| | | |
|---|---|---|
| IN RE: PETITION FOR ADMIN. VARIANCE<br>SW/Corner of Lorraine<br>and Delaware Avenues<br>15th Election District<br>7th Councilmanic District<br>(300 Lorraine Avenue)<br><br>Deborah A. & Wayne F. Meinschein<br>*Petitioners* | *<br><br>*<br><br>*<br><br>*<br><br>*<br><br>* | BEFORE THE<br><br>ZONING COMMISSIONER<br><br>OF BALTIMORE COUNTY<br><br>CASE NO. 03-541-A |

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Deborah A. and Wayne F. Meinschein. The variance request is for property located at 300 Lorraine Avenue in the eastern area of Baltimore County. The variance request is from the Baltimore County Zoning Regulations, to permit a side yard setback of 9 ½ ft. for a proposed addition on a corner lot in lieu of the minimum required 25 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts

6/10/03

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM). Therefore, the relief granted herein is subject to the Petitioners' compliance with any recommendations made by DEPRM. Additionally, a Zoning Advisory Committee (ZAC) comment was received from the Bureau of Development Plans Review dated May 30, 2003, a copy of which is attached hereto and made a part hereof. Compliance with these comments shall also be required.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County, this 10th day of June, 2003, that a variance from the Baltimore County Zoning Regulations, to permit a side yard setback of 9 ½ ft. for a proposed addition on a corner lot in lieu of the minimum required 25 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with any recommendations, if any, made by DEPRM.

6/10/03
L. Jameson

3. Compliance with the ZAC comments made by Development Plans Review dated May 30, 2003, a copy of which is attached hereto and made a part hereof.

4. 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

6/10/03
J. Jamesson

Baltimore County
Zoning Commissioner

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

June 10, 2003

Mr. & Mrs. Wayne F. Meinschein
300 Lorraine Avenue
Baltimore, Maryland 21221-6817

Re: Petition for Administrative Variance
Case No. 03-541-A
Property: 300 Lorraine Avenue

Dear Mr. & Mrs. Meinschein:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative 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



Printed with Soybean Ink
on Recycled Paper

CBCA

# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

CBCA

**for the property located at** 300 Larraine Ave

**which is presently zoned** 5.5

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

To Permit a sideyard setback of 9 1/2 feet for a Proposed addition on a Corner lot in lieu of the minimum required 25 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

***Contract Purchaser/Lessee:***

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

***Attorney For Petitioner:***

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

***Legal Owner(s):***

Meinschein Wayne, F.
Name - Type or Print

Wayne F. Meinschein
Signature

Meinschein Deborah, A.
Name - Type or Print

Deborah A Meinschein
Signature

300 Larraine Ave 410-686-0903
Address — Telephone No

Balto. Md. 21221-6817
City — State — Zip Code

***Representative to be Contacted:***

Name

Address — Telephone No

City — State — Zip Code

**A Public Hearing having been formally demanded and/or found to be required, it is ordered** by the Zoning Commissioner of Baltimore County, this ____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

**CASE NO.** 03-541-A

**Reviewed By** [illegible] **Date** 5-14-03

**Estimated Posting Date** 5-25-03

REV 10/25/01

ORDER RECEIVED FOR FILING
Date 6/10/03
By

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 300 Lorraine Ave
Address
Balto Md. 21221-6817
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

we were Told we need a 25' side set back.
we only have 9'6"± this house was grandfather in. with a 20' side set back.
This room would add to our over all living space.
And because of the layout of the hous
We have to put The room in this
location

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature: Wayne F. Meinschein
Name - Type or Print: Meinschein Wayne F

Signature: Deborah A Meinschein
Name - Type or Print: Meinschein Deborah A

---

**STATE OF MARYLAND, COUNTY OF BALTIMORE,** to wit:

**I HEREBY CERTIFY**, this 30 day of April, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Wayne F. & Deborah A. Meinschein the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

**AS WITNESS** my hand and Notarial Seal

DELORES A. SCOTT
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 26, 2005

Delores A. Scott
Notary Public

My Commission Expires 11/26/05

*REV 10/25/01*

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 300 Lorraine Ave
Address
Balto Md. 21221-6817
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

we were Told we need a 25' side set back.
we only have 9'6"± this house was grandfather in, with a 20' side setback.
This room would add to our over all living space.
And because of the lay out of the hous
We have to put The room in this
Location

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature: Wayne F. Meinschein
Name - Type or Print: Meinschein Wayne F

Signature: Deborah A Meinschein
Name - Type or Print: Meinschein Deborah A

---

**STATE OF MARYLAND, COUNTY OF BALTIMORE,** to wit:

**I HEREBY CERTIFY**, this 30 day of April, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Wayne F. & Deborah A. Meinscheim the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

**AS WITNESS** my hand and Notarial Seal

DELORES A. SCOTT
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 26, 2005

Delores A. Scott
Notary Public

My Commission Expires 11/26/05

*REV 10/25/01*

CBCA

# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

**for the property located at** 300 Larraine Ave
**which is presently zoned** 5.5

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

To permit a sideyard setback of 9 1/2 feet for a proposed addition on a corner lot in lieu of the minimum required 25 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

***Contract Purchaser/Lessee:***

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

***Attorney For Petitioner:***

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

***Legal Owner(s):***

Meinschein Wayne, F.
Name - Type or Print

Wayne F. Meinschein
Signature

Meinschein Deborah, A.
Name - Type or Print

Deborah A Meinschein
Signature

300 Lorraine Ave — 410-686-0903
Address — Telephone No.

Balto. — Md. — 21221-6817
City — State — Zip Code

***Representative to be Contacted:***

Name

Address — Telephone No

City — State — Zip Code

**A Public Hearing having been formally demanded and/or found to be required, it is ordered** by the Zoning Commissioner of Baltimore County, this ____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

**CASE NO.** 03-541-A

**Reviewed By** [illegible] **Date** 5-14-03

**Estimated Posting Date** 5-25-03

*REV 10/25/01*

**Beginning at a point on the south side of Lorraine Ave., which is a 30-ft. R.W. and on the East Side of Delaware Ave., Which is a 30-ft. R.W. and at the distance of 600 ft. north of Riverside Dr. a 30-ft. R.W.**
**Being Lot # 1 Block 21 Section E**
**In the subdivision of Essex as recorded in the Baltimore County Platbook WPC5 Folio #39**
**containing 6,500.00 Sq. ft. Also Known as 300 Lorraine Ave. and located in the 15th Election district and the 7th Councilmanic District**

541

**BALTIMORE COUNTY, MARYLAND**
**OFFICE OF BUDGET & FINANCE**
**MISCELLANEOUS RECEIPT**

No. 23627

Case CS 541-A

DATE 5.14.03 ACCOUNT R 001 006-6150

AMOUNT $ 65.00

RECEIVED FROM: Champion

FOR: Residential Variance filing fee for 300 Lorraine Ave.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
RECEIPT ACTUAL TIME MOD
5/14/2003 5/14/2003 09:39:54 4
R6 R006 W001 FROM 120
RECEIPT # 156152 5/14/2003 OLIN
Item 1 ZAC 03086 VERIFICATION
CK NO. 0257
Hear 1st $65.00
65.00 CK .00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No.: 03-541-A

Petitioner/Developer: WAYNE AND MEIN SCHEIN

Date of Hearing/Closing: 6/9/03

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

ATTN: Becky Hart {(410) 887-3394}

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 300 LORRAINE AVE

The sign(s) were posted on 5/24/03
(Month, Day, Year)

Sincerely,

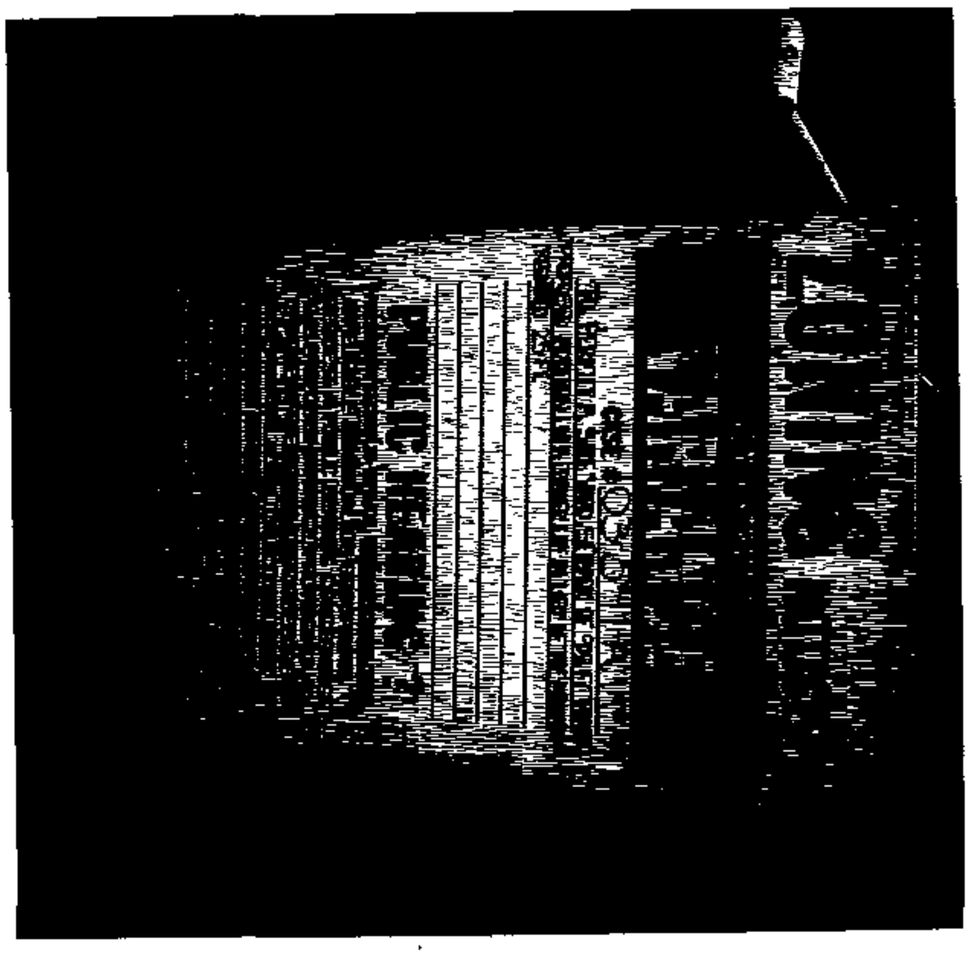
(Signature of Sign Poster) 5/24/03 (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

# ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03-541 -A Address 300 Lorraine Ave

Contact Person. John Sullivan Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 5-14-03 Posting Date: 5-25-03 Closing Date: 6-09-03

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number

1 POSTING/COST: The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2 DEADLINE: The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing Please understand that even if there is no formal request for a public hearing the process is not complete on the closing date

3 ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner He may (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied or will go to public hearing. The order will be mailed to you by First Class mail

4 POSSIBLE PUBLIC HEARING AND REPOSTING: In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner) notification will be forwarded to you The sign on the property must be changed giving notice of the hearing date time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03-541 -A Address 300 Lorraine Ave

Petitioner's Name Wayne Meinschein Telephone 410-686-0903

Posting Date: 5-25-03 Closing Date: 6-09-03

Wording for Sign To Permit a sideyard setback of 9 1/2 ft for a proposed addition on a corner lot in lieu of the minimum required 25 ft.

WCR - Revised 6/28/00

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

## ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising This advertising is due upon receipt and should be remitted directly to the newspaper

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

---

**For Newspaper Advertising:**

Item Number or Case Number: 03-541-A

Petitioner: Wayne Meinscheim

Address or Location: 300 Lorraine Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address

Balto, Md, 21221-6817

Telephone Number: 410-686-6817

Baltimore County
Department of Permits and
Development Management

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

June 9, 2003

Wayne Meinschein
Deborah Meinschein
300 Lorraine Avenue
Baltimore, MD 21221-6817

Dear Mr. and Mrs. Meinschein:

RE: Case Number: 03-541-A, 300 Lorraine Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 14, 2003.

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel



Printed with Soybean Ink
on Recycled Paper

Baltimore County
Fire Department

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

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

June 3, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: May 19, 2003

Item No.: 532-536, 538-542 (541)

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*

State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5.27.03

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

RE: Baltimore County
Item No. 541 JJS

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,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

Granted 6/10/03

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

JUL 1 7 2003

ZONING COMMISSIONER

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS/KCT

DATE: July 3, 2003

SUBJECT: Zoning Item 541
Address 300 Lorraine Ave. (Meinschein Prop)

Zoning Advisory Committee Meeting of May 19, 2003

____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

__X__ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

____ Additional Comments:

Reviewer: Keith Kelley Date: July 7, 2003

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** May 29, 2003

RECEIVED
MAY 29 2003
ZONING COMMISSIONER

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

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 03-541 and 03-520**
**Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

**Prepared by:** Mark A Cunningham

**Section Chief:** Lyn Lanham

AFK/LL:MAC

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director
Department of Permits &
Development Management

**DATE:** May 30, 2003

**FROM:** Robert W. Bowling, Supervisor
*Bureau of Development Plans*
Review

**SUBJECT:** Zoning Advisory Committee Meeting
For May 27, 2003
Item No. 541

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

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 flood plain 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 the project.

Building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with material resistant to flood damage. Flood-resistant construction shall be in accordance with requirement of B.O.C.A. International Building Code adopted by the county.

RWB:CEN:jrb

cc: File

6/10/03
JR Jamieson

ZAC-5-27-2003-ITEM 541-05302003

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

# Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

May 19, 2003

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

Re: **Zoning Advisory Committee Agenda 05/27/03 re: case numbers 03-532-X, 03-533-A, 03-534-SPH, 03-535-A, 03-536-SPH, 03-537-XA, 03-538-A, 03-539-A, 03-540-A, 03-541-A, 03-542-A, 03-543-X**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 05/19/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Planning Services

cc: Mike Nortrup

5/15/03

Memo to File: 03-541-A

John Sullivan omitted the request for petition in error, however, after consulting with Carl Richards, it was permitted for me to complete the Petition from the information on the Administrative Variance Information Sheet.

Rose Campbell

Rose Campbell

Click here for a plain text ADA compliant screen.

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

Go Back
View Map
New Search

**Account Identifier:** **District** - 15 **Account Number** - 1508000680

## Owner Information

| | | | |
|---|---|---|---|
| **Owner Name:** | MEINSCHEIN WAYNE F,SR<br>MEINSCHEIN DEBORAH A | **Use:** | RESIDENTIAL |
| | | **Principal Residence:** | YES |
| **Mailing Address:** | 300 LORRAINE AVE<br>BALTIMORE MD 21221-6817 | **Deed Reference:** | 1) /11424/ 513<br>2) |

## Location & Structure Information

| Premises Address | Zoning | Legal Description |
|---|---|---|
| 300 LORRAINE AVE | | 300 LORRAINE AV<br>ESSEX |

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Group | Plat No: |
|---|---|---|---|---|---|---|---|---|---|
| 97 | 8 | 365 | | | E | 2I | 1 | 82 | Plat Ref: 5/ 39 |

**Special Tax Areas** **Town** **Ad Valorem** **Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|---|---|---|---|
| 1923 | 1,184 SF | 6,550.00 SF | 04 |

| Stories | Basement | Type | Exterior |
|---|---|---|---|
| 1 | YES | STANDARD UNIT | SIDING |

## Value Information

| | Base Value | Value As Of 01/01/2003 | Phase-in Assessments As Of 07/01/2002 | As Of 07/01/2003 |
|---|---|---|---|---|
| **Land:** | 26,550 | 31,550 | | |
| **Improvements:** | 63,550 | 69,810 | | |
| **Total:** | 90,100 | 101,360 | 90,100 | 93,853 |
| **Preferential Land:** | 0 | 0 | 0 | 0 |

## Transfer Information

| | | | | | |
|---|---|---|---|---|---|
| **Seller:** | HALL CLIFFORD M | **Date:** | 02/08/1996 | **Price:** | $90,000 |
| **Type:** | IMPROVED ARMS-LENGTH | **Deed1:** | /11424/ 513 | **Deed2:** | |
| **Seller:** | HALL CLIFFORD M | **Date:** | 09/21/1990 | **Price:** | $0 |
| **Type:** | NOT ARMS-LENGTH | **Deed1:** | / 8600/ 817 | **Deed2:** | |
| **Seller:** | | **Date:** | | **Price:** | |
| **Type:** | | **Deed1:** | | **Deed2:** | |

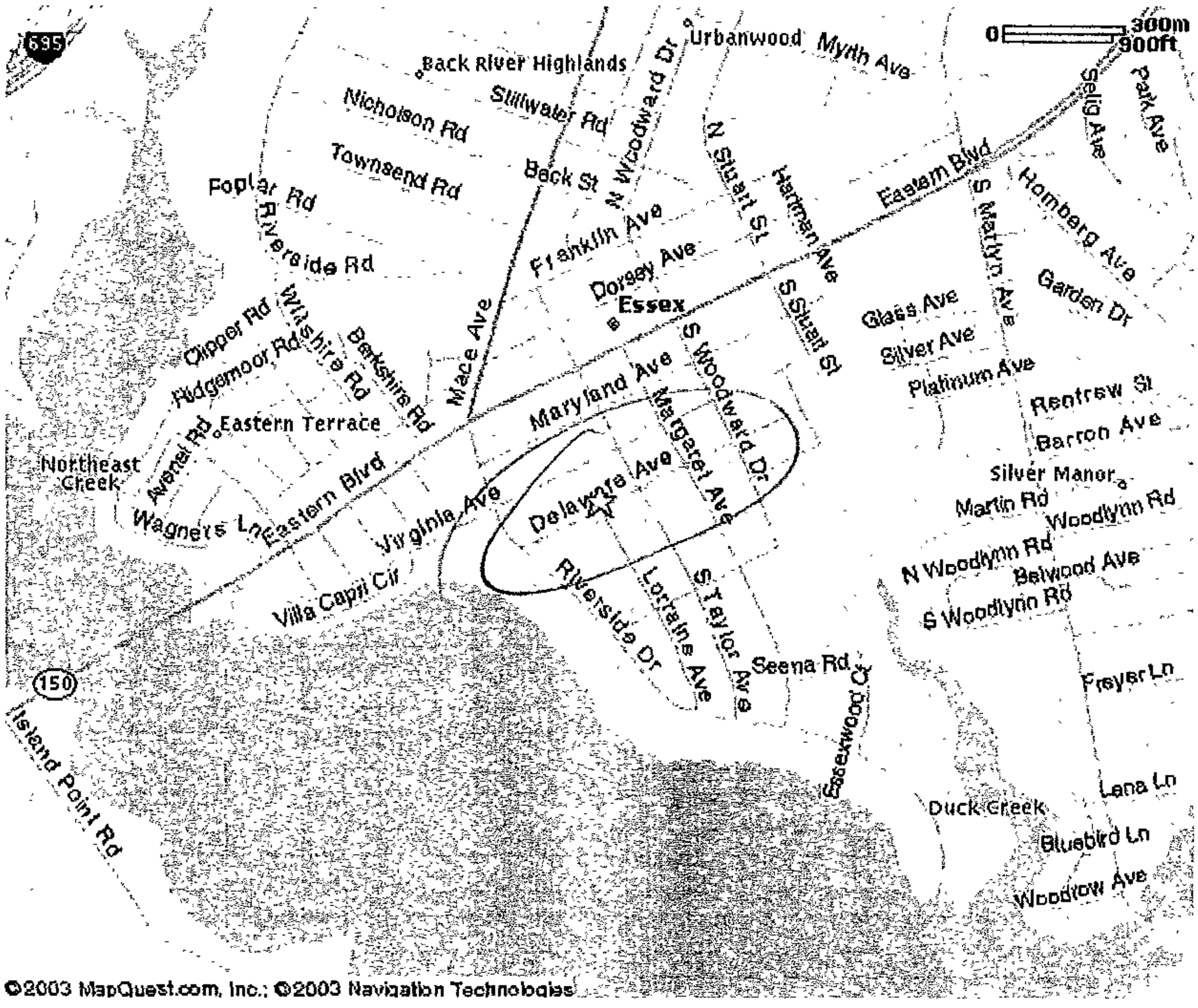
## Exemption Information

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

**Tax Exempt:** NO
**Exempt Class:**

**Special Tax Recapture:**

* NONE *


695
0
300m
900ft
Back River Highlands
Urbanwood
Myth Ave
Nicholson Rd
Stillwater Rd
N Woodward Dr
N Stuart St
Harman Ave
Eastern Blvd
Selig Ave
Park Ave
Townsend Rd
Beck St
Poplar Rd
Riverside Rd
Franklin Ave
Dorsey Ave
Essex
S Stuart St
S Matlyn Ave
Homberg Ave
Garden Dr
Glass Ave
Silver Ave
Platinum Ave
Clipper Rd
Hidgemoor Rd
Wilshire Rd
Berkshire Rd
Mace Ave
Maryland Ave
S Woodward Dr
Margaret Ave
Renfrew St
Barron Ave
Eastern Terrace
Northeast Creek
Avenel Rd
Wagners Ln
Eastern Blvd
Virginia Ave
Delaware Ave
Silver Manor
Martin Rd
Woodlynn Rd
N Woodlynn Rd
Belwood Ave
S Woodlynn Rd
Villa Capri Cir
Riverside Dr
Lorraine Ave
S Taylor Ave
Seena Rd
Eastwood Cir
Freyer Ln
150
Island Point Rd
Duck Creek
Lana Ln
Bluebird Ln
Woodrow Ave
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541

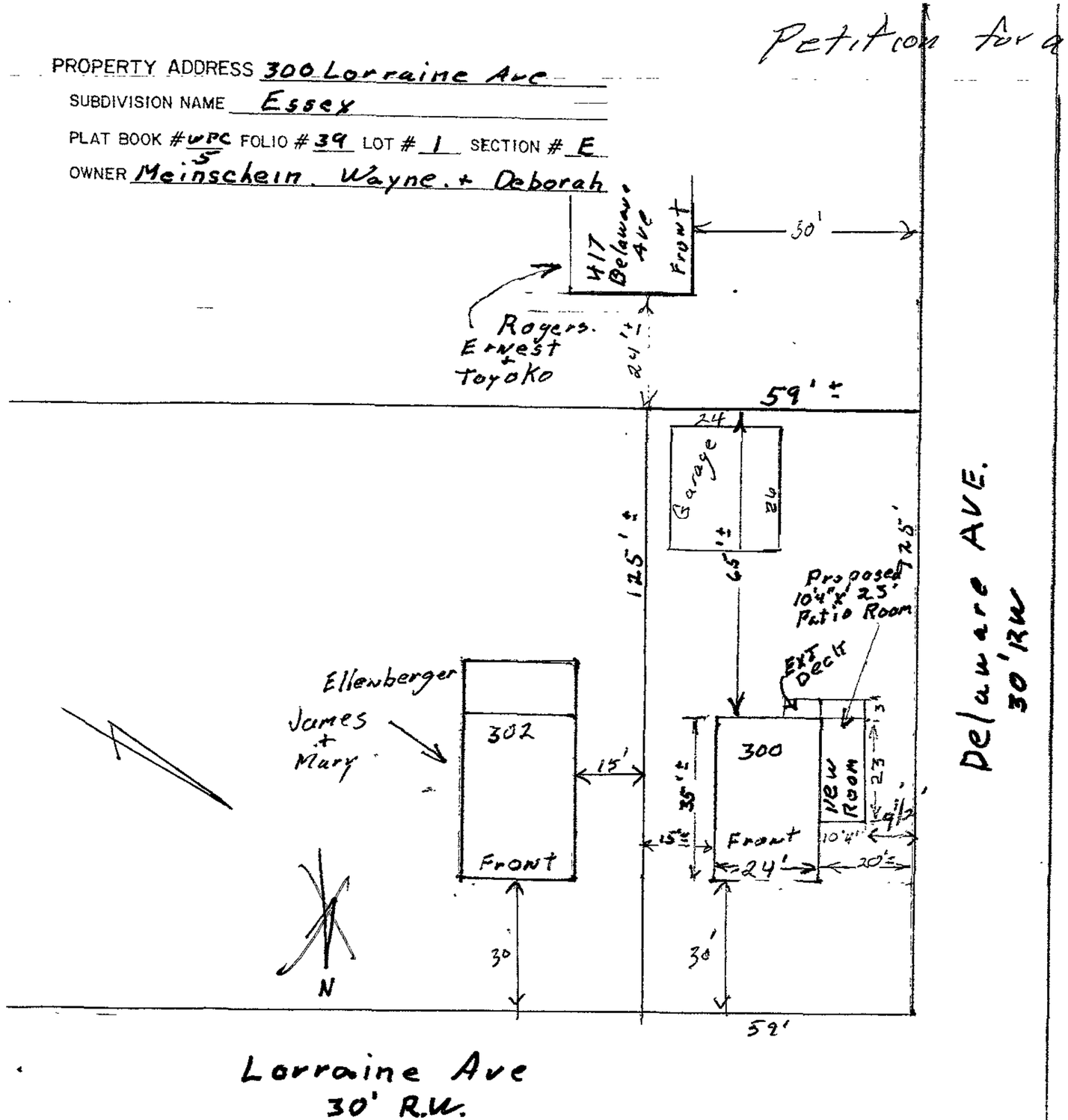
# Petition for a Variance

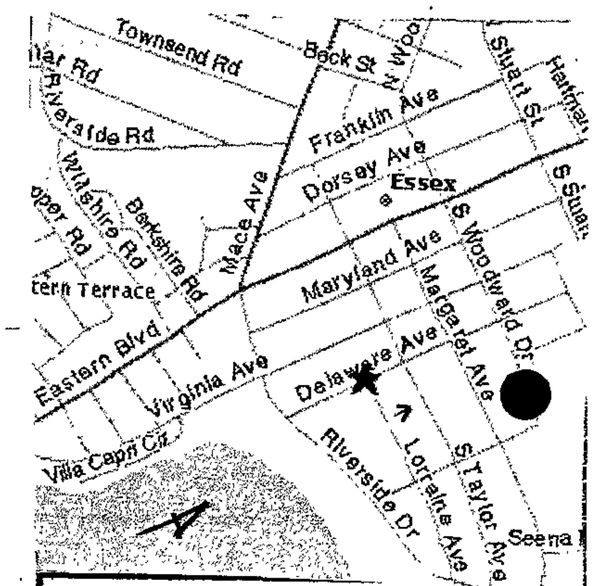
PROPERTY ADDRESS 300 Lorraine Ave

SUBDIVISION NAME Essex

PLAT BOOK # WPC 5 FOLIO # 39 LOT # 1 SECTION # E

OWNER Meinschein, Wayne + Deborah




## LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # NE 1-6

ZONING DR-5.5

LOT SIZE 0.15 ACREAGE / 6,550.00 SQUARE FEET

| | PUBLIC | PRIVATE |
|---|---|---|
| SEWER | ☒ | ☐ |
| WATER | ☒ | ☐ |

| | YES | NO |
|---|---|---|
| CHESAPEAKE BAY CRITICAL AREA | ☒ | ☐ |
| 100 YEAR FLOOD PLAIN | ☐ | ☐ |
| HISTORIC PROPERTY/ BUILDING | ☐ | ☒ |

PRIOR ZONING HEARING

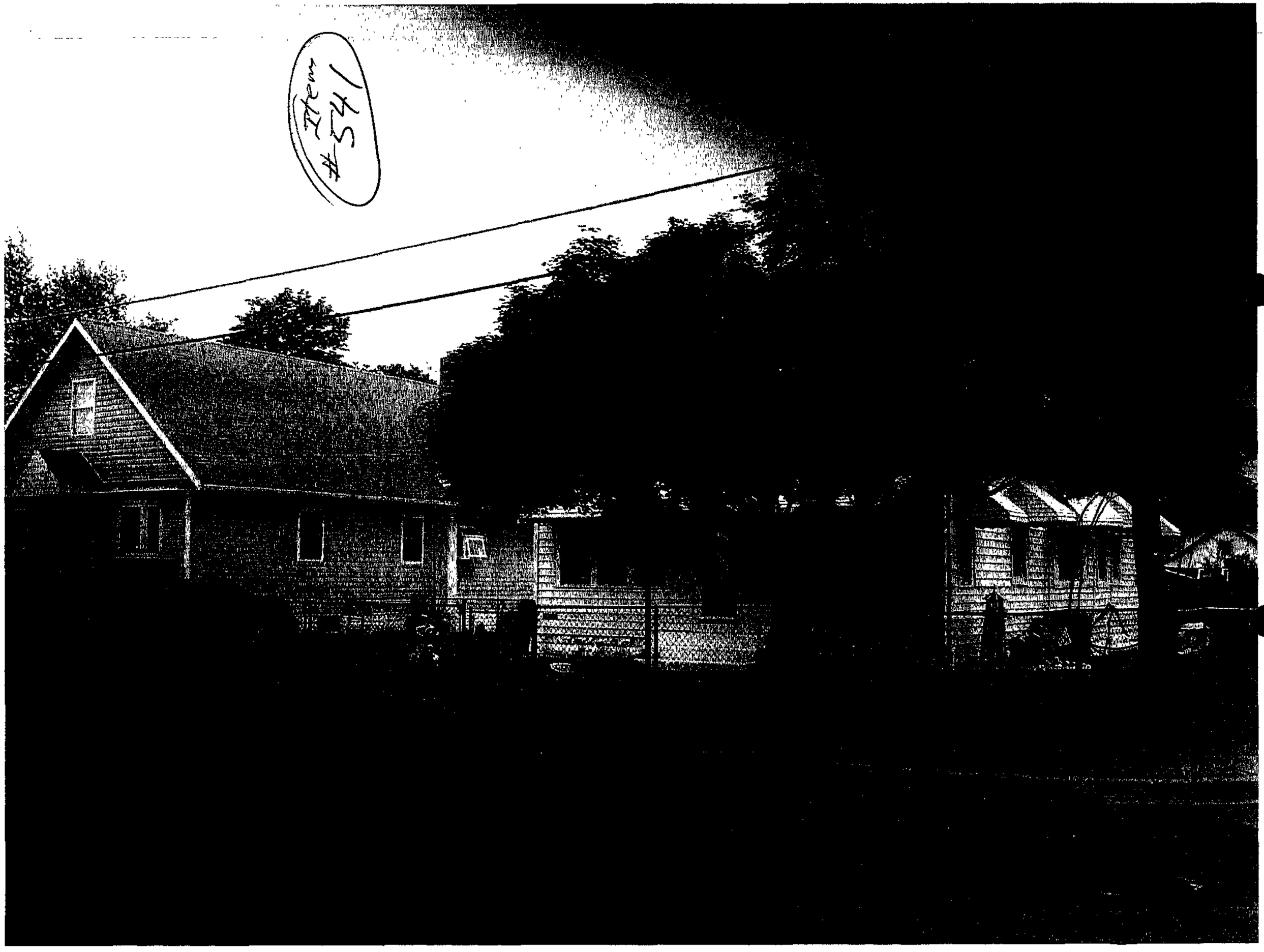
Pet. Ex. #1

SCALE OF DRAWING: 1" = 30'

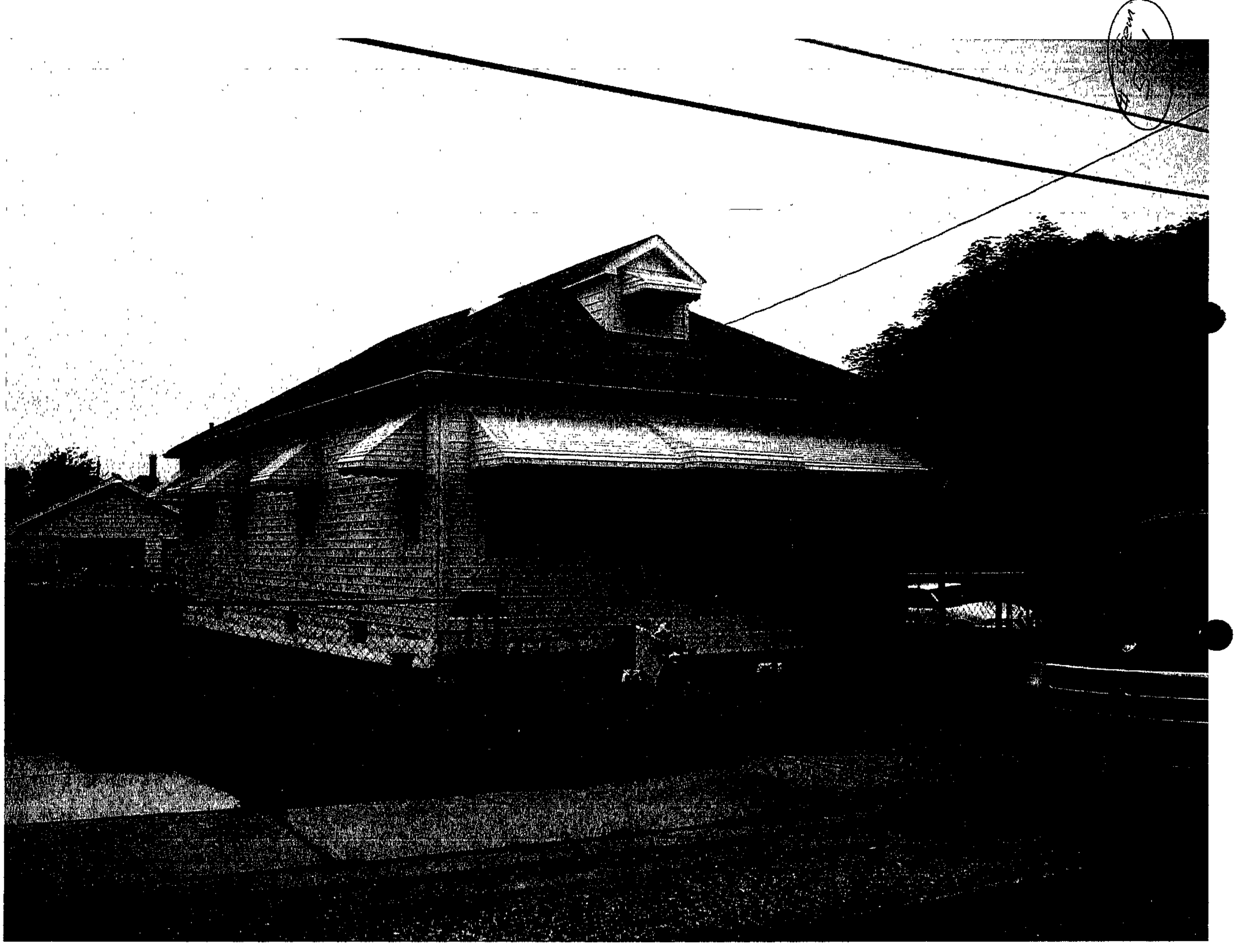
ZONING OFFICE USE ONLY

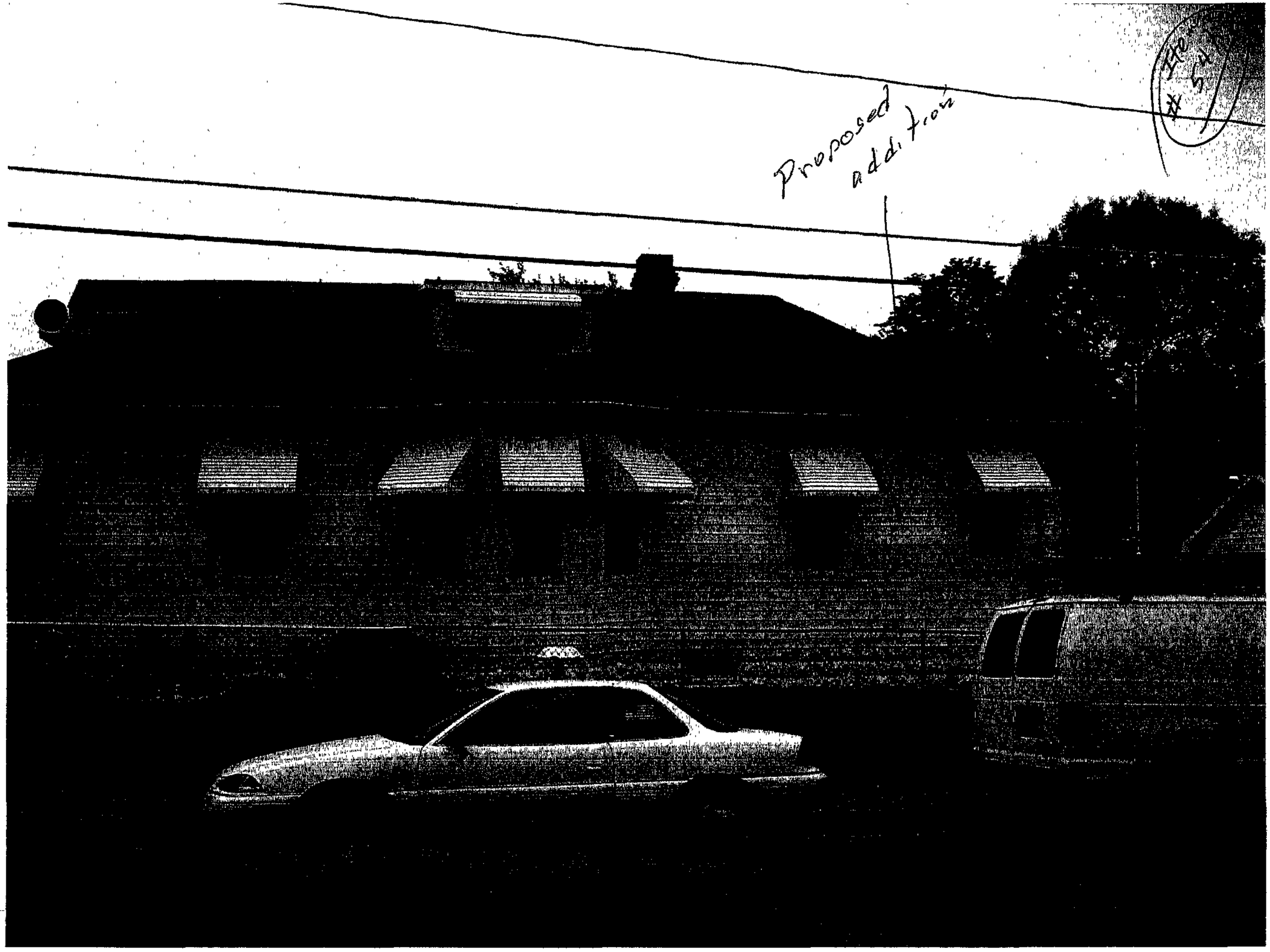
| REVIEWED BY | ITEM # | CASE # |
|---|---|---|
| | 541 | |

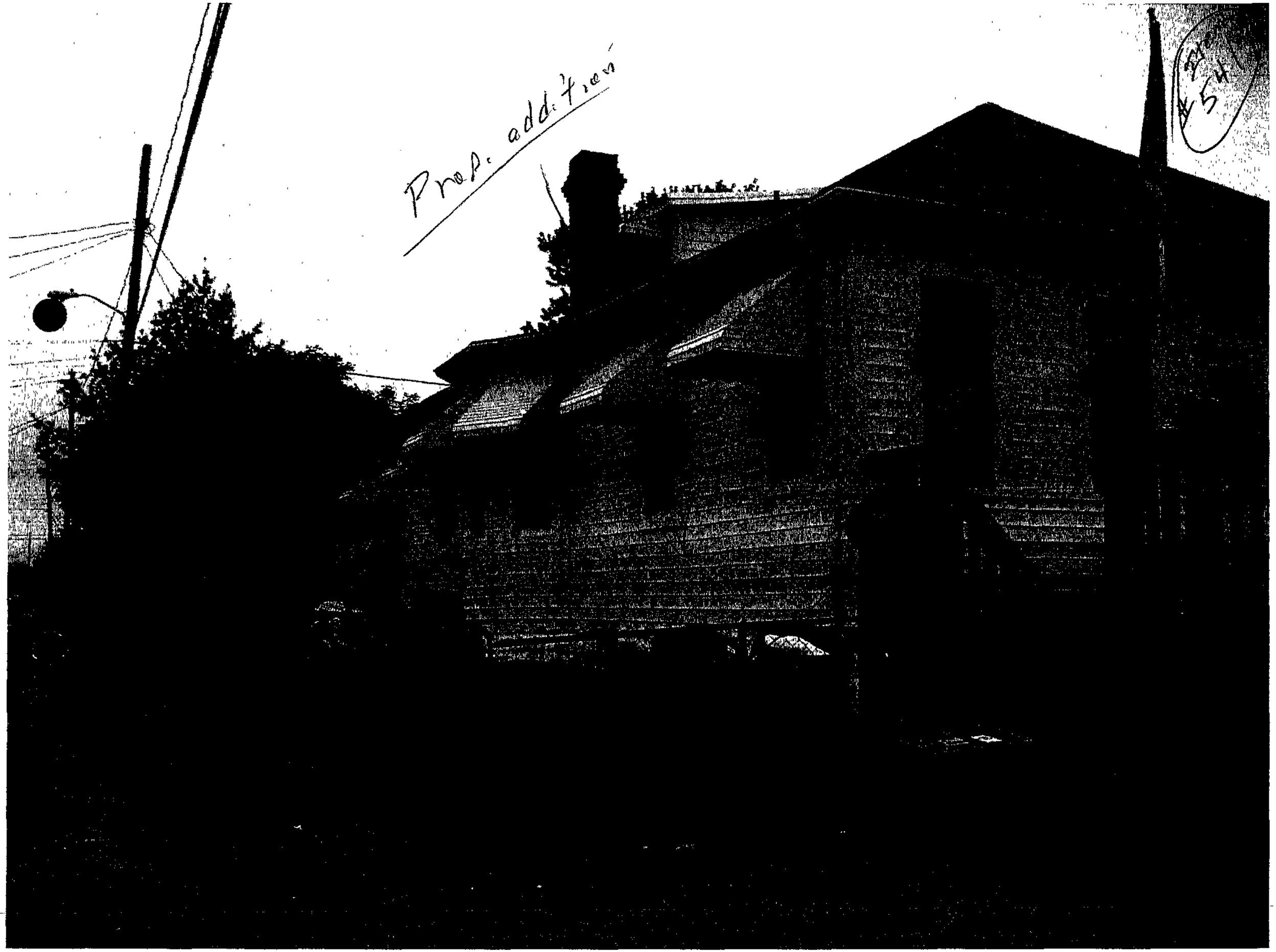
Item #541

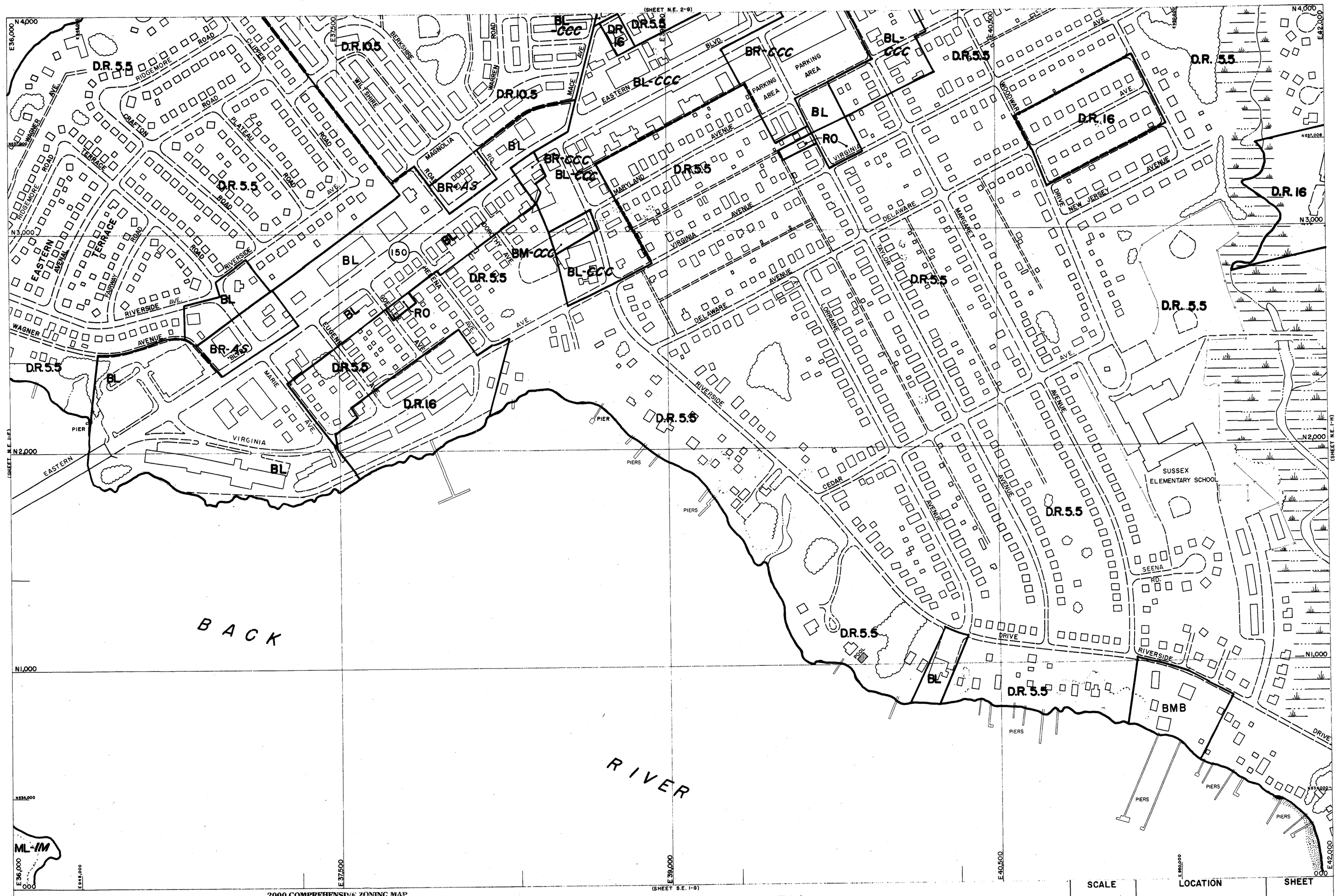


Delaware Ave




Proposed addition
#5


Prop. addition




2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Joseph Bartenfelder
Chairman, County Council

I-SW
E-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

# BALTIMORE COUNTY
# OFFICE OF PLANNING AND ZONING
# OFFICIAL ZONING MAP

| SCALE | LOCATION | SHEET |
|---|---|---|
| 1" = 200'± | ESSEX | N. E. 1-G. |
| DATE OF PHOTOGRAPHY JANUARY 1986 | | |

NE 1G

#541