Ocua Ave	CANSULU NO 21228	
Ann Wascik	1D2 CAKMOOK CT	BATIMUM NO 21223	
MARK LOSIEWSKI	1122 OAKMOOR	BRUTIMORE MD 21227	
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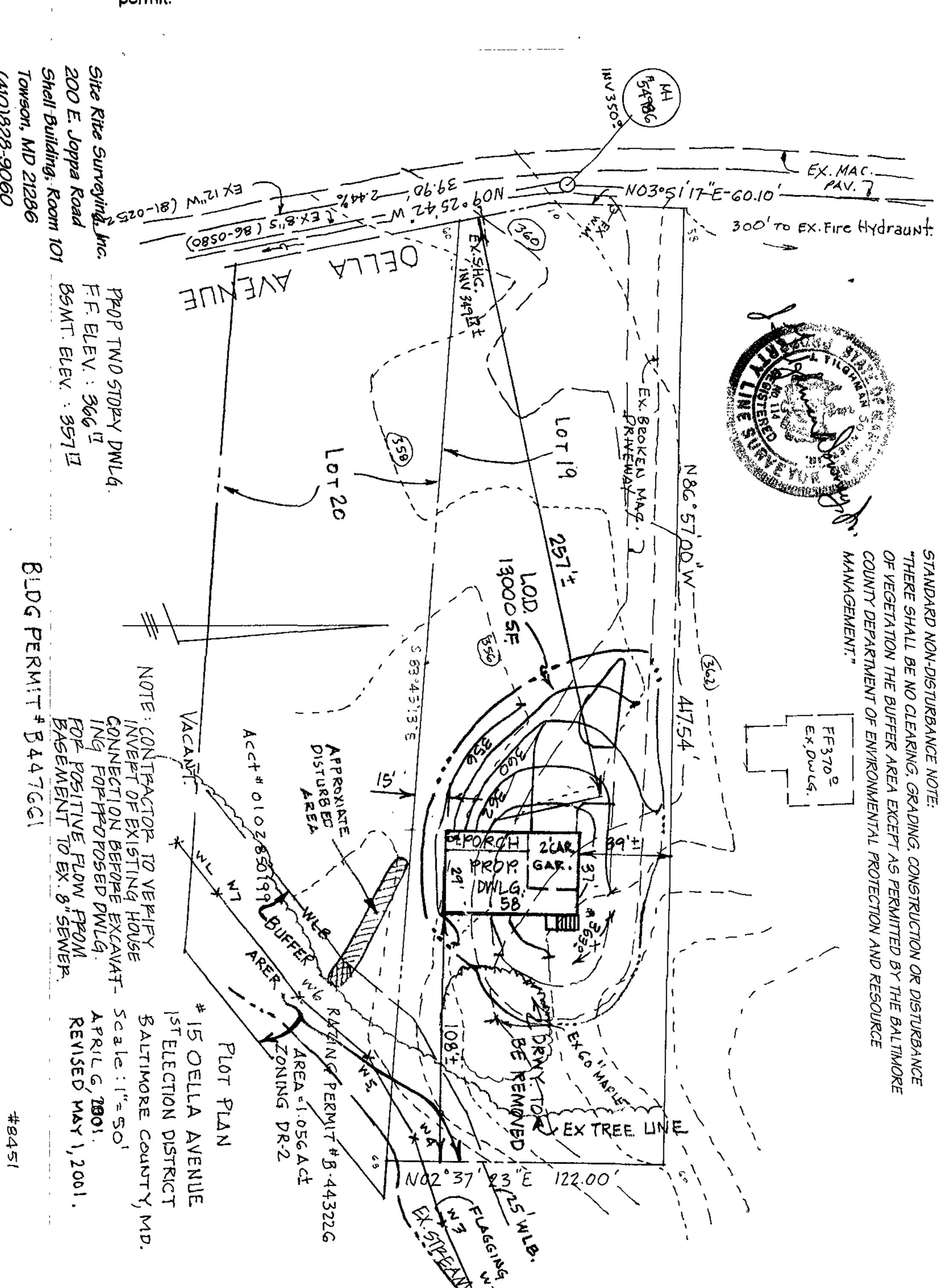
SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED Reference - Section 303.1 Baltimore County Zoning Regulations

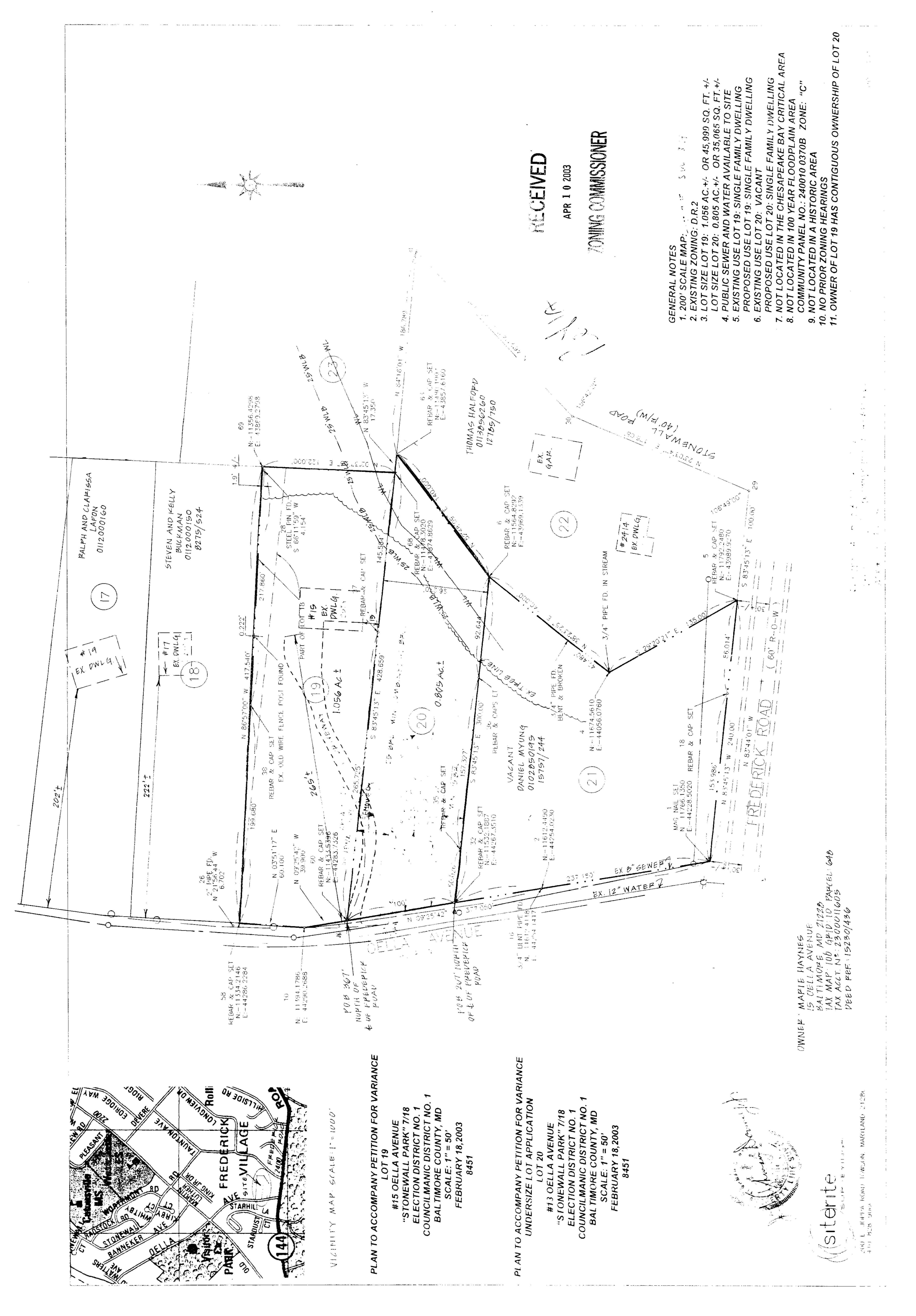




Prior to issuance of any permits:

- The disturbed area within the "buffer area" must be seeded and stabilized with proper sediment control measures. In order to adequately protect water quality the disturbed area within the buffer area shall be planted with a seed mix containing annual rye and pasture/meadow mix. "Kentucky 31" fescue, or other tall fescues, are not acceptable for this purpose.
- Orange high visibility fence shall be manually installed along the limit of disturbance, where the limit is within 50 feet of the Buffer Area. After the high visibility fence is installed call EIR at (410) 887-3980 to schedule an inspection. Upon approval of the seeding and fence installation we will release the building permit.





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