

IN RE: PETITIONS FOR VARIANCE
NW/S Marks Avenue, 830' N of
Fullerton Avenue
(7528 & 7530 Marks Avenue)
14th Election District
6th Council District

Real Estate Holding Business, Inc.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case Nos. 03-561-A & 03-562-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Variance filed by the owners of the subject adjacent properties, Real Estate Holding Business, Inc., through its attorney, Ronald A. Decker, Esquire. Since the properties are owned by the same entity and are located adjacent to one another, the two cases were heard contemporaneously.

In Case No. 03-561-A, the Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 70 feet, a net area of 7,594 sq.ft. in lieu of the minimum required 10,000 sq.ft., and a sum of the side yards of 20 feet in lieu of the required 25 feet for a proposed single-family dwelling on the property known as 7528 Marks Avenue. In addition, relief is requested from Section 102.4 of the B.C.Z.R. to allow a lot area of 7,594 sq.ft. in lieu of the minimum required 20,000 sq.ft. when it does not abut a right-of-way at least 30 feet wide; and approval of an undersized lot, pursuant to Section 304, and any other variances deemed necessary by the Zoning Commissioner to develop the property with a single family dwelling.

In Case No. 03-562-A, the Petitioners requested similar relief for the adjacent property known as 7530 Marks Avenue; however, amended their request in open hearing. Specifically, the Petitioners seek relief to permit a lot area of 8,170 sq.ft. in lieu of the minimum required 10,000 sq.ft., a lot width of 50 feet in lieu of the required 70 feet, and a side yard setback of 8 feet in lieu of the required 10 feet for an existing single family dwelling; however, withdrew their request for approval of the property as an undersized lot and for a lot less than 20,000 when it does not abut a

ORDER RECEIVED FOR FILING
Date 8/20/03
By [Signature]

right-of-way at least 30 feet wide. The two properties at issue and requested relief are more particularly described on the site plan submitted in each case and marked into evidence as Petitioner's Exhibits 1.

Appearing at the requisite public hearing in support of the requests were Charles N. Dontell, Executive Vice President, and John P. Kraus, representatives of Real Estate Holding Business, Inc., property owners, and Ronald A. Decker, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

As noted above, the subject properties are located adjacent to one another on the northwest side of Marks Avenue, just north of Fullerton Avenue and across from the Fullerton Park in the Overlea area of eastern Baltimore County. The properties are also known as Lots 19 and 20 of the "Property of Wm. J. & Ino. Biddison," an older subdivision which was recorded in the Land Records of Baltimore County many years ago, prior to the establishment of current zoning regulations. Thus, many of the lots in this subdivision are undersized and do not meet current width and area requirements. The Petitioners acquired the subject property, along with three other lots which are located further north on Marks Avenue, in 1994. Relief is requested as set forth above to allow development of the vacant lot and to legitimize existing conditions on the other lot.

In Case No. 03-562-A, relief is requested for the property known as 7530 Marks Avenue, which is improved with a single-family dwelling, 18' x 53' in dimension. The property is approximately 50' wide and 170' deep, and contains a gross area of .188 acres, or 8,170 sq.ft., zoned D.R.3.5. As shown on the site plan, the existing dwelling provides a 24-foot setback on the south side and an 8-foot setback to the north. Mr. Becker proffered that although the dwelling meets the required sum of the side yard setbacks, minimum 10-foot side setbacks are required on each side. Moreover, the property is undersized and does not meet current area requirements. Thus, relief is requested to legitimize existing conditions on the property.

In Case No. 03-561-A, relief is requested for the adjacent property known as 7528 Marks Avenue which is currently vacant, however, is proposed for development with a single-family dwelling, 47' x 27.5' in dimension. That property contains .17 acres in area (7,594 sq.ft.)

right-of-way at least 30 feet wide. The two properties at issue and requested relief are more particularly described on the site plan submitted in each case and marked into evidence as Petitioner's Exhibits 1.

Appearing at the requisite public hearing in support of the requests were Charles N. Dontell, Executive Vice President, and John P. Kraus, representatives of Real Estate Holding Business, Inc., property owners, and Ronald A. Decker, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

As noted above, the subject properties are located adjacent to one another on the northwest side of Marks Avenue, just north of Fullerton Avenue and across from the Fullerton Park in the Overlea area of eastern Baltimore County. The properties are also known as Lots 19 and 20 of the "Property of Wm. J. & Jno. Biddison," an older subdivision which was recorded in the Land Records of Baltimore County many years ago, prior to the establishment of current zoning regulations. Thus, many of the lots in this subdivision are undersized and do not meet current width and area requirements. The Petitioners acquired the subject property, along with three other lots which are located further north on Marks Avenue, in 1994. Relief is requested as set forth above to allow development of the vacant lot and to legitimize existing conditions on the other lot.

In Case No. 03-562-A, relief is requested for the property known as 7530 Marks Avenue, which is improved with a single-family dwelling, 18' x 53' in dimension. The property is approximately 50' wide and 170' deep, and contains a gross area of .188 acres, or 8,170 sq.ft., zoned D.R.3.5. As shown on the site plan, the existing dwelling provides a 24-foot setback on the south side and an 8-foot setback to the north. Mr. Becker proffered that although the dwelling meets the required sum of the side yard setbacks, minimum 10-foot side setbacks are required on each side. Moreover, the property is undersized and does not meet current area requirements. Thus, relief is requested to legitimize existing conditions on the property.

In Case No. 03-561-A, relief is requested for the adjacent property known as 7528 Marks Avenue which is currently vacant, however, is proposed for development with a single-family dwelling, 47' x 27.5' in dimension. That property contains .17 acres in area (7,594 sq.ft.)

and is approximately 50'3½" wide and 154' deep. Although the proposed dwelling will provide 10-foot side yard setbacks on each side, or 20 feet total, the minimum required sum of the side yards of 25 feet will not be met. Thus, variance relief is requested.

In addition to the house, the site plan shows that on-site parking will be provided by the construction of a parking pad. In this regard, the Petitioners submitted building elevation drawings of the proposed dwelling to the Office of Planning, which has reviewed and approved same as being consistent with the neighborhood. However, Lynn Lanham, the reviewer for the Office of Planning, recommended that the parking pad be located in the side yard. I will not require that the parking pad be located in the side yard; however, agree that it should be oriented towards the north side of the property in the front yard, and offset from the center of the property. It should also be noted that Marks Avenue currently terminates in front of 7528 Marks Avenue; however, will be extended to accommodate the proposed construction.

In sum, the Petitions as amended shall be granted to permit the proposed development. Thus, the size and location of the existing house shall be legitimized and the new dwelling on the currently vacant lot shall be approved. Both are lots of record that have existed for many years and although each is undersized, they are consistent with others in the community. The proposed dwelling on the vacant lot will be compatible with the neighborhood and the road improvements to Marks Avenue will be appropriate. In my view, the relief requested will not result in any detriment to the health, safety and general welfare of the surrounding locale and shall therefore be granted.

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

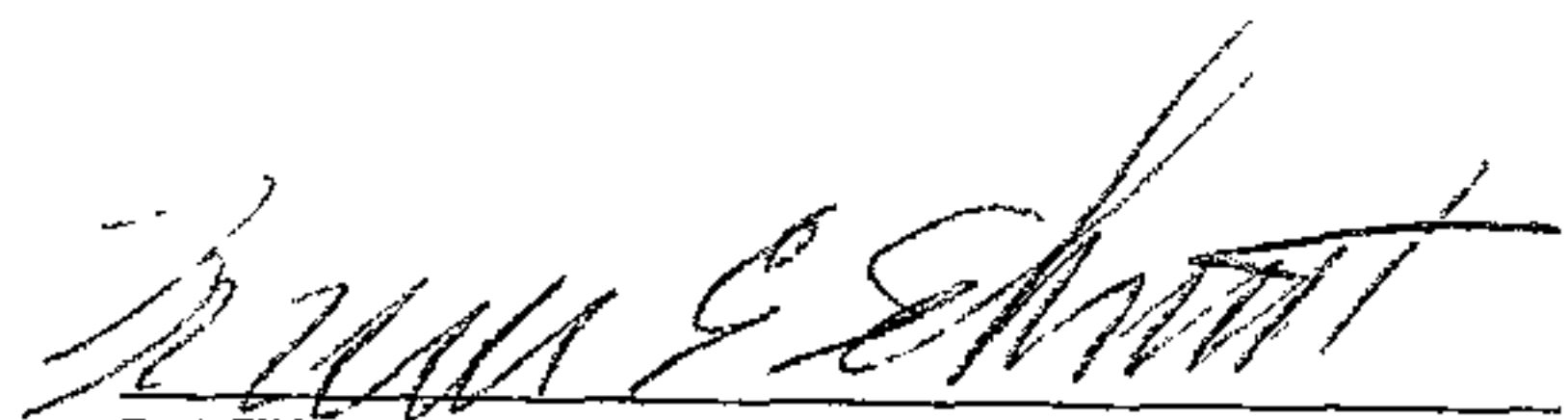
ORDER FOR THE
Date 8/29/03
By [Signature]
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of August 2003 that the Petition for Variance filed in Case No. 03-561-A seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 70 feet, a net area of 7,594 sq.ft. in lieu of the minimum required 10,000 sq.ft., a sum of the side yards of 20 feet in lieu of the required 25 feet; and from Section 102.4 of the B.C.Z.R. to allow a lot area of 7,594 sq.ft. in lieu of the minimum required 20,000 sq.ft. when it does not abut a right-of-way at least 30 feet wide, and approval of the subject

property as an undersized lot, for the proposed single-family dwelling on the property known as 7528 Marks Avenue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their razing/building permits 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 proposed dwelling shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning; however, the proposed parking pad shall be located in the front, north side of the subject property, not in the side yard.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 03-562-A seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of 8,170 sq.ft. in lieu of the minimum required 10,000 sq.ft., a lot width of 50 feet in lieu of the required 70 feet, a side yard setback of 8 feet in lieu of the required 10 feet for an existing single family dwelling on the property known as 7530 Marks Avenue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 03-562-A seeking relief from Section 102.4 of the B.C.Z.R. to allow a lot area of 7,594 sq.ft. in lieu of the minimum required 20,000 sq.ft. when it does not abut a right-of-way at least 30 feet wide, and approval of the property known as 7530 Marks Avenue as an undersized lot, pursuant to Section 304 of the B.C.Z.R. be and is hereby DISMISSED.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

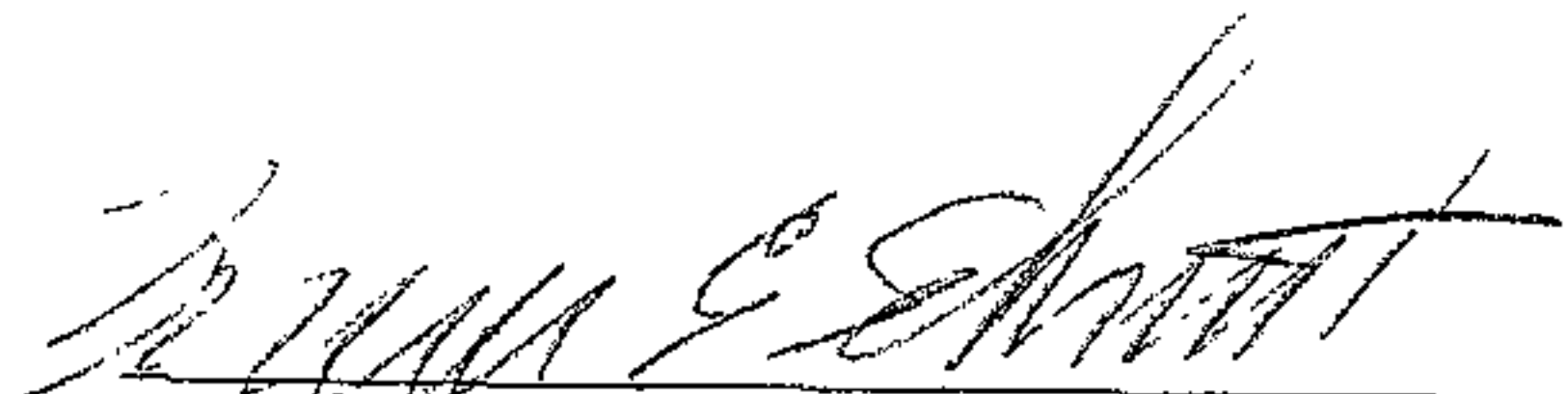
LES:bjs

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- 2) The proposed dwelling shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning; however, the proposed parking pad shall be located in the front, north side of the subject property, not in the side yard.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 03-562-A seeking relief from Section 102.4 of the B.C.Z.R. to allow a lot area of 7,594 sq.ft. in lieu of the minimum required 20,000 sq.ft. when it does not abut a right-of-way at least 30 feet wide, and approval of the property known as 7530 Marks Avenue as an undersized lot, pursuant to Section 304 of the B.C.Z.R. be and is hereby DISMISSED.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



Baltimore County
Zoning Commissioner

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

August 20, 2003

Ronald A. Decker, Esquire
Moore, Carney, Ryan & Lattanzi
4111 E. Joppa Road
Baltimore, Maryland 21236

RE: PETITIONS FOR VARIANCE
NW/S Marks Avenue, 830' N of Fullerton Avenue
(7528 & 7530 Marks Avenue)
14th Election District – 6th Council District
Real Estate Holding Business, Inc. - Petitioners
Case Nos. 03-561-A & 03-562-A

Dear Mr. Decker:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Messrs. Charles N. Dontell and John P. Kraus
Real Estate Holding Business, Inc., 7527 Belair Road, Baltimore, Md. 21236
Office of Planning; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7528³⁶ Marks Avenue (Lot 20)

which is presently zoned D.R. 3.5

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

SEE ATTACHED

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

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:

Ronald A. Decker

Name - Type or Print

Signature

Moore, Carney, Ryan & Lattanzi, LLC

Company

411 E. Joppa Road

410-529-4600

Address

Telephone No.

Baltimore, MD

21236

City

State

Zip Code

Legal Owner(s):

Real Estate Holding Business, Inc.

Name - Type or Print

Charles N. Dontell

Signature Charles N. Dontell, Executive Vice President

Name - Type or Print

Signature

7527 Belair Road

410-665-5200

Address

Telephone No.

Baltimore, MD 21236

City

State

Zip Code

Representative to be Contacted:

John P. Krause

Name

7527 Belair Road

410-665-5200

Address

Telephone No.

Baltimore

MD

21236

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 HR

UNAVAILABLE FOR HEARING 7/23, 8/12

Reviewed By JL

Date 5/29/03

Case No. 03 562 A

RE 9/15/98

SET WITH 561

ORDER RECEIVED FOR FILING

Date

By

ADDITION TO PETITION FOR VARIANCE

REAL ESTATE HOLDING BUSINESS, INC.

- Variances are requested from BCZR No. 1B02.3C1 to permit:
 - a) Net Lot Area of 8,170 square feet in lieu of the required 10,000 square feet.
 - b) Lot width of 50 feet in lieu of the required 70 feet.
- ~~Variance is requested from BZCR No. 102.4 to permit a lot of 8,170 square feet in lieu of the required 20,000 square feet when it does not abut a right-of-way at least 30 feet wide.~~
- ~~Approval of an undersized lot is requested.~~ RAD
- Such other variances as may be required.

existing side yd
set back of
8' 10"
lieu
of 10'

ORDER RECEIVED FOR FILING
Date 8/20/03
By [Signature]

562

³⁰ *ReD*
ZONING DESCRIPTION FOR 7528 MARKS AVENUE

BEGINNING at a point on the north side of Marks Avenue which is 25 feet wide at the distance of 880 feet Northeast of the centerline of the nearest improved intersecting street Fullerton Avenue which is thirty feet wide. Being Lot #20 in the subdivision of "Property of Wm. J. & Jno. S. Biddison" as recorded in the Baltimore County Plat Book J.W.S. No. 2, folio 390, containing 8,170 square feet (0.188 acres) more or less. Known as ~~7528~~ Marks Avenue and located in the 14th Election District, 6th Councilmanic District. ⁷⁵³⁰

Being a portion of the property described in a Deed dated March 31, 1994 from Fullerton Federal Savings Assn. to Real Estate Holding Business, Inc. and recorded among the Land Records of Baltimore county in Liber S.M. No. 10449, folio 478.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 22226

DATE

5/29/03

ACCOUNT

562 JV
001 COE E150

AMOUNT \$

65.00

RECEIVED
FROM:

Fulton Federal STL

FOR:

Red Van 7530 MARKES AVE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TOL DRG
5/29/2003 5/29/2003 15:02:33 4

REG CODE WALKIN BACH KSH
RECEIPT # 159439 5/29/2003 OFLN

DEPT 5 628 BIRTH VERIFICATION
CR NO. 02226

Receipt Tol 65.00

200.00 OF 100.00

BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

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: #03-562-A

7530 Marks Avenue

N/side of Marks Avenue, 880 feet east of Fullerton Avenue

14th Election District - 6th Councilmanic District

Legal Owner(s): Charles N. Dontell, Exe. VP,

Real Estate Holding Business, Inc.

Variance: to permit Net Lot Area of 8,170 square feet for existing dwelling in lieu of the required 10,000 square feet. To permit lot width of 50 feet in lieu of the required 70 feet. To permit other variances as may be required.

Hearing: Tuesday, August 5, 2003 at 10:00 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.

7/18/03 July 17

C515185

CERTIFICATE OF PUBLICATION

7/17, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/17, 2003.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. **03-562-A**
Petitioner/Developer:
Charles N. Dontell, Real
Estate Holding Business, Inc.
Hearing Date: **8/5/03**

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

Attention: Ms. Becky Hart:

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 **7530 Marks Ave.**

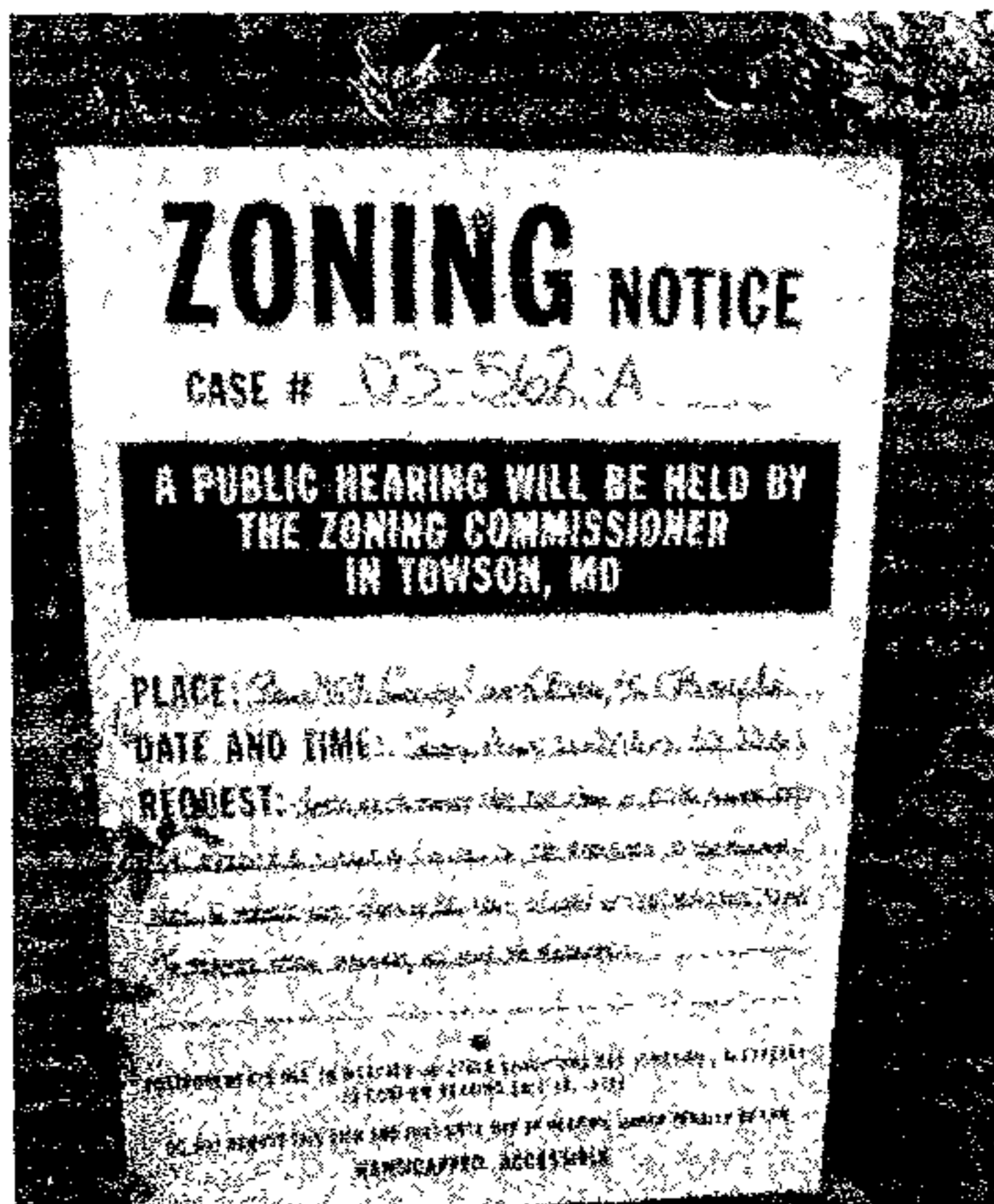
The sign(s) were posted on **7/21/03**.

Sincerely,



Diana Sugluchi

Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668





Baltimore County
Department of Permits and
Development Management

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

June 9, 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: 03-562-A

7530 Marks Avenue

N/side of Marks Avenue, 880 feet east of Fullerton Avenue

14th Election District – 6th Councilmanic District

Legal Owner: Charles N. Dontell, Exe. VP, Real Estate Holding Business, Inc.

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Hearings: Tuesday, August 5, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Ronald A. Decker, Moore, Carney, Ryan & Lattanzi, Inc., 4111 E. Joppa Rd., Baltimore 21236
Charles Dontell, Real Estate Holding Business, Inc., 7527 Belair Rd., Baltimore 21236
John Krause, 7527 Belair Rd., Baltimore 21236

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 21, 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
Thursday, July 17, 2003 Issue - Jeffersonian

Please forward billing to:

Mr. Charles Dontell
Real Estate Holding Business, Inc.
7527 Belair Road
Baltimore, MD 21236

410-665-5200

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: 03-562-A

7530 Marks Avenue

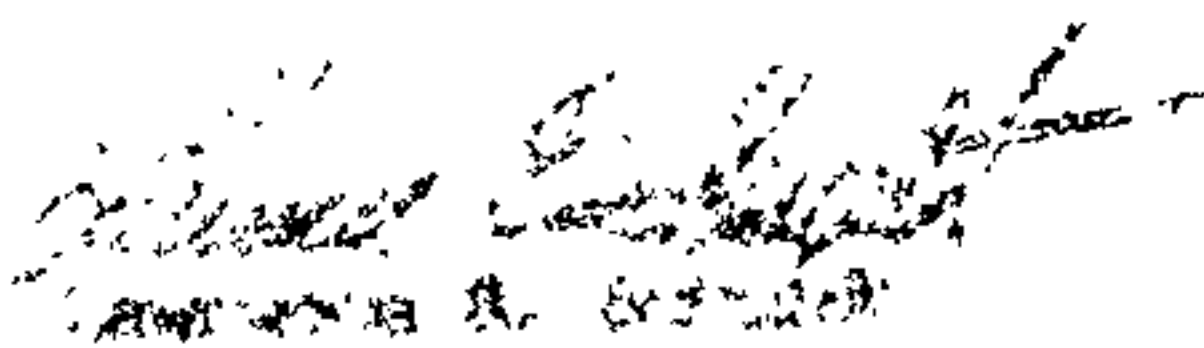
N/side of Marks Avenue, 880 feet east of Fullerton Avenue

14th Election District – 6th Councilmanic District

Legal Owner: Charles N. Dontell, Exe. VP, Real Estate Holding Business, Inc.

Variance to permit Net Lot Area of 8,170 square feet for existing dwelling in lieu of the required 10,000 square feet. To permit lot width of 50 feet in lieu of the required 70 feet. To permit other variances as may be required.

Hearings: Tuesday, August 5, 2003 at 10:00 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 ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
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**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 03-562 A
Petitioner: Real Estate Holding Business, Inc.
Address or Location: 7530 Marks Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. Charles Dontell, Vice Pres.
Address: Real Estate Holding Business, Inc.
7527 Belair Road
Baltimore, MD 21236
Telephone Number: 410-665-5200

Revised 2/20/98 - SCJ



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

August 1, 2003

Ronald Decker
Moore, Carney, Ryan & Lattanzi, LLC
4111 E. Joppa Road
Baltimore, MD 21236

Dear Mr. Decker:

RE: Case Number: 03-562-A, 7530 Marks Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 29, 2003.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Real Estate Holding Business, Inc., Charles Dontell, Exec. V.P., 7527 Belair Rd.,
Baltimore 21236
John Krause, 7527 Belair Road, Baltimore 21236

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*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6.6.03

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

RE: Baltimore County
Item No. 562 JL

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com



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 10, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: June 9, 2003

Item No.: 558, ⁵⁶² 560-569

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

8/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 13, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-561 and 03-562

RECEIVED
JUN 13 2003
ZONING COMMISSIONER

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: [Signature]
AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: June 23, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For June 16, 2003
Item Nos. 559, 560, 561, , 563,
564, 565, 566, 567, 568, and 569

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

RWB:CEN:jrb

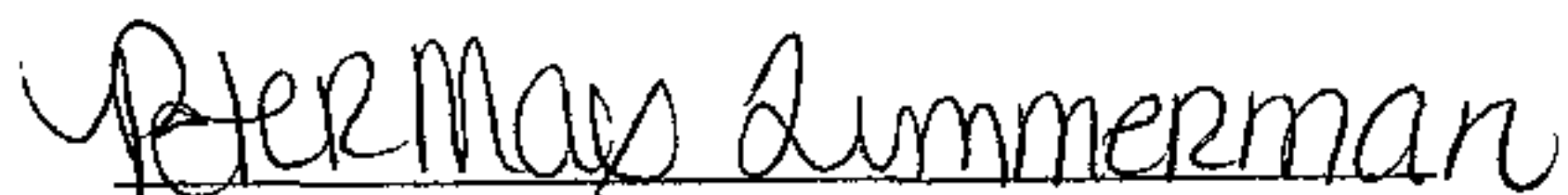
cc: File

RE: PETITION FOR VARIANCE * BEFORE THE
7530 Marks Avenue; Nside Marks Avenue, *
880' E of Fullerton Avenue * ZONING COMMISSIONER
14th Election & 6th Councilmanic Districts
Legal Owner(s): Charles N. Dontell, Exe VP* FOR
Real Estate Holding Business, Inc
Petitioner(s) * BALTIMORE COUNTY
* 03-562-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

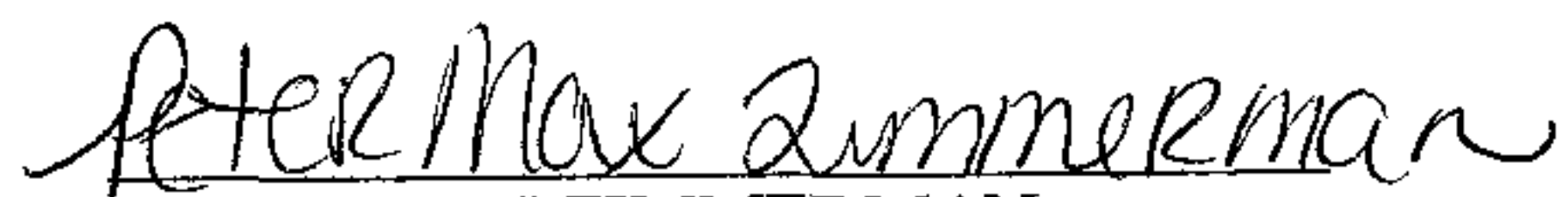
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of June, 2003, a copy of the foregoing Entry of Appearance was mailed to, John P Krause, 7527 Belair Road, Baltimore, MD 21236 and to Ronald Decker, Esquire, Moore, Carney, Ryan & Lattanzi, LLC, 4111 E Joppa Road, Baltimore, MD 21236, Attorney for Petitioner(s).

RECEIVED

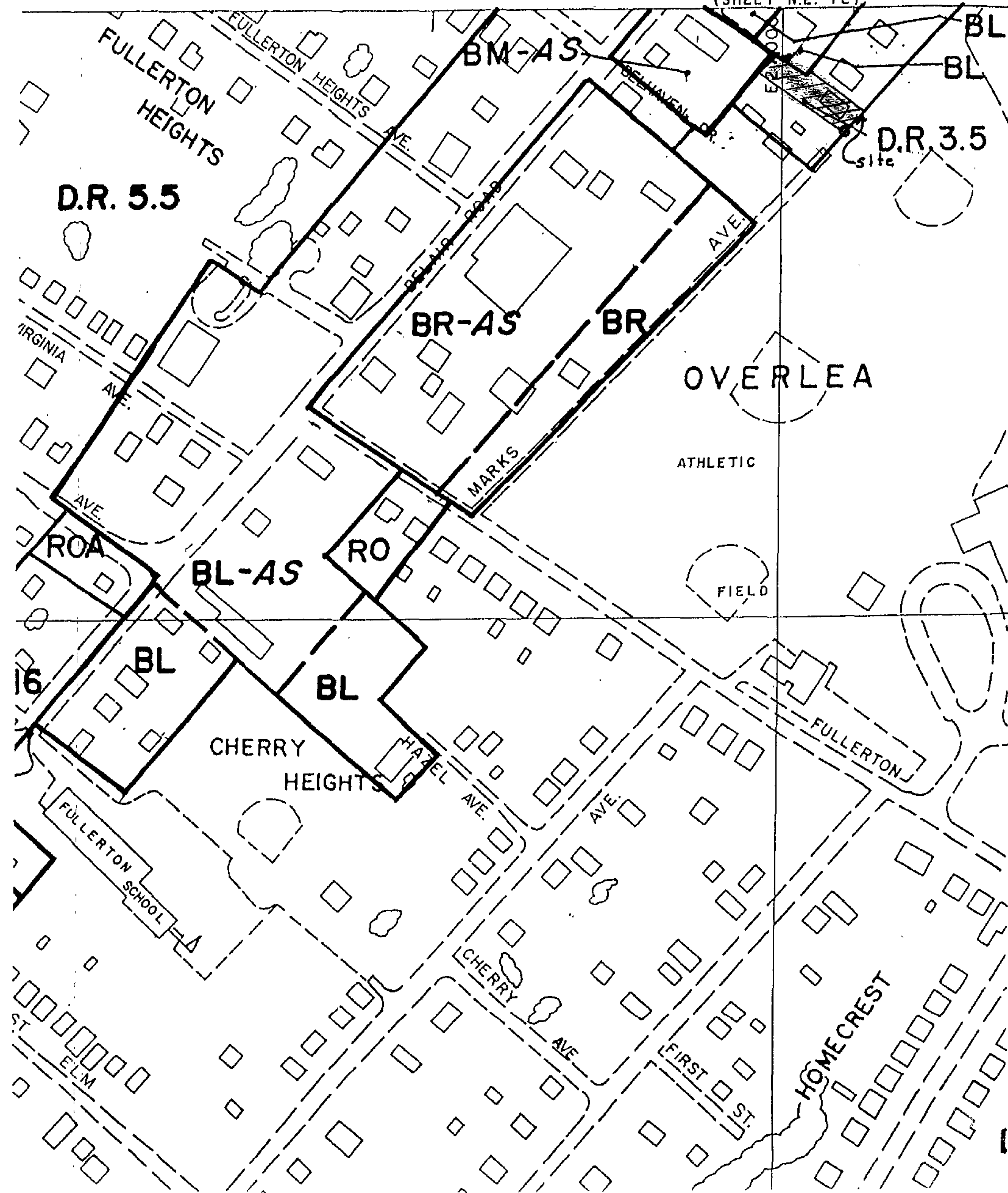
JUN 17 2003

Per bh.....


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

562 NE 6E 1" = 200'

(SHEET N.E. 7E)



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 7530 MARKS AVE

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

SUBDIVISION NAME Prop of Wa. J + Leo. S. Biddison

PLAT BOOK # 2 FOLIO # 390 LOT # 20 SECTION #

OWNER Real Estate Holding Business Inc.

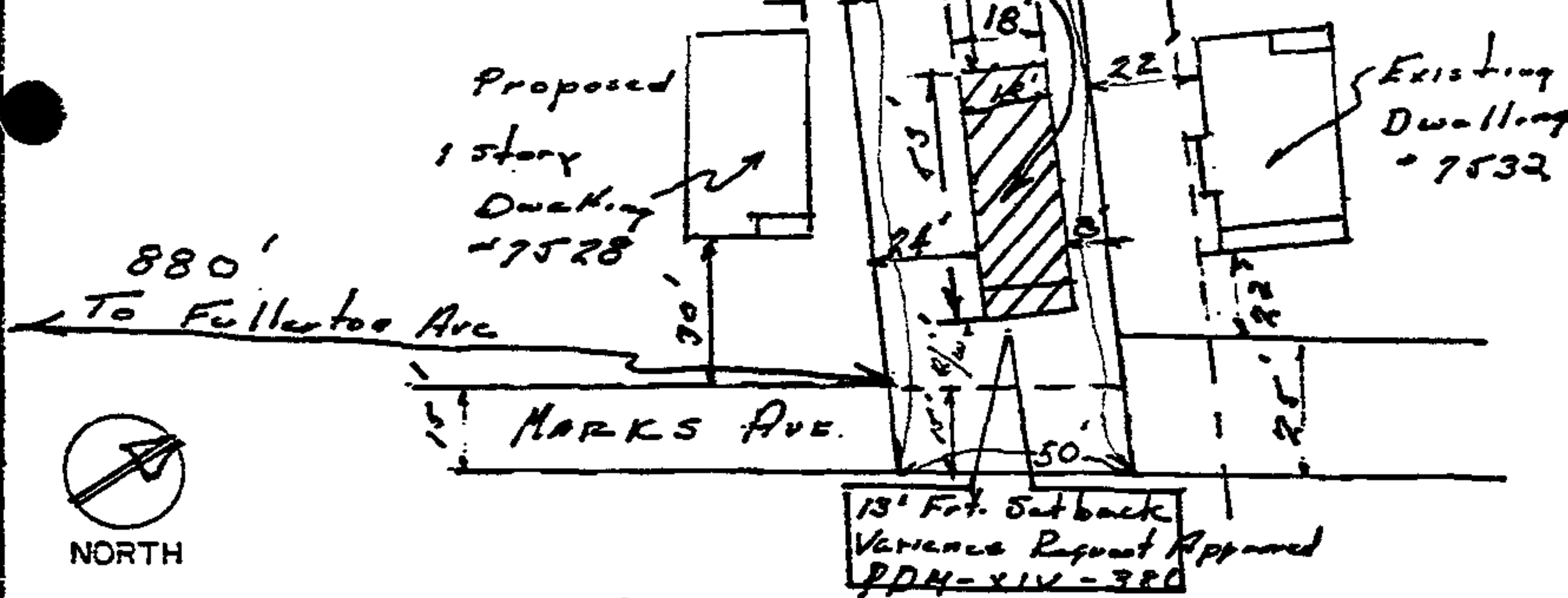
FULLERTON FRO. LOAN ASSOC
Formerly Known
Fullerton Perm. Loan Assoc
1150/400
Acct. - 1406082350
7527 Belair Road

P-349 - Lot # 9
Richard Norkeus
7076 848
Acct. - 1416045625

P-349 - Lot # 10
Richard Norkeus
7076 848
Acct. - 1416045625

Real Estate Holding
Business Inc.
10449/478
Lot # 18

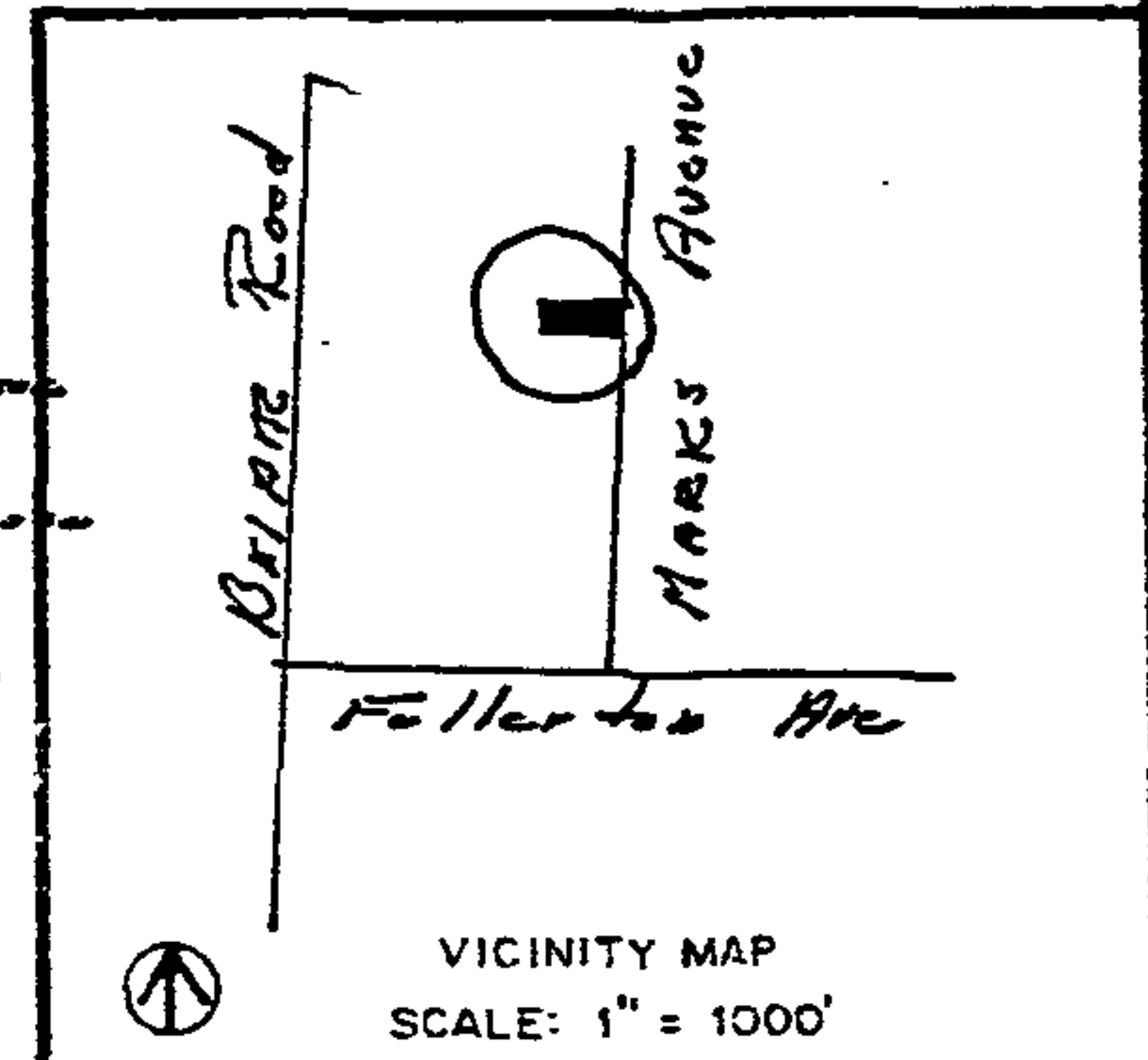
Real Estate Holding
Business Inc.
1151/400
Lot # 5



NORTH

PREPARED BY J. P. Kraus

SCALE OF DRAWING: 1" = 50'



LOCATION INFORMATION

ELECTION DISTRICT - 14th

COUNCILMANIC DISTRICT - C-6

1" = 200' SCALE MAP # NECE

ZONING D.R. 3.5

LOT SIZE .188 ACRES 8170 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

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

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY JL ITEM # 562 CASE #