

IN RE: PETITION FOR VARIANCE
W/S St. George's Road, 800' S
centerline of Middleborough Road
15th Election District
6th Councilmanic District
(324 St. Georges Road)

Tammy M. & Charles M. Boblitz, Jr.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-405-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, Tammy and Charles Boblitz, Jr. The variance request involves property located at 324 St. Georges Road situated in the Middleborough area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 6 ft. and a sum of the side yards of 21 ft. in lieu of the required 10 ft. and 25 ft. respectively; to permit a lot area of 9,450 sq. ft. in lieu of the required 10,000 sq. ft.; and to permit a lot width of 45 ft. in lieu of the required 70 ft; to approve an undersized lot per Section 304.

Appearing at the hearing on behalf of the variance was Charles Boblitz, owner of the property. 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 9,450 sq. ft. zoned D.R.3.5. The property is improved with an existing single-family dwelling which the owners of the property intend to raze. They are hoping to replace the old single-family dwelling with a new house as shown on the site plan. In order to proceed with the construction of their new home, the variance request is necessary.

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

4/21/03
R. J. Jenson

(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.

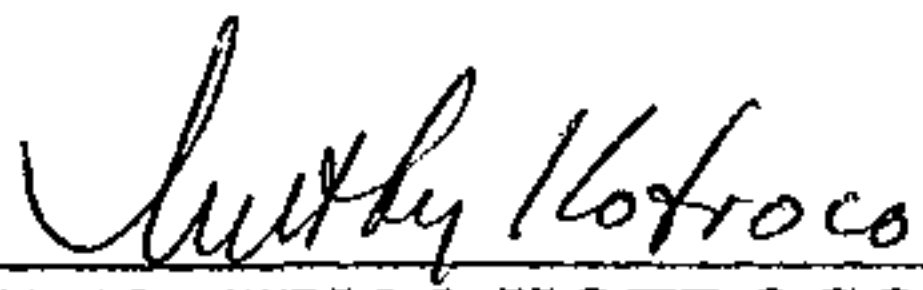
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 21st day of April, 2003, by this Deputy Zoning Commissioner, that the Petitioners' request for variances from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations, to permit a side yard setback of 6 ft. and a sum of the side yards of 21 ft. in lieu of the required 10 ft. and 25 ft. respectively; to permit a lot area of 9,450 sq. ft. in lieu of the required 10,000 sq. ft.; and to permit a lot width of 45 ft. in lieu of the required 70 ft; to approve an undersized lot per Section 304, be and is hereby GRANTED,

4/21/03
J. P. Jamison

subject, however, to the following restriction which is a condition 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.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

4/21/03
R. Jameson



Baltimore County
Zoning Commissioner

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

April 21, 2003

Mr. & Mrs. Charles M. Boblitz, Jr.
324 St. Georges Road
Baltimore, Maryland 21221

Re: Petition for Administrative Variance
Case No. 03-405-A
Property: 324 St. Georges Road

Dear Mr. & Mrs. Boblitz:

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,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 324 St. Georges Rd
which is presently zoned D.R.-3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.C.1 to permit a side yard setback of 6 ft. and a sum of the side yards of 21 ft. in lieu of the required 10 ft. and 25 ft. respectively; to permit a lot area of 9,450 sq. ft. in lieu of the required 10,000 sq. ft.; to permit a lot width of 45 ft. in lieu of the required 70 ft.; to approve an undersized lot per Section 304, and to approve any other variances deemed necessary by the Zoning Commissioner.

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

to be presented at the hearing

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

Case No. 03-405-A

Legal Owner(s):

Charles Martin Boblitz Jr.

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

324 St Georges Rd Baltimore MD

Telephone No.

(410) 574-8069 21221

State Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR Date 3/5/03

ZONING DESCRIPTION

Zoning Description For 324 St. Georges Road

Beginning at a point on the West side of St. Georges Road which is 50 feet wide at the distance of 800 feet south of the centerline of the nearest improved intersecting street Middleborough Road which is 60 feet wide. Being Lot # 2575, in the subdivision of Middleborough as recorded in Baltimore County Plat Book #4, Folio 191, containing 9,450 square feet. Also know as 324 St. Georges Road and located in the 15th Election District, 6th Councilmanic District.

NOTICE OF ZONING HEARING

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

Case: #03-405-A

324 St. Georges Road

W/side St. Georges Road 800 feet south centerline

Middleborough Road

15th Election District -- 6th Councilmanic District

Legal Owner(s): Charles and Tammy Boblitz

Variance: to permit a side yard setback of 6 feet and a sum of the side yards of 21 feet in lieu of the required 10 feet and 25 feet respectively. To permit a lot area of 9,450 square feet in lieu of the required 10,000 square feet. To permit a lot width of 45 feet in lieu of the required 70 feet. To approve an undersized lot, and to approve other variances deemed necessary by the Zoning Commissioner

Hearing: Friday, April 18, 2003 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake 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

4/046 April 3

C596026

CERTIFICATE OF PUBLICATION

4/4/, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/3/, 2003.

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

J. Wilkinson

LEGAL ADVERTISING

No. 22330

AMOUNT \$ 115.00

FOR: variance & undersized lot

YELLOW - CUSTOMER

It is # 405

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CASHIER'S VALIDATION

CERTIFICATION OF POSTING

RE: Case No.: 03-405-A

Petitioner/Developer: CHARLES

+ TAMMY BOBLITZ

Date of Hearing/Closing: 4/18/03

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 324 ST. GEORGES

RD

The sign(s) were posted on 3/28/03
(Month, Day, Year)

Sincerely,

[Signature] 3/28/03
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

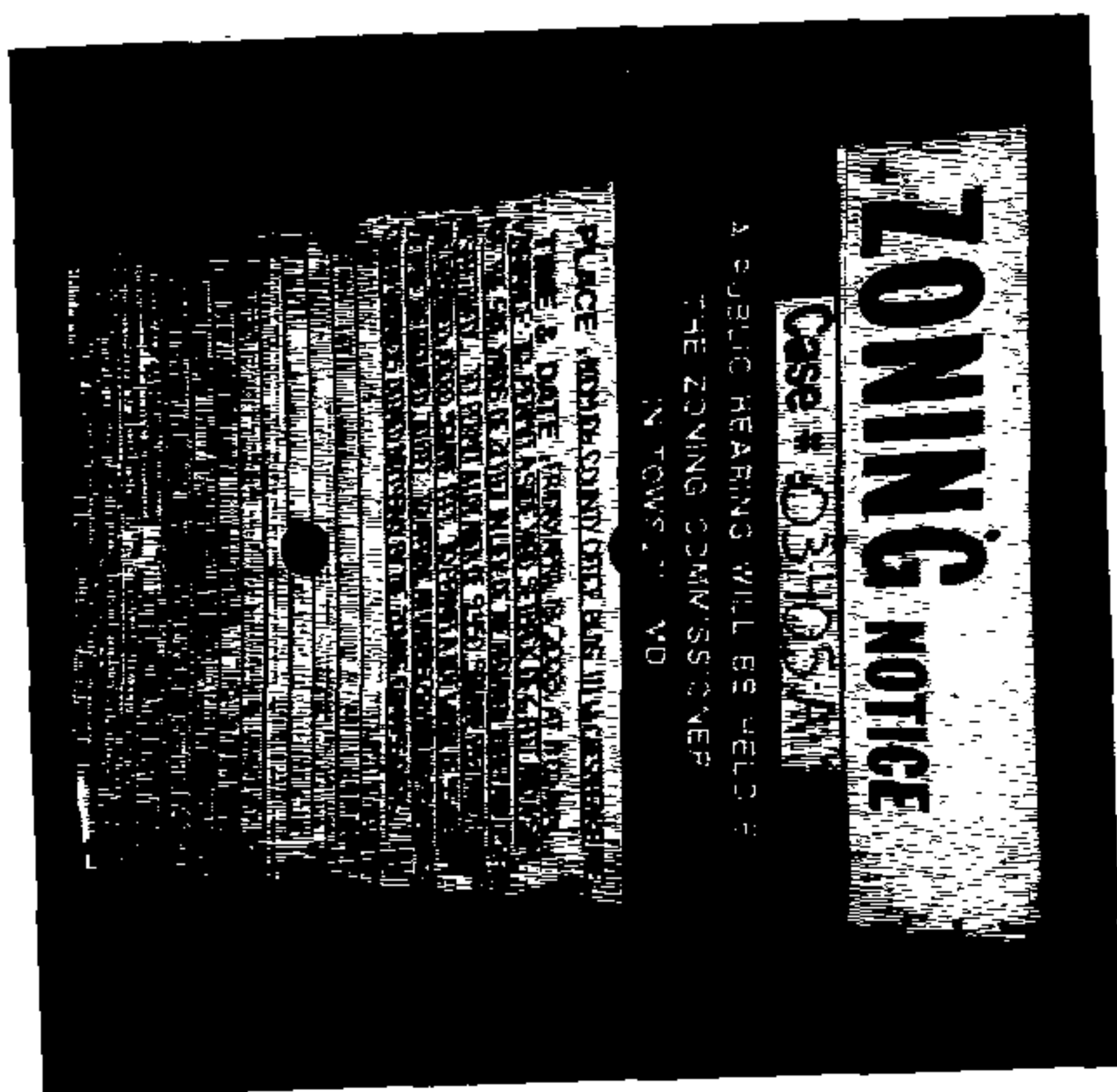
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





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 18, 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: 03-405-A

324 St. Georges Road

W/side St. Georges Road 800 feet south centerline Middleborough Road

15th Election District – 6th Councilmanic District

Legal Owners: Charles and Tammy Boblitz

Variance to permit a side yard setback of 6 feet and a sum of the side yards of 21 feet in lieu of the required 10 feet and 25 feet respectively. To permit a lot area of 9,450 square feet in lieu of the required 10,000 square feet. To permit a lot width of 45 feet in lieu of the required 70 feet. To approve an undersized lot, and to approve other variances deemed necessary by the Zoning Commissioner.

Hearings: Friday, April 18, 2003 at 9:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:rlh

C: Charles and Tammy Boblitz, 324 St. Georges Road, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 3, 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.

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



TO: PATUXENT PUBLISHING COMPANY
Thursday, April 3, 2003 Issue - Jeffersonian

Please forward billing to:
Charles M. Boblitz, Jr.
324 St. Georges Road
Baltimore, MD 21221

410-574-8069

NOTICE OF ZONING HEARING

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324 St. Georges Road

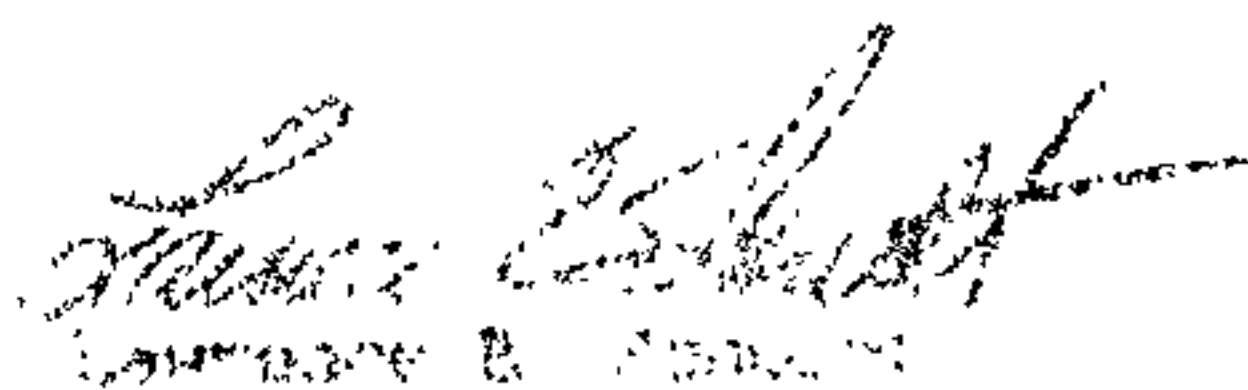
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15th Election District – 6th Councilmanic District

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LAWRENCE E. SCHMIDT

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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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: 03-405-A
Petitioner: Charles Martin Boblitz Jr.
Address or Location: 324 ST. Georges Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Charles Martin Boblitz Jr.
Address: 324 ST Georges Rd.

Telephone Number: (410) 574-8069

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 18, 2003

CORRECTED 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: 03-405-A

324 St. Georges Road
W/side St. Georges Road 800 feet south centerline Middleborough Road
15th Election District – 6th Councilmanic District
Legal Owners: Charles and Tammy Boblitz

Variance to permit a side yard setback of 6 feet and a sum of the side yards of 21 feet in lieu of the required 10 feet and 25 feet respectively. To permit a lot area of 9,450 square feet in lieu of the required 10,000 square feet. To permit a lot width of 45 feet in lieu of the required 70 feet. To approve an undersized lot, and to approve other variances deemed necessary by the Zoning Commissioner.

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Arnold Jablon
Director

AJ:rlh

C: Charles and Tammy Boblitz, 324 St. Georges Road, Baltimore 21221

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TO: PATUXENT PUBLISHING COMPANY
Thursday, April 3, 2003 Issue - Jeffersonian

Please forward billing to:

Charles M. Boblitz, Jr.
324 St. Georges Road
Baltimore, MD 21221

410-574-8069

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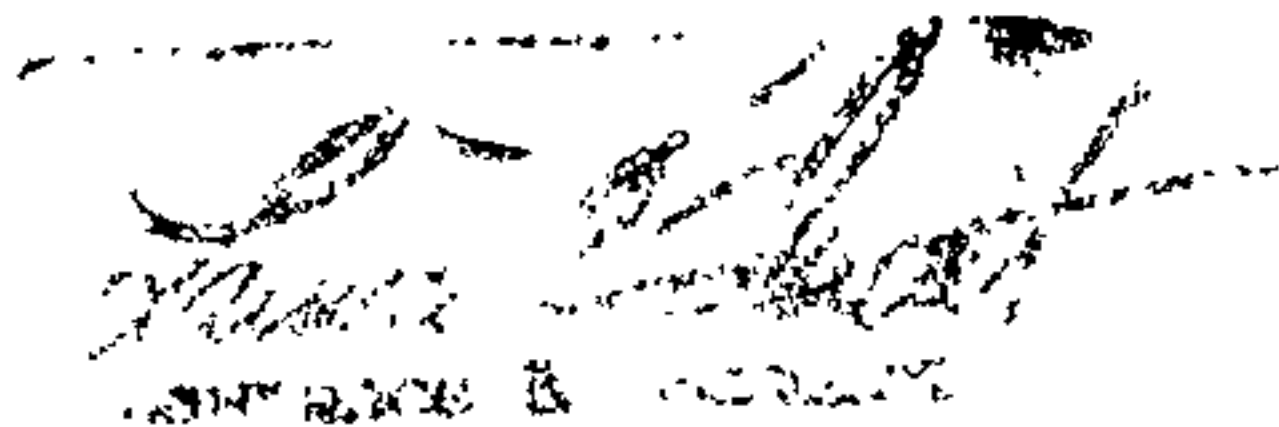
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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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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

April 11, 2003

Charles and Tammy Boblitz
324 St. George's Road
Baltimore, MD 21221

Dear Mr. and Mrs. Boblitz:

RE: Case Number: 03-405-A, 324 St. George's Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 5, 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

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



Printed with Soybean Ink
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
11 West Chesapeake Avenue
Towson, Maryland 21204

March 20, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 17, 2003

Item No.: 396 - 406

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.

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



GOVERNOR AND 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. 405 BR

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
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 3, 2003

Charles M. Boblitz, Jr.
324 St. George's Road
Baltimore, MD 21221

RE: 324 St. George's Road; 15th Election District; Spirit & Intent case # 03-405-A

Dear Mr. Boblitz:

Your recent letter to Timothy Kotroco, Director – PDM, was forwarded to me for reply. The Deputy Zoning Commissioner granted your request to construct a new 24'x34' dwelling with a sum of side yard setbacks of 21' in lieu of the required 25'. Apparently, you have had some difficulties with the first builder and have hired another contractor to install a modular home, which is 2' wider and 3' longer. This new dwelling will only encroach into the side yard and reduce the previously approved setback to 13' and reduce the sum of the side yards to 19' in lieu of the required 15' and 25' respectively.

Since the larger dwelling will affect only the side yard at 326 St. George's Rd. and the owners of that property have no objection to this encroachment, I agree that your request is within the Spirit and Intent of the subject case referenced above (#03-405-A). The Zoning Office will approve your permit application.

If you need additional information or have any questions, I can be reached at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, reading "Bruno Rudaitis".

Bruno Rudaitis
Planner II, Zoning Review

BR

Visit the County's Website at www.baltimorecountyonline.info



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DATE: May 1, 2003

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS/TGT*
DATE: April 30, 2003
SUBJECT: Zoning Item 405
Address Bierman Property (Baublitz Property)

Zoning Advisory Committee Meeting of 3/17/02

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

Additional Comments:

Reviewer: Brian Lindley

Date: 4/21/03

APR
4/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 18, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-359, 03-393, 03-405, ✓

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:

Arnold Jablon for Mark Cunningham

Section Chief:

Arnold Jablon

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

RE: PETITION FOR VARIANCE * BEFORE THE
324 St. Georges Road; W/side St. Georges Rd *
800' S c/line Middleborough Road * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Charles & Tammy Bobitz * FOR
Petitioner(s) * BALTIMORE COUNTY
* 03-405-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 15th day of March, 2003, a copy of the foregoing Entry of Appearance was mailed to, Charles & Tammy Boblitz, 324 St. Georges Road, Baltimore, MD 21221, Attorney for Petitioner(s).


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burtan
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

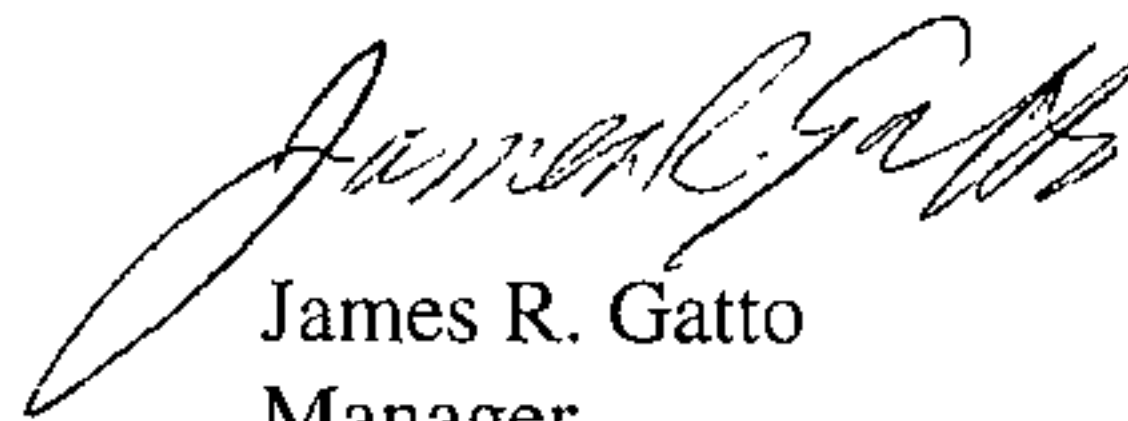
Re: **Zoning Advisory Committee Agenda, 03/24/03 re: case numbers 03-396-SPHXA, 03-397-SPHXA, 03-398-A, 03-400-A, 03-401-A, 03-402-SPHA, 03-403-A, 03-404-A, 03-405-A, 03-406-SPHA**

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 324 ST Georges Rd

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

SUBDIVISION NAME Middleborough

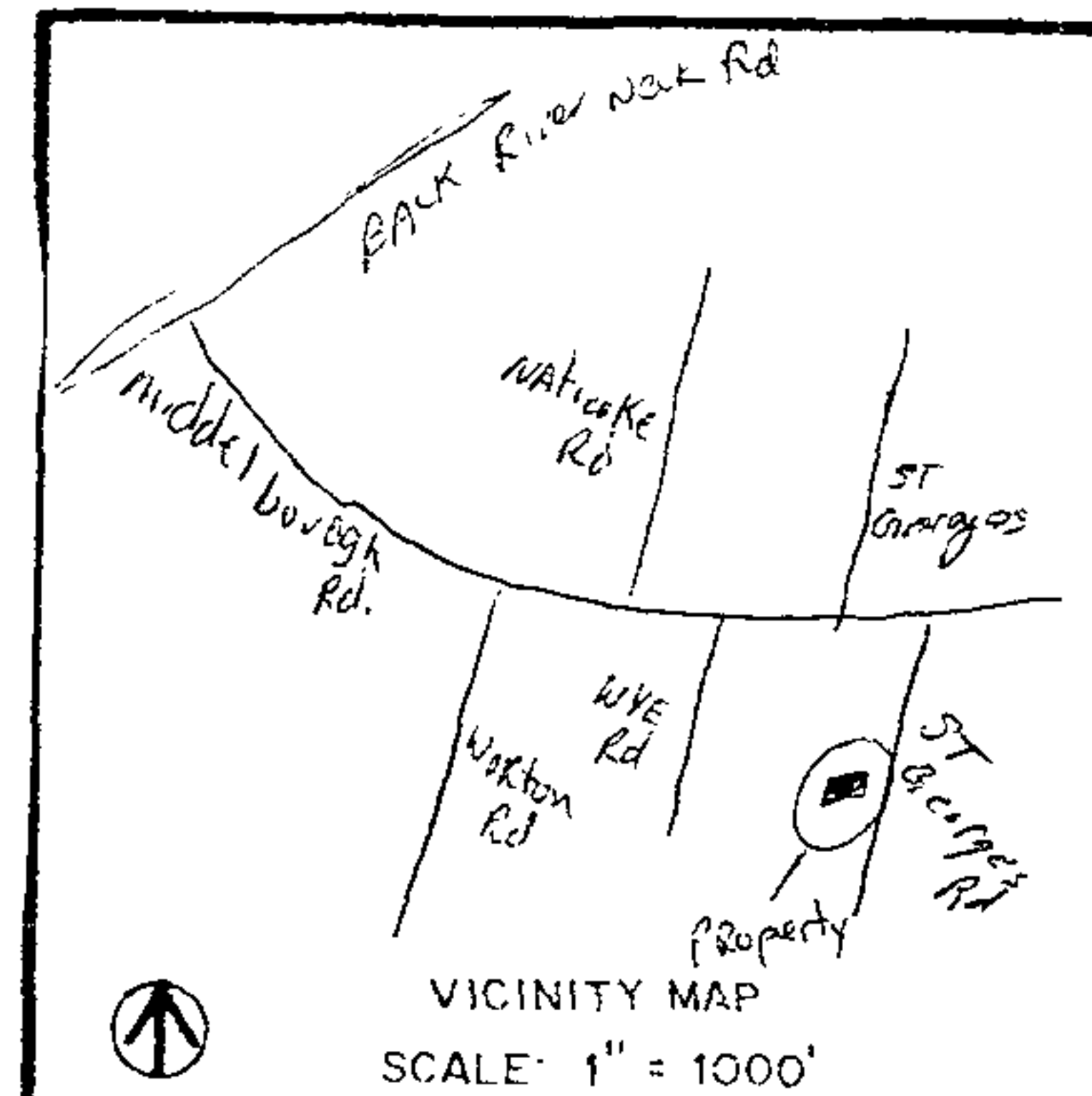
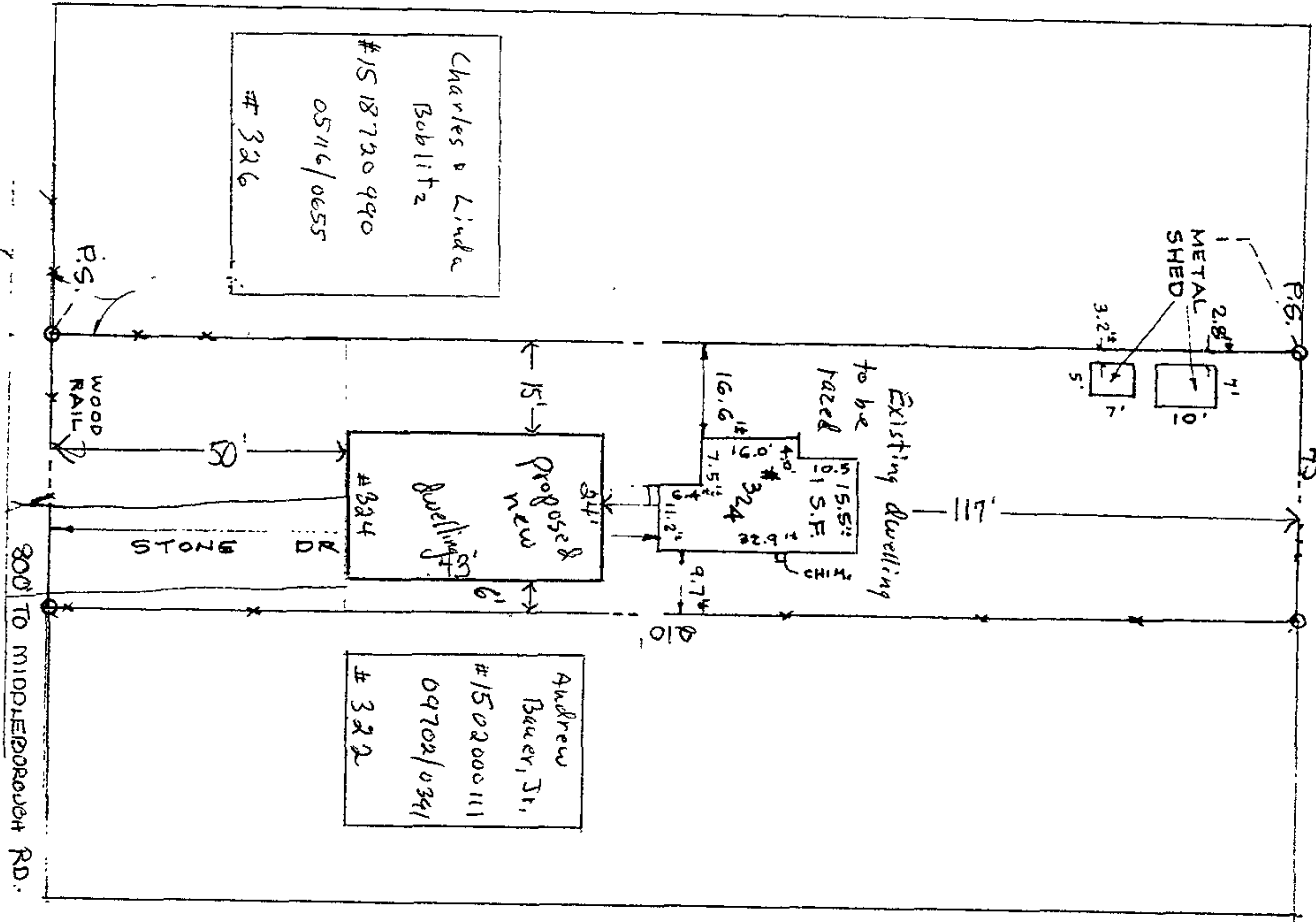
PLAT BOOK # 4 FOLIO # 191 LOT # 257 SECTION #

OWNER Charles & Tammy Boblitz

Plat Q. #1

ST GEORGE'S ROAD

16' PAVING 50' R/W SOUTHERLY 45'



LOCATION INFORMATION

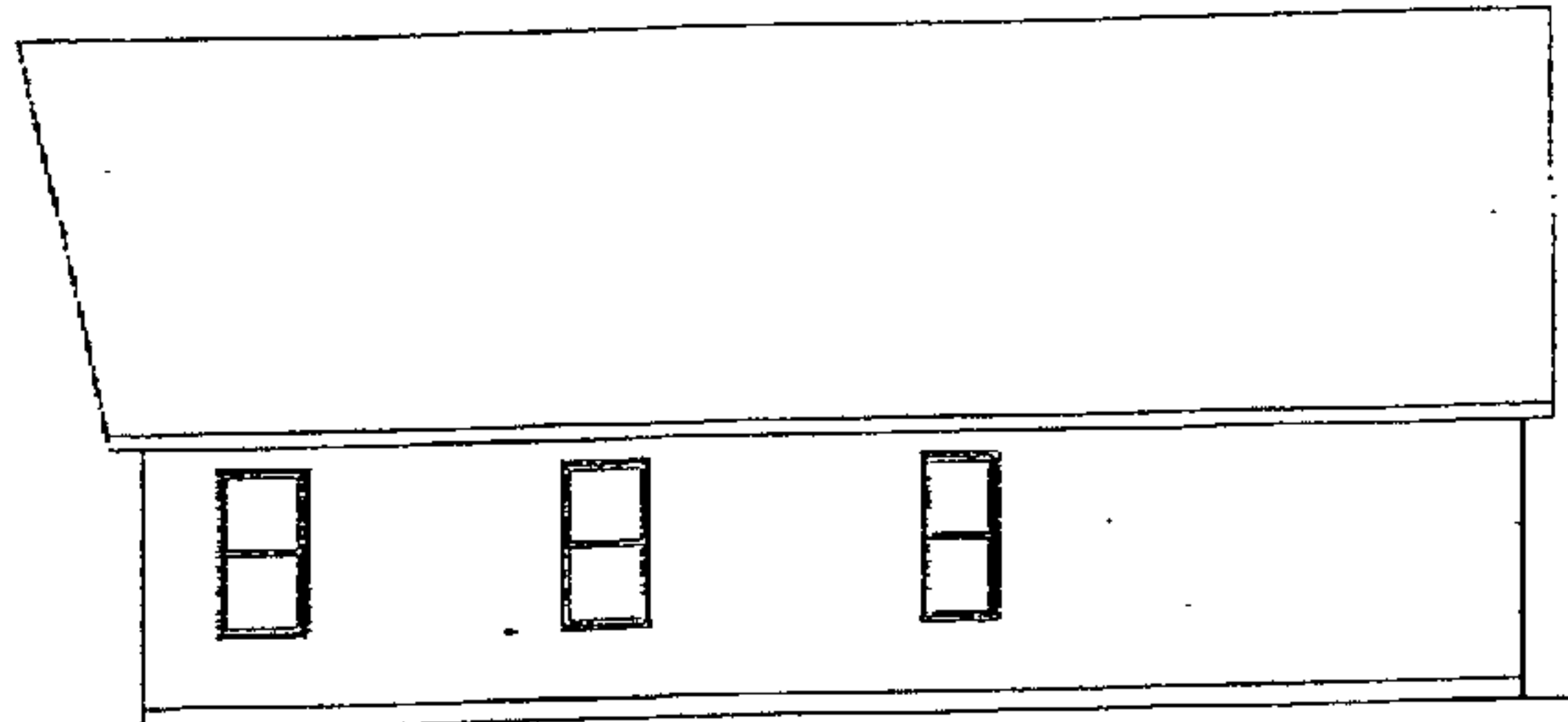
ELECTION DISTRICT 15
 COUNCILMANIC DISTRICT 6
 1" = 200' SCALE MAP # NE 11
 ZONING 3.5 (DR.)
 LOT SIZE 9450 Sq. Ft.
 ACREAGE 0.215 SQUARE FEET
 PUBLIC PRIVATE
 SEWER ☒ ☐
 WATER ☒ ☐
 CHESAPEAKE BAY CRITICAL AREA YES ☒ NO ☐
 100 YEAR FLOOD PLAIN ☐ ☒
 HISTORIC PROPERTY/BUILDING ☐ ☒
 PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
 REVIEWED BY ITEM # CASE #

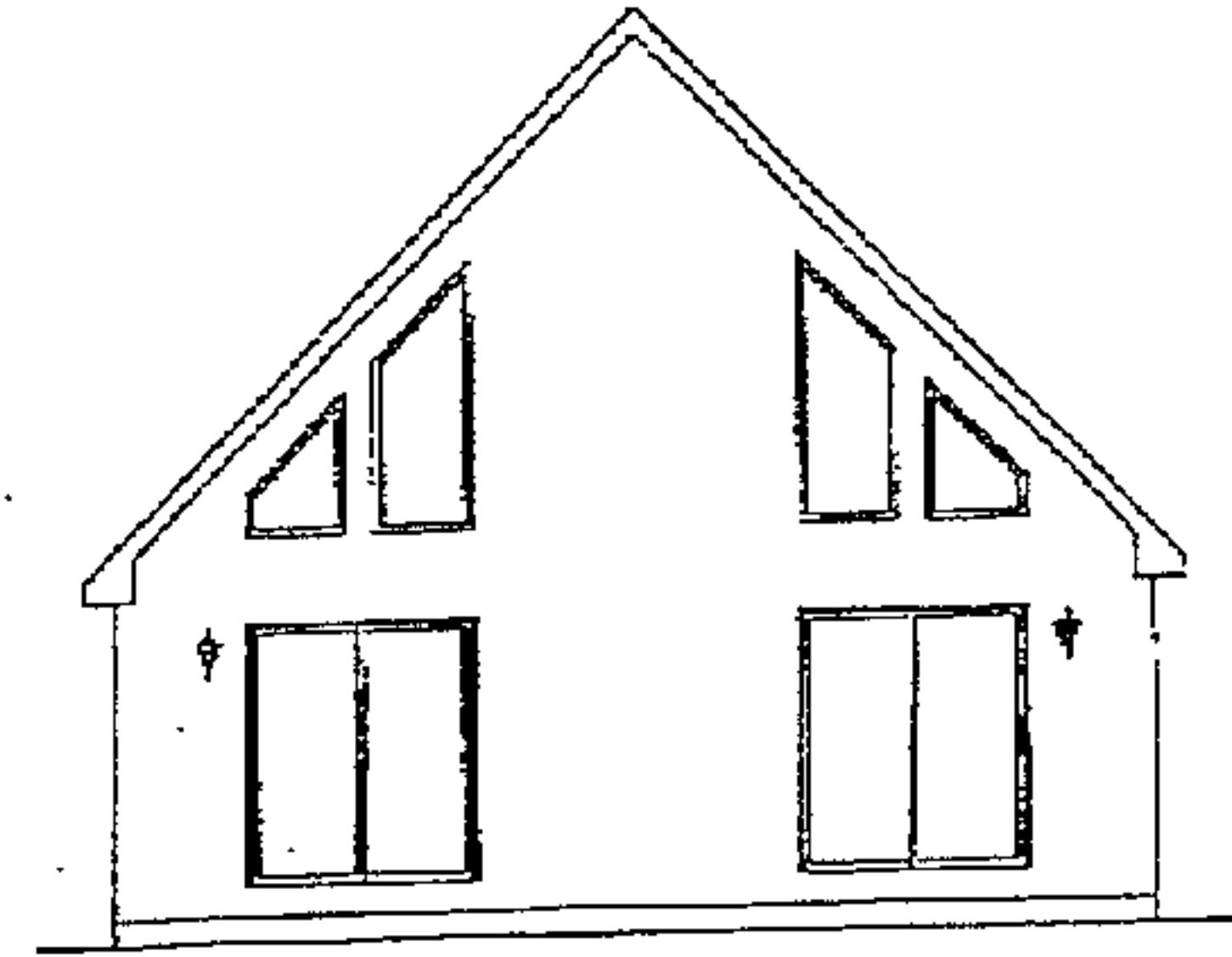
BR 405 03-405-A

Scale 1" = 30'

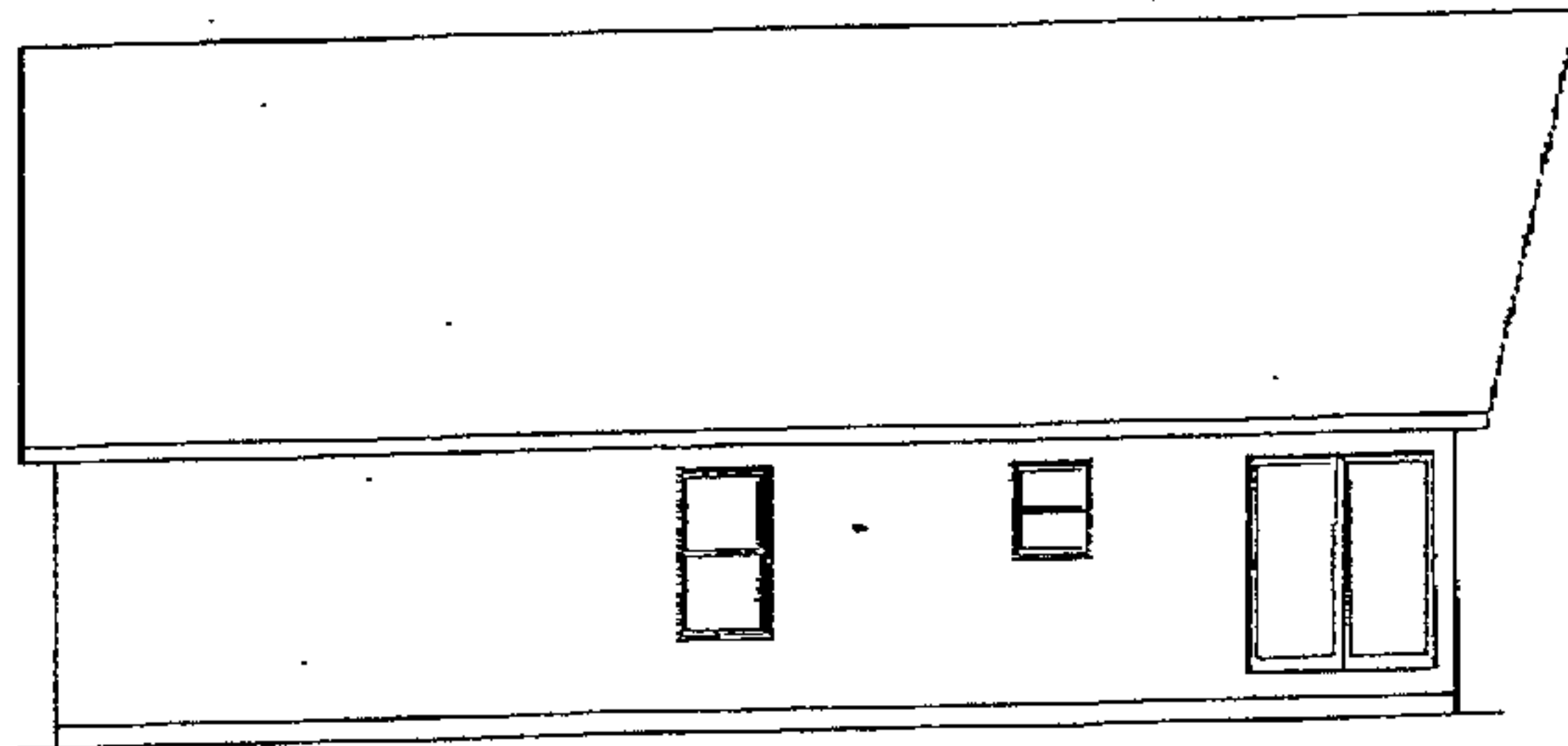
Date: 3/5/03



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

BUILDER: JONATHAN STREET	CUSTOMER:	SERIAL #:	STATE: NC
MSI MODULAR STRUCTURES OF PA INC 255 South Old Trail Rd. Selinsgrove, PA 17870 (570)-743-2012	MODEL: MOD TAHOE I	SIZE: 37'6" x 41'	REVISED
	DRWN BY: DR3	DATE: 12/24/02	DRB: 1/10/03
	SALESMAN: PAUL R.	PROJ # 02-0370	

Seller LB, LLC Buyer CMB J.B.

#405