ORDER REGENVED FOR FILING Date (2007)

IN RE: PETITION FOR VARIANCE

W/S Oak Avenue, 210' N of the c/l

Middleborough Road (218 Oak Avenue) 15<sup>th</sup> Election District 6<sup>th</sup> Council District

Patricia McCune Petitioner

- \* BEFORE THE
- \* ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- \* Case No. 03-412-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, Patricia McCune. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 70 feet, a lot area of 8400 sq.ft. in lieu of the required 10,000 sq.ft., a sum of the side yards of 22 feet in lieu of the required 25 feet, and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R. 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 was Todd Lewis, a consultant retained by the property owner to obtain the variance and requisite building permit. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped, unimproved parcel, located on the west side of Oak Avenue, just north of Middleborough Road in Essex. In fact, the south side property line abuts the rear of a parcel which fronts on Middleborough Road that has been developed with a restaurant known as the Silver Dome Tavern. The subject property is also known as Lot 34 of the subdivision known as Recreation Grove, an older subdivision which was laid out, platted and recorded in the Land Records of Baltimore County many years ago, prior to the adoption of the zoning regulations. As is often the case with older subdivisions, the individual lots are insufficiently sized to meet current regulations. The subject property is 50 feet wide and approximately 178 feet deep, and thus, contains roughly 8400 sq.ft. in area, zoned D.R.3.5. The Petitioner proposes to develop the property with a single-family dwelling. As shown on the site plan, the building envelope will be 28 feet wide by 52 feet

deep, and 11-foot side yard setbacks will be provided on each side. Off-street parking will be provided by way of a driveway leading into the property from Oak Avenue. Variance relief is requested in view of the size of the property.

As noted above, no one appeared in opposition to the request and there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. On behalf of the Petitioner, Mr. Lewis submitted a plat demonstrating that many of the houses in this community have been constructed on 50-foot wide lots. Thus, the proposed dwelling appears appropriate for this lot and consistent with others in the neighborhood.

Based upon the testimony and evidence offered, I am persuaded to grant the variance. In my judgment, the Petitioner has satisfied the requirements of Section 307 of the B.C.Z.R. and that the relief requested will not be detrimental to adjacent properties.

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

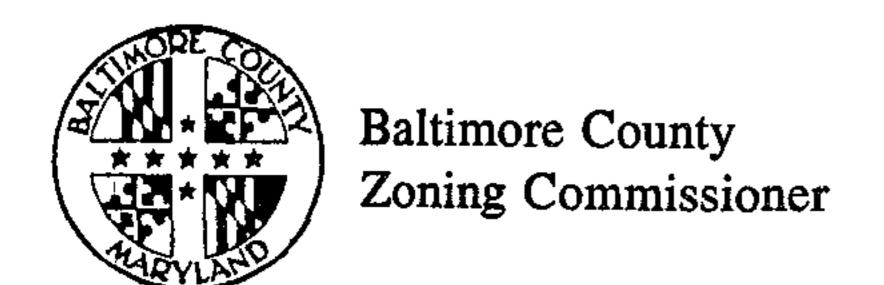
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of June, 2003 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 70 feet, a lot area of 8400 sq.ft. in lieu of the required 10,000 sq.ft., a sum of the side yards of 22 feet in lieu of the required 25 feet, and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her 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.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs



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

Fax: 410-887-3468

June 3, 2003

Ms. Patricia McCune 201 Helena Road Baltimore, Maryland 21224

RE: PETITION FOR VARIANCE

W/S Oak Avenue, 210' N of the c/l Middleborough Road

(218 Oak Avenue)

15<sup>th</sup> Election District – 6<sup>th</sup> Council District

Patricia McCune - Petitioner

Case No. 03-412-A

Dear Ms. McCune:

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: Mr. Todd Lewis

8807 Chesapeake Avenue, Millers Island, Md. 21219

People's Counsel; Case File



# Petition for Variance

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)

## to the Zoning Commissioner of Baltimore County for the property located at 213 on K AG

hereof, hereby petition for a Variance from Section(s)	3 ( 1 th) P52m = 1
WIDTH AND A SHOO SOFT AREA	3.C. 1 TO PERMIT A LOT WITH A 50 FR
4-10,000 SQ FT ATZEA, ALSO TO	ALLOW SUM OF SIDE SETBACKS
OF 22 FTIN LIEU OF 25 FORT, A	NO TO APPROVE UNDERSIZE LOT
	w of Baltimore County, for the following reasons: (indicate hardship
or practical difficulty)	/ Letter
or practical difficulty)  UNDERSIZE BULLOWN LOT  COLLITEDOR AN EXCHEGINE XIESC	50' WWW SING YILLD SOTTSATICS
001110101101	1940 JONANG FOUTHER
Property is to be posted and advertised as prescribed by the zo I, or we, agree to pay expenses of above Variance, advertising, pregulations and restrictions of Baltimore County adopted pursuant to the second sec	osting, etc. and further agree to and are to be bounded by the zoning
I/We d perjury, that I/w is the subject of this Peti	lo solemnly declare and affirm, under the penalties of e are the legal owner(s) of the property which tion.
Contract Purchaser/Lessee:	Legal Owner(s):
	PATRICA MCCUNG
Name - Type or Print	Name - Type or Print  Location McCurc
Signature	Signature
Address Telephone No.	Name - Type or Print
City State Zip Code	Signature
Attorney For Petitioner:	201 Helens 40-637 1969 Address Telephone No.
!	Bono. mo. 21224
Name - Type or Print	City State Zip Code
Signature	Representative to be Contacted:
Company	Name (1997)
	8807 CHESHOCHIUN AND 410-477-4520
Address Telephone No.	Address    Mark   Mark
Chy State Zip Code	City State Zip Code
	OFFICE USE ONLY
Case No. 05-4(2-9	ESTIMATED LENGTH OF HEARING
Reviewed By	UNAVAILABLE FOR HEARING  Date 63-67-63
	The state of the s

# 218 OAK AVE

BEGINNING AT A POINT ON THE WEST SIDE OF CAR AVE

(A 30 FT. R/W) AT A DISTANCE OF 210 FT. NOWITH OF THE C/L

OF MIDDUE BOROUGH RD, (A 20 FT R/W) THENCE ALONG

THE RIGHT OF WAY LINE OF CAR AVENUE NORTHERLY 5'2 FT,

THEN WESTERLY 162 FT., THEN SOUTHERLY 50 FT., THEN FEASTERLY

BACK TO THE POINT OF BEGINNING 167 FT.

BEING LOT #3 IN RECREATION GROVE, (NO PLATOF FOLIO#)

15<sup>TH</sup> ED., 6<sup>TH</sup> CD, 8,488 SQ FT AREA

I AM RESPONSIBLE FOR THE ACCURACY OF ALL INFO,
ON THE PETITION FILINGINFORMATION PLANS DESCRIPTIONS
AND PETITION' AS DIRAMN &
WRITTEN BY BALTO, CO.

TOOD P CEWIS

3/0003

#### 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: #03-412-A
218 Oak Avenue

W/side Oak Avenue, 210 feet north of Middleborough Road
15th Election District - 6th Councilmanic District
Legal Owner(s): Tom Casey
Variance: to permit a lot width of 50-foot width and 8,200
square feet area in lieu of a 70 foot width and a 10,000
square foot area. Also to permit a sum of side yard setbacks of 22 feet in lieu of the required 25 feet and to approve any other relief determined necessary by the hearing
officer

Hearing: Thursday, May 22, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

### LAWRENCE & 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/5/620 May 6

C602256

### CERTIFICATE OF PUBLICATION

<u>5/8</u> ,20 <u>03</u>
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing on $_{5}6_{203}$ .
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. Willings
EGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
No. 223
MISCELLANEOUS RECEIPT

MICOPPERITE CO INCEIL I
DATE C3-C7-C3 ACCOUNT RCC1.CC6.615C
EPOP HAMOUNT \$ 130 CC
RECEIVED FROM:
FOR: RES. VAI. TUNDANTE
215 CAR HIGH
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

シノナ/・

CASHIER'S VALIDATION

Baltimore County, Maryland

Recet Tot

260.00 CK

3/07/2003 10:36:22

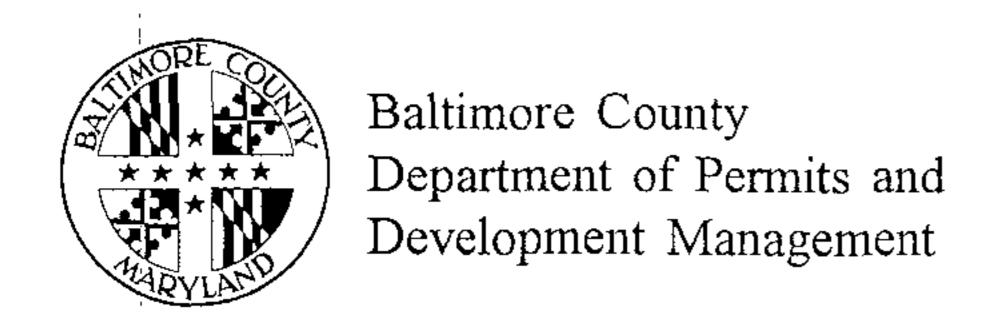
\$130.00

IKW

FIN

### CERTIFICATE OF POSTING

	RE: Case No.: 03-4/2-H
	Petitioner/Developer:
	Date of Hearing/Closing: 5/22/03
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	
ATTN: Becky Hart {(410) 887-3394}	
Ladies and Gentlemen:	
This letter is to certify under the penalties of perjury to posted conspicuously on the property located at:	
218 OAK	AVE
	——————————————————————————————————————
The sign(s) were posted on(Mon	th, Day, Year)
Since	rely,
	5/3/03 (Simote of Simo Poster) (Code)
THE CHIEF THE COLUMN TWO IS NOT THE COLUMN T	(Signaturé of Sign Poster) /(Date)  SSG Robert Black
	(Print Name)
	1508 Leslie Road
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)



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

Fax: 410-887-5708

March 25, 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: 03-412-A

218 Oak Avenue

W/side Oak Avenue, 210 feet north of Middleborough Road

15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owner: Tom Casey

<u>Variance</u> to permit a lot width of 50-foot width and 8,200 square feet area in lieu of a 70 foot width and a 10,000 square foot area. Also to permit a sum of side yard setbacks of 22 feet in lieu of the required 25 feet and to approve any other relief determined necessary by the hearing officer.

Hearings: Thursday, May 22, 2003 at 9:00 a.m. in Room 407, County Courts Bldg.,

401 Bosley Avenue

Arnold Jablon Director

AJ:klm

C: Patricia McCune, 201 Helena Road, Baltimore MD 21224 T. Lewis, 8807 Chesapeake Avenue, Millers Island, MD 21219

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 6, 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, May 6, 2003 Issue - Jeffersonian

Please forward billing to:

Mr. Todd Lewis 8807 Chesapeake Avenue Millers Island, MD 21219

410-477-4520

### 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:

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218 Oak Avenue

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Thursday, May 22, 2003 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue



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

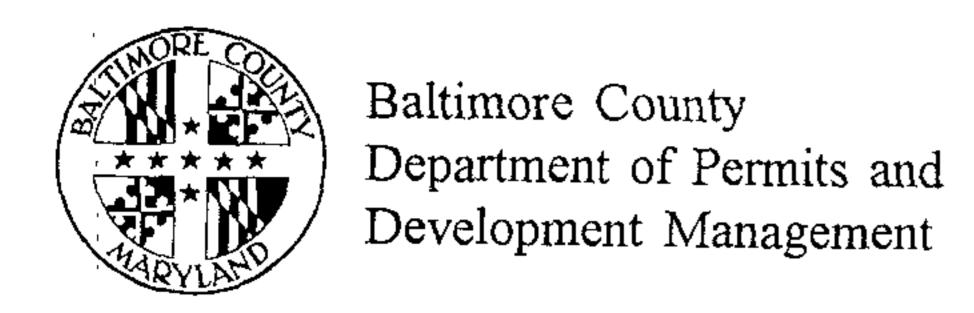
### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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: 03-4(2-A		
Petitioner: TATOLCA MC CUDG		
Address or Location: 218 OAK AOC		
PLEASE FORWARD ADVERTISING BILL TO:  Name: Topo (Gwcs.  Address: 9807 CHESAPEAK A&  MULERS (SLAND FLD 21219.		
Telephone Number: 410-477-4520.		



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

May 16, 2003

Patricia McCune 210 Helena Road Baltimore MD 21221

Dear Ms. McCune:

RE: Case Number: 03-412-A, 218 Oak Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 7, 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

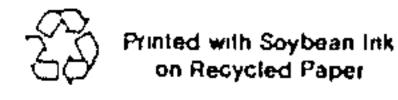
u. Callibal)

WCR:klm

Enclosures

c: People's Counsel

T. Lewis, 8807 Chesapeake Avenue, Millers Island, MD 21219



Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary Neil J. Pedersen, Acting Administrator

"THRYLAND DEPARTMENT OF TRANSPORTATION

Date: 3.25.03

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

RE: Baltimore County

Item No. 412 JRA

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



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

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

March 26, 2002

111 West Chesapeake Avenue Towson, Maryland 21204

ATTENTION: Rebecca Hart

Distribution Meeting of: March 24, 2003

Item: No.:

407-418, 420-430

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

JAPA 5/22

### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

**DATE:** April 7, 2003

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-404, 03-411, and 03-412

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

APR

MC 000

### BALTIMORE COUNTY, MARYLAND

### INTEROFFICE CORRESPONDENCE

**DATE:** April 15, 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 31, 2003

Item Nos. 407, 408, 410, 411, 412, 414, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, and

430

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

for the Director, Office of Planning and Community Conservation

TO

Permit or Case No. 63-412-

!	Attention: Jeffrey Long County Courts Building, Room 406	· · · · · · · · · · · · · · · · · · ·
!	401 Bosley Avenue Towson, MD 21204	Residential Processing Fee Paid (\$50.00)
FROM:	Arnold Jablon, Director Department of Permits & Development Management	Accepted by
RE:	Undersized Lots	Date
	t to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992 e of Planning and Community Conservation prior to this office's approval of a dwe	
	IM APPLICANT SUPPLIED INFORMATION:	rening permit.
!		LENA 20. 410-687-1969
!	Print Name of Applicant . Address	Telephone Number
:	Lot Address 214 ロルム ME Election District	t Scouncilmanic District Square Feet 8488
Lot Loca		feet from NESW corner of MIDDLE BAUNCA HE
Land Ov	wner: アタイル(CISM MC こじんこ	(street) Tax Account Number 2 とうじつ 2 0 5 6
'	3: 201 HELENA RO	
Address	s:	Telephone Number (4/0) 687-1969
CHECKL	IST OF MATERIALS (to be submitted for design review by the Office of Planni	ing and Community Conservation)
TO BE	FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELO	OPMENT MANAGEMENT ONLY! PROVIDED?
i 1. This R	Recommendation Form (3 copies)	YES NO
	t Application Fews cus	
3. Site P		·
1	erty (3 copies)	
	Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<u></u>
4. Buildi	ng Elevation Drawings	
	graphs (please label all photos clearly) ning Buildings	
Sumou	ındıng Neighborhood	
6. Curre	nt Zoning Classification:	,
	TO BE EULED IN BY THE OFFICE OF	
! !	TO BE FILLED IN BY THE OFFICE OF	- PLANNING UNLY!
RECOMM	ENDATIONS / COMMENTS:	, ,
	Approval Disapproval Approval conditioned on required modifical	ations of the application to conform with the following recommendations:
ı		- · · · · · · · · · · · · · · · · · · ·
!		· , · ·
 		-
Signed by	·	Date

Revised 2/25/99

03-412-A

## SCHEDULED DATES CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMITAPPLICATION PURSUANT TO SECTION 304.2

Department of Permits and Development Management (PDM)
County Office Building
111 West Chesapeake Avevnue
Towson, Maryland 21204

The application for your proposed Building Permit application hat filing by on	as been reviewed ar	nd is accepted for	
(name of planner)	Date	(A)	
A sign indicating the proposed building must be posted on the proposed decision can be rendered. The cost of filing is \$50.00. This forcurrent fees prior to filing the application.	property for fifteen ( fee is subject to cha	15) days before a inge. Confirm all	
In the absence of a request for public hearing during the 15-description approximately four weeks. However, if a valid description the decision shall only be rendered after the required public states.	emand is received by	decision can be the closing date.	
*SUGGESTED POSTING DATE	D (15 Days	Before C)	
DATE POSTED	<del> · · · · · · · · · · · · · · · </del>		
HEARING REQUESTED? YES NO DATE	<del></del>	, <del>-</del>	
CLOSING DAY (LAST DAY FOR HEARING DEMAND)	C (B	C (B-3 Work Days)	
TENTATIVE DECISION DATE	B (A	+ 30 Days)	
*Usually within 15 days of filing			
CERTIFICATE OF POSTING		m v, ,, ,, , = a a a a a a a ,, ,, ,,	
District:		= ' '-	
Location of Property:	- 	<del></del>	
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Posted by: Date of Posted by:	osting:	<del></del>	
Number of Signs:		- <u>.</u>	

**RE:** PETITION FOR VARIANCE

218 Oak Avenue; W/side Oak Avenue, 210'

N Middleborough Road

15<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts

Legal Owner(s): Patricia McCune

Petitioner(s)

BEFORE THE

**ZONING COMMISSIONER** 

FOR

\* BALTIMORE COUNTY

° 03-412-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 Zer day of March, 2003, a copy of the foregoing Entry of Appearance was mailed to, T. Lewis, 8807 Chesapeake Avenue, Millers Island, MD 21219, Representative for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Robert L. Ehrlich, Jr.



Audroy E Scott Servetavy

Florence E. Buctan Deputy Secretary

Michael S. Steele

March 25, 2003

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

Re: Zoning Advisory Committee Agenda, 03/31/03 re: case numbers 03-407-SPH, 03-408-SPH, 03-409-A, 03-410-A, 03-411-A, 03-412-A, 03-413-A, 03-414-SPH, 03-415-A, 03-416-SPH, 03-417-SPH, 03-418-SPH, 03-419-SPHX, 03-420-A, 03-421-A, 03-422-A, 03-423-A, 03-424-SPH, 03-425-SPH, 03-426-SPH, 03-427-A, 03-428-SPHAHSA, 03-429-A, 03-430-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 03/25/03. 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,

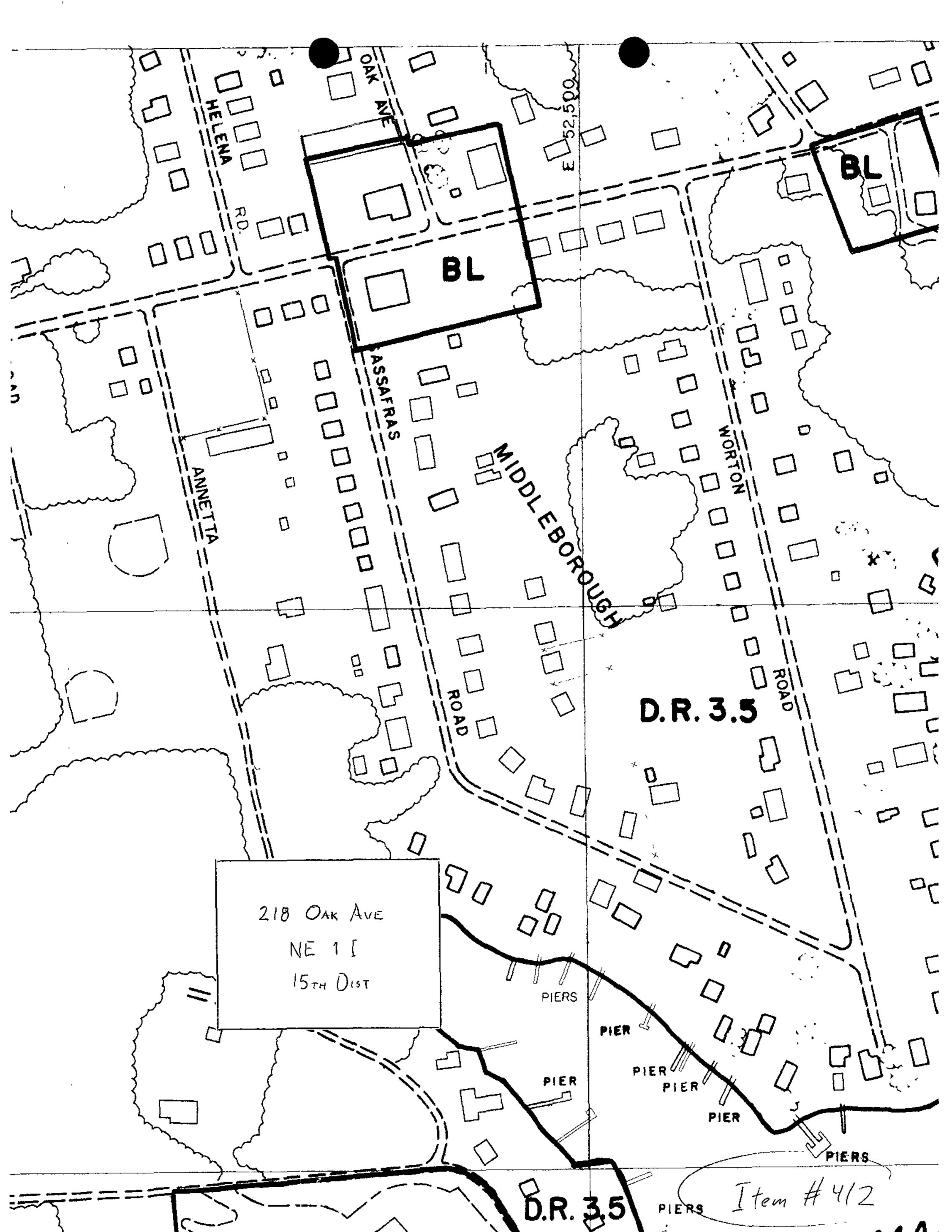
James R. Gatto

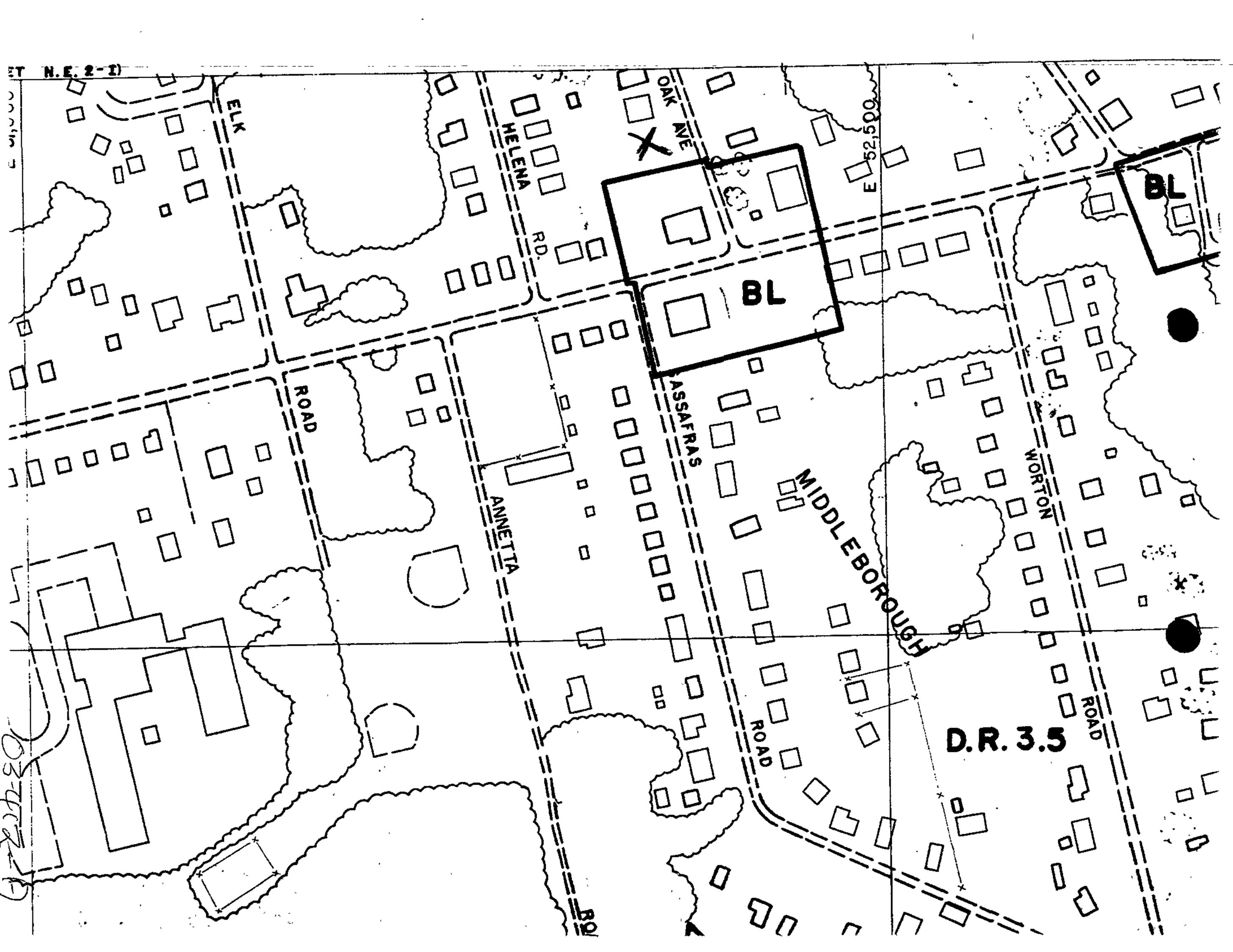
Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup





PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING PROPERTY ADDRESS ZIS OAK AVG SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION					
SUBDIVISION NAME RECREATION GROVE					
PLAT BOOK # 7 FOLIO # 42 LOT # 34 SECTION #					
OWNER PATRICIA-LEE MCCUNE	JE 125°				
n.e	CAL CHIERON W				
MO DAIL AVE PAVED RO EXISTING WORKER METER	LE REAL SECTION				
CXISTING GOSSE	GS35 PROPERTY PEUT				
50,20 20,20	VICINITY MAP NE 1 I SCALE: 1" = 1000'				
3/2#   3/2 #   3/2 =	1 LOCATION INFORMATION				
	ELECTION DISTRICT 15				
State of Sta	COUNCILMANIC DISTRICT G				
2	1"=200" SCALE MAP # NE 1 I				
B R R R R R R R R R R R R R R R R R R R	ZONING				
\$ 1 5 P	LOT SIZE 1948 8,4 88				
	PUBLIC PRIVATE				
LOT # LOT # 25020000172	SEWER 🔀				
32	WATER 3				
	CHESAPEAKE BAY CRITICAL AREA				
	100 YEAR FLOOD PLAIN				
	HISTORIC PROPERTY/				
(4-)	PRIOR ZONING HEARING None				
NORTH	ZONING OFFICE USE ONLY REVIEWED BY ITEM # CASE #				
PREPARED BY TILEWIS SCALE OF DRAWING: 1" = 50	800A 03-417-A				

