IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
N/S of Waldman Avenue, 387' E
centerline of Murray Avenue
15th Election District
7th Councilmanic District
(7314 Waldman Avenue)

Mary A. & Raymond F. Yost Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 03-484-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Special Hearing and Variance for the property located at 7314 Waldman Avenue in Sparrows Point. The Petitions were filed by Raymond F. Yost and Mary A. Yost, his wife, property owners. Special hearing relief is requested for a determination of the front of the house and to determine permitted locations for accessory structures. Variance relief is requested from Sections 1B01.1.A.18(g) and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure in the front/rear yard and to correct and permit any deficiencies under the Baltimore County Zoning Regulations. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petitions for Special Hearing and Variance.

Appearing at the requisite public hearing held for this case were Raymond F. Yost and Mary A. Yost, Petitioners/Property Owners. The Petitioners were represented by J. Neil Lanzi, Esquire. There were no protestants or other interested persons present.

Testimony and evidence presented was that the subject property is a rectangularly shaped lot, approximately 50 ft. x 212 ft. The property is a waterfront parcel with frontage on Jones Creek in Sparrows Point. Vehicular access to the property is by way of Waldman Avenue. Mr. and Mrs. Yost have owned and resided on the property for 33 years. The property is improved with a one-story frame dwelling known as 7314 Waldman Drive, which was built in 1929. In addition to the

dwelling, there is a detached garage located on the property immediately adjacent to Waldman Avenue. Additionally, between the house and the water, there is a small metal shed and a screen house building.

The screen house building is being constructed by Mr. Yost. Construction has not been fully completed. Mr. Yost began building the screen house structure without the benefit of a permit. An anonymous complaint was filed with Baltimore County and a citation issued. The filing of the instant Petitions for Special Hearing and Variance followed.

The screen house building is 15 ft. x 10 ft. in dimension and is 15 ft. high. It replaces an old wooden shed of similar size which was located on the property for many years. Mr. Yost indicated that he is retired and built the structure at the request of his wife. Photographs of the building were submitted at the hearing. They show that the structure features a pitched roof and a series of screened windows. It was indicated that the screen house is used to grow plants and as a place for the Yost's to sit and enjoy the water view. It need be emphasized that the screen house is not connected to public utilities. There is no water or sewer service to the house. Additionally, there is no electricity. Photographs of the interior and exterior of the screen house were submitted at the hearing. Photographs of similar buildings on adjacent lots were also submitted at the hearing.

The Petition for Special Hearing was filed to determine the front and rear yards of the property. That determination is made based upon the orientation of the dwelling. Most often, the front yards of lots in Baltimore County is that area between the house and public street. However, on waterfront properties, it has long been held that the front yard is typically the area between the house and the water. This determination is made in that most houses on the water are oriented in that direction. The Yost residence, however, is different. There is no deck on that portion of the house which faces the water. Moreover, there is no means of access or doorway on that side of the property. Rather, the house features two means of access. One is on that side of the house which

directly faces Waldman Avenue. Mr. and Mrs. Yost testified that that is the primary entrance. There is a second entrance on the "side" of the house which faces the neighbor's property at 7316 Waldman Avenue. The Yost's testified that that entrance is rarely used.

Based upon the testimony and evidence offered, I am persuaded that the front of this property is that area between the street and the dwelling. This is because of the entrance which is located on that elevation of the dwelling and the general orientation of the house.

Having made this determination, the existing shed and screen house are appropriate accessory structures under the zoning regulations. That is, they meet the requirements of Section 400.1 of the Baltimore County Zoning Regulations. Specifically, these improvements, which are located in the rear yard, do not exceed the allowable height limitation, are located at least 2-½ ft. from adjacent property lines, etc.

Moreover, it is found that the existing detached garage is located in the front of the lot. This structure has apparently existed at that location for many years. Obviously, the location of the garage immediately adjacent to the public street is the most appropriate site. Variance relief will be granted as is necessary to legitimize that structure.

Finally, a brief comment is appropriate regarding a received and anticipated Zoning Advisory Committee (ZAC) comments. Obviously, in that the property is a waterfront lot, it is subject to the Chesapeake Bay Critical Area regulations and other environmental codes. It is to be noted that the property is served by public and public sewer. There does not appear to be any increased area of impervious surface due to the construction of the screen house, in that it replaced a shed of similar size. Moreover, public water and public sewer will not be connected to the screen house or the other accessory structures on site.

A comment was also received from the Bureau of Development Plans Review regarding the floodplain regulations. Again, it is to be noted that the screen house replaces an existing structure.

1/22/9

ORDER RECEIVED FOR FILING
Date
By

IN RE: PETITIONS FOR SPECIAL HEARING

AND VARIANCE - N/S Waldman Avenue,

387' E of the c/l Murray Avenue

(7314 Waldman Avenue)

15th Election District

7th Council District

Raymond F. Yost, et ux Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 03-484-SPHA

ORDER ON REMAND

This matter comes before this Zoning Commissioner on remand, pursuant to the Order issued by the Baltimore County Board of Appeals on January 20, 2004.

By way of background, the owners of the subject property, Raymond and Mary Yost, filed a Petition for Special Hearing seeking a determination as to the front of the existing house on the subject property and the permitted locations for accessory structures thereon. In addition, variance relief was requested from Sections 1B01.1A.18(g) and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure in the front/rear yard and to correct and permit any deficiencies under the B.C.Z.R. In this regard, the subject property is a waterfront parcel located on the north side of Waldman Avenue, just east of Murray Avenue in the community of Chesapeake Terrace in eastern Baltimore County. The property is improved with a one-story frame dwelling, known as 7314 Waldman Avenue, which was built in 1929. Also on the property is a detached garage, located immediately adjacent to Waldman Avenue, and between the house and the water are a metal shed, a concrete pad, and a recently constructed screen house, which is the subject of the instant Petitions.

The Petitioners had commenced construction of the screen house without benefit of a building permit; however, a complaint was registered with the Code Enforcement Division of the Department of Permits and Development Management and the Petitioners were advised to file the

instant Petitions. Thus, relief was requested as set forth above to legitimize existing conditions and proposed improvements on the property.

A public hearing was held in the matter on June 18, 2003, at which time the Petitioners, Raymond F. and Mary A. Yost appeared along with their attorney, J. Neil Lanzi, Esquire. No one appeared in opposition to the request and there were no adverse Zoning Advisory Committee comments submitted by any County reviewing agency.

between the house and the road and that all accessory buildings, but for the detached garage, were appropriately located in the rear yard. Shortly thereafter, the Office of People's Counsel filed an appeal of my decision and while the matter was pending before the Board, the Petitioners and the Office of People's Counsel reached an agreement on the issues presented and filed a joint motion. Specifically, the Office of People's Counsel withdrew their appeal and the Board of Appeals issued an Order dated January 20, 2004 remanding the matter for a new public hearing before this Zoning Commissioner. The matter was remanded on condition that the Petitioners withdraw their Petition for Special Hearing, and amend the Petition for Variance to seek relief for those structures located between the residence and the water. In this regard, the Board and the Office of People's Counsel apparently determined that this area of the property was the front yard and the Petitioners agreed to amend their request and revise their plan accordingly. The property was duly posted and advertised giving notice of the new public hearing before the Zoning Commissioner and the hearing was held before me on April 5, 2004.

Appearing at the hearing were Raymond and Mary Yost, property owners, and their attorney, J. Neil Lanzi, Esquire. There were no Protestants or other interested persons present.

The Petitioners have amended their Petition for Variance in accordance with the above and submitted a revised site plan as Petitioner's Exhibit 1A. The revised plan is substantially similar to the plan offered in the first hearing, however, as noted above, the front yard of the property is that area between the house and the water. Thus, all of the structures but for the detached garage are located in the front yard of the property. It is also to be noted that the revised

plan shows that the Petitioners propose to remove the existing metal shed and construct a deck to the rear of their home, facing the water. Assuming that this deck meets all relative setback requirements and complies with Chesapeake Bay Critical Areas regulations, relief shall be granted to approve same; however, the metal shed must be removed. In the event the Petitioners decide to abandon their plans for the deck and retain the metal shed, relief is likewise granted.

this _______ day of April 2004 that the Petition for Special Hearing seeking a determination as to the front of the existing house on the subject property and the permitted locations for accessory structures thereon, be and is hereby DISMISSED AS MOOT; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 1B01.1.A.18(g) and 400.1 of the B.C.Z.R. to allow accessory structures to be located in the front yard, 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) The relief granted herein is limited to existing improvements on the subject property and the proposed deck, as shown on the site plan marked as Petitioner's Exhibit 1A.
- 3) Compliance with the ZAC comments submitted by DEPRM and the Development Plans Review division of DPDM relative to Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains. Copies of those comments have been attached hereto and are made a part hereof.

4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

ORDER RE

Date

BOARD OF APPEALS OF BALTIMORE COUNTY

MINUTES OF DELIBERATION

IN THE MATTER OF:

Mary and Raymond Yost

03-484-SPHA

DATE:

Janaury 20, 2004

BOARD/PANEL:

Charles L. Marks

CLM

Lawrence S. Wescott

LSW

Lawrence M. Stahle

LMS

RECORDED BY:

Theresa R. Shelton / Legal Secretary

PURPOSE: To deliberate the joint motion by Petitions, Mary and Raymond Yost and the Office of People's Counsel to remand the matter.

PANEL MEMBERS DISCUSSED THE FOLLOWING:

- > Order of Remand
- Petition shall withdraw Petition for Special Hearing
- Petitioner shall amend Petition for Variance
- A public hearing to take place

DECISIONS BY BOARD MEMBERS: Unanmious decision by the Board to GRANT the Motion for Remand and sign the Order.

FINAL DECISION: That the Joint Motion for Remand is GRANTED.

NOTE: These minutes, which will become part of the case file, are intended to indicate for the record that a public deliberation took place that date regarding this matter. The Board's final decision and the facts and findings thereto will be set out in the written Opinion and Order to be issued by this Board.

Respectfully submitted,

Theresa R. Shelton

Mures

County Board of Appeals

11. 9/1000



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

I/We do solemnly declare and affirm, under the penalties of

for the property located at	7314	Waldman	Avenu	е	i
which is	presentl	y zoned _	DR	5.5	i

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

the front of the house and permitted locations for accessory structures.

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

I, or we, agree to pay expenses of above Special Hearing, 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.

	perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	Legal Owner(s):
	Mary A. Yost
Name - Type or Print	Name - Type or Print
Signature	Mary 9 4 cot
O Ignature	Signature Raymond F. Yost
Address Telephone No.	Name Type or Print
City State Zip Code	Signature
Attorney For Petitioner:	7314 Waldman Aventie 410-388-1841
J. Neil Lanzi	Address Baltimore MD 21219
Name - Type or Print	City State Zip Code
Signature	Representative to be Contacted:
J. Weil Lanzi, P.A.	J. Neil Lanzi
Company	Name
109 Washington Ave Ste 617 410-296-0686	409 Washington Ave Ste 617 410-296-0686
Tokson, MD 21204	Address Telephone No. Towson, MD 21204
State Zip Code	City State Zip Code
77	OFFICE USE ONLY
	ESTIMATED LENGTH OF HEARING
Case No. 03-484-5PHA	1451414 ATL ADLE EOD LIE ADENIA
	UNAVAILABLE FOR HEARING
Rev 9/15/98	riewed By JRF Date 4-16-00
	i



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7314 Waldman Ave	
which is presently zoned <u>DR5.5</u>	

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)

1B01-1A18(g) and 400.1 of BCZR to allow accessory structures in the front yard and to permit any deficiencies under the BCZR.

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 provided 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	<u>:</u>		Legal Owner(s):
Name - Type or Print		· 	Mary A. Yost Name - Type or Print
Signature			Signature 7 3 Continue 7 Signature 7 Signa
Address	Tele	phone No.	Name - Type or Print * Normal Full
City	State	Zip Code	Signature
Attorney For Petitioner:		•	7314 Waldman Avenue 410-388-1841
** ** ! 7			Address Telephone No
J. Neil Lanzi			Baltimore MD 21219
Name - Type or Print	· · · · · · · · · · · · · · · · · · ·		City State Zip Code
o Monayi			Representative to be Contacted:
J. N. il Lanzi, P.A.			J. Neil Lanzi
company 409 ashington Ave 4	110-296-0686		Name 409 Washington Ave 410-296-0686
Addre 17 Towson, MD 2120		hone No.	Address Ste #617 Towson, MD 21204
	State	Zip Code	City State Zip Code
			OFFICE USE ONLY
Case No.			ESTIMATED LENGTH OF HEARING
BE 19/15/98	 	_ Reviewed By _	UNAVAILABLE FOR HEARING

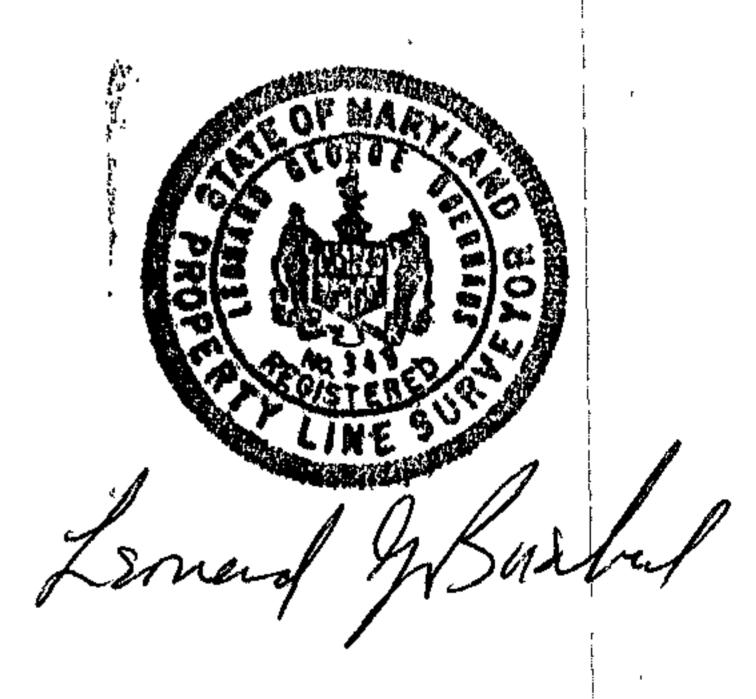
ZONING DESCRIPTION

7314 WALDMAN AVENUE

Beginning at a point on the north side of Waldman Avenue which is 30 feet wide at the distance of 387 feet east of the centerline of Murray Avenue, 25 feet wide. Thence the following courses and distances:

- 1) N 04°-59'-58" W 212 feet to Jones Creek
- 2) Northeasterly 50 feet
- 3) S 04°-59'-58" E 212 feet
- 4) S 85°-00'-02" W 50.00 to the place of beginning as recorded in Deed Liber 5066 Folio 355

Being Lot 34 in the sub-division of Chesapeake Terrace as recorded in Baltimore County Plat Book 5 Folio 36, containing 10,500 square feet. Property also known as 7314 Waldman Avenue and located in the 15th Election District.



BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 230

FOR: FROM: DATE RECEIVED SOL 行生につる ACCOUNT AMOUNT ₩ ω 6

CASHIER'S VALIDATION

DISTRIBUTION
WHITE - CASHIER

PINK -

AGENCY

YELLOW - CUSTOMER

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: #03-484-SPHA 7314 Waldman Avenue N/side of Waldman Avenue, 387 feet east of centerline of Murray Avenue 15th Election District 7th Councilmanic District Legel Owner(s): Raymond and Mary Yost Variance: to allow accessory structures in the front yard and to permit any deficiencies under the BCZR.
Hearing: Monday, April 6, 2004 at 9:00 a.m. in Room-407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baitimore 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) 8873391.
3/247 Mar. 18 C654772

C654772 3/247 Mar. 18

CERTIFICATE OF PUBLICATION

3/18/,2004	
THIS IS TO CERTIFY, that the annexed advertisement was pul	blished
in the following weekly newspaper published in Baltimore County	, Md.,
once in each ofsuccessive weeks, the first publication app	earing
on 3/8,200+.	' ì
A	' - -
The Jeffersonian	•
🗖 Arbutus Times	·
🖵 Catonsville Times	\ !
☐ Towson Times	1
Owings Mills Times	:
☐ NE Booster/Reporter	i
☐ North County News	<u> </u> -

LEGAL ADVERTISING

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: #03-484-SPHA 7314 Waldman Avenue N/side of Waldman and at the distance of 387 feet east of the centerline of Murray Avenue 15th Election District 7th Councilmanic District Legal Owner(s): Mary and Raymond Yost Special Hearing: to determine the front of the house and permitted location for mine the front of the house and permitted location for accessory structures. Variance: to permit accessory structure in the front/rear yard and to permit any deficiencies under the BCZR. Hearing: Wednesday, June 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. 3391. JT/6/621 June 3 C607481

CERTIFICATE OF PUBLICATION

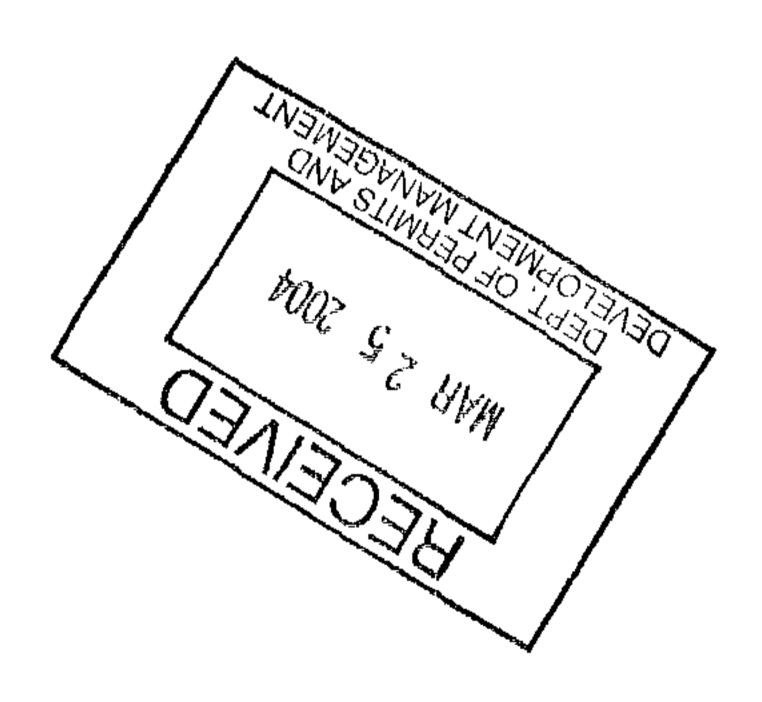
65,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing on 63 ,2003
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
Towson Times
☐ Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. WUKMSon
LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 03-484-SPHA Petitioner/Developer: MARY AND Date of Hearing/Closing: **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 that the necessary sign(s) required by law were posted conspicuously on the property located at: 7314 WALDMAN AVE The sign(s) were posted on _____ (Month, Day, Year) Sincerely, (Signature of Sign Poster) SSG Robert Black (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940 (Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 03-484-9PHA Petitioner/Developer: RAYMOND & Date of Hearing/Closing: APRIL 5, 2004 **Baltimore County Department of** Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204 ATTN: Kristen Matthews {(410) 887-3394} 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: 7314 WALDMAN AVE The sign(s) were posted on . (Month, Day, Year) Sincerely, (Signature of Sign Poster) SSG Robert Black (Print-Name) A PHRITO HEARING WHI BE HELD BY 1508 Leslie Road IN TOWSOR, MA (Address) MACE STRUCTURED TO A STRUCTURE TO A PA THE AND THE MOUNT OF LAND ASSESSMENT OF THE PARTY OF THE Dundalk, Maryland 21222 HOLE THAT DAY TO THE PARTY OF THE REST OF THE PARTY OF THE PA (City, State, Zip Code) (410) 282-7940 (Telephone Number)



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APPEAL SIGN POSTING REQUEST

CASE NO.: 03-484-SPHA

Mary and Raymond Yost - LEGAL OWNERS

7314 Waldman Avenue, Baltimore, MD 21219

15th ELECTION DISTRICT

APPEALED: 6/19/2003

ATTACHMENT - (Plan to accompany Petition - Petitioner's Exhibit No. 1)

CERTIFICATE OF POST	<u>ring</u>
TO: Baltimore County Board of Appeals 400 Washington Avenue, Room 49 Towson, Maryland 21204	
Attention: Kathleen Bianco Administrator	
RE: Case No.: 03-484-SPHA	
Petitioner/Developer:	
This is to certify that the necessary appeal sign was posted con located at: 7314 Wald Man /	
The sign was posted on	, 2003
By: (Signature of Sign Poster)	
GARY FREUND	
(Printed Name)	

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.

Item Number or Case	Number:
Petitioner:	
Address or Location:	7314 Waldman avenu
PLEASE FORWARD	ADVERTISING BILL TO:
PLEASE FORWARD	ADVERTISING BILL TO:
PLEASE FORWARD Name:	Nac Lanzi
Name:	
	Nac Lanzi
Name:	Nac Lanzi 409 Washington Owenue

TO: PATUXENT PUBLISHING COMPANY

Thursday, March 18, 2004 Issue - Jeffersonian

Please forward billing to:

J. Neil Lanzi 409 Washington Avenue, Ste. 617

Towson, MD 21204

410-296-0686

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: 03-484-SPHA

7314 Waldman Avenue

N/side of Waldman Avenue, 387 feet east of centerline of Murray Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Raymond and Mary Yost

Variance to allow accessory structures in the front yard and to permit any deficiencies under the BCZR.

Hearing: Monday, April 5, 2004 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue

Lawrence B. Schmidt

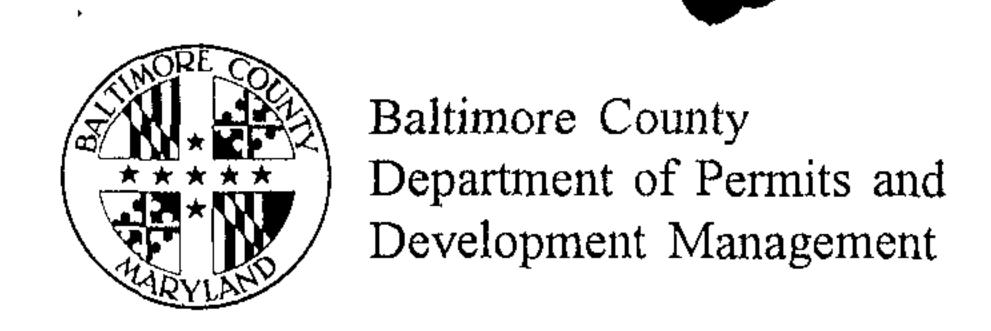
LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S

OFFICE AT 410-887-4386.

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



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

Fax: 410-887-5708

April 28, 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: 03-484-SPHA

7314 Waldman Avenue

N/side of Waldman and at the distance of 387 feet east of the centerline of Murray Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Mary and Raymond Yost

Special Hearing to determine the front of the house and permitted location for accessory structures. Variance to permit accessory structure in the front/rear yard and to permit any deficiencies under the BCZR.

Hearings:

Wednesday, June 18, 2003 at 11:00 a.m., in Room 106, County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon Director

AJ:klm

C: J. Neil Lanzi, 409 Washington Ave., Ste. 617, Towson 21204 Mary and Raymond Yost, 7314 Waldman Avenue, Baltimore 21219

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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, June 3, 2003 Issue - Jeffersonian

Please forward billing to:

Neil Lanzi

410-296-0686

409 Washington Avenue, Ste. 617

Towson MD 21204

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: 03-484-SPHA

7314 Waldman Avenue

N/side of Waldman and at the distance of 387 feet east of the centerline of Murray Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Mary and Raymond Yost

<u>Special Hearing</u> to determine the front of the house and permitted location for accessory structures. <u>Variance</u> to permit accessory structure in the front/rear yard and to permit any deficiencies under the BCZR.

Hearings:

Wednesday, June 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

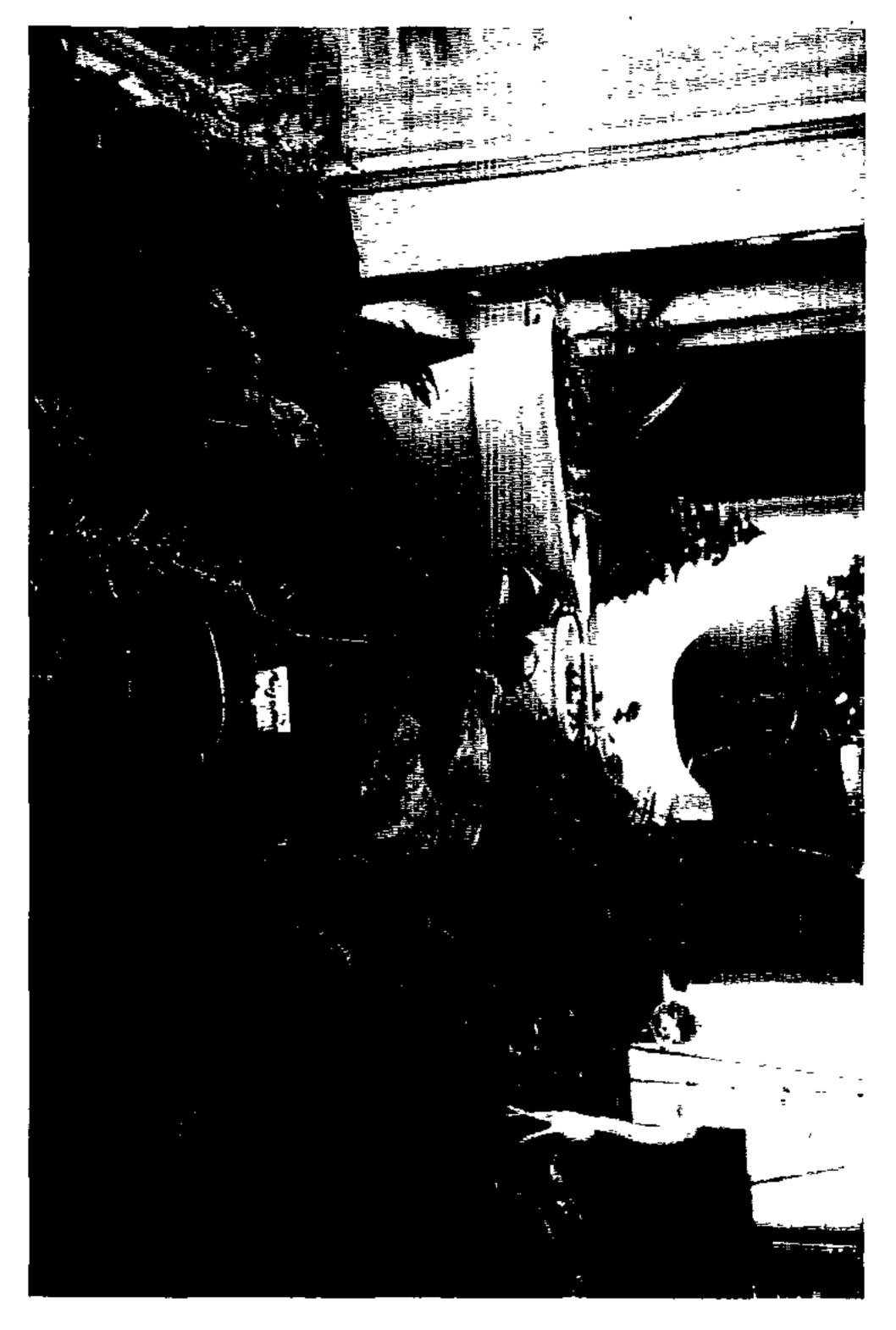
NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

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

Baltimore County Zoning Commissioner Office of Planning Suite 405, County Courts Bldg. 401 Bosley Avenue Towson, Maryland 21204



Side door to living Room Alumin door and Wood door

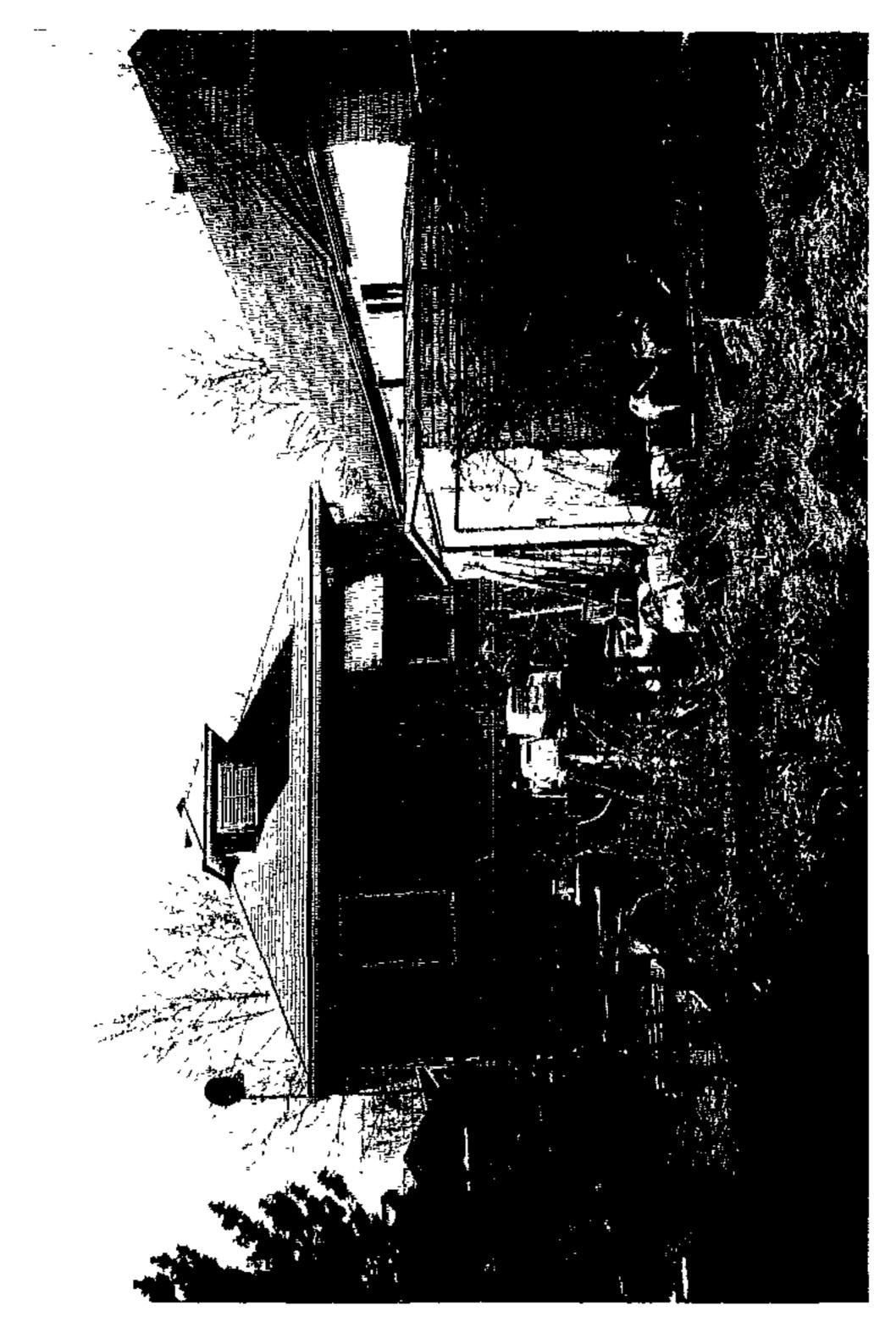














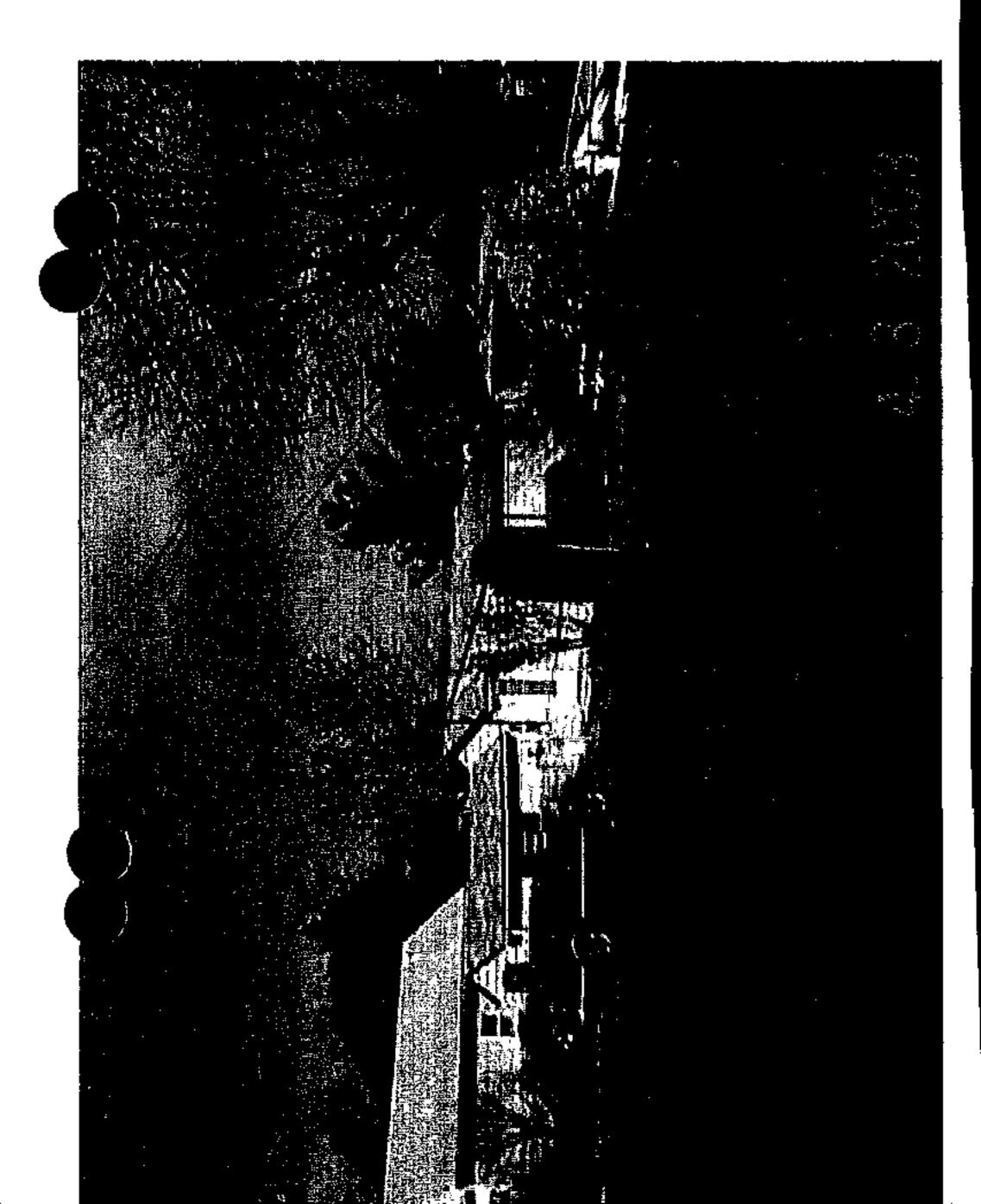






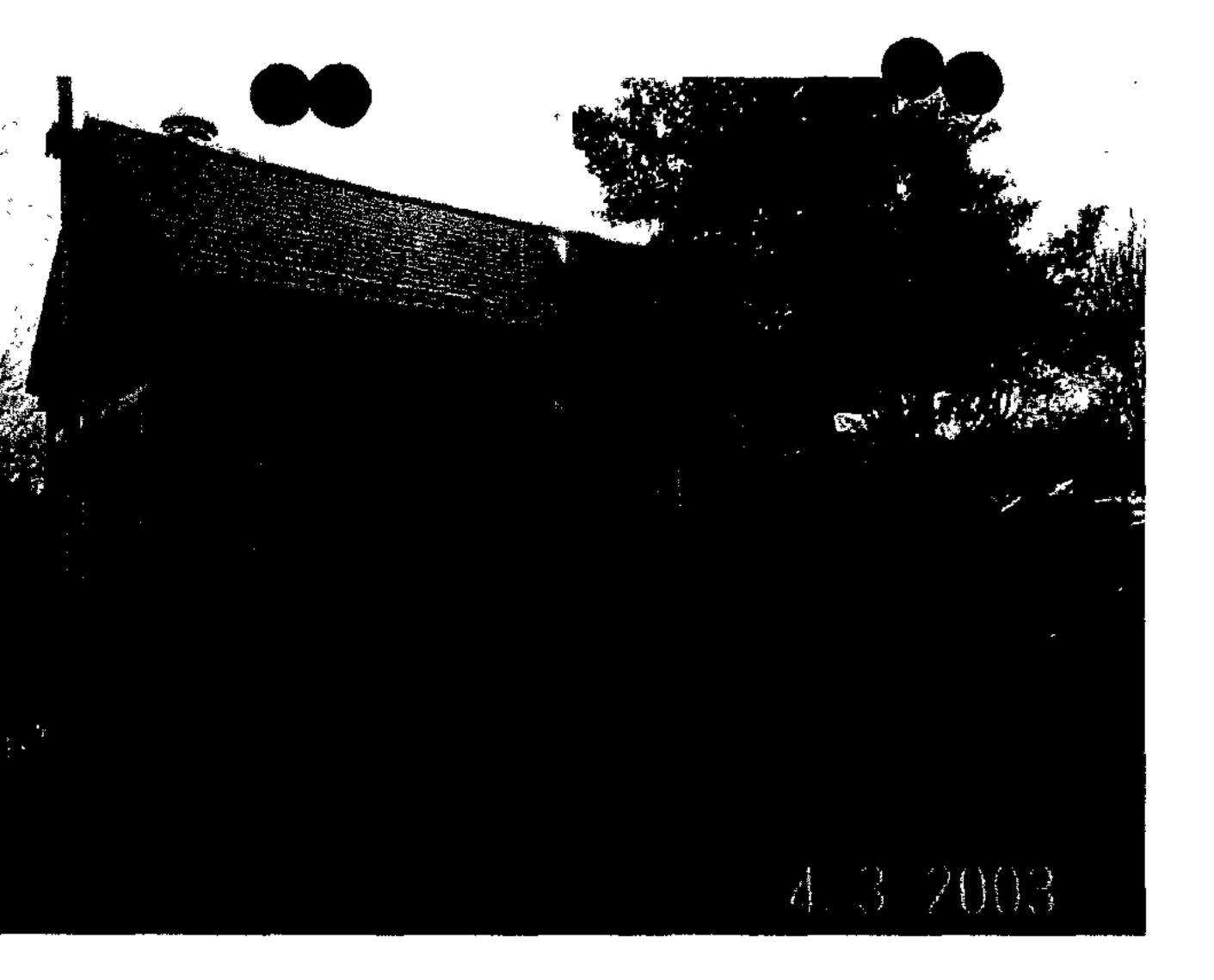




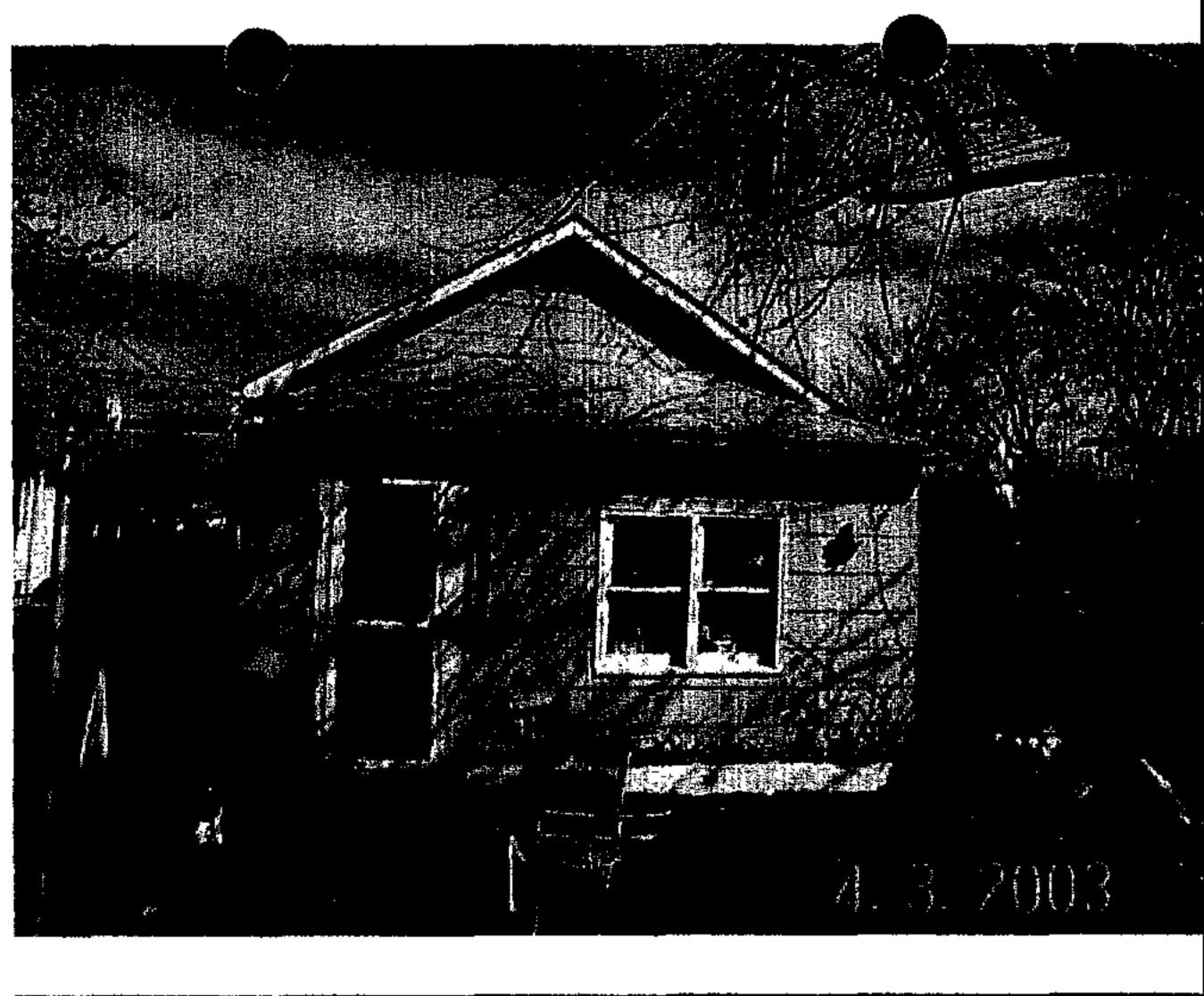


















DEED

FROM

FROM

Liftian R. Pape, his wife

Liftian R. Pape, his wife

Liftian R. Pape, his wife

BLOCK NO. Pape

BLOCK NO. P

Received for Record JAN 19 1970 19

1ber 16 No. 506 Folio 355 et

one of the Land Records of

Balto. Co.: and examined per

Cost of Record, \$

STOCKSDALE, RUSSELL AND JARRELL

6721 HARFORD ROAD
BALTIMORE, MD. 21234

409

679

14320 AC 3014

THREW 2 1 P P LYRE 2 2 2
SIMPLE DEED-Code-County or City
This Deed, Made this day of January day of January
in the year one thousand nine hundred and seventy, by and between
James Lane and Lillian R. Lane, his wife, grantors,
of Baltimore County in the State of Maryland, of the first part, and
Raymond F. Yost and Mary A. Yost, his wife, grantees, of the same place,
-
WITNESSETH, that in consideration of the sum of five dollars (\$5.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the said parties of the first part,
do grant and convey unto the said parties of the second part, as tenants by the entireties,
their assigns, the survivor of them and unto the survivor's
heirs and assigns, in fee simple, all that lot
situate, lying and being in Baltimore County, State of Maryland
aforesaid, and described as follows, that is to say:

REGERBEENE KNOWN AND DESIGNATED as Lot No. 34, Section B of Chesapeake Terrace, as shown on the Plat of Land of the Highland Realty Company, which Plat is duly recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 5 Folio 36. The improvements thereon being known as No. 7314 Waldman Avenue.

BEING the same property which by deed dated July 7, 1958 and recorded among the Land Records of Baltimore County in Liner G.L.B. 3045 Folio 12, was granted and conveyed by Vincent J. Klima and wife unto the grantors herein named. James E. Lane and James Lane are one and the same person.



300 9 68 JAN 19 , 2.0 2.50 MSC " ...

LIBER 5066 PAGE 356

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

and premises, above described and To Have and To Hold the said lot of ground mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, ._____ heirs and assigns, in fee simple. and unto the survivor's -----Subject to restrictions and easements set forth in deed dated December 12, 1927 and recorded among the aforesaid Land Records in Liber W.H.M. 653 Folio 77. And the said part ies; of the first part hereby covenant that they have ----not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they ---- will warrant specially the property granted; and that they ---- will execute such further assurances of the same as may be requisite. Witness the hand and seal of said grantor s. James Lane

James Lane

SEAL)

Linwood 0. Jarrell, Jr.

Lillian R. Lane , to wit: * STATE OF MARYLAND, CITY OF BALTIMORE I HEREBY CERTIFY, That on this in the year one thousand nine hundred and seventy -------, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County ----personally appeared James Lane and Lillian R. Lane, his wife, -----

the Grantors named in the above Deed, who signed same in my presence, and acknowledged the foregoing Deed to be their --- act.

As Witness my hand and Notarial Seal, 52 pm

Rec'd for record JAN 19 1970

Per Orville T. Gesnell. Clerk

Mail to Jackstole Gustell Vinced C. Jarrell, Jr.

Receipt No. 285770

M.D.A.T. REAL PROPERTY SYSTEM

02/13/2003

VALUE INFORMATION

BALTIMORE COUNTY

DISTRICT: 15 ACCT NO: 1525450610

MAME: VOCT DAVMOND F

USE: RESIDENTIAL

MAMME: I	USI.	KAIMOMD E		091	2: KROTDBNITUR
			VALUE	PHASE-IN AS	SESSMENTS
		BASE VALUE	AS OF	AS OF	AS OF
			01/01/2003	07/01/2002	07/01/2003
LAND	:	72,280	72,280		
IMPTS	:	45,780	54,180		
TOTAL	:	118,060	126,460	118,060	120,860
		_		_	_
PREF LAI	ND:	0	0	0	0

PARTIAL EXEMPT ASSESSMENTS

	CLASS	07/01/2002	07/01/2003
COUNTY	000	0	0
STATE	000	0	0
MUNICIPAL	000	0	0

PRESS: <F1> OWNER INFO <F2> LOCATION INFO <F3> TRANSFER/STRUCTURE INFO

<F6> SELECT NEXT PROPERTY

Date: 2/13/03 Time: 11:44:23 PM

Page: 1 Document Name: untitled

M.D.A.T. REAL PROPERTY SYSTEM

BALTIMORE COUNTY

02/13/2003

LOCATION INFORMATION

DISTRICT: 15 ACCT NO: 1525450610

NAME: YOST RAYMOND F

USE: RESIDENTIAL

PREMISES ADDRESS

7314 WALDMAN AVE

ZONING

LEGAL DESCRIPTION

WATERFRONT CHESAPEAKE TERRACE

MAP GRID PARCEL SUBDIV SECT BLOCK

128 BUDDIV SECT BLOCK

LOT GROUP 34 82

PLAT NO :

PLAT REF:

5 /

36

SPECIAL TAX AREAS -

1929

16

111

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA

1,060 SF

PROPERTY LAND AREA 10,150.00 SF

COUNTY

34

PRESS: <F1> OWNER INFO <F2> VALUE INFO

<F3> TRANSFER/STRUCTURE INFO

<F6> SELECT NEXT PROPERTY

Date: 2/13/03 Time: 11:44:33 PM

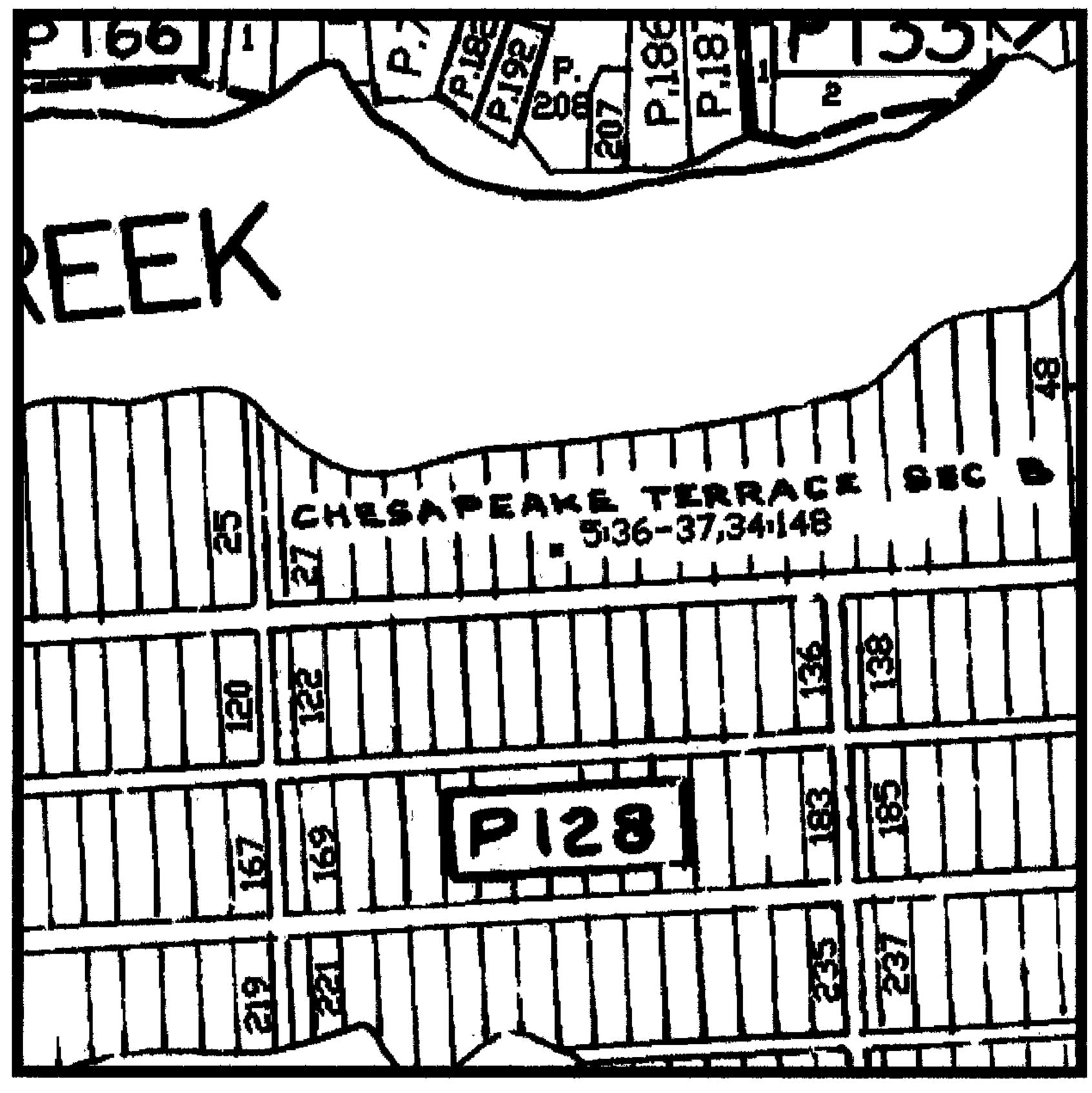
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Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search

Go <u>Back</u> View Map New Search

District - 15 Account Number - 1525450610



Property maps provided courtesy of the Maryland Department of Planning ©2001.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us

12/105

INVESTORS UNITED

www.investorsunited.com - 410.426.6000



Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search

Go Back View Map New Search

Page 1 of 1

Name	Account	Street	OWN OCC	Map Parcel	
BALTIMORE COUNTY	15 1502190657	WALDMAN AVE	N	111 128	
BETHEL PENTECOSTA	15 1502202042	WALDMAN AVE	N	111 128	;
BETHEL PENTECOSTA	15 1700005382	WALDMAN AVE	N	111 128	ı
BIGGS WILLIAM A	15 1507830720	WALDMAN AVE	N	111 128	
MCCALMONT BYRON A	15 1519070520	WALDMAN AVE	N	111 128	[
MCCALMONT BYRON A	15 1519070523	WALDMAN AVE	N	111 128	
YOUNG ELIZABETH S	15 1525450141	WALDMAN AVE	Ν	111 128	i
YOUNG PHILIP O	15 1525450142	7201 WALDMAN AVE	Н	111 128	
GLASHOFF RUSSELL	15 1511890290	7202 WALDMAN AVE	Н	111 128	
GORGE MARGARET	15 1507471560	7204 WALDMAN AVE	Н	111 128	
DAWSON GEORGE W	15 1504000540	7205 WALDMAN AVE	Н	111 128	
SPIVEY MICHAEL H	15 1511570470	7206 WALDMAN AVE	H	111 128	
SPIVEY WILLIAM G	15 1518471830	7208 WALDMAN AVE	Н	111 128	
STACK CLAUDE EJR	15 1506000350	7209 WALDMAN AVE	H	111 128	
ILEY CHARLES C	15 1508801580	7210 WALDMAN AVE	Ď	111 128	
WALLACE STUART GS	15 1518471840	7211 WALDMAN AVE	Н	111 128	
HAMMER GEORGE RJR	15 1512740030	7212 WALDMAN AVE	Н	111 128	
KELLY HELEN L	15 1519071580	7213 WALDMAN AVE	H	111 128	•
COVER JAMES AJR	15 1503471720	7214 WALDMAN AVE	Н	111 128	
ILEY CHARLES CURT	15 1511890710	7215 WALDMAN AVE	N	111 128	
HIBLER JAMES R	15 1506100260	7216 WALDMAN AVE	N	111 128	:
BARCIKOWSKI JOSEP	15 1508801070	7217 WALDMAN AVE	Н	111 128	
HIBLER JAMES R	15 1519074060	7218 WALDMAN AVE	Н	111 128	
KEENE STEPHEN E	15 1507583080	7219 WALDMAN AVE	H	111 128	
HAVILAND JAMES D	15 1508007300	7220 WALDMAN AVE	Н	111 128	٠
BARNHILL REMBERT	15 1502006790	7221 WALDMAN AVE	D	111 128	
SCHAFFER EARL STE	15 1508651540	7222 WALDMAN AVE	Н	111 128	
KRASNODEMSKI JOSE	15 1513202740	7223 WALDMAN AVE	Н	111 128	1
PINNIX FRED L	15 1516450350	7224 WALDMAN AVE	H	111 128	
PIŊŊIX LYŊDĄ_K	15 1516451280	7225 WALDMAN AVE	H	111 128	;

BAUMAN STEVEN E	15 1502570090	7226 WALDMAN AVE	H	111	128
HALL EDWARD K	15 1508006970	7227 WALDMAN AVE	Н	111	128
SCHAFFER STANLEY	15 1519073870	7228 WALDMAN AVE	Н	111	128
DEBARBORA PETER3R	15 1522350470	7229 WALDMAN AVE	Н	111	128
MCCALMONT BRYON A	15 1519070521	7300 WALDMAN AVE	D	111	128
MISKIMON BRUCE A	15 1519070522	7302 WALDMAN AVE	Н	111	128
SPIVEY WILLIAM G	15 1504502610	7304 WALDMAN AVE	D	111	128
SANDERS DARNILLA	15 2300001860	7305 WALDMAN AVE	Н	111	128
MACK PAUL A	15 1511470410	7306 WALDMAN AVE	Н	111	128
STEWART CHESTER	15 2300001861	7307 WALDMAN AVE	Н	111	128
REHAK LOUIS	15 1518101020	7308 WALDMAN AVE	Н	111	128
ANDES CRAIG M	15 1506572650	7309 WALDMAN AVE	Н	111	128
REHAK LOUIS	15 1518101570	7310 WALDMAN AVE	N	111	128
STONE ROBERT L	15 1519715020	7311 WALDMAN AVE	Н	111	128
JORDAN CAROL A	15 1518101340	7312 WALDMAN AVE	H	111	128
MCCORD MAY S	15 1503770320	7313 WALDMAN AVE	N	111	128
YOST RAYMOND F	-> 15 1525450610	7314 WALDMAN AVE	Н	111	128
BIGGS WILLIAM A	15 1508006530	7315 WALDMAN AVE	H	111	128
STRAUGHAN CHARLES	15 1519714590	7316 WALDMAN AVE	D	111	128
BRESSLER MARYTERE	15 1519002730	7318 WALDMAN AVE	Н	111	128
MALLORY ELLIS B	15 1513201100	7319 WALDMAN AVE	H	111	128
DORSEY FRANCES E	15 1504500620	7320 WALDMAN AVE	Н	111	128
SOJKA CAROLE M	15 1518470930	7321 WALDMAN AVE	Н	111	128
CARTER JOSEPH JJR	15 1516750530	7322 WALDMAN AVE	H	111	128
MCBURNEY MICHAEL	15 1505430440	7323 WALDMAN AVE	Н	111	128
MOFFITT MARSHA PA	15 1513200890	7325 WALDMAN AVE	Н	111	128
SCOTT HENRY JJR	15 1508652500	7326 WALDMAN AVE	Н	111	128
KUPFER DANIEL JAM	15 1511890270	7328 WALDMAN AVE	H	111	128
LANDRY WILLIAM J	15 1519714591	7331 WALDMAN AVE	Н	111	128
HASENEI BARBARA	15 1512201690	7332 WALDMAN AVE	H	111	128
BRAMBLE SARAH E	15 1700011002	7333 WALDMAN AVE	Н	111	128
WATSON PAUL MALCO	15 1512591320	7334 WALDMAN AVE	D	111	128
BERTHOLDT JAMES S	15 1503233220	7335 WALDMAN AVE	N	111	128
BEAN THOMAS C	15 1519322870	7336 WALDMAN AVE	Н	111	128
DORRIER WALTER R	15 1504501930	7337 WALDMAN AVE	D	111	128
STANCLIFF CHRISTO	15 1518101330	7338 WALDMAN AVE	D	111	128
ARNESEN PATRICIA	15 1503670090	7339 WALDMAN AVE	Н	111	128
REHAK ROBERT HENR	15 2200011111	7340 WALDMAN AVE	Н	111	128
SCHAFFER EARL S	15 1518720070	7341 WALDMAN AVE	N	111	128
REHAK MICHAEL KÇA	15 2200011110	7342 WALDMAN AVE	Н	111	128

PETCHOLAN JOSEPH	15 1518720071	7343A WALDMAN AVE	Н	111	128
SCHAFFER EARL S	15 1518720072	7343 WALDMAN AVE	Н	111	128
THOMPSON PATRICIA	15 1503004331	7345 WALDMAN AVE	Н	111	128
OWENS LUTHER V	15 1503004330	7347 WALDMAN AVE	N	111	128
OWENS LUTHER VADE	15 2000005364	7349 WALDMAN AVE	Н	111	128
OWENS LUTHER V	15 1515810120	7350 WALDMAN AVE	N	111	128
OWENS LUTHER VADE	15 2000005365	7351 WALDMAN AVE	N	111	128
WICKS TROY WAYNE	15 1513753150	7357 WALDMAN AVE	Н	111	128
WHITELAW WILLIAM	15 1523870210	7359 WALDMAN AVE	Н	111	128
BETHEL PENTECOSTA	15 1523870220	7361 WALDMAN AVE	N	111	128





Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search

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Page 1 of 1

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COVER JAMES AJR	15 1503471720	7214 WALDMAN AVE	Н	111	128



Maryland Department of Assessments and Taxation BALTIMORE COUNTY
Real Property Data Search

Go Back View Map New Search

Account Identifier:

District - 15 Account Number - 1525450610

Owner Information

Owner Name:

YOST RAYMOND F

YOST MARY A

Use:

RESIDENTIAL

Principal Residence:

YES

Mailing Address:

7314 WALDMAN AVE

BALTIMORE MD 21219-2031

Deed Reference:

1) / 5066/ 355

2)

Location & Structure Information

Premises Address

Zoning

Legal Description

7314 WALDMAN AVE

WATERFRONT

CHESAPEAKE TERRACE

Subdivision Section Map Grid Parcel Block Group Plat No: Lot 111 16 128 В 34 82 Plat Ref:

Town

Special Tax Areas

Ad Valorem Tax Class

4433

Property Land Area

County Use

5/ 36

1929

Primary Structure Built

1,060 SF

Enclosed Area

10,150.00 SF

34

Stories

Basement

NO

Type STANDARD UNIT

ASBESTOS SHINGLE

Exterior

Value Information

	Base	Value	Phase-In Assessments	
	Value	As Of	As Of	As Of
		01/01/2000	07/01/2001	07/01/2002
Land:	72,280	72,280		
Improvements:	38,940	45,780		
Total:	111,220	118,060	115,780	118,060
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:	
Type:	Deed1:	Deed2:	
Seller:	Date:	Price:	
Type:	Deed1:	Deed2:	
Seller:	Date:	Price:	~~~
Гуре:	Deed1:	Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2001	07/01/2002
County	000	0	0
State	000	0	0
Municipal	000	0	0

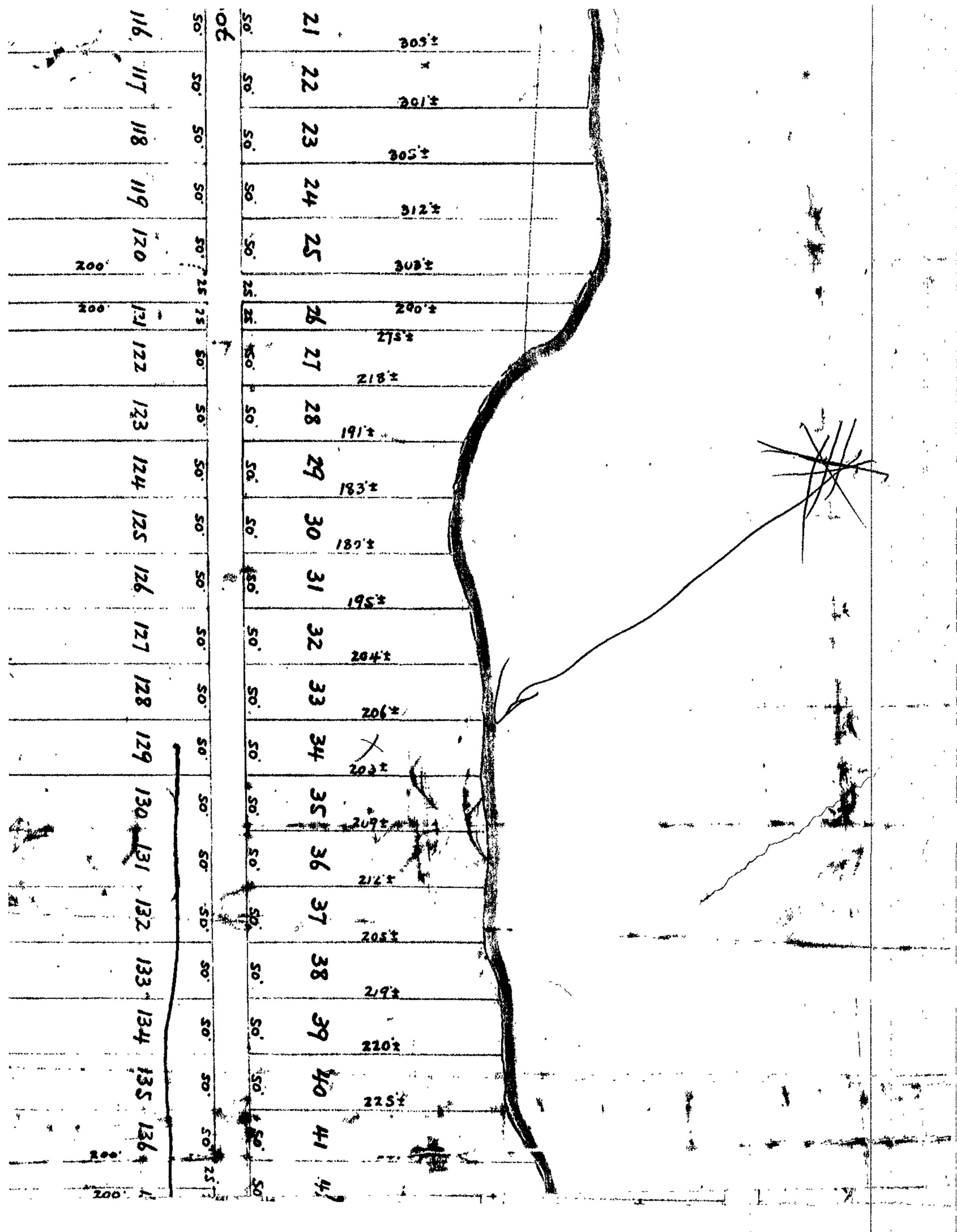
Tax Exempt: Exempt Class: NO

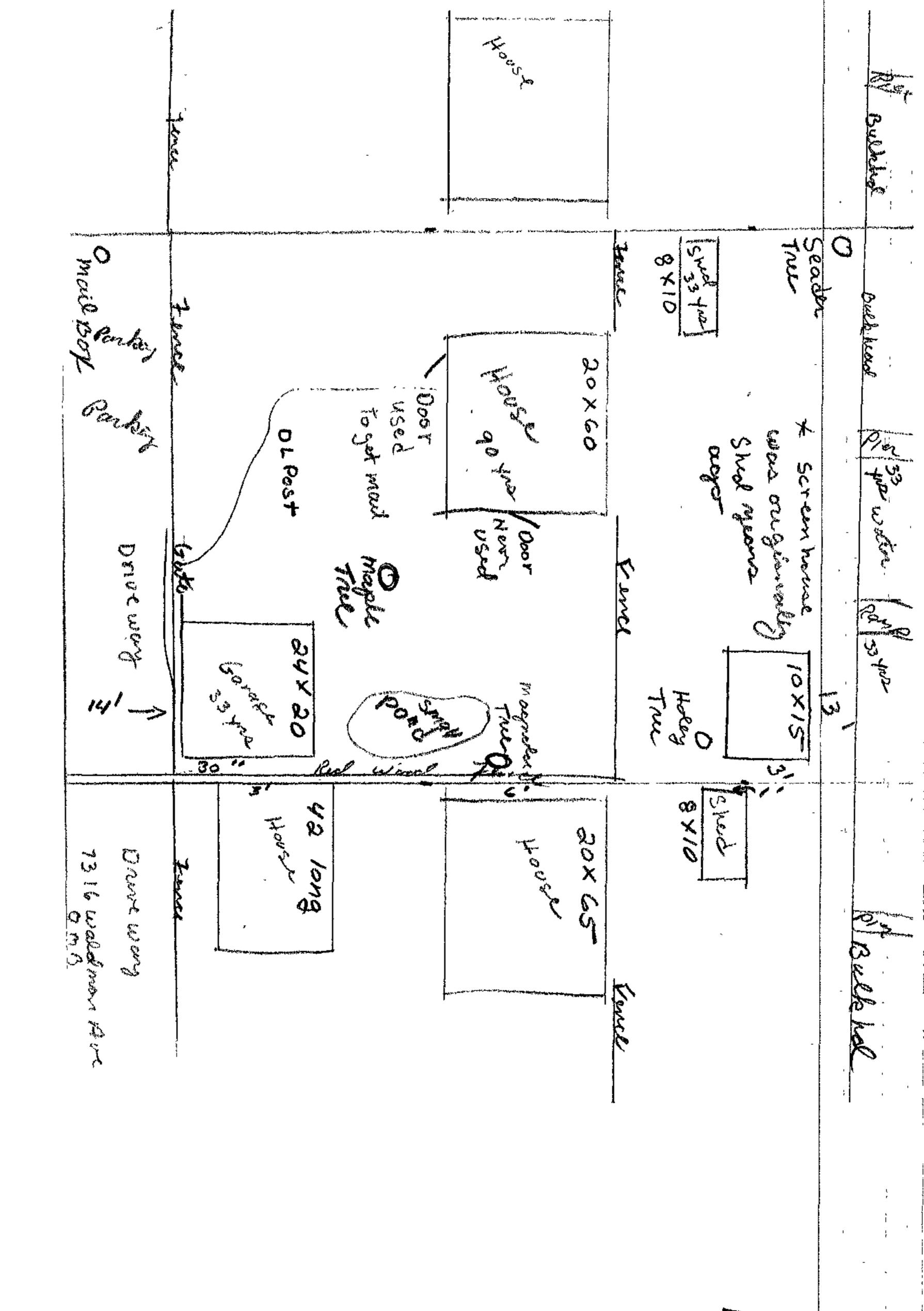
Special Tax Recapture:

* NONE *

MAG

Vicinia, ()/100 500 / 100 (1) (1) Description 15 Sandalas Into Mean low Conday Contains





Department of Permanana Development Management

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



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

March 31, 2004

J. Neil Lanzi 409 Washington Avenue, # 617 Towson, Maryland 21204

Dear Mr. Lanzi:

RE: Case Number: 03-484-SPHA, 7314 Waldman Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 16, 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,
U. Caul Rihal D

W. Carl Richards, Jr. Supervisor, Zoning Review

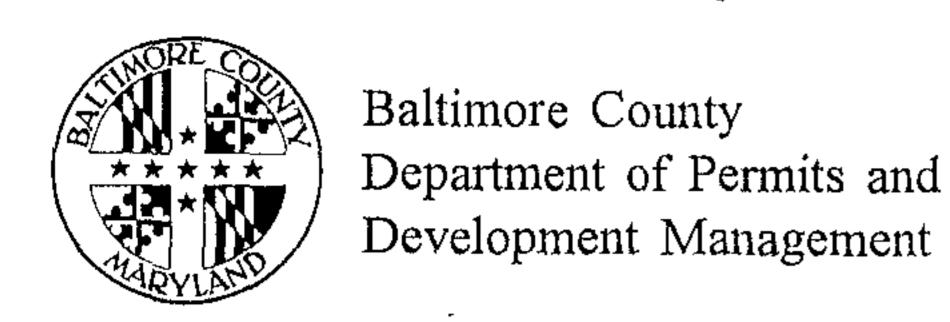
WCR: clb

Enclosures

c: People's Counsel
Mary and Raymond Yost 7314 Waldman Avenue Baltimore 21219

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





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

June 13, 2003

J. Neil Lanzi J. Neil Lanzi, P.A. 409 Washington Avenue, Ste. 617 Towson, MD 21204

Dear Mr. Lanzi:

RE: Case Number: 03-484-SPHA, 7314 Waldman Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 16, 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. Callaball

WCR:klm

Enclosures

c: People's Counsel Raymond and Mary Yost, 7314 Waldman Avenue, Baltimore 21219

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







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

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

WARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.1.03

Ms. Rebecca Hart
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE:

Baltimore County

Item No. 4

JRF

Dear. Ms. Hart:

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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Tim Kotroco

TO:

FROM:	R. Bruce Seeley My					
DATE:	March 22, 2004					
SUBJECT:	Zoning Item # 03 434 Address 7314 Waldman Avenue Yost Property					
Zonin	g Advisory Committee Meeting of February 23, 2004					
	epartment of Environmental Protection and Resource Management has no ents on the above-referenced zoning item.					
	epartment of Environmental Protection and Resource Management offers lowing comments on the above-referenced zoning item:					
	Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Section 14-331 through 14-350 of the Baltimore County Code).					
<u></u> - <u></u>	Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).					
<u>X</u>	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).					
<u>Additi</u>	onal Comments:					

Reviewer:

Keith Kelley

Date: March 4, 2004



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

A.TO:

Amold Jablon, Director

DATE: May:6, 2003

Department of Permits & Development Management

TROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SHRIECT:

Zoning Advisory Committee Meeting

For May 5, 2003 Item No. 484

The Bureau of Development Plans Review has reviewed the subject-zoning item.

The Mood protection elevation for this site is 10.4 feet.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot above the floodplain elevation in all construction.

The property to be developed is located adjacents to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

The building engineer shall require a permit for this project.

Building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with requirement of B.O.C.A. Building Code adopted by the county.

RWB:CEN:jrb

.cc: File

FILING

~ SZAC-5-5420034TEM/484405072003

Baltimore County, Maryland



OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse 400 Washington Ave. Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN People's Counsel

July 3, 2003

Deputy People's Counsel

Timothy Kotroco, Director Department of Permits and Development Management 111 W. Chesapeake Avenue Towson, MD 21204

Hand-delivered

Re:

PETITION FOR SPECIAL HEARING & VARIANCE N/S of Waldman Avenue. 387' E c/line of Murray Avenue (7314 Waldman Avenue)
15th Election District; 7th Council District Mary A. & Raymond F. Yost - Petitioners

Case No.: 03-484-SPHA

Dear Mr. Kotroco:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated June 19, 2003 by the Baltimore County Zoning Commissioner in the above-entitled case

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

RECEIVED

JUL 03 2003

Per....

Very truly yours,

Peter Max Zimmerman

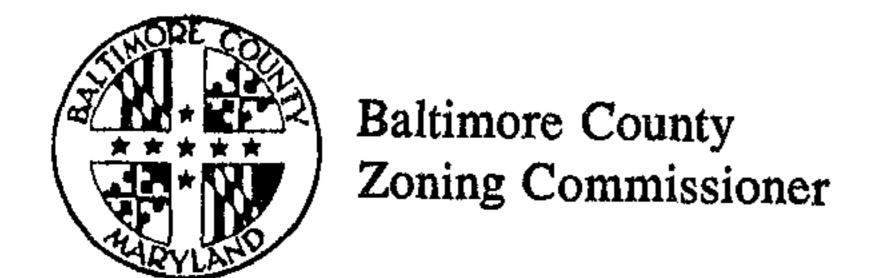
People's Counsel for Baltimore County

Carole S. Demilio

Deputy People's Counsel

PMZ/CSD/rmw

cc: J. Neil Lanzi, 409 Washington Avenue, Suite 617, Towson, MD 21204



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

Fax: 410-887-3468

June 19, 2003

J. Neil Lanzi, Esquire 409 Washington Avenue, Suite 617 Towson, Maryland 21204

Re: Petitions for Special Hearing & Variance

Case No. 03-484-SPHA

Property: 7314 Waldman Avenue

Dear Mr. Lanzi:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have been granted in accordance with the enclosed Order.

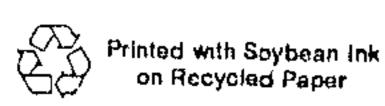
In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel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

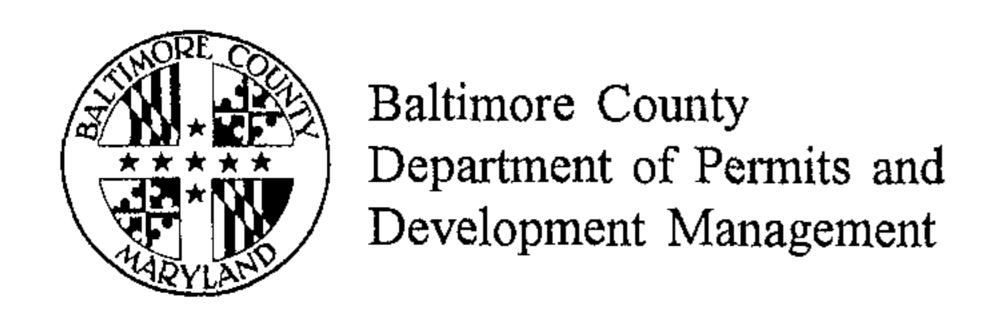
Very truly yours,

Lawrence E. Schmidt Zoning Commissioner

LES:raj Enclosure

c: Mr. & Mrs. Raymond F. Yost 7314 Waldman Avenue Baltimore, MD 21219





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

Fax: 410-887-5708

July 7, 2003

Mr. J. Neil Lanzi 409 Washington Avenue Suite 617 Towson, MD 21204

Dear Mr. Lanzi:

RE: Case No. 03-484-SPHA

DECEIVED
JUL 0 7 2003

BALTIMORE COUNTY BOARD OF APPEALS

Please be advised that an appeal of the above-referenced case was filed in this office on July 3, 2003. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Timothy Kotroco Director

Sincerely, Who co

KT:rlh

c: Lawrence E. Schmidt, Zoning Commissioner Timothy Kotroco, Director of PDM People's Counsel

Mary A. Yost, 7314 Waldman Avenue, Baltimore 21219

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

April 16, 2004

J. Neil Lanzi, Esquire 409 Washington Avenue, Suite 617 Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE N/S Waldman Avenue, 387' E of the c/l Murray Avenue (7314 Waldman Avenue)

15th Election District — 7th Council District Raymond F. Yost, et ux - Petitioners Case No. 03-484-SPHA

Dear Mr. Lanzi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been dismissed as moot, and the Petition for Variance 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. & Mrs. Raymond F. Yost

7314 Waldman Avenue, Baltimore, Md. 21219

Chesapeake Bay Critical Areas Commission

1804 West Street, Suite 100, Annapolis, Md. 21401

Code Enforcement Division, DPDM DEPRM; People's Counsel; Case File



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



DATE	∃:	May 1, 2003				
TO:		W. Carl Richards, Jr. Zoning Review Supervi	sor			
FRON	A:	Rick Wisnom, Chief Division of Code Inspec	ctions & Enforc	ement		
SUBJ	ECT:	Item No.:484Legal Owner/PetitionerYost, Mary & RaymondContract Purchaser:n/aProperty Address:7314 Waldman Ave.Location Description:n/side Waldman, 387' east of Murray Ave.				
VIIOI	LATION	INFORMATION:	Case No. Defendants:	03-0401 Yost, Mary & Richard		
			-	ion is the subject of an active violation case. ase notify the following person(s) regarding the		
NAM	E			ADDRESS		
the vi		ition, please find attached ase, for review by the Zon		by of the following pertinent documents relative to oner's Office:		
X	1.	Complaint letter/memo/	email/fax (if ap	plicable)		
X	2.	_	` •	nent Officer's report and notes		
X	3.	State Tax Assessment p	rintout			
	4.	State Tax Parcel Map (if applicable)				
	5.	MVA Registration printout (if applicable)				
	6.	Deed (if applicable)				
	7.	Lease-Residential or Commercial (if applicable)				
	8.	Photographs including dates taken				
X	9,	Correction Notice/Code Violation Notice				
	10.	Citation and Proof of Service (if applicable)				
	11.	Certified Mail Receipt (if applicable)				
	12.	Final Order of the Code Official/Hearing Officer (if applicable)				
	13.	•	_	tice/Property Lien Sheet (if applicable)		
	14.	Complete Chronology of Events, beginning with the first complaint through the				

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

Billing Notice/Property Lien Sheet (if applicable).

RSW/hr

C: Code Enforcement Officer

#- 19	CODE ENFO	DRCEMENT RE	Bes ST	NCF	C
DATE: / / 27/_	23 INTAKE BY: RC	CASE #:	0401	INSPEC: 15	
COMPLAINT 23/4	addaman	_			
LUCATION:	- Walana -	- acqyylasi	ZIP CODE: 2	OIG DIST:	
COMPLAINANT	nymous Letter	PHONE #: (H)	<u> </u>	(W)	
ADDRESS:	The same of the sa	1 1101112 #** (11)	 	ZIP CODE:	
PROBLEM:					
Bulde	ni without	Dennis	······································		
IS THIS A RENTAL UITED YES, IS THIS SECT. DWNER/TENANT NFORMATION:		NO			
rax account #:_/5	-25-450610		ZONING:		
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NSPECTION: //30 Permzys, // 2/14/03 /-/. REINSPECTION:	2/63 AHROX NOTICE WART, R. M.	10x 15 ren de Le	SHED Ston	Stre. P.C	7.
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2/14/63 /1.	VOTICE WAZY L. M. GB	10x 15 ren de Le	SHED ext on	Stre. P.C	
2/14/63 /1.	2/63 AHROX VOTECE WHET, A. M.	10×15	SHED est on	Stre. P.C	
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Code Enforcement - Daily Worksheet

Inspector -

rea Case # Location

Zip Reinsp Dt Date Rec Apt

03-0401 7314 15

WALDMAN AVE

1/27/2003 21219

2/14/2003

ax Acct #: 1525450610

Complainant Name: (Last) ANONYMOUS

(First) LETTER

Addr:

Str # Dir Street Name

Apt Type

City

Zip ST

Phone: (Home)

(Work)

Problem:

BUILDING W/O PERMIT

Notes:

03-0401 1/30/03 APPROX. 10'X15' SHED W/O PERMITS. NOTICE WRI TTEN & LEFT ON SITE. P/U 2/14/03 H.ROWE/NS***

Februs Con VAr. P.O. 4/14/03
14.R

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recutive office omplaint	Yes	N	D	If Yes is Executive memo attached?		Ye	S .	No

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STANDARD ASSESSMENT INQUIR. (1)

TIME: 10:17:06

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE

15 25 450610 15 3-1 34-00 H NO 01/08/03

YOST RAYMOND F 'DESC-1.. IMPS

YOST MARY A DESC-2.. CHESAPEAKE TERRACE

7314 WALDMAN AVE PREMISE. 07314 WALDMAN AVE

00000-0000

BALTIMORE MD 21219-2031 FORMER OWNER:

	IN	PHASED			FCA	
PRIOR	CURR	CURR		PROPOSED	PRIOR	_
ASSESS	ASSESS	FCV		72,280	72,280	LAND:
118,060	120,860	120,860	TOTAL	54,180	45,780	IMPV:
0	0	· 0	PREF	126,460	118,060	TOTL:
118,060	120,860	120,860	CURT	0	0	PREF:
0	0		EXEMPT.	126,460	118,060	CURT:
				10/02	06/99	DATE:

---- TAXABLE BASIS ---- FM DATE

03/04 ASSESS: 120,860 11/09/02 02/03 ASSESS: 118,060 05/30/02

01/02 ASSESS: 115,780 06/01/01

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

BALTIMORE COUNTY, MARYLAND

Board of Appeals of Baltimore County Interoffice Correspondence

DATE:

May 5, 2004

TO:

Timothy Kotroco, Director

Permits & Development Management

Attn.: David Duvall

FROM:

Theresa R. Shelton
Board of Appeals

SUBJECT:

CLOSED APPEAL CASE FILES

The following case(s) have been finalized and the Board of Appeals is closing the copy of the appeal case file(s) and returning the file(s) and exhibits (if applicable) attached herewith.

BOARD OF APPEALS CASE NUMBER	PDM FILE NUMBER	NAME	LOCATION
02-392-A	02-392-A	NEW LIFE FELLOWSHIP WORSHIP CENTER.	4727 OLD COURT ROAD
03-484-SPHA	03-484-SPHA	MARY AND RAYMOND YOST	7314 WALDMAN AVENUE
02-214-SPHXA	02-214-SPHXA	2900 HAMMONDS FERRY ROAD LLC	2900 HAMMONDS FERRY RD

SUBJECT FILE(S) / EXHIBIT(S) ATTACHED; Attachment:



RE: PETITION FOR SPECIAL HEARING

AND VARIANCE

7314 Waldman Avenue; Nside Waldman Ave*

387' E c/line Murray Avenue

15th Election & 7th Councilmanic Districts *

Legal Owner(s): Mary A. & Raymond F. Yost

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

03-484-SPHA

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 May, 2003, a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, 409 Washington Avenue, Suite 617, Towson, MD 21204, Attorney for Petitioner(s).

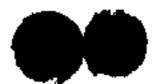
RECEIVED

MAY 0 6 2003

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....





BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: May 6, 2003

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For May 5, 2003 Item No. 484

The Bureau of Development Plans Review has reviewed the subject-zoning item.

The flood protection elevation for this site is 10.4 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the floodplain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

Building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with requirement of B.O.C.A. Building Code adopted by the county.

RWB:CEN:jrb

cc: File





BALTIMORE COUNTY, MARYLAND Interoffice Memorandum

DATE:

April 24, 2003

TO:

Zoning Commissioner and File

FROM:

Jun Fernando, Planner II, Zoning Review

SUBJECT:

Petition for Special Hearing and Variance, Item 484,

Case No. 03-484-SPHA 7314 Waldman Avenue

After an on-site visit on the above referenced property by a code inspector, it has been determined that the front of the existing dwelling is facing east of the property.

JRF



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180 FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

December 11, 2003

NOTICE OF REASSIGNMENT

CASE #: 03-484-SPHA

IN THE MATTER OF: MARY & RAYMOND YOST -Petitioners/ Legal Owners (7314 Waldman Avenue) 15th Election District; 7th Councilmanic District

6/19/03 - Petitions for Special Hearing /Variance GRANTED by ZC.

which was assigned to be heard on 2/11/04 has been **REASSIGNED** to an expedited hearing date by joint request and as agreed by counsel; and has been

REASSIGNED FOR:

TUESDAY, JANUARY 20, 2004 at 9:00 a.m.

NOTICE:

This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco Administrator

c:

Appellant

: Office of People's Counsel

Counsel for Petitioners /Property Owners

Petitioners / Property Owners

: J. Neil Lanzi, Esquire: Mary & Raymond Yost

Pat Keller, Planning Director

Lawrence E. Schmidt, Zoning Commissioner

Timothy M. Kotroco, Director /PDM





OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse 400 Washington Ave. Towson, MD 21204

> 410-887-2188 Fax: 410-823-4236

PETER MAX ZIMMERMAN People's Counsel Deputy People's Counsel

December 10, 2003

Lawrence Stahl, Chairman Board of Appeals for Baltimore County 400 Washington Avenue, Room 49 Towson, Maryland 21204

Re:

Raymond and Mary Yost

Case No.: 03-484-SPHA

RECEIVED
DEC 1 0 2003

BALTIMORE COUNTY BOARD OF APPEALS

Dear Chairman Stahl:

This matter involves a *de novo* appeal scheduled before the CBA for February 11, 2004.

Petitioner filed a Petition for Variance and Petition for Special Hearing to permit an existing detached garage, a existing metal shed and a proposed screen house on their waterfront property at 7314 Waldman Avenue in Sparrows Point. The garage is located in the area between the street and the house, while the other structures exist in the area between the house and the water.

The Petition for Special Hearing requested determination of the front and rear yards for this waterfront site. The Petition for Variance contained broad language for variance relief for the accessory structures under BCZR 400.1, depending on the decision in the Petition for Special Hearing.

The Zoning Commissioner granted the Petition for Special Hearing and found the area between the house and water is the <u>rear yard</u>, which permits the existing shed and the proposed screen house as accessory structures. The Zoning Commissioner granted the Petition for Variance to locate the existing garage in the <u>front yard</u>.

Our office appealed the decision of the Zoning Commissioner to the CBA for the following reasons:

The Petition for Special Hearing reversed long-standing policy of the zoning office to reverse the front and rear yards for waterfront property to protect water views. This policy has been upheld in CBA cases.

This policy is stated in the Zoning Commissioner's Policy Manual, attached.

BCZR 400.1 requires accessory buildings to be located in the rear yard, among other restrictions.

4. Property owners seeking to locate accessory structures in the area between the residence and water (front yard) must obtain a variance under BCZR 307.

Mr. J. Neil Lanzi represents the Petitioners in this matter. In light of People's Counsel's position and appeal, Petitioners agree as follows:

1. To withdraw the Petition for Special Hearing.

- 2. To amend the Petition for Variance to seek variance relief for the structures located in the front yard, the area between the residence and the water.
- 3. To remand the case for a public hearing before the Zoning Commissioner.

4. To post the site and to publish the notice of a public hearing.

5. The decision of the Zoning Commissioner dated June 19, 2003 is null and void as a result of the *de novo* appeal filed.

We believe our office's concerns would be alleviated in this case under the conditions proposed in Items 1-5 above.

Kindly schedule this matter for the Board's consideration at an expedited date.

Thank you.

Very Truly Yours,

Carole S Demilio

Deputy People's Counsel

CSD/rmw

cc: J. Neil Lanzi, Esquire



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204

410-887-3180 FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

October 1, 2003

NOTICE OF ASSIGNMENT

CASE #: 03-484-SPHA

IN THE MATTER OF: MARY & RAYMOND YOST -Petitioners/ Legal Owners (7314 Waldman Avenue)

15th Election District; 7th Councilmanic District

6/19/03 Petitions for Special Hearing /Variance GRANTED by ZC.

ASSIGNED FOR:

WEDNESDAY, FEBRUARY 11, 2004 at 10:00 a.m.

NOTICE:

This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco Administrator

c:

Appellant

: Office of People's Counsel

Counsel for Petitioners /Property Owners
Petitioners /Property Owners

: J. Neil Lanzi, Esquire : Mary & Raymond Yost

Pat Keller, Planning Director Lawrence E. Schmidt, Zoning Commissioner Timothy M. Kotroco, Director/PDM

February 6, 2004

	ence E. Schmidt	•		er):	
1	Tordan	4	731	12	
I, Cro	00000	live at	Wa	aldman Avenue and do not have an	ı y
objection if Mr	and Mrs. Raym	ond F. Yost a	at 7314 W	Waldman Avenue have a screen hou	se and
an open deck o	n their property	by the water.			
•					
			Signed:	Carl Inda	<u> </u>
			-	2/10/04	

February 6, 2004

I, JANCE SURCEIM We at 1310 Waldman Avenue and do not have an objection if Mr. and Mrs. Raymond F. Yost at 7314 Waldman Avenue have a screen hou	y
objection if Mr. and Mrs. Raymond F. Yost at 7314 Waldman Avenue have a screen hou	se and
an open deck on their property by the water.	

Dear Mr. Lawrence E. Schmidt (Zoning Commissioner):

Signed:_

Date:

February 6, 2004

Dear Mr. Lawrence E. Schmidt (Zoning Commissioner):

I, CHARLES STRAUGHANJR live at 7316 Waldman Avenue and do not have any objection if Mr. and Mrs. Raymond F. Yost at 7314 Waldman Avenue have a screen house and an open deck on their property by the water.

Signed: Charles D. Stranghan M.
Date: 2-11-04

CASE NAME

CASE NUMBER 63-484- 59H

DATE 445104

PETITIONER'S SIGN-IN SHEET

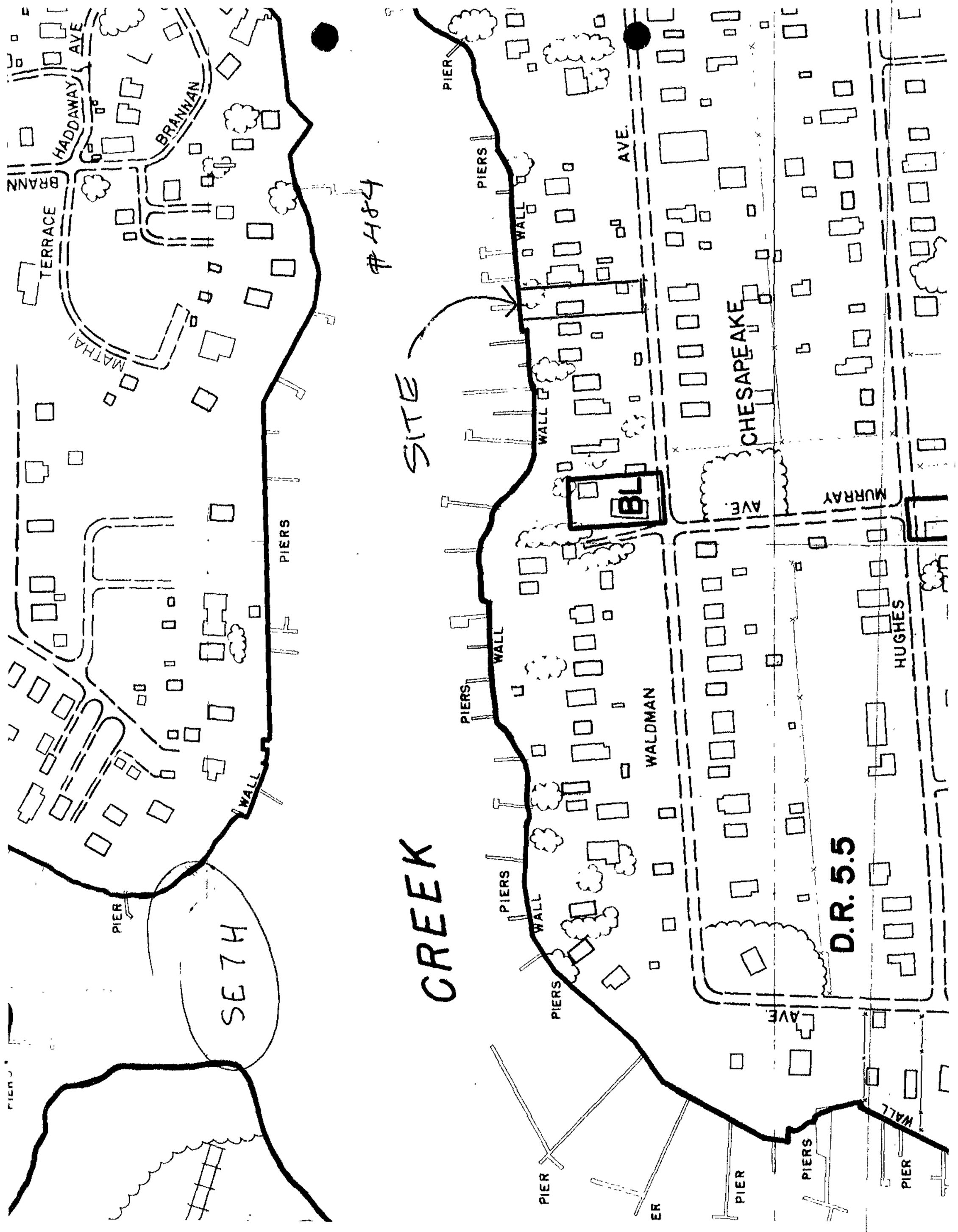
								Ray Yost	mary Yost	New Canzi	NAME
								7314 Waldman aus	garda ,	409 Weshington Our #617	ADDRESS
								18016 mp 21919	Balto MO 21219	Towson 21204	CITY, STATE, ZIP
										Canzilano CS. Com	E- MAIL

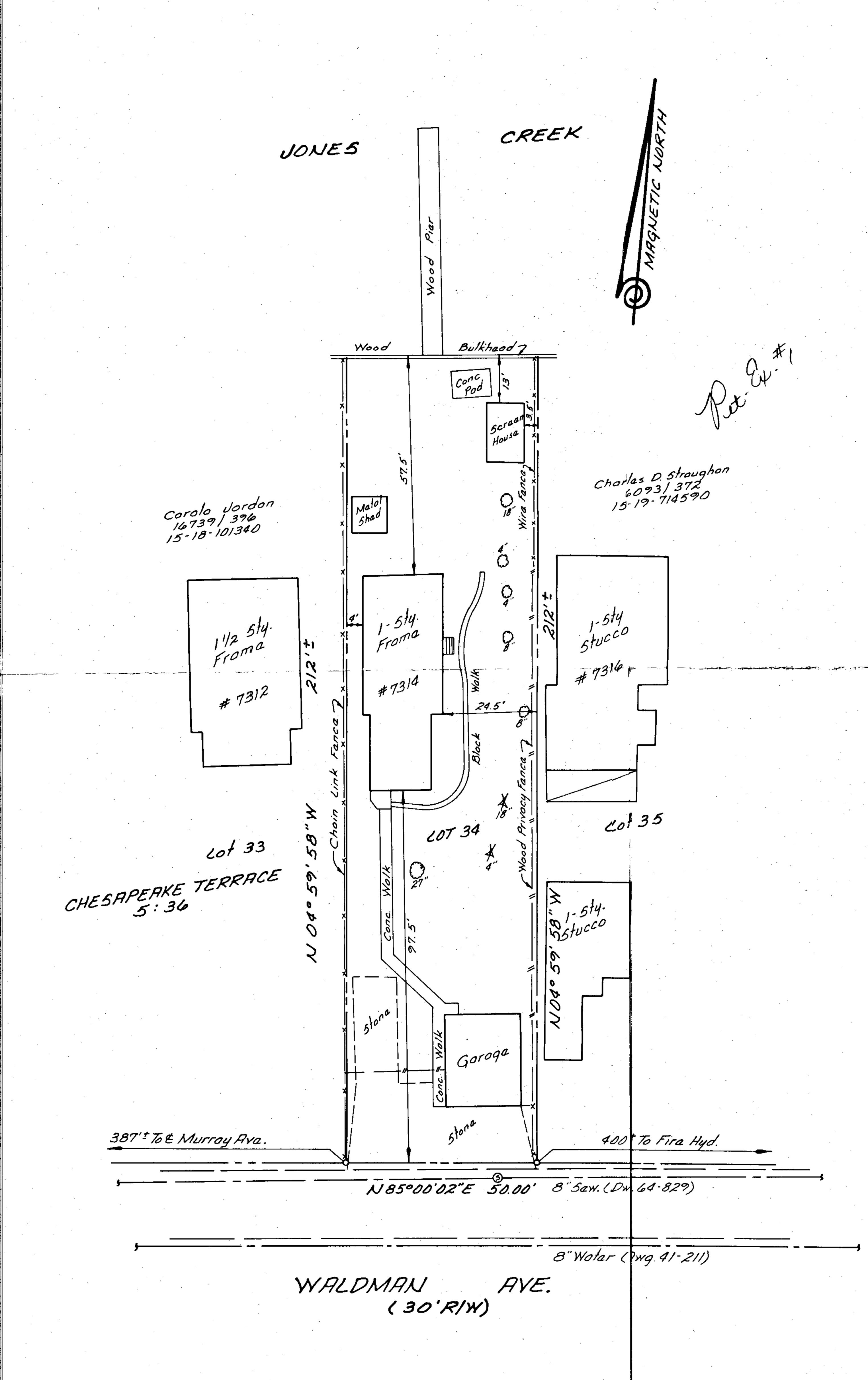
PLEASE PRINT CLEARLY

CASE NAME 73/4 Waldwan F CASE NUMBER 03-484-5FH DATE 6/18/03

PETITIONER'S SIGN-IN SHEET

E-MAIL COMZIGEN CCS. (BM				
CITY, STATE, ZIP Towson MD 21204 Baltinale Mals 219				
409 Weshington and 73/4 Wallman Aug				
RAME Reil Canei Mat Mas Yast			-	





LOCATION INFORMATION Councilmonic District: 7 Election District: 15 1'= 200'5cola Mop# 5E 7H Zoning: DR-5.5 Lot Siza: 0.241 Ac. tor 10,500 Sq. Pft Public Privota Wotar Chasopaoka Boy Criticol Arao X

Prior Zoning Haorings:
NONE

Itam # Raviawad By 484 JRF

Cosa #

Notas.

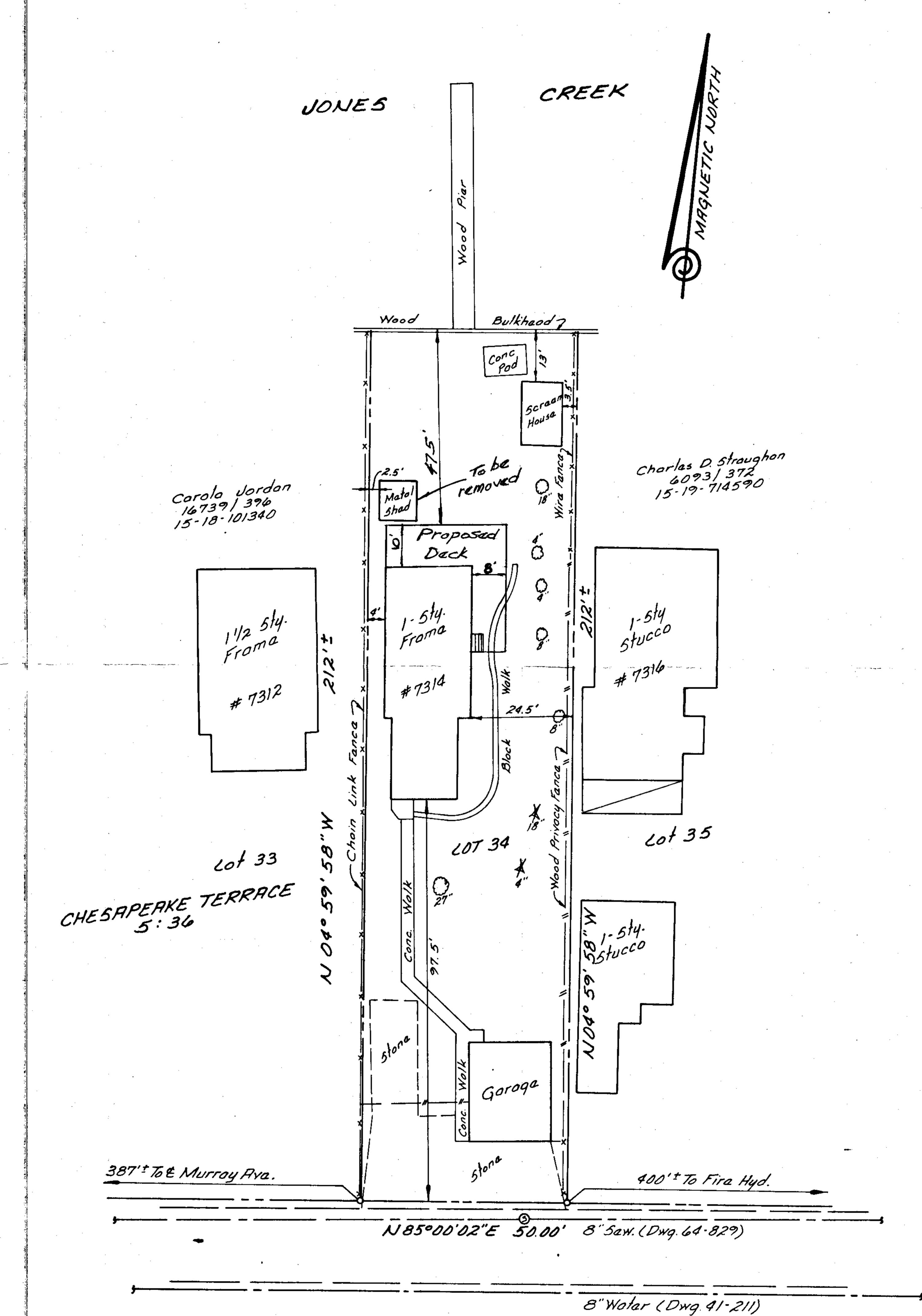
1. All buildings shown ora Rasidantiol Usa.

Zoning Office Use Only

- 2. No Zoning lines within 200' of Property
- 3. Flood Zona "B" (Flood Elay. 9.0) FIRM Mop # 240010-0555B dotad 3/2/81
- 4. Patition for Spacial Haaring to datarmine the front of the house and permitted locations for accessory Structures.
- 5. Vorionca to parmit ony deficiencies under the B.C.C.R.

7314 WALDMAN AYE. 15th Elact. Dist. - Baltimora County Md. Scola: 1"=20' - Dota: Morch 27,2003

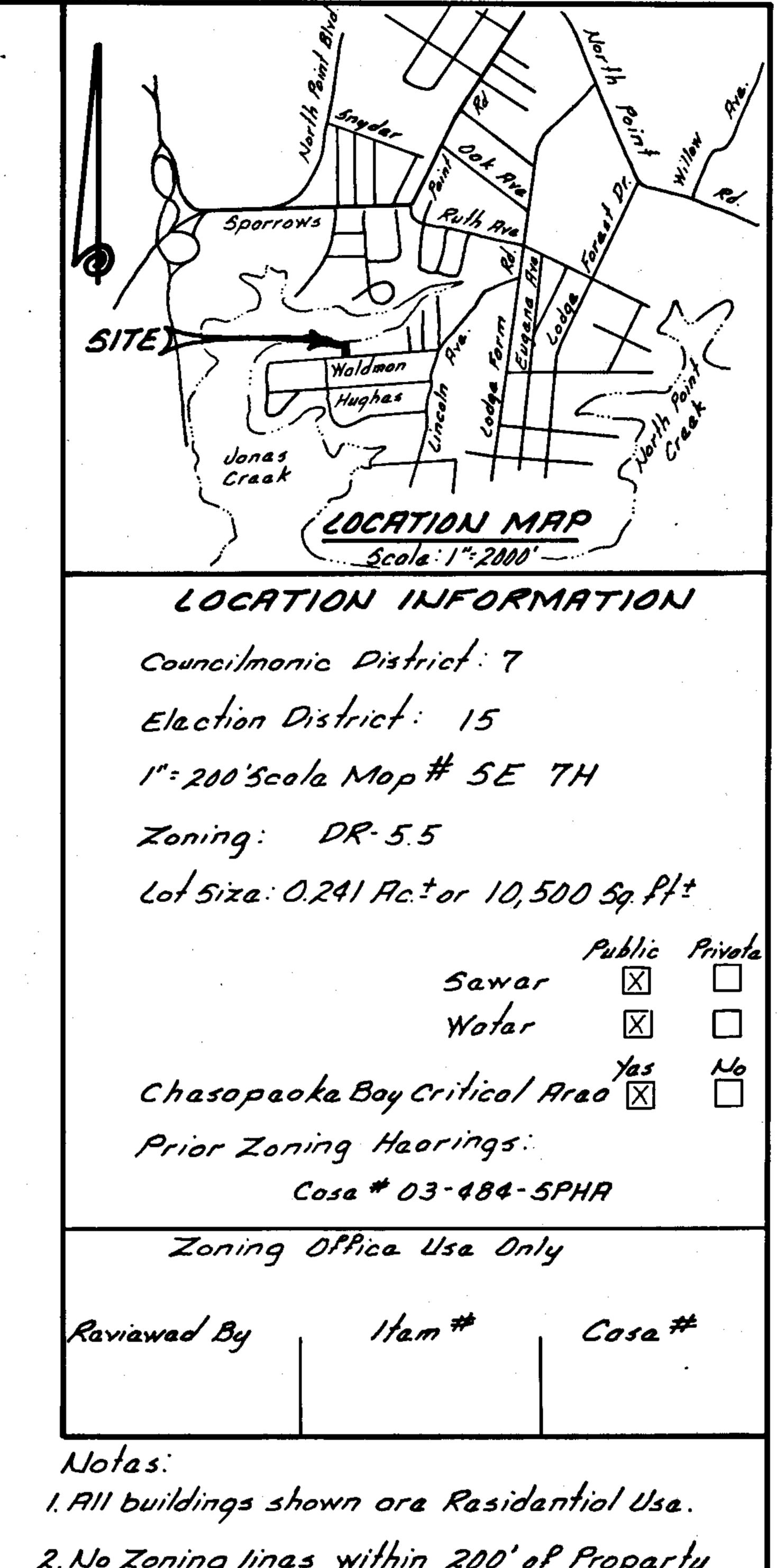
Owner
Raymond F. # Mory A. Yost
15-25-450610
5066-355



WALDMAN

(30'R/W)

AVE.

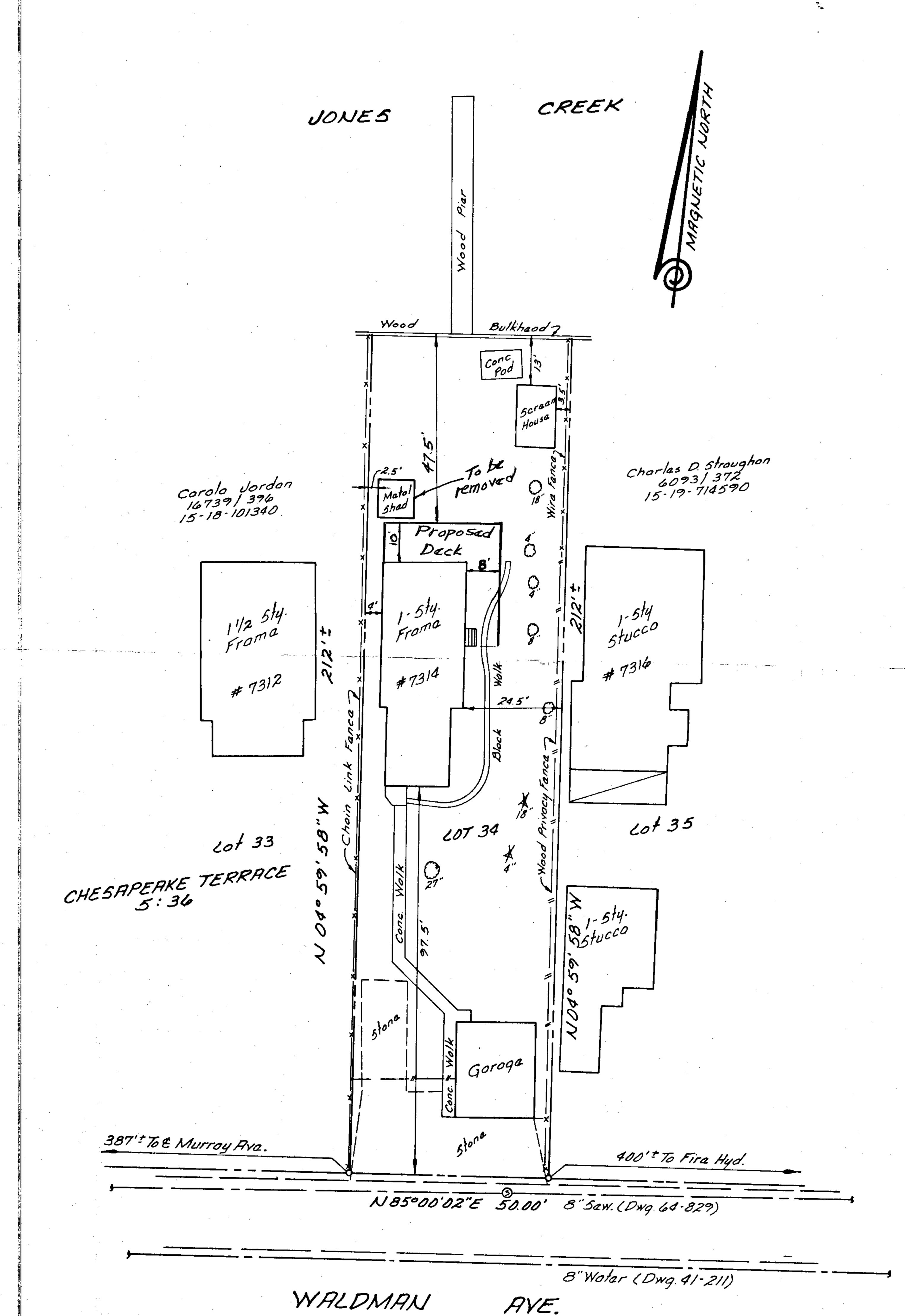


- 2. No Zoning lines within 200' of Property
- 3. Flood Zona "B" (Flood Elav. 9.0).
 FIRM Mop # 240010-0555B

 dotad 3/2/81
- 4. Variance from Section 1801. 1818(9) and 400.1 to ollow occassory structuras in the front yord and to parmit any deficiencies under the BCZR
- 5. Appaal to County Board of Appaals, Cosa No. 03-484-5PHA Appaal ramondad to the Zoning Commissionar and Juna 19, 2003 decision randarad null and yoid.

7314 WALDMAN AYE. 15th Elact. Dist. - Boltimora County Md. Scola: 1"=20' - Dota: Morch 27,2003

Ownar Roymond F. # Mory A. Yost 15-25-450610 5066-355



(30'R/W)

COCATION MAP LOCATION INFORMATION Councilmonic District: 7 Elaction District: 15 1"= 200'Scola Mop# SE 7H Zoning: DR-5.5 Lot Siza: 0.241 Act or 10,500 Sq. Pft Public Privata Sawar Wotar Chasopaoka Boy Criticol Arao Xas
Prior Zoning Haorings: Cosa # 03-484-5PHA Zoning Office Use Only Raviawad By Itam # Cosa# Motas: 1. All buildings shown ora Rasidantiol Usa. 2. No Zoning lines within 200' of Property _____3. Flood Zona "B" (Flood Elay. 9.0) .

FIRM Mop # 240010-0555B

dotad 3/2/81 4. Yoriance from Section 1801. 1918(9) and 400.1 to allow accessory structures in the front yard and to parmit any deficiencies under the BCZR

5. Appaol to County Board of Appaols, Cosa Na. 03-484-5PHA - Appaol ramondad to the Zoning Commissionar and Juna 19, 2003 decision randarad null and yoid.

7314 WALDMAN AYE.

15th Elact. Dist. - Baltimora County Md. Scola: 1"=20'- Dota: Morch 27, 2003

Owner

Roymond F. \$ Mory A. Yost

15-25-450610

5066-355

Moreover, it is clear that the screen house is not a residential building. Although the Petitioners may occupy the screen house on occasions to attend to plants grown there and to enjoy the water view, the screen house is not served by any public utility, including electricity

Pursuant to the advertisement, posting of the property and public hearing held on the Petition and for the reasons given above, I believe that the special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this day of June, 2003, that as to the Petitioners' special hearing and variance requests, the front yard of the property is determined to be the area between the house and the street and that variance relief is granted from Section 400.1 of the Baltimore County Zoning Regulations, to allow the detached garage to be located in the front yard of the property and to remain as constructed and that all other structures may remain consistent with the findings made hereinabove, be and they are hereby GRANTED,

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

> LAWRENCE E. SCHMIDT **ZONING COMMISSIONER**

FOR BALTIMORE COUNTY

LES:raj

