

IN RE: PETITION FOR VARIANCE

N/S of Chesapeake Avenue, 146 ft. W centerline of Lincoln Avenue 15th Election District

7th Councilmanic District

(7354 Geise Avenue)

Dorothy & Donald Slaysman Petitioners

- **BEFORE THE**
- * DEPUTY ZONING COMMISSIONER
- OF BALTIMORE COUNTY
- CASE NO. 04-158-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Dorothy and Donald Slaysman. The Petitioners are requesting variance relief for property located at 7354 Geise Avenue in the eastern area of Variance relief is requested from Section 1B02.3.C.1 of the Baltimore County Baltimore County. Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 4 ft. for a new dwelling in lieu of the required 10 ft.

The property was posted with Notice of Hearing on November 15, 2003, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. However, through no fault of the Petitioner, the Certificate of Publication was not in the file at the time of the hearing. Subsequently it was discovered that notice to the public regarding the hearing had not been given. While testimony and evidence was taken on December 3, 2003, the case was continued. Notice was given to the public by publication in "The Jeffersonian" newspaper on December 9, 2003 that additional testimony would be taken on December 12, 2003 so as to notify any interested persons of the scheduled hearing date. The case was called on December 12, 2003 and no citizens or protestants appeared. The case was then closed.

Applicable Law

Section 307 of the B.C.Z.R. - Variances.

FOR FILING

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"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, offstreet parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated October 17, 2003, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the variance request were Dorothy and Donald Slaysman, Petitioners. No protestants or citizens appeared at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the property is a quarter acre lot zoned DR 5.5, which is improved by an existing 38 ft. x 24 ft. single-story cottage. The Petitioners wish to raze the existing home and erect a two-story, 28 ft. x 50 ft., manufactured home giving the Petitioners' family greatly increased room and amenities. This new home would also be a significant contribution to the neighborhood, which has seen such housing upgrades next door to this property (the McCoy property).

•

Petitioners' Exhibit No. 1 shows the proposed site layout. The obvious problem is that the proposed home is only 4 ft. from the Schaeffer property line, which is only another 6 ft. from the Schaeffer home. On the other side of the property (the McCoy side) there would be 18 ft. to the property line from the proposed home and it appears an equal distance from that property line to the McCoy home. Consequently, it appears that there would be only 10 ft. between homes on the Schaeffer side, but perhaps 36 ft. between homes on the McCoy side. Neither the Schaeffer's nor the McCoy's attended the hearing. The Petitioners indicated that they had spoken to the Schaeffers who had no problem with the proposal. Finally, the existing home is 6 ft. from the Schaeffer property line.

The lot is 50 ft. wide. The side yard set back requirement is 10 ft. on each side leaving 30 ft. in which to build a home. The proposed home is 28 ft. wide. Obviously, the question is, why do the Petitioners need any variance under the circumstances?

Mr. Slaysman testified that he needed access to the garage in the rear of the property and so had a driveway on the McCoy side of the property. In addition, he had a wide truck so he needed a wide driveway. He also planned a side door in the new home with steps off the driveway, which would require some distance in addition to the width of the driveway on the McCoy side. He proposed 18 ft. on the McCoy side to accommodate these needs which would move the new home 2 ft. closer to the Schaeffer home than the present structure. The plan calls for a two-story home to replace the existing cottage so that the distance between the new home and the Schaeffer home is even more important than before.

Having considered all of these factors, Mr. Slaysman testified that he could live with 16 ft. on the McCoy side and therefore needed a variance of only 6 ft. in lieu of the required 10 ft. This had the benefit of placing the new home the same distance from the Schaeffer home as it presently exists.

Findings of fact and conclusions of law

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ORDER RECEIVED FOR FILING Date 12/12/03 I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning was requested. Furthermore, I find that the variance requested can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. In this regard, I find that reducing the variance request from 4 ft. to 6 ft. will have less impact on the adjacent property by separating the homes by at least the present distance.

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 Petitioners, I find that the Petitioners' variance request should be granted.

- 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 the ZAC comments made by the Office of Planning dated October 17, 2003, a copy of which is attached hereto and made a part hereof.
- When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

JVM:raj

JOHN'V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

Zoning Commissioner

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



Baltimore County

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

December 12, 2003

Mr. & Mrs. Donald D. Slaysman 7354 Geise Avenue Baltimore, Maryland 21219

RE: PETITION FOR VARIANCE
N/S Geise Avenue, 146' W of the c/l Lincoln Avenue
(7354 Geise Avenue)
15th Election District – 7th Council District
Donald D. Slaysman, et ux - Petitioners
Case No. 04-158-A

Dear Mr. & Mrs. Slaysman:

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

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

Very truly yours,

JOHN V. MURPHY

Deputy Zoning Commissioner

John V. Murphy

for Baltimore County

JVM:bjs

cc:

People's Counsel; Case File



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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at <u>7354</u> Ge/se <u>40e</u> which is presently zoned <u>D.R.55</u>.

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

TO PERMIT A SIDE YARD SETBACK OF H-FEET FOR A NEW DWELLING IN LIEU OF THE REQUIRED 10-FEET.

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/Lesse	<u>ee:</u>		Legal Owner(s	<u>):</u>							
Name - Type or Print		•	Name Type or Print SLAYSman								
Signature	· · · · · · · · · · · · · · · · · · ·	······································	Signature	2 Damm							
Address	· · · · · · · · · · · · · · · · · · ·	Telephone No.	Name - Type or Print		SMAN						
City	State	Zip Code	Signature	16. Monton	(4/0/						
Attorney For Petitioner:			Address	eise Aue	477-0279 Telephone No.						
Name - Type or Print Signature			13ALTO. City Representative	State sto be Contacted:	2/2/9 Zlp Code						
Conteany C		• ··· ···	Name	"							
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CITE	State	Zip Code	City	State	ZIp Code						
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Cirse No. 04-158-F	}		ESTIMATED LEI	NGTH OF HEARING	· · · · · · · · · · · · · · · · · · ·						
FSV 251 5/28	UNAVAILABLE FOR HEARING Reviewed By D.THOMPSON Date 9 29 03										

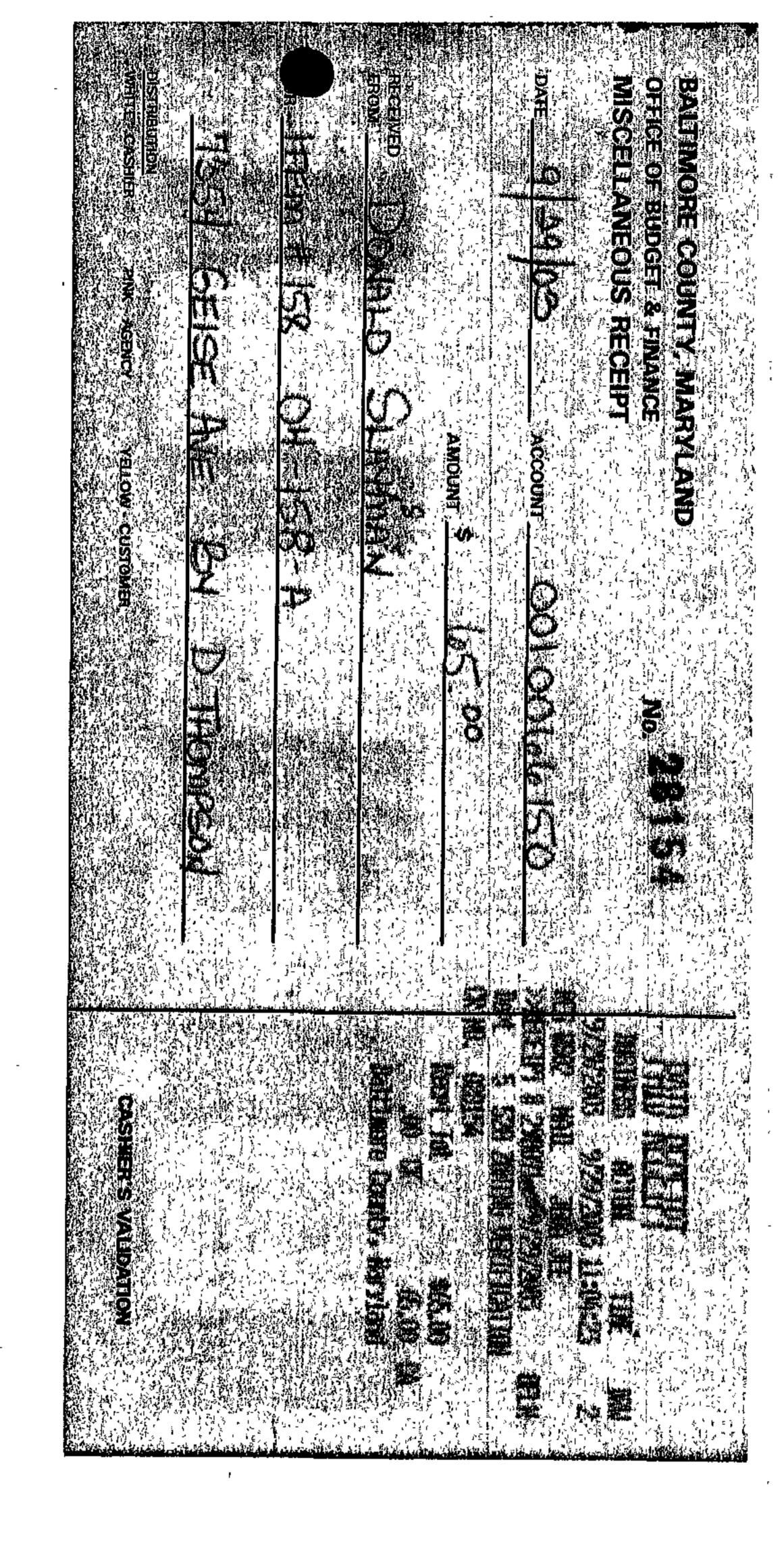
Zoning Description for 7354 GEISE AVENUE

Beginning at a point on the north side of Chesapeake Avenue

Which has a 30 foot right-of-way at a distance of 146-feet west of
the centerline of Lincoln Avenue which is 30-feet wide. Being

Lot#273 in the subdivision of "Chesapeake Terrace" as recorded in
Baltimore County Plat Book #5, Folio #36 containing 10,000

square feet. Also known as 7354 Geise Avenue and located in the
15th Election District, 7th Councilmanic District.



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: #04-158-A
7354 Gelse Avenue
Nyskie of Gelse Road 146 feet west of centerline Lincoln Avenue
15th Election District — 7th Councilmanic District
Legal Owner(s): Donald D. and Dorothy C. Slaysman
Variance: to permit side yard setback of 4 feet for a new dwelling in lieu of the required 10 feet.

Hearing(s): Friday, December 12, 2003 at 9:00 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.

C640714

CERTIFICATE OF PUBLICATION

<u>1210</u> , 2003
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md., once in each ofsuccessive weeks, the first publication appearing
on 129 , 2003 .
The Jeffersonian Arbutus Times
☐ Catonsville Times ☐ Towson Times
☐ NE Booster/Reporter
North County News

LEGAL ADVERTISING

Department of Permits and Development Management

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



Baltimore County

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

October 17, 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: 04-158-A

7354 Geise Avenue

N/side of Geise Road 146 feet west of centerline Lincoln Avenue

15th Election District – 7th Councilmanic District

Legal Owner: Donald D. and Dorothy C. Slaysman

Variance to permit side yard setback of 4 feet for a new dwelling in lieu of the required 10 feet.

Hearings:

Wednesday, December 3, 2003 at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:rlh

C: Mr. and Mrs. Donald Slayman, 7354 Geise Avenue, Baltimore 21219

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY November 18, 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.

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

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.

Départment of Permits and Development Management

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



Baltimore County

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

November 26, 2003

Donald Slaysman Dorothy Slaysman 7354 Geise Avenue Baltimore, MD 21219

Dear Mr. and Mrs. Slaysman:

RE: Case Number: 04-158-A, 7354 Geise Avenue

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

W. Carl Richards, Jr. Supervisor, Zoning Review

u. Cal Rihal D

WCR:klm

Enclosures

c: People's Counsel



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

October 16, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: October 14, 2003

Item No.:

151-169

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 Nell J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10.14.03

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

RE:

Baltimore County

Item No. 158

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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,

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

John

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: October 17, 2003

RECEIVED

OCT 1 7 2003

ZONING COMMISSIONER

SUBJECT:

7354 Geise Avenue

INFORMATION:

Item Number:

04-158

Petitioner:

Donald D. Slaysman

Zoning:

DR 5.5

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided architectural elevations (all sides) are submitted to this office for review and approval prior to the issuance of any building permits. The petitioner must also officially file an under sized lot request with the County.

Prepared by:

Section Chief:

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: November 26, 2003

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For October 20, 2003

Item Nos. 151, 152, 153, 154, 156, 157, 158, 159, 160, 161, 162, 163, 164,

167, and 168

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

RWB:CEN:jrb

cc: File

Page 1/1

INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

Director, Office of Planning & Community Conservation TO:

Attention: Jeffrey Long

County Courts Building, Room 406

401 Bosley Avenue Towson, MD 21204

FROM: Arnold Jablon, Director

Department of Permits & Development Management

RE: Undersized Lots Residential Processing Fee Paid

Permit or Case No. 04-158-A

Accepted by D.THomesow

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

for the Director, Office of Planning and Community Conservation

DOROTHY + DONALD SLANSMAN TOSEY	GEISE AVE. 110-477-0079 Telephone Number
FINE DE LA ME	oction District 155 Courseller & Breath M
Lot Location: NES Waide/corner of CHEAPEARE (street)	lest from N.E. S.W. corner of L.M.O.M. A.V.
Land Owner: DOROTHY & DOUALD SLANSMAN	(alreet) Tax Account Number 1511770490
Address: 7354 GEISE AVE. 21219	Teléphone Number ()
CHECKLIST OF MATERIALS. (to be submitted for design review by the Off	ce of Planning and Community Conservation)
TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS A	ND DEVELOPMENT MANAGEMENT ONLY! PROVIDEU?
1. This Recommendation Form (3 copies)	YES
2. Permit Application	
3. Site Plan Property (3 copies)	
4 Building Elevation Drawings	
5. Photographs (please label all photos clearly) Adjoining Buildings	
Scrounding Neighborhopp	
6. Current Zoning Classification: D.R.55	· · · · · · · · · · · · · · · · · · ·
TO BE FILLED IN BY THE RECOMMENDATIONS / COMMENTS. Approval Oipapproval Approval conditioned on re	To Date Front Date Pages Front Front Co./Dept. Zow Co. Phone # Phone # 3480 Fax #

Revised 2/05/02

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

BALTIMORE COUNTY, MARYLAND Interoffice Memorandum

DATE:

March 26, 2004

TO:

Lynn Lanham, Office of Planning

FROM:

Donna Thompson, Planner II, Zoning Review

SUBJECT:

Undersize Lot Approval for 7354 Geise Avenue

Zoning Variance Case No. 04-158-A

15th Election District

Zoning Review has been notified by the owners of the above referenced property that your office has requested them to file for Undersize Lot Approval. This lot already has a single-family house and the owners wish to raze this home and rebuild. The lot is zoned D.R. 5.5 and has an area of 10,000 square feet. Attached are the elevation drawings requested in your comments for this zoning variance. Also included are photos.

Please do not hesitate calling me with any questions that you may have.

DT

Attachments

RE: PETITION FOR VARIANCE * BEFORE THE
7354 Geise Avenue; N.side Geise Road,
146' W c/line Lincoln Avenue * ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts
Legal Owner(s):Donald & Dorothy Slaysman* FOR
Petitioner(s)

* BALTIMORE COUNTY

* 04-158-A

*

RECEIVED

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

Peter Max Zimmere County

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 As day of October, 2003, a copy of the foregoing Entry of Appearance was mailed to, Donald & Dorothy Slaysman, 7354 Geise Avenue, Baltimore, MD 21219, Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Zoning Commissioner

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



Baltimore County

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

December 4, 2003

Mr. & Mrs. Donald D. Slaysman 7354 Geise Avenue Baltimore, Maryland 21219

> Re: Petition for Variance Case No. 04-158-A Property: 2354 Geise Avenue

Dear Mr. & Mrs. Slaysman:

As I mentioned at the hearing for the above case, our file did not contain a certificate of publication that is required by the Baltimore County Code. In taking testimony and receiving evidence, I assumed that the certificate was available in the Office of Permits & Development Management and that it had not caught up to the file. Consequently, I requested that department to forward the certificate to this office for the file.

Unfortunately, after an extended search, it was discovered that there had been no certificate of publication and that the necessary paper work had never been sent to the newspaper for publication of the notice of hearing. This oversight is not your problem, but one that the County will have to correct.

Nonetheless, publication of the notice in a newspaper of general circulation in the County is an absolute requirement in order for any decision I make to be legally sufficient. Therefore, I have decided to handle this matter in the following manner:

- 1. I will reopen and continue your case;
- 2. I will request the County to set a new hearing date as soon as possible and publish that date in a countywide newspaper as required by statute;
- 3. I will reopen the case on that date and hear any testimony that is generated as the result of the notice;
- 4. I will not require you or any of your witnesses to attend the new hearing, although you and your witnesses are welcome to attend; and



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

* Re: 04-158-A (7354 Geise Avenue Mr. & Mrs. Donald Slaysman December 4, 2003 Page –Two-

5. I will issue a written opinion immediately thereafter.

Please accept my apologies for any inconvenience this may have caused you. In the meantime, should you have any questions or require any additional information, please feel free to contact my office at 410-887-3868.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

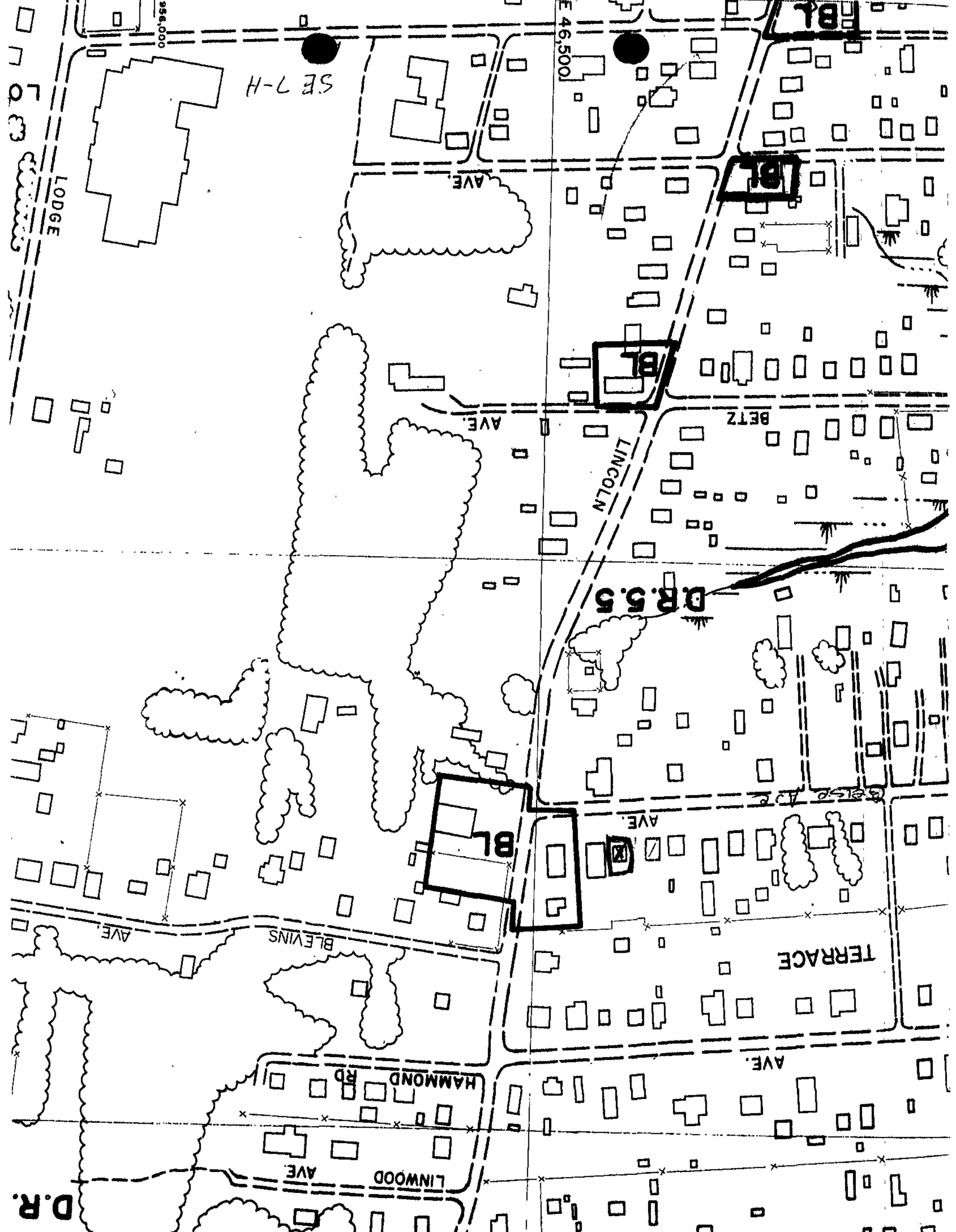
JVM:raj Enclosure

PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

PETITIONER'S SIGN-IN SHEET

E- MAIL												
CITY, STATE, ZIP	120	2	i									
ADDRESS	1354 Gerse Ave	d										
NAME	Prof Martin	Constant Manney										



and I have

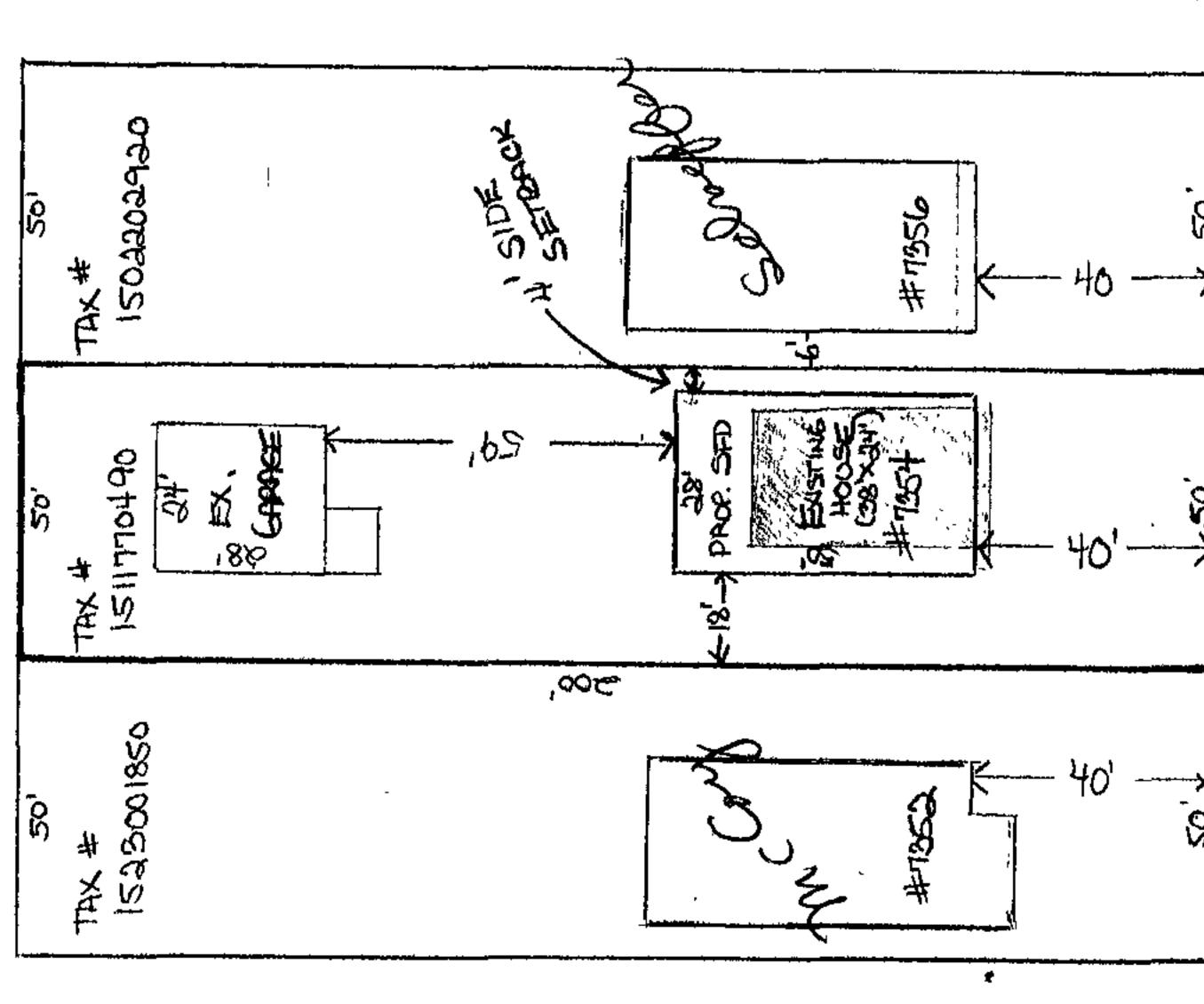
HEARING SPECIAL **ARIANCE** ZONING FOR NOLL COMPANY PLAT TO ACCO

THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION SEE PAGES 5 & 7254

IMSSACH HESP FRYE SUBDIVISION NAME_

FOLIO # 36 LOT # 279 SECTION # PLAT BOOK # 5

SLANSMAN 4 DORGIHY OWNER DOKALD



3 GEISE

PRIOR ZONING HEARING

95000xx ADO BEE BLevins HAMMO 17 AVE 10001 MAP 10 VICINIT SCALE: Be+2 カック Se

LOCATION INFORMATION

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ELECTION DISTRICT

z. 14. 14

COUNCILMANIC DISTRICT

5.5 1" = 200' SCALE MAP # Д. К. ZONING

A 20 30 18

31.7

SOUARE FEET ACREAGE LOT SIZE

PRIVATE PUBLIC \boxtimes 区 SEWER WATER

CHESAPEAKE BAY CRITICAL AREA

20

YES

100 YEAR FLOOD PLAIN HISTORIC PROPERTY/ BUILDING

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ONLY NONE OFFICE USE ZONING REVIEWED BY

THOMBSON

DRAWING:

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SCALE

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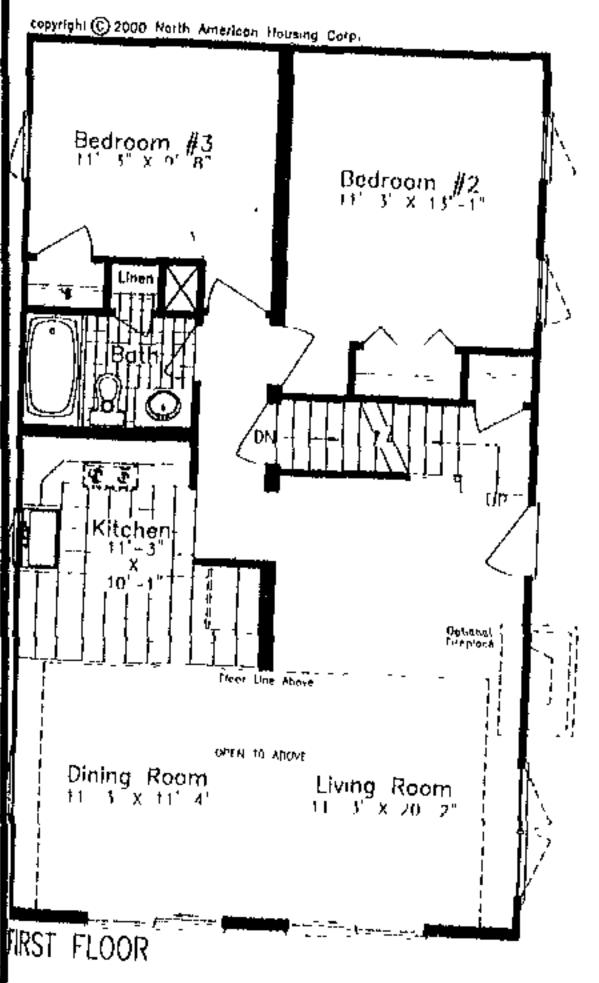
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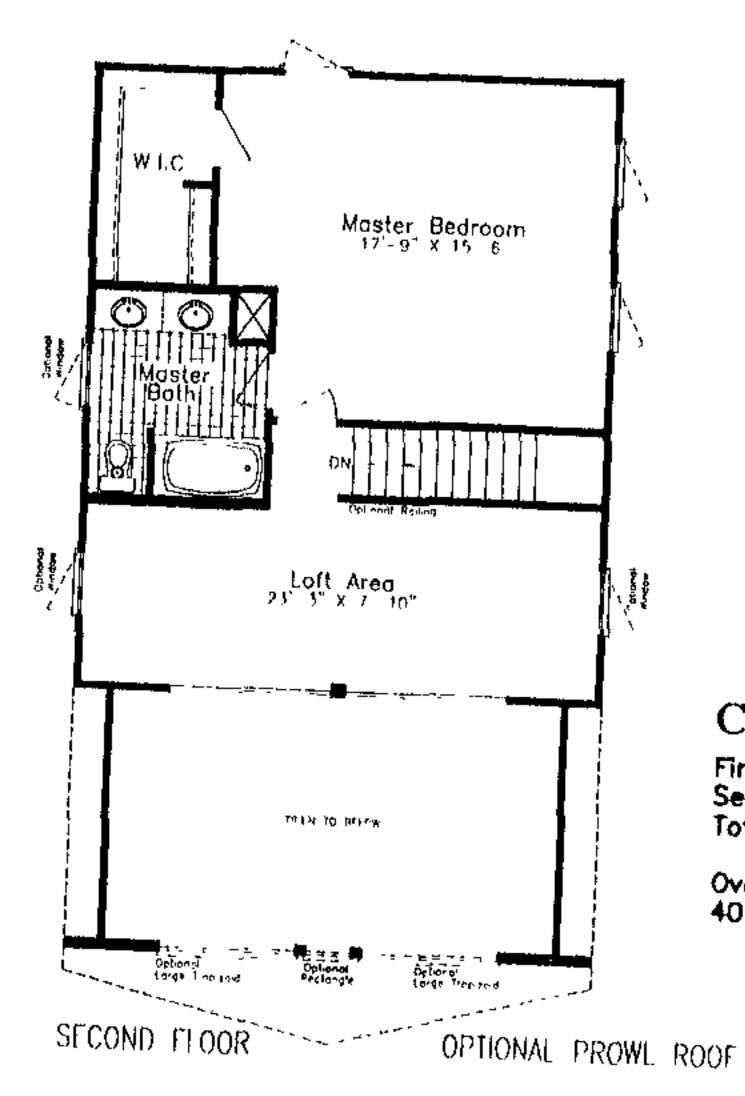
NORTH

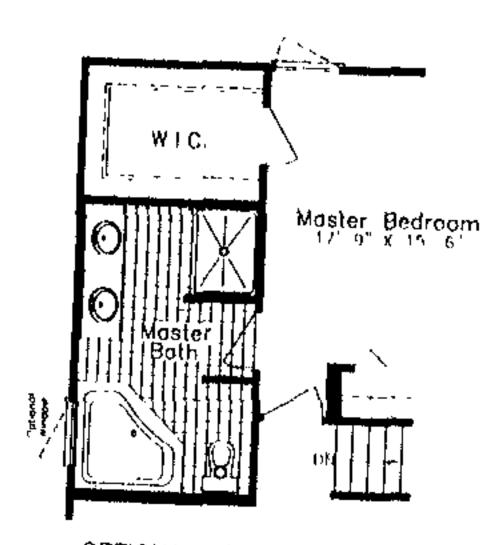
58

Revised 6/1/01









OPTIONAL MASTER BATH

CEDARBROOK

First Floor Area Second Floor Area Total Area

960 sq. ft. 684 sq. ft. 1644 sq. ft.

Overall Dimensions 40'-0" X 24'-0"

155 ,140

Independent Registered Builders are not agents of North American Housing Corp.

Frederick 5724 Industry Lane Frederick, MD 21704 301-694-9100

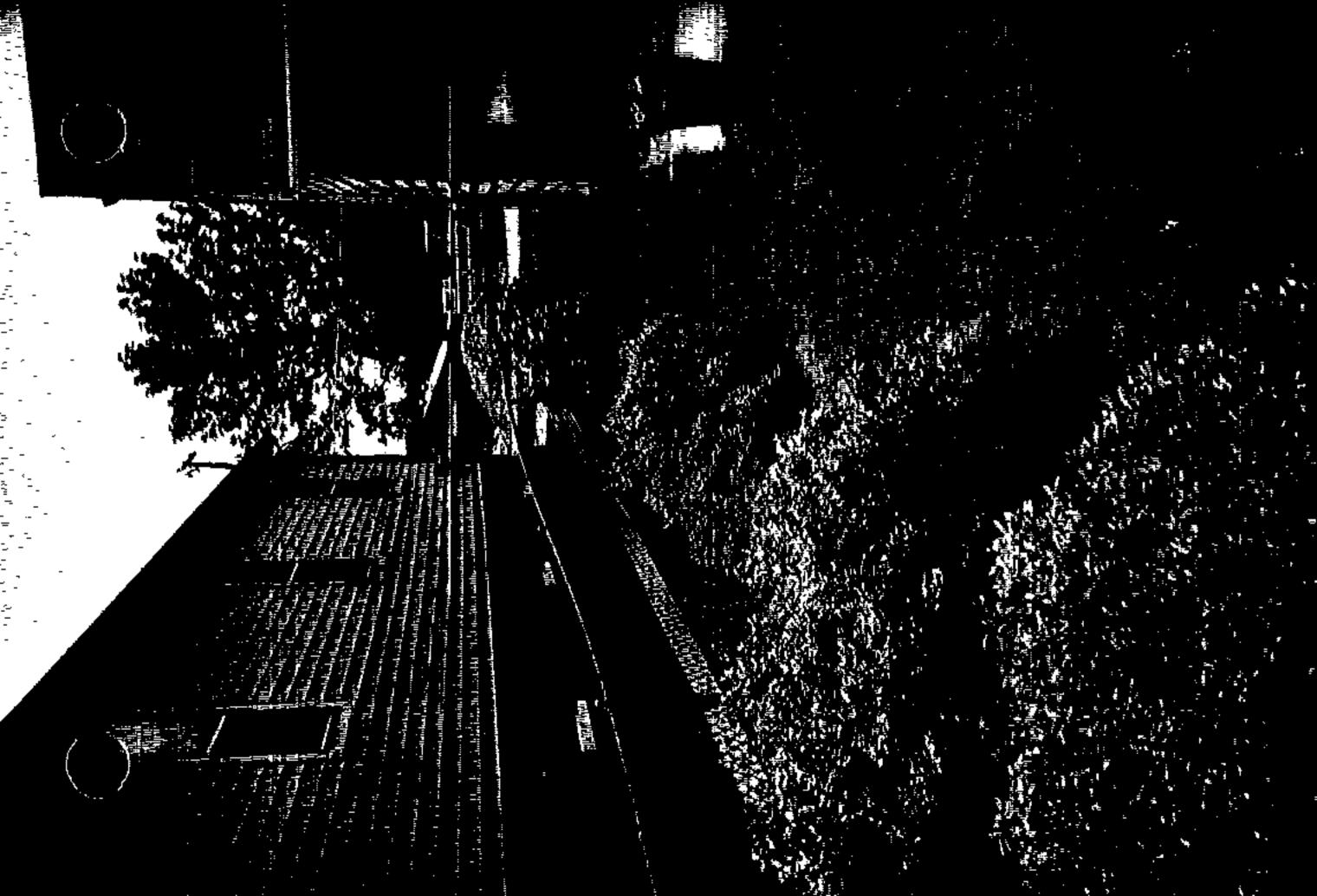
manderinge chaven are come

Boones Mill P.O. Box 25 Boones Mill, VA 24065 540-334-5000

Visit us on the World Wide Web!

http://www.northamericanhousing.com





PEMIUM PROCESSING PLUS

JUME 2003

91-1SK-4



OH-158-A

EDUE BAMM

SITH SWISSEDOND WITHE







REAR HARD OF GEISE AVE.

EDUZ BHMM

SATH SWISSEDOWN WATMEN

04-158-A



REAR OF 1354 GEISE AVE.

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04-158-A



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PEMIUM PROCESSING PLUS

JUHE 2003

MEAR OF GEISE AVE.

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PATUXENT PUBLISHING COMPANY TO:

Fuesday, November 18, 2003 Issue - Jeffersonian Tuesday, December 9, 2003

Please forward billing to:

Mr. and Mrs. Donald Slaysman

7354 Geise Avenue Baltimore, MD 21219

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: 04-158-A

7354 Geise Avenue

N/side of Geise Road 146 feet west of centerline Lincoln Avenue

15th Election District – 7th Councilmanic District

Legal Owner: Donald D. and Dorothy C. Slaysman

Variance to permit side yard setback of 4 feet for a new dwelling in lieu of the required 10 feet.

Hearings:

Friday, December 3, 2003 at 9:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

OFFICE AT 410-887-4386.

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

CERTIFICATE OF POSTING

Petitioner/Developer: DONALD & Date of Hearing/Closing: DEC 3, 2003 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: The sign(s) were posted on (Month, Day, Year) Sincerely, (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)

KRISTEN:

RE: <u>04-158-A (2354 GEISE AVE.)</u> & 04-162-A (8001 BELAIR RD.)

THE ABOVE CASES WERE SCHEDULED FOR HEARING ON WEDNESDAY, DECEMBER 3RD. PLEASE SEE THE ATTACHED LETTERS FOR FURTHER INFORMATION.

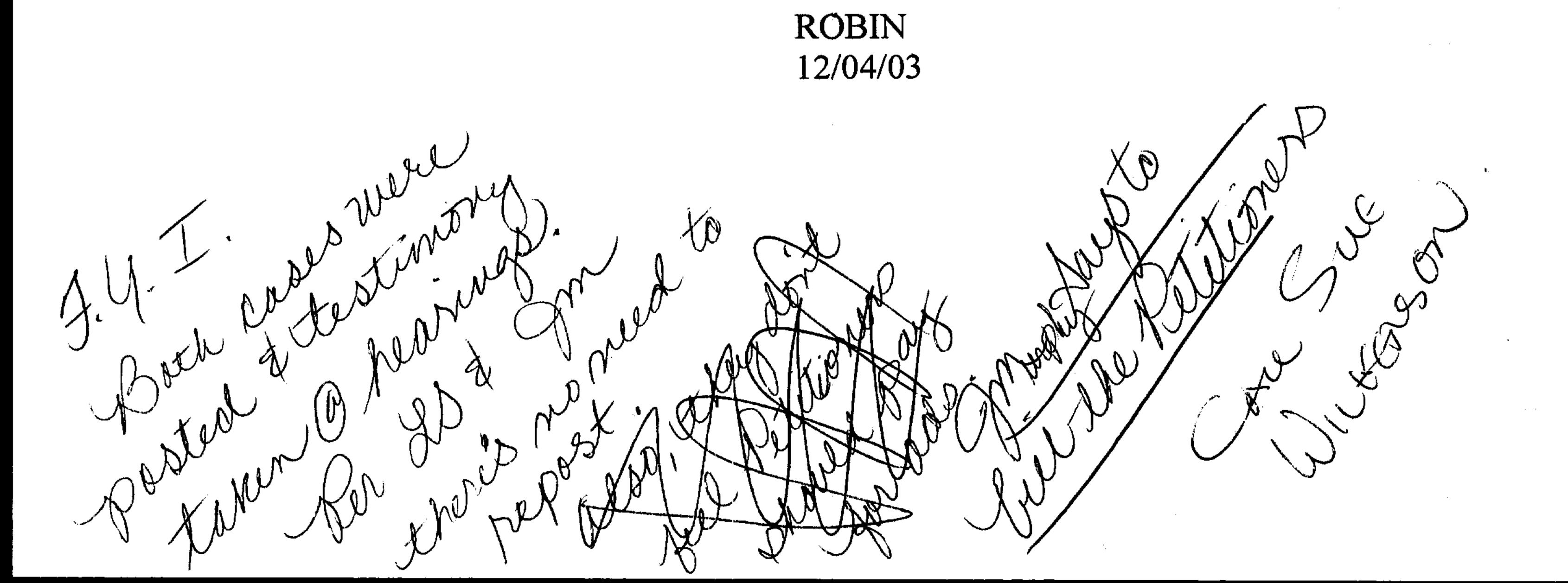
IN ANY EVENT, THESE TWO CASES WERE NEVER PUBLISHED AND WE ARE REQUESTING THAT YOU SCHEDULE BOTH ITEMS FOR HEARING ON FRIDAY, DECEMBER 12^{TH @} 9:00 A.M. JACK ALREADY HAS AN HOH SCHEDULED FOR ROOM #106 AT THE SAME DATE & TIME.

HE DOESN'T EXPECT ANYONE TO APPEAR FOR TESTIMONY IN EITHER OF THESE CASES.

PLEASE GET THE NOTICES TO THE JEFFERSONIAN ASAP SO THAT THEY CAN BE PUBLISHED IN TUESDAY'S EDITION – NOTIFYING THE PUBLIC THAT THE HEARING DATE IS ON FRIDAY, 12/12/03.

THANKS FOR ALL YOUR HELP!!

ALSO: PLEASE LET ME KNOW IF YOU WERE ABLE TO GET THE NOTICES IN THE JEFFERSONIAN TO MEET THE DEADLINE FOR NEXT TUESDAY'S EDITION. IF SO, I WILL NOTIFY THE PETITIONERS.



12/4/03

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