IN RE: PETITION FOR VARIANCE
N/S of Susquehanna Avenue, 25 ft. SW
centerline of Chesapeake Avenue
15th Election District
6th Councilmanic District
(1200 Susquehanna Avenue)

73 - 41 - 64

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

* CASE NO. 04-300-A

Bertha Casson

Petitioner

ж

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner, Bertha Casson. The Petitioner is requesting variance relief for property located at 1200 Susquehanna Avenue in the "Long Beach Estates" subdivision of Baltimore County. The variance request is from Sections 1B02.3.A.5 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit side yard setbacks of 3 ft. and 4 ft. in lieu of the minimum required 10 ft and 15 ft. with a sum of side yards of 7 ft. in lieu of the required 25 ft. and to approve a proposed dwelling on an undersized lot.

The property was posted with Notice of Hearing on February 18, 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 February 19, 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, 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 20, 2004 stating that the Petitioner 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 February 2, 2004 setting forth several federal and county code requirements the Petitioner must comply with for this project.

Interested Persons

Appearing at the hearing on behalf of the variance request was Vincent Moskunas, representative of Site Rite Surveying Inc, the firm who prepared the site plan and Bertha Casson, the Petitioner. 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, which is the subject of this variance request, consists of 9,928 sq. ft., more or less, zoned D.R.3.5. this is a very long, very narrow lot on Frog Mortar Creek. Proffered testimony by Mr. Moskunas indicated that the home on the property was seriously damaged in hurricane Isabel and has to be replaced. The home is served

by public water and sewer. The proposal is to move the home back on the lot away from the water front and hopefully out of harms way. Because the replacement building would be larger then that replaced, side yard setback variances are requested even though the new home is moved toward the wider end of the lot. The new home would meet all environmental and building code requirements.

Mr. Moskunas indicated that the lot is part of Lots 35 and 36 of "Long Beach Estates" which was recorded in the Land Records of Baltimore County in the 1950's. This lot was conveyed to the present owner in 1970. However, the owner also owns 1202 Susquehanna Avenue. Mr. Moskunas proffered that there was not sufficient land at 1202 Susquehanna to satisfy the side yard setback regulations, because the existing home at 1202 Susquehanna is within 3 ft. of the property line. He also indicated that the existing home on the property did not meet the setback regulations and a smaller new home would not be practical from a family standpoint. Finally, he noted that the properties on the other side of this property are owned by family members who approve the request.

Findings of fact and conclusions of law

In regard to what was requested in terms of variance, I find that there are special circumstances or conditions existing that are peculiar to the land or structure, which is the subject of the variance request. The subdivision was recorded in the 1950's much before the DR 3.5 regulations were imposed. The requests for variance are very modest. I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. I also find that such a variance 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.

ORDER RECEIVED FOR FILING
ON 3/18/64
ON 3/18/64
ON 3/18/64

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

THEREFORE, IT IS ORDERED, this <u>18</u> day of March, 2004, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Sections 1B02.3.A.5 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit side yard setbacks of 3 ft. and 4 ft. in lieu of the minimum required 10 ft and 15 ft. with a sum of side yards of 7 ft. in lieu of the required 25 ft. and to approve a proposed dwelling on an undersized lot, be and it is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition;
- 2. The Petitioner must comply with the recommendations made by DEPRM in their ZAC comment dated January 20, 2004, a copy of which is attached hereto and made a part hereof.
- 3. The Petitioner must comply with the recommendations made by the Bureau of Development Plans Review dated February 2, 2004, 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.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

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 17, 2004

Ms. Bertha Casson 1202 Susquehanna Avenue Baltimore, Maryland 21222

Re: Petition for Variance
Case No. 04-300-A
Property: 1200 Susquehanna Avenue

Dear Ms. Casson:

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: Site Rite Surveying, Inc. 200 E. Joppa Room, Room 101 Towson, MD 21286



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



ORDER RECEN

Pétition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1200 Susquehanna Avenue which is presently zoned D.R. 3.5

I/We do solemnly declare and affirm, under the penalties of

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) 1804.2.8, 304 (8022)

To permit side yard setbacks of 3-feet and 4-feet in lieu of the minimum required 10-feet and 15-feet with and a sum of side yards of 7-feet in lieu of the required 25-feet and to approve a proposed dwelling on an undersized lot.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) 1. Property has been a lot of record since 1950's. present owner acquired the property in November 1970 through deed Liber 5144, folio 413.

- 2. Existing structure was damaged by Isabel and the conditions of the dwelling make it uninhabitable without costly renovations.
- 3. The proposed dwelling is within the spirit and intent of the B.C.Z.R. and granting relief will not cause injury to the public health, safety and general welfare.

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.

	perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	Legal Owner(s):
	Bertha Casson
Name - Type or Print	Name - Type or Print Butha Casson
Signature	Signature
Address Telephone No.	Name - Type or Print
City State Zip Code	Signature Ala 220 AAC 2
Attorney For Petitioner:	120% Susquehanna Avenue 410 335-4453 Address Telephone No
Name - Type or Print	Baltimore, MD 21220 City State Zip Cod
	Representative to be Contacted:
Signature	Site Rite Surveying, Inc.
Company	Name 200 E. Joppa Road Room 101 410-828-9060
Telephone No.	Address
State Zip Code	Towson, MD 21286 City State
	OFFICE USE ONLY
	ESTIMATED LENGTH OF HEARING
Case No. 04-300-A	UNAVAILABLE FOR HEARING Date 12 20 03
PEU 9115198	Γ '

ZONING DESCRIPTION FOR #1200 SUSQUEHANNA AVENUE

BEGINNING AT A POINT ON THE NORTH SIDE OF SUSQUEHANNA

AVENUE WHICH IS 40 FEET WIDE AT THE DISTANCE OF 25 FEET

SOUTHWEST OF THE CENTERLINE OF CHESAPEAKE AVENUE WHICH IS

40 FEET WIDE. BEING PART OF LOT NOS. 35 AND 36 IN THE

SUBDIVISION OF "LONG BEACH ESTATES" AS RECORDED IN

BALTIMORE COUNTY PLAT BOOK NO. 4, FOLIO 131, CONTAINING 9,928

S.F. ALSO KNOWN AS #1200 SUSQUEHANNA AVENUE AND LOCATED IN

THE 15TH ELECTION DISTRICT, 6TH COUNCILMANIC DISTRICT.

William Control of the Control of th

J. TILGHMAN DOWNEY, JR.

SITE RITE SURVEYING, INC. 200 E. JOPPA ROAD SUITE 101 TOWSON MD 21286 (410) 828-9060

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE No. 32145	
MISCELLANEOUS RECEIPT	
DATE JULI DE ACCOUNT DO LOCISTO	
AMOUNT :	
FROM	
FOR: ITEM DIVIN OH - SOOD-A TUNDERSIZE	
1000 SUBONETHING HE	
DISTRIBUTION WHITE - CASHEN PINK - AGENCY YELLOW - CUSTOMER	CASHIER'S VALIDATION

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: #04-300-A
1200 Susquehanna Avenue
N/side of Susquehanna Avenue
15th Election District - 6th Councilmanic District
Legal Owner(s): Bertha Casson
Variance: to permit side yard setbacks of 3 feet and 4 feet in lieu of the minimum required 10 feet and 15-feet width and a sum of side yards of 7 feet in lieu of the required 25 feet and to approve a proposed dwelling on an undersized lot.

Hearing: Monday, March 8, 2004 at 9:00 a.m. in Room

Hearing: Monday, March 8, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley, Avenue.

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.

2/239 Feb. 19

CERTIFICATE OF PUBLICATION

2/19/2004
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 219,2004.
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. Wilkings

LEGAL ADVERTISING

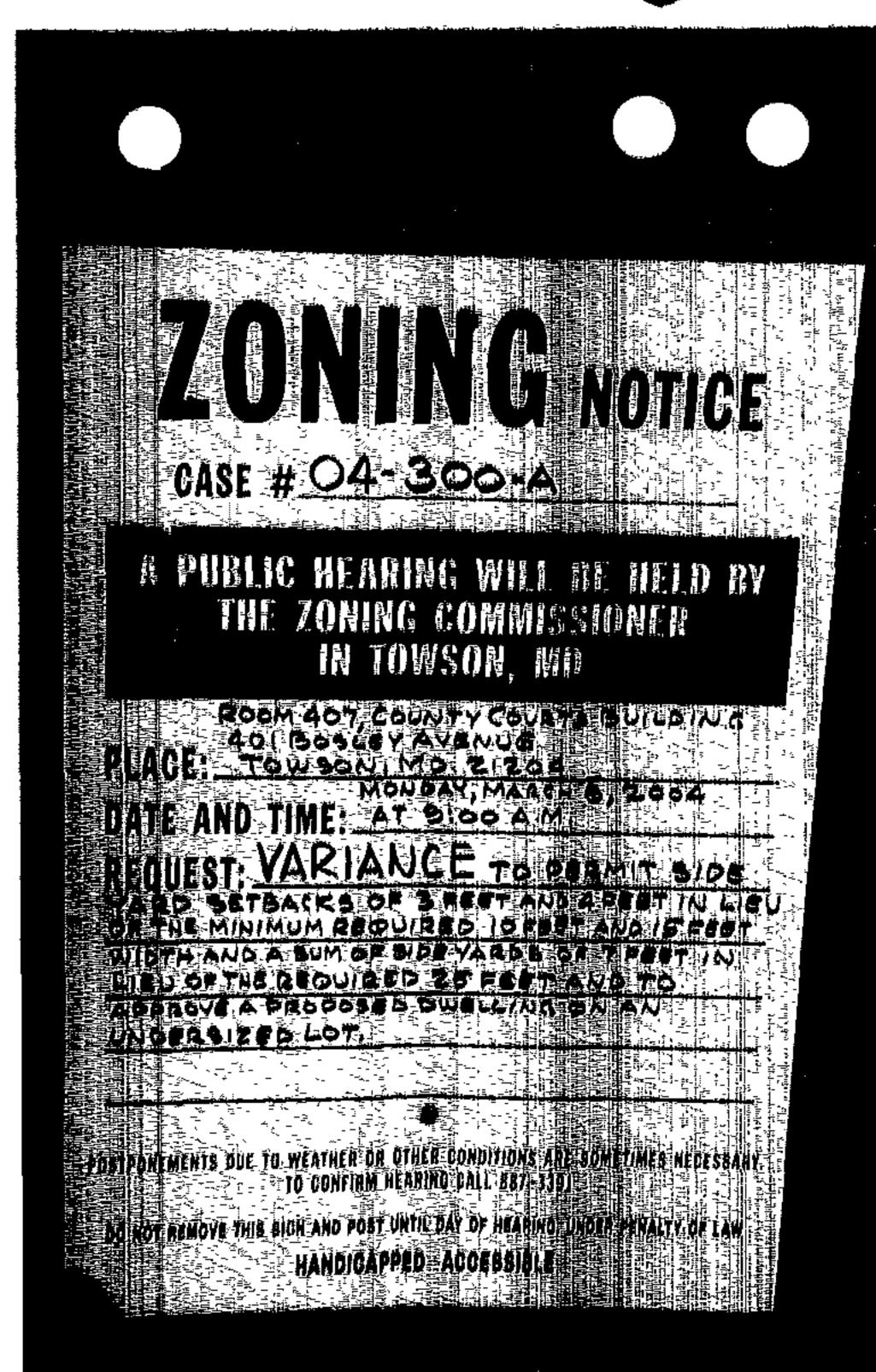
CERTIFICATE OF POSTING

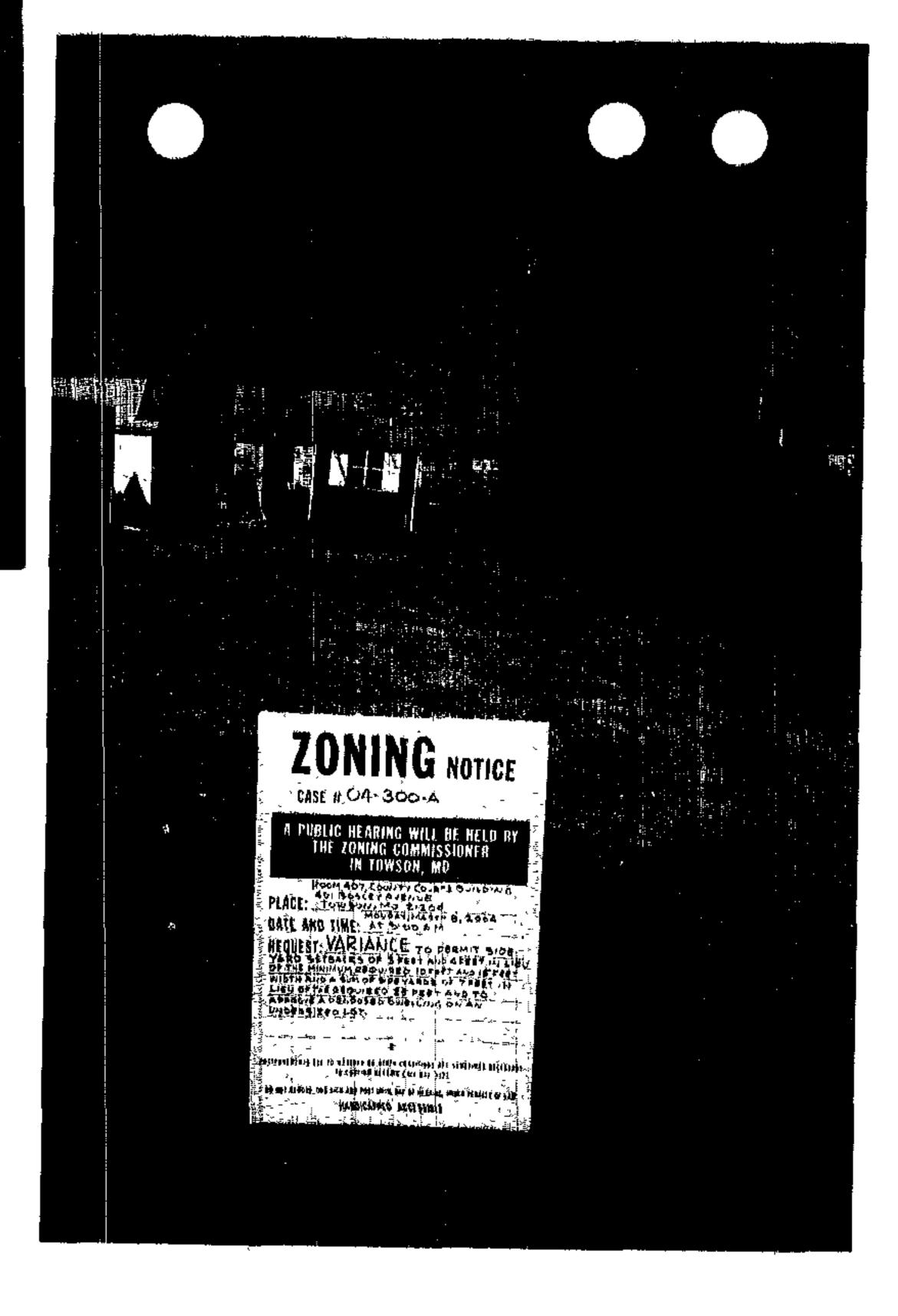
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	
Attention: Becky Hart	
Ladies and Gentlemen: This letter is to certify under the	penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located	at 1200 SUSQUEHAMMA AVE
·	
The sign(s) were posted on [5] (Mon	3, 2004 nth, Day, Year)
	Sincerely, Signature of Sign Poster and Date) CTARLAND E. MOORE (Printed Name) 3225 RYERSON CIRCLE (Address) DAUTINORE, MD. 21227 (City, State, Zip Code) C410) 242-4263 (Telephone Number)

RE: Case No.: 04-300-A

Petitioner/Developer: BERTHA CASSON

Date of Hearing/ Closing: MAR, 8, 7004





Department of Permits an 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 15, 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: 04-300-A

1200 Susquehanna Avenue

N/side of Susquehanna Avenue, 25 feet south of centerline of Chesapeake Avenue 15th Election District – 6th Councilmanic District

Legal Owner: Bertha Casson

<u>Variance</u> to permit side yard setbacks of 3 feet and 4 feet in lieu of the minimum required 10 feet and 15 feet width and a sum of side yards of 7 feet in lieu of the required 25 feet and to approve a proposed dwelling on an undersized lot.

Hearing: Monday, March 8, 2004, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Bertha Casson, 1202 Susquehanna Avenue, Baltimore 21220 Site Rite Surveying, Inc., 200 E. Joppa Rd., Rm. 101, Towson 21286

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 21, 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.

TO: PATUXENT PUBLISHING COMPANY

Thursday, February 19, 2004 Issue - Jeffersonian

Please forward billing to:

Bertha Casson 1202 Susquehanna Avenue Baltimore, MD 21220 410-335-4453

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: 04-300-A

1200 Susquehanna Avenue

N/side of Susquehanna Avenue, 25 feet south of centerline of Chesapeake Avenue

15th Election District – 6th Councilmanic District

Legal Owner: Bertha Casson

Variance to permit side yard setbacks of 3 feet and 4 feet in lieu of the minimum required 10 feet

and 15 feet width and a sum of side yards of 7 feet in lieu of the required 25 feet and to approve a proposed dwelling on an undersized lot.

Hearing: Monday, March 8, 2004, 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 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.



ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

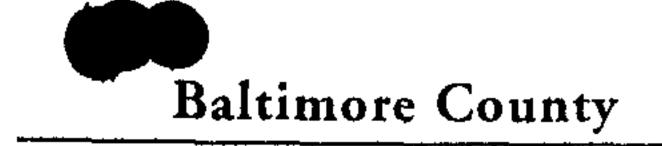
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: 04 - 300 - A Petitioner: Bevyva Casson
Address or Location: 1200 Susquehanna Avenue
PLEASE FORWARD ADVERTISING BILL TO: Name: BUANA USSON
Address: 1202 Susquehanna Avenue Bultimore, MD 21220
Baltimore, MO 21220
Telephone Number: (410) 335-4453

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 3, 2004

Bertha Carson 1202 Susquehanna Avenue Baltimore, Maryland 21220

Dear Ms. Carson:

RE: Case Number: 04-300-A, 1200 Susquehanna Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 22, 2004.

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 Rillal D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

People's Counsel Site Rite Surveying, Inc. 200 E. Joppa Road Rm.101, Towson 21286



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 January 14, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: January 12, 2004

Item No.:

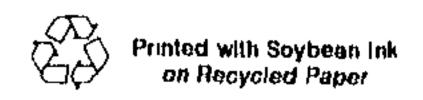
309-303, 305-310

Dear Ms. Hart:

The Fire Marshal's Office has no comments at this time.

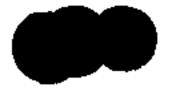
LIEUTENANT JIM MEZICK Fire Marshal's Office TYNE 887-4881 MS-1107F

cc: File





Administration (



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

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

MARYLIND DEPARTMENT OF TRANSPORTATION

Date: 1.13.04

RE:

Baltimore County

Item No. 300

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

Dear. Ms. Hart:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

1. J. Heall





BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:		Tim Kotroco	
FROM	:	R. Bruce Seele	ey MG
DATE	•	January 20, 20	004
SUBJE	CT:	Zoning Item Address	# 04-300 1200 Susquehanna Avenue Casson Property
	Zoning	Advisory Con	nmittee Meeting of January 12, 2004
 -		•	vironmental Protection and Resource Management has no ve-referenced zoning item.
<u>X</u>		-	nvironmental Protection and Resource Management offers nts on the above-referenced zoning item:
		Protection of V	of the property must comply with the Regulations for the Water Quality, Streams, Wetlands and Floodplains (Sections h 14-350 of the Baltimore County Code).
	<u></u>	~	of this property must comply with the Forest Regulations (Section 14-401 through 14-422 of the inty Code).
	<u>X</u>	Critical Area I	of this property must comply with the Chesapeake Bay Regulations (Sections 26-436 through 26-461, and other le Baltimore County Code).

Reviewer: Keith Kelley Date: January 16, 2004

Additional Comments:



INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case 04-300, 04-305, and 04-307

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: Mae(A Cum

Section Chief

RECEIVED

DATE: January 22, 2004

JAN 2 3 2004

AFK/LL

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: February 2, 2004

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For January 20, 2004

Item No. 300

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

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.

RWB:jrb

cc: File

RECOMMENDATION F

Permit or Case No. 04-300-A

Director, Office of Planning & Community Conservation TO:

Attention: Jeffrey Long

County Courts Building, Room 406

MINIMUM APPLICANT SUPPLIED INFORMATION:

401 Bosley Avenue Towson, MD 21204

FROM: Arnold Jablon, Director

Department of Permits & Development Management

Undersized Lots RE:

Residential Processing Fee Paid

(\$50.00)

Accepted by D.THompson

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.

WINING WAS BEICHAL OFFICE THE WAS ALTON	10 10 10 00 10 10 00 00 10 00 10 00 10 00 0
Site Rite Surrying, Ive. 200 E. Joppe	a Road RM 101 Towson MO 21286 410828-9060 Address Address 40828-9060 Telephone Number 99285F
Lot Address 1202 SUSAWNANNA AVEW	// minutes related 1 Councilmanic District 4 Square regularity
Lot Location: (NE & Waide/comer of MSAWMANNA AV	KNUL, 25 feet from NES W corner of Chusa peake Avenue
	Tex Account Number 1507290861
Land Owner BENNA CUSSON	Tax Account Number 11 22C-14C3
Address: 202 Susavenanna Avenue Bu	(to.MD 21220 Telephone Number 410, 335-4453
CHECKLIST OF MATERIALS (to be submitted for design review by	
TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PE	RMITS AND DEVELOPMENT MANAGEMENT ONLY! PROVIDED?
1. This Recommendation Form (3 copies)	YES NO
2. Permit Application	
3. Site Plan Property (3 copies)	FOR OUT
- Tope May: (S-copies): :: : : : : : : : : : : : : : : : : :	
4. Building Elevation Drawings	DEC 25 2
5. Photographs (please label all photos clearly) Adjoining Buildings	
Surrounding Neighborhood	MILL III DI ARLAMAN AND STATE OF THE STATE O
6. Current Zoning Classification:	Post-It" Fax Note 7671 Date / Ole/O4 pages
TO BE FILLED IN	
RECOMMENS / COMMENTS:	Phone # Phone # 34 Pt
Approvat Disapprovat Approvat condition	onex Fax# 2824 Fax#



JAN 15 2004

Per



RE: PETITION FOR VARIANCE * BEFORE THE

1200 Susquehanna Ave; N/side Susquehanna

Ave, 25' S c/line Chesapeake Ave * ZONING COMMISSIONER

15th Election & 6th Councilmanic Districts
Legal Owner(s): Bertha Casson * FOR

Petitioner(s)

* BALTIMORE COUNTY

* 04-300-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

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 15th day of January, 2004, a copy of the foregoing Entry of Appearance was mailed to, Site Rite Surveying, Inc, 200 E Joppa Road, Room 101, Towson, MD 21286, Representative for Petitioner(s).

PETER MAX ZIMMERMAN

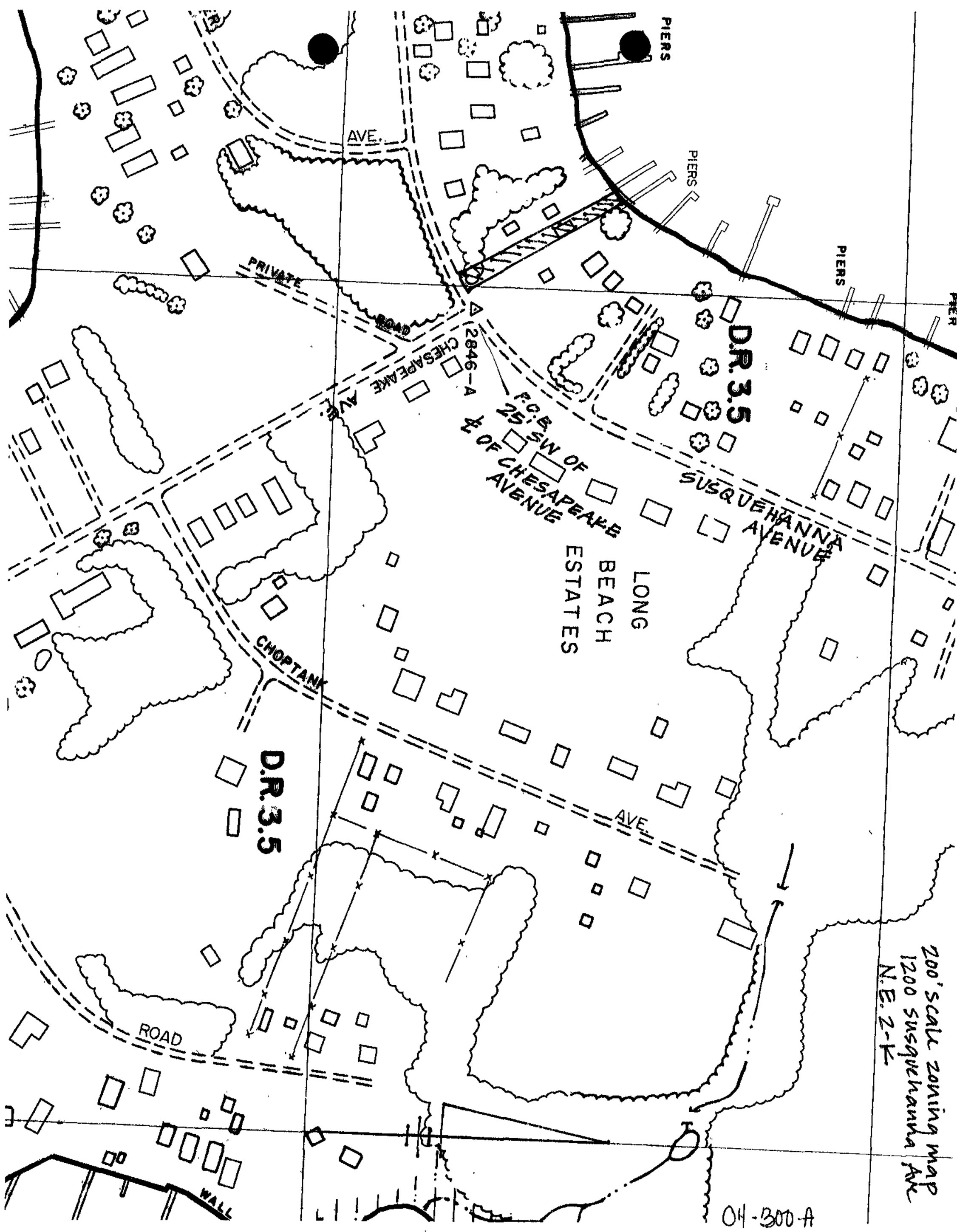
People's Counsel for Baltimore County

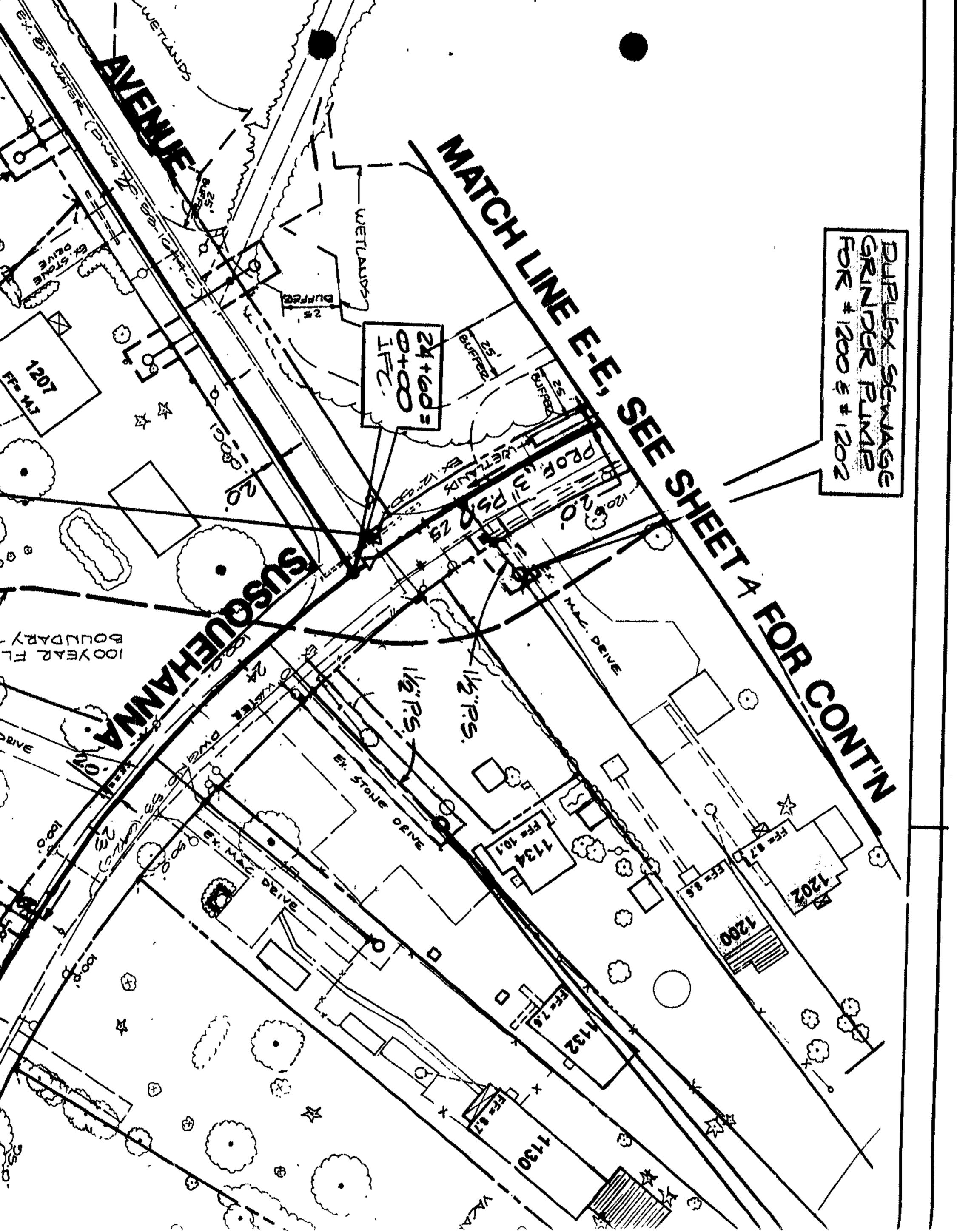
PLEASE PRINT CLEARLY

CASE NAME / 200 Suscham CASE NUMBER 0 4-300-A DATE 3/08/64

PETITIONER'S SIGN-IN SHEET

E- MAIL										
CITY, STATE, ZIP	Belt med 2/20 Town, My. 21286	1 1								
ADDRESS	12 02 - Susque lane are.									
NAME	SITE SUKULUME INC									





	BALTIMORE COUN
FILE:	SUBDIVISION LONG BEACH
1999-1833	LONG BEACH AREAS 1 AND 2 WASTEWATER COLLECTION SYSTEM
SHEET OF OF	BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING AND CONSTRUCTION
00	
JOB ORDER NO.	
9944718X0	
C. C	
	PUNT FOR # 100 & # 1100
	62250 E
	0009
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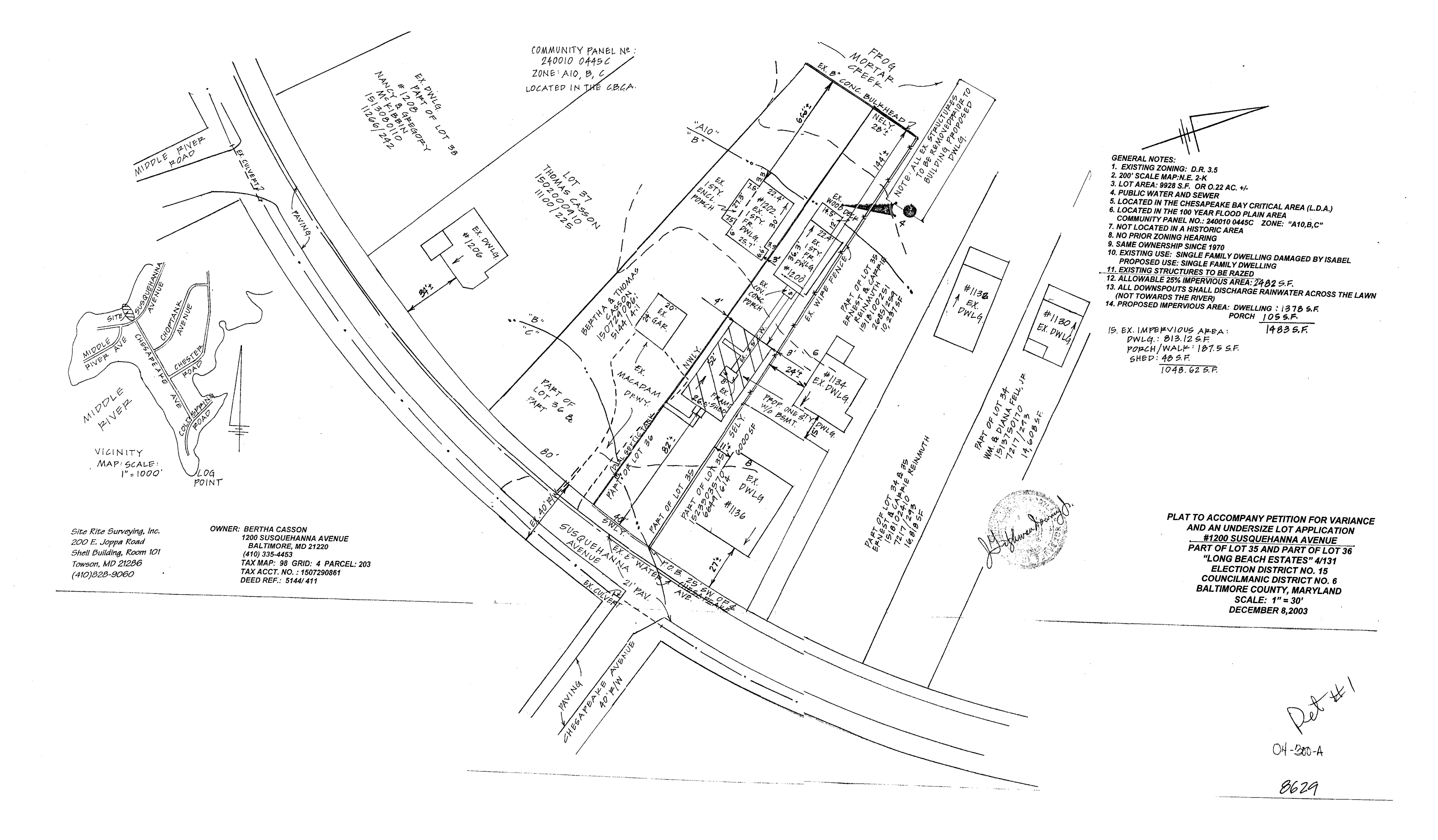
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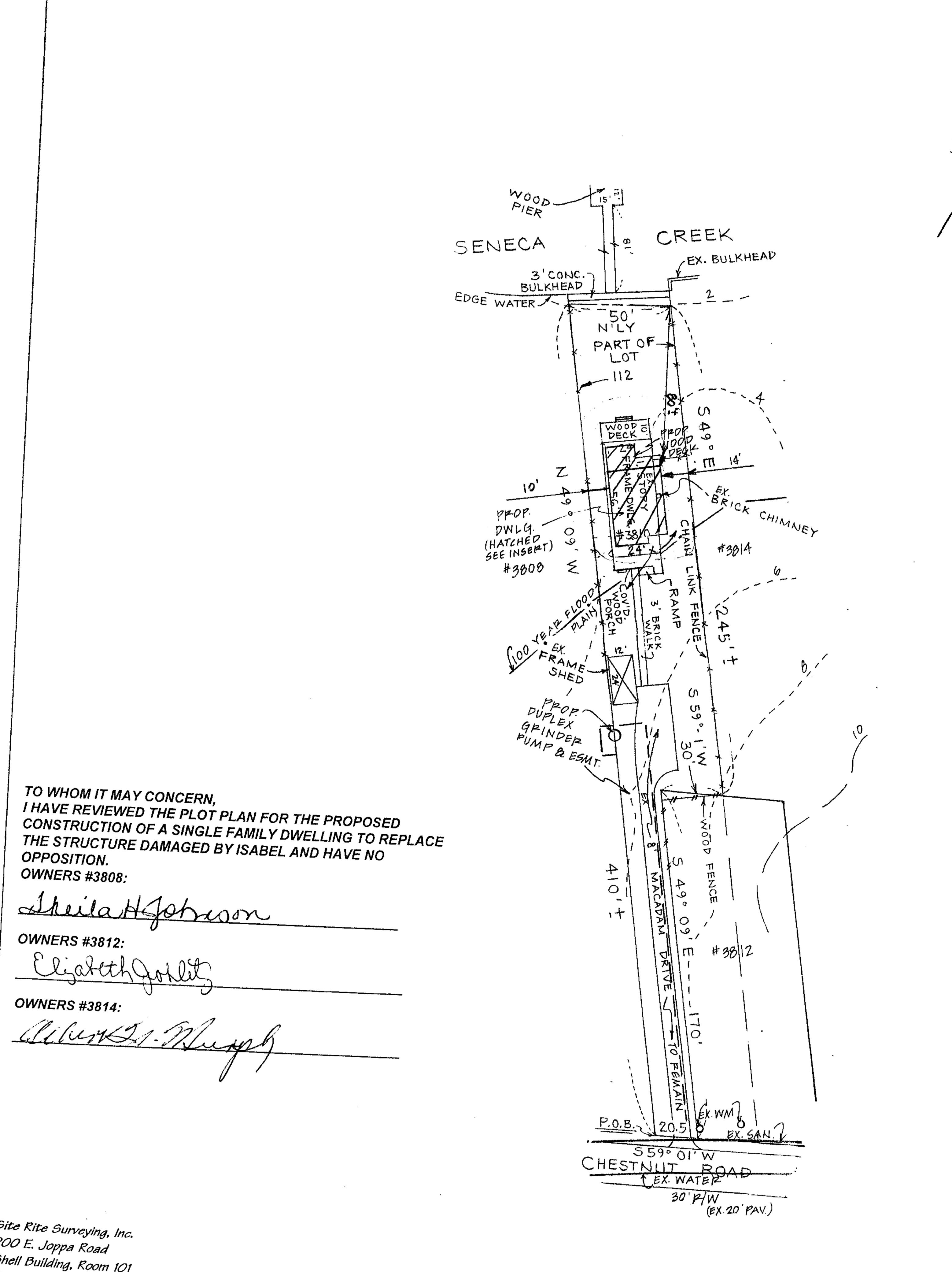
NO TITLE EXAMINATION

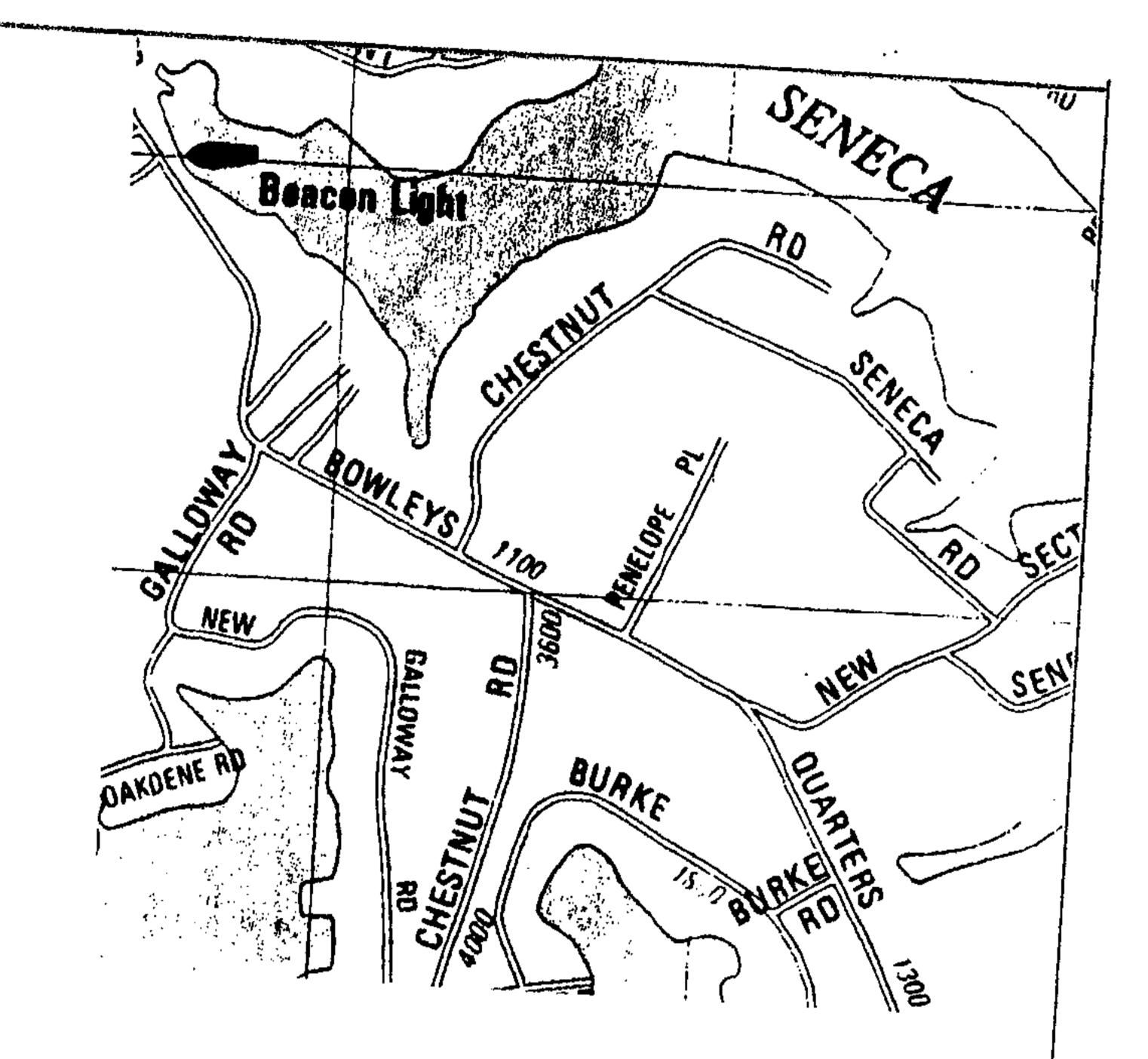
THIS DEED, Made this 16th day of November in the year one thousand Nine Hundred and Seventy, by and between MARY HELEN BLACKMON, of the first part, and THOMAS R. CASSON and BERTHA M. CASSON, his wife, of Baltimore County, of the second part.

WITNESSETH, that in consideration of the sum of five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said MARY HELEN BLACKMON, does hereby grant and convey unto the said THOMAS R. CASSON and BERTHA M. CASSON, his wife, as tenants by the entireties, their assigns, the survivor of them, and his or her heirs and assigns, in fee simple, all those three (3) lots of ground, situate, lying and being in Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE FIRST on the northwest side of Susquehanna Avenue at the distance of twenty feet southwesterly from the southernmost corner of lot 35 of Long Beach Estates as shown on a plat filed among the Land Records of Baltimore County in Plat Book W P C No 3 folio 178 which place of beginning is at the southernmost corner of the parcel of ground conveyed by Mary A Brooks to Susie 8. Turner by deed dated October 23 1939 and recorded among the Land Records of Baltimore County/in Liber CWW B Jr No 1079 folio 377 and running thence southwesterly by a curve to the right and binding along the northwest side of Susquehenna Avenue forty feet to the easternmost corner of the parcel of ground conveyed by Mary A Brooks to Guy M Kolbe and wife by deed dated October 23 1939 and recorded among the aforesaid Land Records in Liber C.W 8 Jr No 1079 folio 381 thence northwesterly binding along the fifth line of the lot conveyed to Kolbe and wife hereinabove referred to one hundred and fifty feet to a point in a line drawn parallel to and equi-distant from the side walls of the bungalow erected on the lot now being described and the bungalow now or formerly erected on the lot next adjoining thereto on the southwest thence still northwesterly and binding reversely along the fourth line of the lot conveyed to Kolbe and wife as aforesaid and parallel to and equi-distant from the side walls of the bungalows above referred to to a point equidistant from the westernmost corner of the bungalow erected on the lot now being described and the northernmost corner of the bungalow erected on the lot next-adjoining thereto on the southwest thence still northwesterly binding reversely along the third line of the parcel conveyed to Guy M Kolbe and wife by deed hereinabove referred to to the water line of Frog Mortar Creek thence northeasterly binding along said water line twenty-eight feet more or less to a point seventeen feet southwesterly from the westernmost corner of said lot 35 as shown on said plat and also to the westernmost corner of the parcel of land conveyed by Mary A Brooks to Susie B Turner







GENERAL NOTES:

- 1. EXISTING ZONING: R.C. 5
- 2. 200' SCALE MAP: N.E. 2-K
- 3. LOT AREA: 14,420 S.F. +/- OR 0.33 AC +/-4. PUBLIC WATER AND SEWER
- 5. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA (L.D.A.) 6. NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AREA
 - COMMUNITY PANEL NO.: 240010 0435B
- 7. NOT LOCATED IN A HISTORIC AREA
- 8. NO PRIOR ZONING HEARING
- 9. LOTS OF RECORD PER PLAT DATED MAY 1921
- 10. EXISTING USE: SINGLE FAMILY DWELLING
- PROPOSED USE: SINGLE FAMILY DWELLING
- 11. DWELLING WAS DAMAGED BY HURRICANE ISABEL
- 12. EXISTING DWELLING HAS BEEN RAZED, TEMPORARY TRAILER EXISTS ON THE PREMISES UNTIL PROPOSED DWELLING IS CONSTRUCTED.

PROP. WOOD DECK 8 FF: 153 15.67 PROP. DWLG. "INSEPT"

OWNER: THOMAS AND ELIZABETH COLE 3810 CHESTNUT ROAD BALTIMORE, MD 21220 TAX MAP: 91 GRID: 22 PARCEL: 150 TAX ACCT. NO. 1600001711 DEEF REF.: 14517/745

PLAT TO ACCOMPANY PETITION FOR AN ADMINSTRATIVE VARIANCE AND UNDERSIZED LOT APPLICATION #3810 CHESTNUT ROAD PART OF LOT 112 "BOWLEYS QUARTERS" 7/13 ELECTION DISTRICT NO. 15 COUNCILMANIC DISTRICT NO. 5 BALTIMORE COUNTY, MD SCALE: 1' = 30' FEBRUARY 5, 2004

Site Rite Surveying, Inc. 200 E. Joppa Road Shell Building, Room 101 Towson, MD 21286 (410)828-9060

TO WHOM IT MAY CONCERN,

OPPOSITION.

OWNERS #3808:

OWNERS #3812:

OWNERS #3814: