IN RE: PETITION FOR VARIANCE SW/Corner Woodside and Prospect Avenues 13th Election District 1st Councilmanic District (1812 Woodside Avenue)

William H. Brinn

Petitioner

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 03-522-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Variance for the property located at 1812 Woodside Avenue in the Halethorpe community of western Baltimore County. The petition was filed by William H. Brinn, property owner. Variance relief is requested from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 15 ft. for a proposed dwelling on a corner lot in lieu of the minimum required 25 ft. and to approve an undersized lot with any other variances as deemed necessary by the Zoning Commissioner. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the petition for variance.

Appearing at the requisite public hearing held for this case was William H. Brinn, Property Owner/Petitioner. Also present was Sharon L. Carter who resides immediately next to the subject property and, in fact, sold the property to Mr. Brinn. Also present was Stan Serwatko of Chesapeake Land Consulting, Inc. There were no protestants or other interested persons present.

Testimony and evidence presented was that the subject property is a corner lot located adjacent to the intersection of Prospect Avenue and Woodside Avenue in Halethorpe. The property is approximately 50 ft. wide and 135 ft. deep for a total area of 6,750 sq. ft. The property is unimproved and zoned D.R.5.5. The property is part of the subdivision of

6/16/03 Se Generan "Halethorpe", a community of single-family dwellings which was platted and recorded among the Land Records of Baltimore County many years ago. As is the case with many older subdivisions, this individual lot does not meet the minimum width requirements (55 ft.) for the D.R.5.5 zone.

The property was at one time owned by Sharon L. Carter, who resides next door at 1814 Woodside Avenue. She indicated that the property had been in her family for many years and was used as a lawn area. At the present time, she is widowed and indicated that it has become difficult for her to maintain a large lawn. Thus, in order to reduce the area of her yard and for financial purposes, she has sold the property to Mr. Brinn.

Mr. Brinn proposes the construction of a single-family dwelling on the lot. The lot is sufficiently sized under the D.R.5.5 area requirements. Additionally, the proposed house will maintain a 10 ft. side yard setback towards the Carter house and a 15 ft. setback towards Prospect Avenue. These setbacks meet the minimum side yard setback requirements in the D.R.5.5 zone (10 ft.). However, because the property is a corner lot, the Baltimore County Zoning Regulations (B.C.Z.R.) require a minimum 25 ft. setback on that side. Variance relief is requested from that requirement.

Testimony and evidence presented was that most of the houses in the community are set on 50 ft. lots. An exhibit obtained through the Maryland Department of Assessments & Taxation indicating the size of neighboring lots was submitted to confirm that representation. Additionally, letters were submitted from a number of surrounding neighbors who voiced no objection to the variance. Additionally, a building elevation drawing of the proposed dwelling was submitted.

Based upon the testimony and evidence presented, I am persuaded to grant the petition for zoning variance. In my judgment, the Petitioner has satisfied the requirements of Section 307 of the B.C.Z.R. A Zoning Advisory Committee (ZAC) comment was received, however,

from the Office of Planning. That comment recommended the replacement of the proposed 20 ft. x 20 ft. parking pad with a single lane, 10 ft. wide driveway. Additionally, it was recommended that that driveway be located as far from the intersection of Prospect Avenue and Woodside Avenue as possible. The Petitioner indicated that the implementation of such a restriction was acceptable. This may decrease the amount of impervious area and will be more aesthetically pleasing. I will adopt this suggestion as a condition for the granting of variance relief. Secondly, the Office of Planning recommended street trees be provided along the public rights-of-way. The Petitioner indicated that landscaping of the property would be undertaken when construction was completed. I will not definitively require the Petitioner to comply with this section. It was indicated in open hearing that landscaping would be installed and I will leave the details of the landscaping to the Petitioner's discretion.

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

THEREFORE, IT IS ORDERED, this day of June, 2003, by this Zoning Commissioner, that the Petitioner's request for variance from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 15 ft. for a proposed dwelling on a corner lot in lieu of the minimum required 25 ft. and to approve an undersized lot, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for his permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Compliance with the Zoning Advisory Committee (ZAC) Recommendation No. 1 submitted by the Office of Planning dated May 22, 2003, a copy of which is attached hereto and made a part hereof.

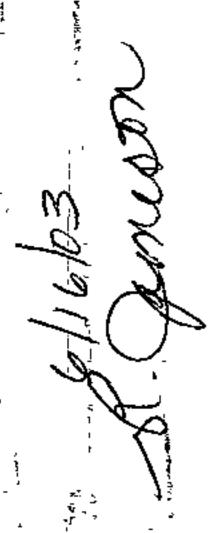
3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

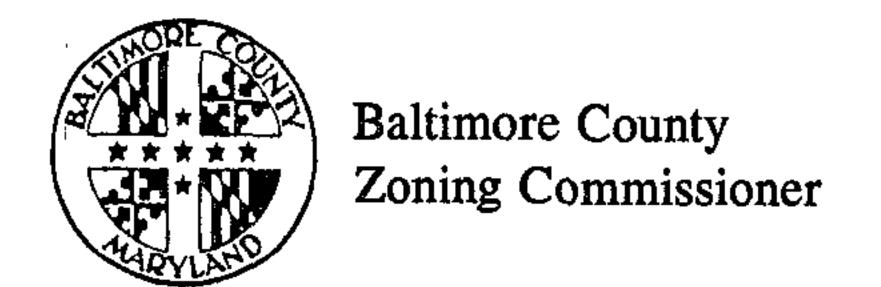
LAWRENCE E.SCHMIDT

ZONING COMMISSIONER

FOR BALTIMORE COUNTY

LES:raj





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

Fax: 410-887-3468

June 16, 2003

Mr. William H. Brinn 7704 Stoney Creek Drive Pasadena, Maryland 21122

Re: Petition for Administrative Variance

Case No. 03-522-A

Property: 1812 Woodside Avenue

Dear Mr. Brinn:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

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

Very truly yours,

Lawrence E. Schmidt Zoning Commissioner

LES:raj Enclosure

Stan Serwatko Chesapeake Land Consulting, Inc. 8313 Grainfield Road Severn, MD 21144 Sharon L. Carter 1814 Woodside Avenue Halethorpe, MD 21227



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1812 wood side Ave. Halathorpe, mo which is presently zoned D. R. 5.5

of the property situate in Baltimore	County and which is desc	and Development Management. The undersigned, legal owner(stribed in the description and plat attached hereto and made a particle.
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or practical difficulty) THIS	LOT WAS H	URCHASED BECAUSE FOR IT
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Property is to be posted and advertis		mina regulations
I, or we, agree to pay expenses of a	bove Variance, advertising, r	posting, etc. and further agree to and are to be bounded by the zonin
regulations and restrictions of Baltimore	: County adopted pursuant to	the zoning law for Baltimore County.
1		
		do solemnly declare and affirm, under the penalties of
1	perjury, that I/w is the subject of this Peti	re are the legal owner(s) of the property which ition.
Contract Purchaser/Lessee:		<u>Legal Owner(s):</u>
Name - Type or Print		Name - Type or Print
		Will: How Bin
Signature	· · · · · · · · · · · · · · · · · · ·	Signature
Address	Telephone No.	Name - Type or Print
City	Zin Code	
City	te Zip Code	Signature
Attorney For Petitioner:		7704 Stoney Creak D- 493-742-728
		Address Telephone No.
Name - Type or Print		Pasadana Md 21122 City State Zip Code
isame - Type of Fillit		
Signature		Representative to be Contacted:
Signature		
Company		Chasapaaka Land Consulting, Inc.
		8313 Crancald Rd 410-969-7255
Address (C)	Telephone No	Address Telephone No
2	•	Sovern Md 21144
City	te Zip Code	City State Zip Code
		OFFICE USE ONLY
		100)
Case No. 73-52-	· ——	ESTIMATED LENGTH OF HEARING /- 2~
Case No. \\ \D 3 - 5 - 2-		UNAYAILABLE FOR HEARING
	Reviewed By	
REV 9/15/98		

EXHIBIT A

ZONING DESCRIPTION OF 1812 WOODSIDE AVENUE (LOT 454) "HALETHORPE" 13th ELECTION DISTRICT, 1st COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the southwestern most intersection of the right of way lines of Prospect Avenue, a 50 foot wide right of way, and Woodside Avenue, a 50 foot wide right of way, as shown on the plat of "HALETHORPE,";

BEING all of Lot 454, as shown on a plat entitled "HALETHORPE", as recorded among the Land Records of Baltimore County, Maryland in Plat Book 1 Page 60; the said Lot 454 being the same property conveyed by Sharon Lee Carter to William Brin, by deed dated 04 March 2000 and recorded among the Land Records of Baltimore County, Maryland in Liber 17614, folio 68. Said property being also known as 1812 Woodside Avenue.

CONTAINING 6,750 square feet or 0.155 acres of land, more or less.



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FOR: Resident Norman, adding the	The section of the section of the second of

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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: #03-522-A 1812 Woodside Avenue S/west corner Woodside and Prospect Avenue 13th Election District-1st Councilmanic District

Legal Owner(s): William Brinn
Variance: to permit a side yard setback of 15 feet for a proposed dwelling on a corner lot in lieu of the minimum required 25 feet, and to approve an undersize lot with any other variance as deemed necessary by the Zoning Com-🐉 missioner.

Hearing: Wednesday, June 11, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

NOTES. (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing.

Contact the Zoning Review Office at (410) 887-3391. JT/5/796 May 27

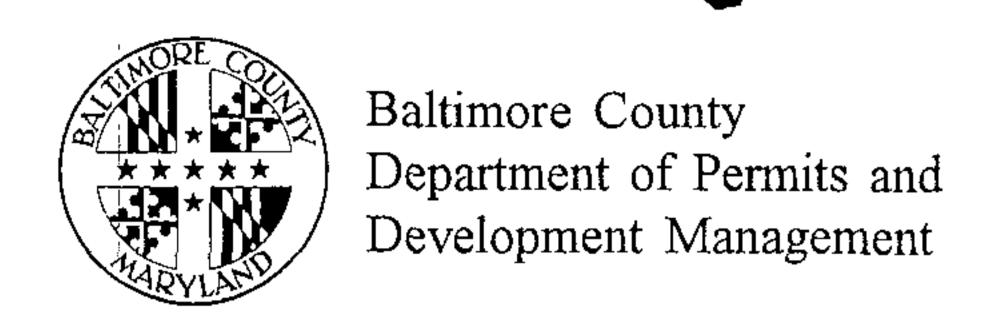
CERTIFICATE OF PUBLICATION

5 29 , 2003
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
n 527 ,2003.
The Jeffersonian
🖵 Arbutus Times
🖵 Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
Philipa

LEGAL ADVERTISING

CERTIFICATE OF POSTING

		RE: Case No.: 03-522-A
		Petitioner/Developer: WILLIAM BRINN
		Date of Hearing/Closing: 6/11/03
Baltimore County Department of Permits and Development Manager County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	ment	
ATTN: Becky Hart {(410) 887-339	94}	
Ladies and Gentlemen:		
This letter is to certify under the perposted conspicuously on the proper	enalties of perjury th rty located at:	at the necessary sign(s) required by law were
•	100DSIDE	
The sign(s) were posted on	5/	26/03
	(Mont	h, Day, Year)
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		(Signature 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

May 9, 2003

NOTICE OF ZONING HEARING

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1812 Woodside Avenue S/west corner Woodside and Prospect Avenue 13th Election District – 1st Councilmanic District Legal Owner: William Brinn

<u>Variance</u> to permit a side yard setback of 15 feet for a proposed dwelling on a corner lot in lieu of the minimum required 25 feet, and to approve a undersize lot with any other variance as deemed necessary by the Zoning Commissioner.

Hearings: Wednesday, June 11, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon

Director

AJ:rlh

C: William H. Brinn, 7704 Stoney Creek Drive, Pasadena 21122 Chesapeake Land Consulting, Inc., 8313 Grainfield Road, Severn 21144

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 27, 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 27, 2003 Issue - Jeffersonian

Please forward billing to:

Mr. William Brinn 7704 Stoney Creek Drive Pasadena, MD 21122

410-969-7255

NOTICE OF ZONING HEARING

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CASE NUMBER: 03-522-A

1812 Woodside Avenue S/west corner Woodside and Prospect Avenue 13th Election District – 1st Councilmanic District Legal Owner: William Brinn

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Wednesday, June 11, 2003 at 11:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

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ZONING COMMISSIONER FOR BALTIMORE COUNTY

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DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

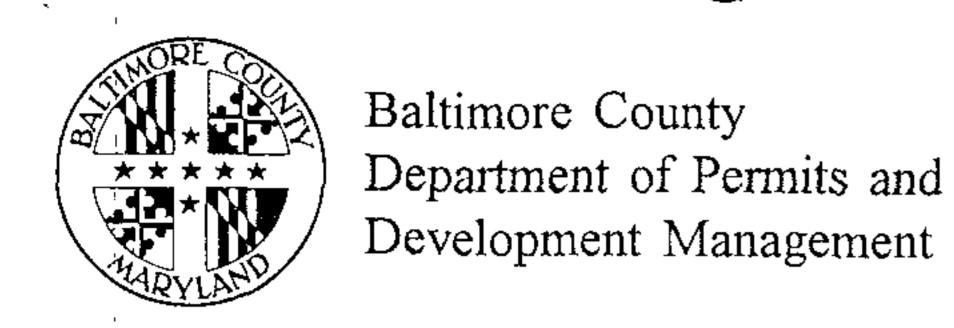
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <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: 03-522-4
Petitioner: William H. Brian
Address or Location: # 1812 Woodside que.
PLEASE FORWARD ADVERTISING BILL TO:
Name: Mr. William H. Brian
Address: 7704 Stoney Creek DRI
Pasadena, Md. 1-443-742-7286
Pasadena, Md. 1-443-742-7286 21122 02 410-255-3771
Telephone Number:



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

June 6, 2003

William H. Brinn 7704 Stoney Creek Drive Pasadena, MD 21122

Dear Mr. Brinn:

RE: Case Number: 03-522-A, 1812 Woodside Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 5, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

U. Callibal) W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR:klm

Enclosures

People's Counsel Chesapeake Land Consulting, Inc., 8313 Crainfield Road, Severn 21144



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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

May 12, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: May 12, 2003

Item No.:

512, 514-516, 518-526, 528-531

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



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.9.03

Baltimore County

Item No. 572

RE:

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

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

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: May 22, 2003

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

1812 Woodside Avenue

INFORMATION:

Item Number:

03-522

Petitioner:

William H. Brinn

Zoning:

DR 5.5

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose to the petitioner's request provided the following conditions are met:

- 1. Replace the proposed 20'X20' parking pad with a single-lane 10-foot driveway located in the side yard farthest away from the intersection of Woodside and Prospect Avenues.
- 2. Provide street trees along the public rights-of-way.

Prepared by:

Section Chief:

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: May 23, 2002

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For May 19, 2003

Item Nos. 51-2), 514, 515, 516, 517, 518, 520, 521, 522, 524, 525, 526, 527,

528, 529, 530, and 531

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

RWB:CEN:jrb

cc: File

Sent E	By: 0;	0;	May-23-03 9:40	,
TO:	Director, Office of Planning & Co. Juni	•	Fit or Case	No. 03-52-4
	Attention: Jeffrey Long County Courts Building, Room 406	• · · · · · · · · · · · · · · · · · · ·		
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•	Towson, MD 21204		: Resider	ntial Processing Fee Paid (\$50.00)
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		(street)		(street)
Land Ov	uner William Brinn	· · · · · · · · · · · · · · · · · · ·	Tax Account Number	、 <u>30 3000 60</u> 1
Address	:7704 Etonuy Crack	Dr. Paradure	Telephone Number ()
CHECKL	IST OF MATERIALS- (to be submitted for do	sign review by the Office o	of Planning and Community Conservati	dn)
TO BE	FILLED IN BY ZONING REVIEW, DEPART	MENT OF PERMITS AND	DEVELOPMENT MANAGEMENT ON	LYI
			PROVIDĒÖ? YES∠ NO	
1. This f	Recommendation Form (3 copies)	•		
Z, Permi	t Application			R-F-W
3. Site P	lan Berty (3 copies)		- Comment of the comm	
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RE: PETITION FOR VARIANCE * BEFORE THE

1812 Woodside Avenue; SW corner

Woodside & Prospect Avenue * ZONING COMMISSIONER

13th Election and 1st Councilmanic Districts

Legal Owner(s): William H Brinn * FOR

Petitioner(s)

* BALTIMORE COUNTY

* 03-522-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 ZÍMMERMAN

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 Aday of May, 2003, a copy of the foregoing Entry of Appearance was mailed to, Chesapeake Land Consulting, Inc, 8313 Grainfield Road, Severn, MD 21144, Representative for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

To whom it may Concern:

Phone Number

We have reviewed the variance plan and application for the above referenced property and have no objection to the approval of this variance.

Name Magragon-Lordnice
Name

1801 Hoodside One.

Address

410-247-0115

To whom it may Concern:

We have reviewed the variance plan and application for the above referenced property and have no objection to the approval of this variance.

Name

4422 WASHINGTON BUD

Address

To whom it may Concern:

We have reviewed the variance plan and application for the above referenced property and have no objection to the approval of this variance.

Name

Name

1804 Woodson Ave

Address

Phone Number

To whom it may Concern:

We have reviewed the variance plan and application for the above referenced property and have no objection to the approval of this variance.

Name

Address

To whom it may Concern:

We have reviewed the variance plan and application for the above referenced property and have no objection to the approval of this variance.

Erulyn Troves	
Name	
1823 woodside ave	
Address	
410-242-8360	
Phone Mumber	

To whom it may Concern:

We have reviewed the variance plan and application for the above referenced property and have no objection to the approval of this variance.

Elaire M. Garin	
Name	
1820 woodside Ave	21227
Address	
Phone Mumber	

To whom it may Concern:

We have reviewed the variance plan and application for the above referenced property and have no objection to the approval of this variance.

Name

1820 WOODSTAR AVE, HHEHWAR MD 21227

Address

To whom it may Concern:

We have reviewed the variance plan and application for the above referenced property and have no objection to the approval of this variance.

Name

Address

To whom it may Concern:

We have reviewed the variance plan and application for the above referenced property and have no objection to the approval of this variance.

Name 1818 Wadsde Ae

Address 4101 247 5832

To whom it may Concern:

We have reviewed the variance plan and application for the above referenced property and have no objection to the approval of this variance.

Warne

1810 Wordslow

1410-107 6-102

To whom it may Concern:

We have reviewed the variance plan and application for the above referenced property and have no objection to the approval of this variance.

Name

Address(

To whom it may Concern:

We have reviewed the variance plan and application for the above referenced property and have no objection to the approval of this variance.

Name

Address

Phone Number

410-242-3066

To whom it may Concern:

We have reviewed the variance plan and application for the above referenced property and have no objection to the approval of this variance.

1821 WOODSID AVENUE

Address

410-247-3185

To whom it may Concern:

We have reviewed the variance plan and application for the above referenced property and have no objection to the approval of this variance.

ALAN P. Nielsen - alan Miele Name

1829 WW005 10£ AUE.

Address

BALT. MD 21227

(410) 242 5025

To whom it may Concern:

We have reviewed the variance plan and application for the above referenced property and have no objection to the approval of this variance.

1829 WOOSIDEAVE

410-242-4577

To whom it may Concern:

We have reviewed the variance plan and application for the above referenced property and have no objection to the approval of this variance.

Qudith a Walson
Name
1801 Arbeitus ave.
Address
410-242-1294
Phone Number

Re:Halethorpe, Lot 454
Woodside Ave.
Baltimore County

To whom it may Concern:

We have reviewed the variance plan and application for the above referenced property and have no objection to the approval of this variance.

	Gretz	Felter	J. Greta Felti
Name	,		7
	1800	Arbutus	Ane
Address	<u> </u>	 	
	400	247 460	4
Phone Nu	mber		•

Re:Halethorpe, Lot 454
Woodside Ave.
Baltimore County

To whom it may Concern:

We have reviewed the variance plan and application for the above referenced property and have no objection to the approval of this variance.

Name

1803 ARBUTUS AVE. BORTO. MD 21227

Address

410-247-0818

Phone Number

Re:Halethorpe, Lot 454
Woodside Ave.
Baltimore County

To whom it may Concern:

We have reviewed the variance plan and application for the above referenced property and have no objection to the approval of this variance.

Name

Address

Phone Number



Click here for a plain text ADA compliant screen



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

Go Back 制备数据 侧角纸 May Search

Account Identifier:

District - 13 Account Number - 1303000500

Owner Information

Owner Name:

CARTER SHARON LEE

Use:

RESIDENTIAL

Mailing Address:

1814 WOODSIDE AV

Deed Reference:

Principal Residence:

1) /12504/ 608

BALTIMORE MD 21227-4546

YES

Location & Structure Information Legal Description Zoning **Premises Address 1814 WOODSIDE AVE 1814 WOODSIDE AVE** HALETHORPE Subdivision Plat No: Section Block Group Grid Lot Map Parcel

08 456 Plat Ref: 1/60 12 594 108 Town **Ad Valorem Special Tax Areas** Tax Class **Property Land Area County Use Enclosed Area**

Primary Structure Built 1,801 SF 6,750.00 SF 04 1920 Exterior **Stories Basement** Type **BLOCK** STANDARD UNIT 1 1/2 YES

Value Information

	Base	Value	Phase-in Assessments	
	Value	As Of	As Of	As Of
		01/01/2001	07/01/2002	07/01/2003
Land:	33,750	33,750		
Improvements:	73,760	76,400		
Total:	107,510	110,150	109,270	110,150
Preferential Land:	0	0	0	0

Transfer Information

CARTER IDA Price: \$0 Seller: 11/19/1997 Date: Deed1: /12504/608 Deed2: NOT ARMS-LENGTH Type: Price: Seller: Date: Deed1: Deed2: Type: Price: Seller: Date: Deed2: Deed1: Type:

Exemption Information					
Partial Exempt Assessments	Class	07/01/2002	07/01/2003		
County	000	0	0		
State	000	0	0		
Municipal	000	0	0		

Tax Exempt: **Exempt Class:** NO

Special Tax Recapture:

* NONE *





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

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1/60

County Use

04

SIDING

Account Identifier:

District - 13 Account Number - 1313007390

Owner Information

Owner Name:

SCHULTZ JANET W

WILLIAMS JACOB L, JR

Use:

RESIDENTIAL

Mailing Address:

1803 ARBUTUS AVE

BALTIMORE MD 21227

Principal Residence:

YES

Deed Reference:

1) /10362/ 242

2)

Location & Structure Information

Premises Address 1803 ARBUTUS AVE

1 1/2

108

Zoning

Legal Description

1803 ARBUTUS AVE

HALETHORPE

Block Plat No: Subdivision Section Group Grid Lot Map Parcel 455 80 Plat Ref: 12 594

Town

YES

Ad Valorem Special Tax Areas Tax Class

Enclosed Area Primary Structure Built 1,237 SF 1925 Stories Basement

Property Land Area 6,750.00 SF

Type

STANDARD UNIT

Exterior

Value Information

Phase-in Assessments Base Value Value As Of As Of As Of 01/01/2001 07/01/2002 07/01/2003 33,750 33,750 Land: 63,640 67,240 Improvements: 97,390 Total: 100,990 99,790 100,990 Preferential Land: 0 0

Transfer Information

Price: \$112,250 Seller: SWAUGER KELLY JEAN 02/23/1994 Date: **Deed1:** /10362/ 242 Deed2: **IMPROVED ARMS-LENGTH** Type: Seller: 09/30/1987 MCCRAY MAYFORD D Date: Price:

Deed1: / 7685/ 699 **IMPROVED ARMS-LENGTH** Type: Date: Seller: Type:

Deed1:

\$92,900 Deed2:

Price: Deed2:

Exemption Information

07/01/2003 07/01/2002 **Partial Exempt Assessments** Class 000 County 0 000 0 State 0 Municipal 000 0

Tax Exempt: **Exempt Class:** NO

Special Tax Recapture:

* NONE *

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

in Back Viens Mars Now Search

Account Identifier:

District - 13 Account Number - 1322000040

Owner Information

Owner Name:

ORR LINDA S

ORR DONALD R,JR

Use:

RESIDENTIAL

Principal Residence:

YES

Mailing Address:

1818 WOODSIDE AVE

BALTIMORE MD 21227-4546

Deed Reference:

1) /13096/ 370

2)

Location & Structure Information

Premises Address 1818 WOODSIDE AVE Zoning

Legal Description

LT 458,460

1818 WOODSIDE AVE

HALETHORPE

Subdivision Grid Plat No: Parcel Section Block Map Group Lot 108 12 594 80 Plat Ref: 458 Town

1/60

Special Tax Areas

Ad Valorem Tax Class

Primary Structure Built Enclosed Area 1,648 SF 1900

Property Land Area 6,750.00 SF

County Use 04

Stories

Basement YES

Type STANDARD UNIT Exterior SIDING

Value Information

	Base	Value	Phase-in Assessments	
	Value	As Of	As Of	As Of
		01/01/2001	07/01/2002	07/01/2003
Land:	33,750	33,750		
Improvements:	71,520	85,630		
Total:	105,270	119,380	114,676	119,380
Preferential Land:	0	0	0	0

Transfer Information

Seller: VANHORNE MARSHALL W Type: IMPROVED ARMS-LENGTH	Date: 08/21/1998 Deed1: /13096/ 370	Price: \$120,000 Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

	•			
Partial Exempt Assessments	Class	07/01/2002	07/01/2003	
County	000	0	0	
State	000	0	0	
Municipal	000	Ö	Ö	

Tax Exempt: **Exempt Class:** NO

Special Tax Recapture:

* NONE *

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

So Back View Map Mew Search

Account Identifier:

District - 13 Account Number - 1323002020

Owner Information

Owner Name:

WATSON DAVID K

WATSON DAVID R

Use:

RESIDENTIAL

Mailing Address:

1801 ARBUTUS AV

BALTIMORE MD 21227

Principal Residence:

YES

Deed Reference:

1) / 4977/ 425

2)

Premises Address Zoning Legal Description

1801 ARBUTUS AVE

Location & Structure Information

Legal Description

SE COR PROSPECT AV

HALETHORPE Plat No: Subdivision Section Block Group Map Grid Parcel Lot 80 Plat Ref: 1/60 453 12 594 108

Town **Ad Valorem Special Tax Areas Tax Class County Use Property Land Area Primary Structure Built Enclosed Area** 1,247 SF 6,750.00 SF 04 1930 **Exterior Stories** Type Basement SIDING YES STANDARD UNIT 1 1/2

Value Information

Phase-in Assessments Base **Value** Value As Of As Of As Of 07/01/2002 07/01/2003 01/01/2001 33,750 33,750 Land: **Improvements:** 54,780 57,040 Total: 88,530 90,036 90,790 90,790 **Preferential Land:** 0

Transfer Information

Price: Date: Seller: Deed1: Deed2: Type: Price: Seller: Date: Deed2: Deed1: Type: Price: Seller: Date: Deed1: Deed2: Type:

Exemption Information

 Partial Exempt Assessments
 Class 00/01/2002
 07/01/2003

 County
 000
 0
 0

 State
 000
 0
 0

 Municipal
 000
 0
 0

Tax Exempt: Exempt Class: NO

Special Tax Recapture:

* NONE *

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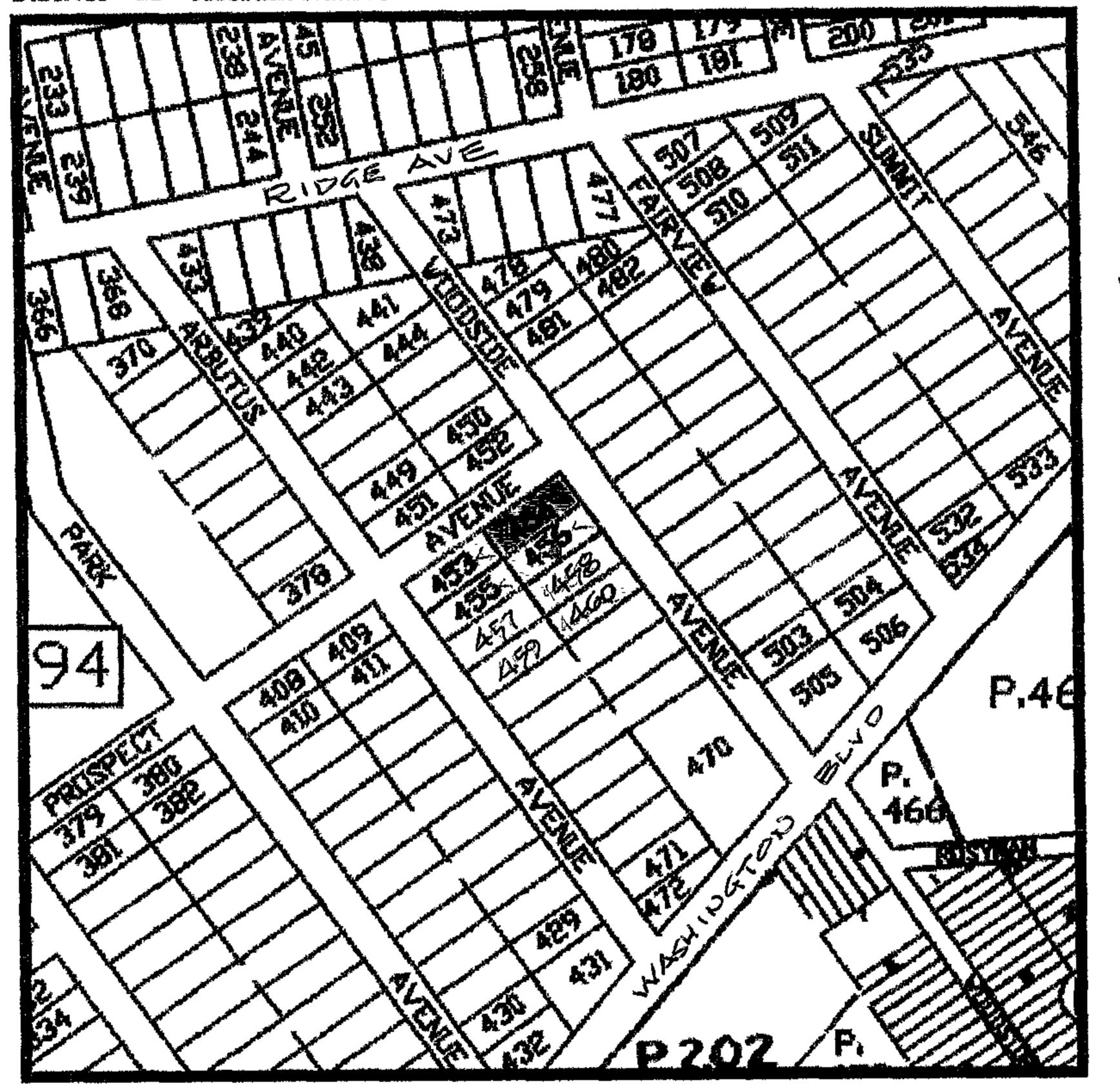
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PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
STAN SERWATES	83/3 GRANFIELD RD	SEVERU, MOZING	
WILLIAM BRINN	1904 STONEY CREEK L	R PASADENA, MC.	21/22
SHARRON L. CARRYEN	1814 wood side Au	e Halethorpe h	hd 21227
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View Map **BALTIMORE COUNTY** Man Search Real Property Data Search

District - 13 Account Number - 1303000500



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SUBJECT PROPERTY SHARON LEE CARTER ADJACENT OWNERS AS REGO. web site at www.mdp.state.md us

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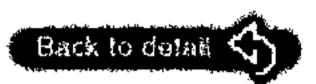


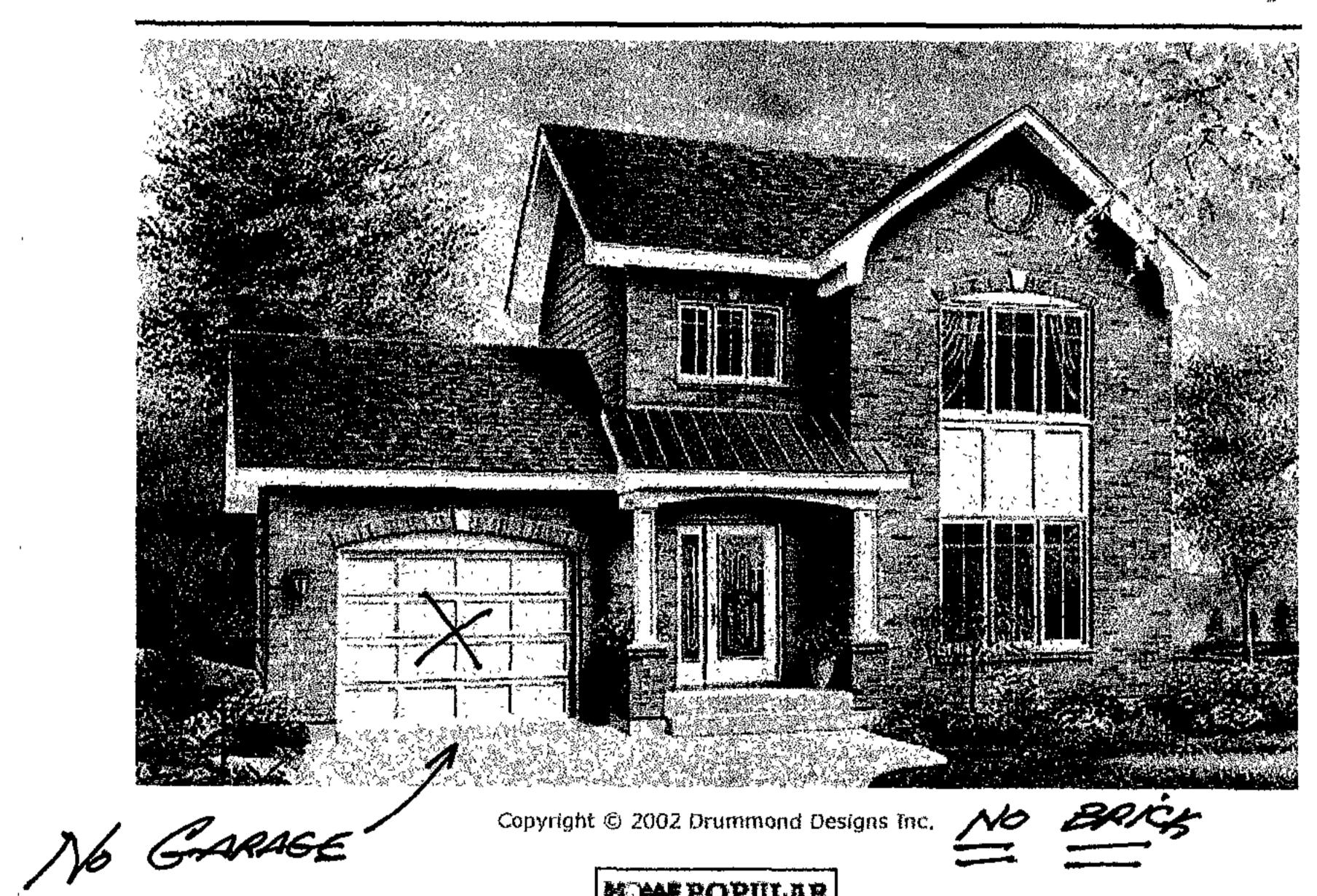
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W3805: front





home | plan search | services | builders | store | support

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