IN RE: PETITION FOR VARIANCE
SS of Woodrow Avenue,
opposite Creek Road
15th Election District
7th Councilmanic District
(807 Woodrow Avenue)

Rebecca & Michael Brewer Petitioners

- * BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 04-277-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, Rebecca and Michael Brewer. The Petitioners are requesting variance relief for property located at 807 Woodrow Avenue in the Essex area of Baltimore County. Variance relief is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a buildable lot (contiguous) with a width of 50 ft. in lieu of the minimum required 55 ft.

The property was posted with Notice of Hearing on March 13, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on March 16, 2004 to notify any interested persons of the scheduled hearing date

Applicable Law

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

"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,

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off-street 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 Department of Environmental Protection & Resource Management (DEPRM) dated January 13, 2004 stating that the Petitioners must comply with the Chesapeake Bay Critical Area Regulations, a copy of which is attached hereto and made a part hereof. A ZAC comment was also received from the Bureau of Development Plans Review dated December 29, 2003 stating that the Petitioners must comply with federal flood insurance requirements and county code requirements for this project, 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 Michael and Rebecca Brewer, Petitioners and J. Scott Dallas of J. S. Dallas, Inc., the engineering firm that prepared the site plans to accompany the petition. 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 consists of 9,568 sq. ft. and is zoned D.R.5.5. Mr. Dallas proffered that the property is Lot 24 in the "Deep Creek Avenue Park" subdivision, which was recorded in the Land Records of Baltimore County in 1921. The lot is 50 ft. wide as are most of the other lots in the subdivision. Mr. Dallas indicated that the DR 5.5

zoning was imposed on the old subdivision many years after the subdivision was recorded and therefore the lots could not possibly meet the lot width requirement.

The Petitioners indicated that there is an existing home on the lot, which was damaged in Hurricane Isabel. The home was so damaged it must be replaced. The footprint of the new home is almost identical with the existing house. The new home will meet all County regulations as far as setbacks are concerned. It will also meet all the Chesapeake Bay Critical Area and elevation requirements as shown in the comments from DEPRM and Development Plans Review.

The primary problem with the variance is that the Brewers own the property next door and, therefore, it can be argued that they only need a lot line adjustment taking 5 ft. away from the adjacent lot and giving it to the subject lot so as to avoid a variance. Thus, it would seem there is no hardship or practical difficulty.

However, as Mr. Dallas points out, the lot next door was the subject of Case No. 99-508-SPHA which allowed commercial parking in a residential zone in support of the Brewers' tavern shown on Petitioners' Exhibit No. 1. Mr. Dallas explained that the 1999 case granted parking in the area shown by granting a variance from the Residential Transition Area. The parking is still needed by the tavern. Consequently, another approach would be to adjust the lot line 5 ft. between lots and ask in a special hearing to grant a further RTA variance reducing the RTA area by an additional 5 ft. The alternative is more complex and costly than the simple lot width variance requested herein.

Findings of Fact and Conclusions of Law

I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The lot was recorded in 1921. The lot width of DR

5.5 zoning, therefore, imposes a peculiar burden on these waterfront properties compared to others in the D.R.5.5 zone. I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. I find this even though theoretically the problem could be solved by a lot line adjustment. However, this adjustment would trigger a special hearing to reduce the RTA applicable to the parking lot. 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 so as to grant relief without injury to the public health, safety and general welfare. I am particularly persuaded by the fact that there is an existing home that must be replaced. Replacing the home will clearly not adversely impact the neighborhood. In fact, it will provide additional buffering for the lots to the east.

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 DEPRM dated January 13, 2004, a copy of which is attached hereto and made a part hereof.

- 3. Compliance with the ZAC comments made by the Bureau of Development Plans Review dated December 29, 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.

OHNW, MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

SERRECEIVED FOR FILMS

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

March 31, 2004

Mr. & Mrs. Michael Brewer 801 Woodrow Avenue Baltimore, Maryland 21221

Re: Petition for Administrative Variance

Case No. 04-277-A

Property: 807 Woodrow Avenue

Dear Mr. & Mrs. Brewer:

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

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

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: J. S. Dallas P. O. Box 26 Baldwin, MD 21013



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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #807 WOODROWAVE.

which is presently zoned D.R. 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) 1802.3.C. 1 to allow a buildable lot (antiquous) with a width of 50 ft. in lieu of the minimum required 55 ft.

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

> New construction will replace existing dwelling on 50 foot wide lot. Neighborhood composed primarily of 50 foot wide lots. SITE WILL MEET OR EXCEED ALL OTHER DR 5.5 REQUIREMENTS.

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 a perjury, that I/we are the least is the subject of this Petitic	inal owneriet of th	the penalties of le property which
Contract Purchaser/Lessee:	• •	Legal Owner(s):		
Name - Type or Print		MICHAEL BI	REWER	
Signature	· · · · · · · · · · · · · · · · · · ·	Name - Type or Print	Brever	
Address	Telephone No.	<i>-</i>	BREWER	
City	-	Name - Type or Print	wa	
Attorney For Petitioner:	Zip Code	Signature		410.391.58
Name - Type or Print	,	Address	MD.	Telephone No.
		Clty	State	Zlp Code
Signature	1-1 *	Representative to be しら、」 		
Company	······································	Name P.O. 24	-	71.1.1.
Address	Telephone No.	Address		817-4600 Telephone No.
City	Zip Code	City	State	210/3 Zip Code
			USE ONLY	100
Care No. 04-277-2	` `,	ESTIMATED LENGTH		- hr
REV VISON	4	UNAVAILABLE FOR L Reviewed By	Date	12-05-03
	4.			

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE P.O. BOX 26 BALDWIN, MD 21013 (410) 817-4600 FAX (410) 817-4602

ZONING DESCRIPTION OF #807 WOODROW AVENUE

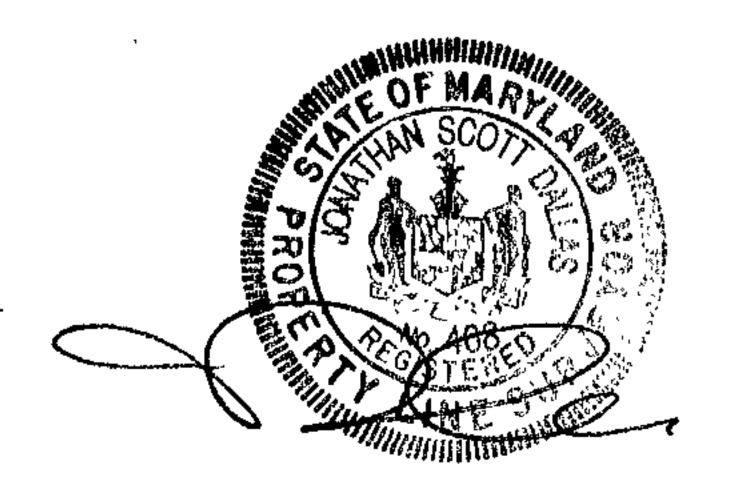
BEGINNING a point on the south side Woodrow Avenue, which is 30 feet wide, opposite Creek Road, which is 30 feet wide.

BEING Lot # 24 in the Subdivision of "Deep Creek Avenue Park" as recorded in Baltimore County Plat Book # 7 Folio # 2.

CONTAINING 9568 square feet of land or 0.22 acres of land, more or less.

ALSO known as # **807** Woodrow Avenue and located in the 15th Election District, 7th Councilmanic District.

Note: above description is based on existing deeds, plats, and land records and is for zoning purposes only.



277

	ECEIPT	4 277		5/2003 12/05/20	(
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NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #04-277-A
807 Woodrow Avenue
S/side of Woodrow Avenue,
opposite of Creek Road
12th Election District
7th Councilmanic District
Legal Owner(s): Michael and
Rebecca Brewer
Variance: to permit a buildable lot (contiguous) with a
width of 50 feet in fleu of
the minimum required 55
feet.

Hearing: Wednesday, February 18, 2004 at 10:06 a.m. in Room 407, County Courts Building, 401 Bosley Avenue,

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/2/602 Feb. 3 | C647936

CERTIFICATE OF PUBLICATION

214,2004
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 23 ,20 4
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
Towson Times
☐ Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. Wilkings

LEGAL ADVERTISING

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, Marviand on the property identified herein as follows:

Case: #04-277-A Case: #04-277-A
807 Woodrow Avenue
S/side of Woodrow Avenue,
opposite of Creek Road
12th Election District
7th Councilmanic District
Legal Owner(s): Michael
and Rebecca Brewer
Variance: to permit a buildable lot (contiguous) with a
width of 50 feet in fleu of
the minimum required 55

Hearing: Tuesday, March 30, 2004 at 11:00 a.m. in Boom 407, County Courts Building, 401 Bosley Avenye.

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) 8873391.

3391. JT/3/696 Mar. 16 C654713 CERTIFICATE OF PUBLICATION

<u>316</u> ,20 <u>0</u> +
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 $3/6/,2004$
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
P Wilkinson
J. C. C. C.

LEGAL ADVERTISING

	-	
attention:	Kristen	nathews

Date March 15, 2004

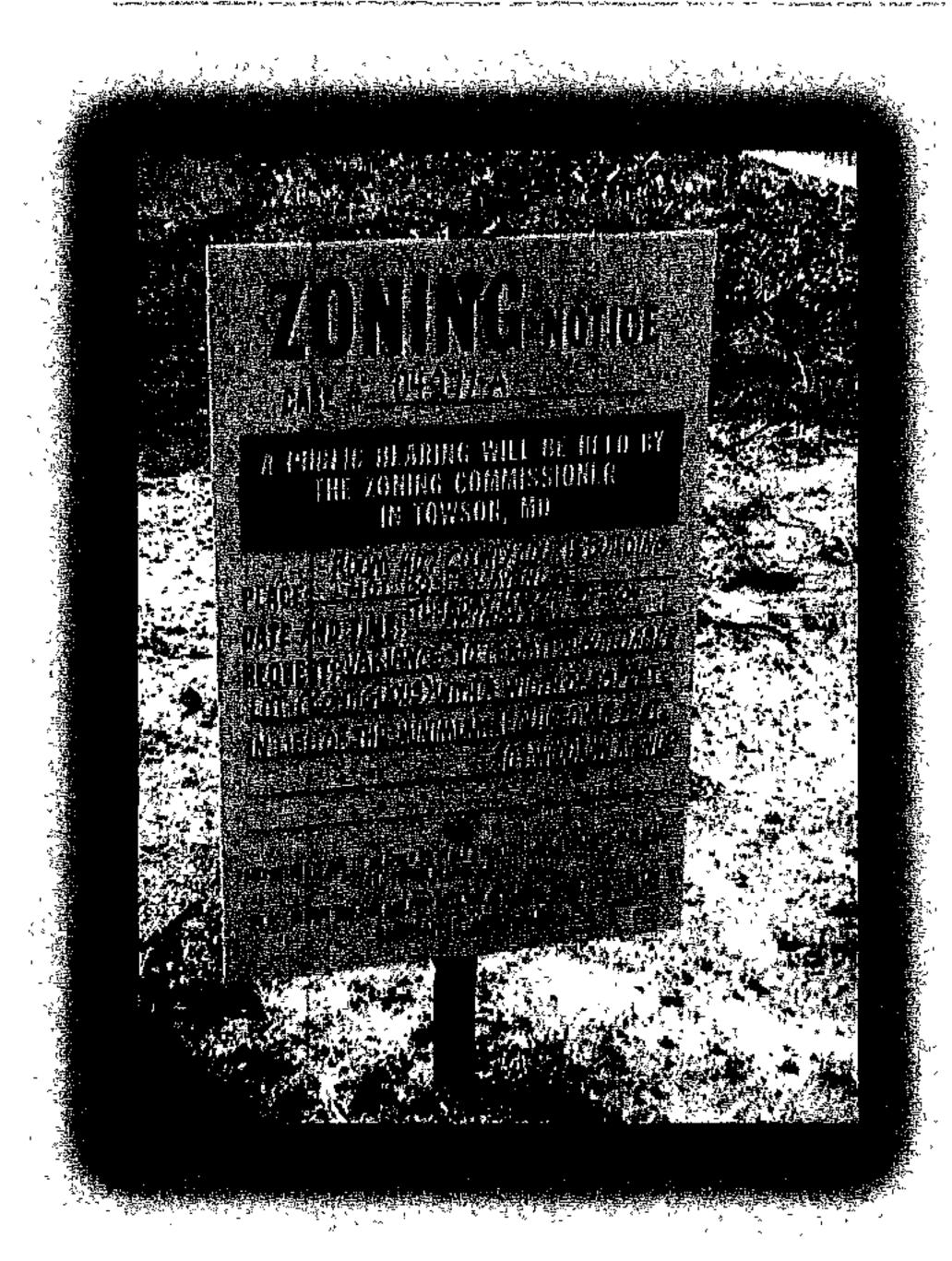
RE: Case Number 04-277-A

Case Number 04-277-A

Petitioner/Developer BREWER J. S. DALLAS INC, ETAL

Date of Hearing/Closing Mauch 30, 2004

The sign(s) were posted on 1/1auch 13, 2004



(Signature of Sign Poster)

Linda O'Keefe (Printed Name of Sign Poster)

523 Penny Lane (Street Address of Sign Poster)

Hunt Valley Maryland 21030 (City, State, Zip Code of Sign Poster)

410-666-5366

(Telephone Number of Sign Poster)

RE:	PETITION FOR VARIANCE 807 Woodrow Avenue; S/side Woodrow	*	BEFORE THE
	Avenue, opposite Creek Road 12 th Election & 7 th Councilmanic Districts	*	ZONING COMMISSIONER
	Legal Owner(s): Michael & Rebecca Brev Petititoner(s	ver*	FOR
		*	BALTIMORE COUNTY
		*	04-277-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

RECEIVED

CAROLE S. DEMILIO DEC 1 / 2003 Deputy People's Counsel Old Courthouse, Room 47 Per

400 Washington Avenue Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of December, 2003, a copy of the foregoing Entry of Appearance was mailed to, J.S. Dallas, P.O. Box 26, Baldwin, MD 21013, Representative for Petitioner(s).

> Maxammorman PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Tuesday, February 3, 2004 Issue - Jeffersonian

Please forward billing to:

Mike Brewer 807 Woodrow Avenue

Baltimore, MD 21221

410-391-5807

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: 04-277-A

807 Woodrow Avenue S/side of Woodrow Avenue, opposite of Creek Road 12th Election District – 7th Councilmanic District Legal Owners: Michael and Rebecca Brewer

Variance to permit a buildable lot (contiguous) with a width of 50 feet in lieu of the minimum required 55 feet.

Hearing: Wednesday, February 18, 2004, at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

10. 20010 / 110111

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, March 16, 2004 Issue - Jeffersonian

Please forward billing to:

Mike Brewer 807 Woodrow Avenue Baltimore, MD 211221

410-391-5807

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: 04-277-A

807 Woodrow Avenue

S/side of Woodrow Avenue, opposite of Creek Road

12th Election District – 7th Councilmanic District

Legal Owners: Michael and Rebecca Brewer

<u>Variance</u> to permit a buildable lot (contiguous) with a width of 50 feet in lieu of the minimum required 55 feet.

Hearing: Tuesday, March 30, 2004, at 11:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue

awrence B. Schmidt

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

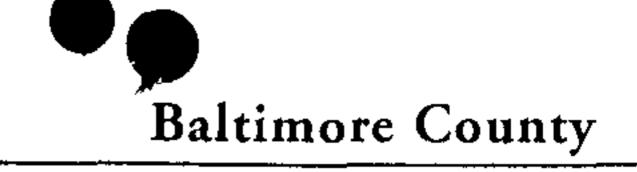
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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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





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

January 5, 2004

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: 04-277-A

807 Woodrow Avenue
S/side of Woodrow Avenue, opposite of Creek Road
12th Election District – 7th Councilmanic District
Legal Owners: Michael and Rebecca Brewer

Variance to permit a buildable lot (contiguous) with a width of 50 feet in lieu of the minimum required 55 feet.

Hearing: Wednesday, February 18, 2004, at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco Director

TK:klm

C: Michael and Rebecca Brewer, 801 Woodrow Ave., Baltimore 21221 J. S. Dallas, P.O. Box 26, Baldwin 21013

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 3, 2004.

- (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.

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





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

February 20, 2004

CORRECTED 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: 04-277-A

807 Woodrow Avenue
S/side of Woodrow Avenue, opposite of Creek Road
12th Election District – 7th Councilmanic District
Legal Owners: Michael and Rebecca Brewer

Variance to permit a buildable lot (contiguous) with a width of 50 feet in lieu of the minimum required 55 feet.

Hearing: Tuesday, March 30, 2004, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Michael and Rebecca Brewer, 801 Woodrow Avenue, Baltimore 21221 J. S. Dallas, P.O. Box 26, Baldwin 21013

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 15, 2004.

- (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



ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising: Item Number or Case Number: <i>ロ</i> サ・フフフ・A	
Petitioner: MIKE and Rebecca Brewer	
Address or Location: 807 Woodrow Ave	
,	
PLEASE FORWARD ADVERTISING BILL TO:	
Name: Mike Brower	
Address: 807 Woodrow Ave	
Balt MD. 21221	
Telephone Number: 410-391. 5807	

Revised 2/20/98 - SCJ

Department of Permits a Development Management

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





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

March 23, 2004

Michael Brewer Rebecca Brewer 801 Woodrow Avenue Baltimore, Maryland 21221

Dear Mr. and Mrs. Brewer:

RE: Case Number: 04-277-A, 807 Woodrow Avenue

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

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

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

Very truly yours,
U. Call Rihall

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

J.S. Dallas P.O. 26 Baldwin 21013



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: December 29, 2003

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For December 22, 2003

Item No. 277

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

The flood elevation for this site is 11.4 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 this project.

The building shall be designed and be adequately anchored to prevent flotation, collapse, or lateral movement of structural materials 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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:	Tim Kotroco				
FROM:	R. Bruce Seeley MB				
DATE:	January 13, 2004				
SUBJECT	: Zoning Item # 04-277 Address 807 Woodrow Avenue Brewer Property				
Zoı	ning Advisory Committee Meeting of December 15, 2003				
	e Department of Environmental Protection and Resource Management has no nments on the above-referenced zoning item.				
	epartment of Environmental Protection and Resource Management offers llowing 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).				
	Market Ma				
Ade	ditional Comments:				

Reviewer: Keith Kelley Date: December 23, 2003

JB PP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management DATE: December 25, 2003

RECEIVED

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DEC 2 9 2003

ZONING COMMISSIONER

SUBJECT:

Zoning Advisory Petition(s): Case 04-245 and 04-277

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:

Section Chief:

AFK/LL

TO:

INTER-OFFICE CORRESPONDENCE

TO:	Director, Office of Planning & Community Conservation Attention: Jeffrey Long County Courts Building, Room 406	•	Permit or Case No	204-277-2
	401 Bosley Avenue Towson, MD 21204	. ·	- '	· · · · · · · · · · · · · · · · · · ·
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FROM:	· · · · · · · · · · · · · · · · · · ·		(\$50.00)
	Department of Permits & Devolopment Management	• •	Accepted	by Jan
RE;	Undersized Lots		Date	by 5-03
³ ursuant	to Section 304.2 (Baltimore County 7 mark) it	,	- Marian	The state of the s
the Office	to Section 304.2 (Baltimore County Zoning Regulations) effects of Planning and Community Conservation prior to this office's a	ve June 25, 1992, this off	ice is requesting recomm	rendations and comments from
	M APPLICANT SUPPLIED INFORMATION:	:	, , , , , , , , , , , , , , , , , , ,	
	MIDI NAMA OF A NAME and	CHOX 26 MI	LDW1N, 2, 21013 41	0-817 4600
	المالية المالي	•	,	Telaphone Number
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AAF MAAF	ation: NESWEED corner of WOODROW AVE.	toel	from N E S W corner of	CREEKCROAD
Land Ov	wner: HUBERT A. CHEEK		•	(snácí)
•	· · · · · · · · · · · · · · · · · · ·	Tax	Account Number	50/350470
Address	: 807 WOODROWAVE. BALT MO	2/221 Te	lephone Number (A.)	1) 39/- 5807
CHECKL	IST OF MATERIALS (to be submitted for design review by the	Office of Blanch-	Service of the servic	
TO BE	FILLED IN BY ZONING OF MENT DEPARTMENT AS	Curce of Lightning and C	ommunity Conservation)	
	FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMIT	TS AND DEVELOPMENT	MANAGEMENT ONLY	7
l. This R	ecommendation Form (3 copies)	· ~ YES	PROVIDED?	
				•
	t Application	·	<u> </u>	
3. Site Pl Propa	lan erty (3 copies)	•		,
	1	· · · ————————————————————————————————	<u> </u>	•
	Map (2 copies): available in Room 206, County Office Building - <i>(please t</i> e	that site clearly)		
	ng Elevation Drawings			•
. Photo; Adlobi	graphs (please label all photos clearly) ing Buildings		The state of the s	There of the state
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RECOMM	MOATIONS / COMMENTS:	Phone #	Phone #	Ranning
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Signed by:	(Mai Mahan		7.1.	15/K/h=
- *	for the Director. Office of Pignning and Community Conservation		y a	Date:
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Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 12.16.63

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

RE:

Baltimore County

Item No. 277

115

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).

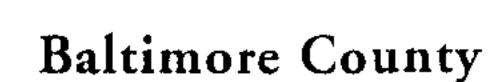
Very truly yours,

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

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





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

February 20, 2004

Michael Brewer Rebecca Brewer 4801 Woodrow Avenue Baltimore, MD 21221

Dear Mr. and Mrs. Brewer:

RE: Case Number: 04-277-A, 807 Woodrow Avenue

The above matter, previously scheduled for February 18, 2004, has been postponed. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours, Korroco

Timothy Kotroco

Director

TK:klm

C: J. S. Dallas, P.O. Box 26, Baldwin 21013



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

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

January 23, 2006

Mr. Michael Brewer 807 Woodrow Avenue Baltimore, Maryland 21221

Re: My Friend's Bar, 807 Woodrow Avenue

Dear Mr. Brewer:

You have asked me for a letter verifying that you have the right to allow customer parking on the area of your property located between your Tavern ("My Friend's Bar") and your residence located at 807 Woodrow Avenue. The area in question was approved for parking in case no. 99-508SPHA.

This parking area was again reviewed by Deputy Zoning Commissioner John Murphy in case no. 04-277A. The right to use that area for customer parking was not altered by Commissioner Murphy. Therefore, parking is permitted so long as the parking spaces provided meet all other applicable County regulations as to size, design, surfacing and layout. I trust this letter satisfies your request.

Very truly yours,

Permits and Development Management

cc: file



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

J. S. DALLAS, INC.

SURVEYING & ENGINEERING 13523 LONG GREEN PIKE BALDWIN, MARYLAND, 21013

PHONI: FAX:

(410) 817-4600 (410) 817-4602

FACSIMILE TRANSMITTAL COVER SHEET

Date: February 10, 2004

PLEASE DELIVER THE FOLLOWING PAGE(S) TO:

NAME: **DIRECTOR'S OFFICE -- PDM** FACSIMILE PHONE NO.: 410-887-5708

TOTAL NUMBER OF PAGES (INCLUDING THIS COVER SHEET): 1

IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CALL BACK AS SOON AS POSSIBLE AT 410-817-4600

MATERIAL TRANSMITTED: CASE # 04-277-A (807 WOODROW AVENUE)

PER OUR TELEPHONE CONVERSATION, SITE HAS NOT BEEN POSTED WITH A

ZONING NOTICE SIGN. WE WOULD LIKE TO RESCHEDULE HEARING AT YOUR

EARLIEST CONVENIENCE. PLEASE CALL ME AT 410-817-4600 UPON RECEIPT OF

THIS TRANSMITTAL WITH ANTICIPATED FREVISED HEARING DATE. WE WILL

THEN ARRANGE FOR TIMELY POSTING.

Very truly yours,

Scott Dallas, Sr., P.L.S.

President

Ce:

Mr. Michael Brewer

Mr. John Gontrum

Affication a Bose

J. S. DALLAS, INC.

SURVEYING & ENGINEERING 13523 L'ING GREEN PIKE BALDWIN, MARYLAND, 21013

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Very truly yours,

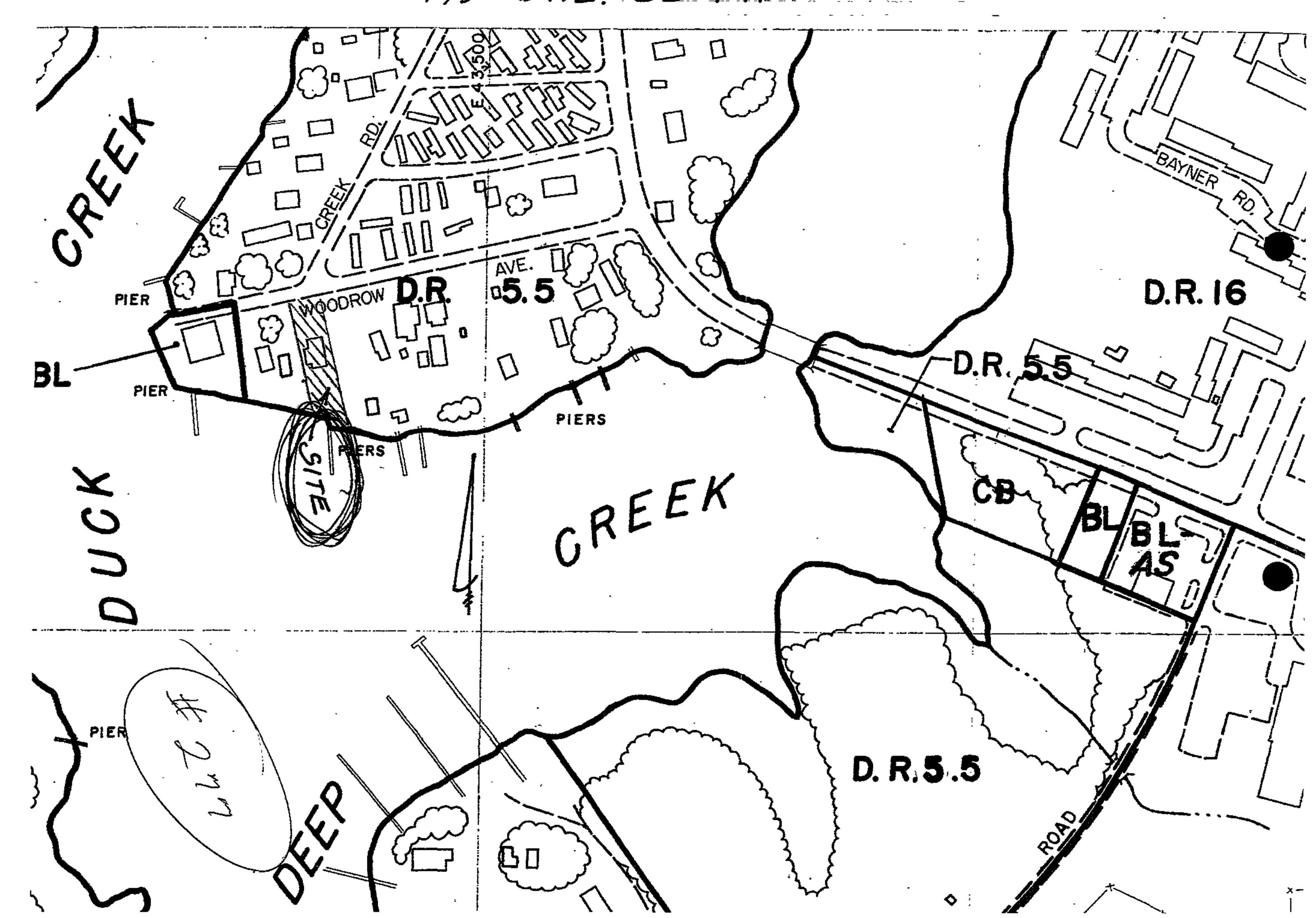
J. Scott Dallas, Sr., P.L.S. President

Cc: Mr. Michael Brewer

CASE	NAME_80	27 Wa	odrow	Ave
	NUMBER		·	
DATE	3/2	30/14	-	

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Michael Brewer	801 Woodraw auc.	Balta. Md. 21221	
Rebecça Brewer	801 Woodson aug-	Balto. md. 2/32/	
Scott Dallas	13523 Long Grenlih	134hin MD. 21013	
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-----LOT 26 #813 WOODROW AVENUE DANIEL THOMAS 14777/696 1508007050 LOT 25 #809 WOODROW AVENUE FREDERICK & MARIA LIMBACK 14889/599 1506100920 11.56/ ____ - XOE CHHS X3 > >OOO OM XI

SITE PLAN TO ACCOMPANY

ZONING, VARIANCE REQUEST

SITE PLAN TO ACCOMPANY REQUEST

FOR UNDERSIZED LOT APPROVAL

807 WOODROW AVENUE

15TH BLBC. DIST. 7TH COUNC. DIST. BALT. CO., ND.

SCALE: 1"= 30"

NOVEMBER 13, 2003



J.S. DALLAS, INC Surveying & Engineering 13523 Long Green Pike Baldwin, MD 21013