

IN RE: PETITIONS FOR VARIANCE
SW/S College Avenue, 121.4'/171.4' E
of Spring Avenue
(619 & 621 College Avenue)
8th Election District
3rd Council District

Samuel Bernard Bayne, Sr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Cases Nos. 04-352-A & 04-353-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Variance filed by Samuel B. Bayne, Sr., and his wife, Frances E. Bayne, through their attorney, Samuel B. Bayne, Jr., Esquire for two adjacent properties known as 619 and 621 College Avenue. Since the properties are owned by the same persons and are located adjacent to one another, the two cases were heard contemporaneously. In Case No. 04-352-A, the Petitioners request a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a buildable lot with a width of 50 feet in lieu of the minimum required 55 feet, and approval of the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., for a proposed dwelling. In Case No. 04-353-A, the Petitioners request similar relief. Specifically, relief is requested from Sections 1B02.3.C.1 and 301.1 of the B.C.Z.R. to permit a side building setback of 7 feet in lieu of the required 10 feet and an open projection (patio) setback of 3 feet in lieu of the required 7½ feet for the existing dwelling, known as 619 College Avenue, and a lot width of 50 feet in lieu of the minimum required 55 feet. The subject properties and requested relief are more particularly described on the site plan submitted in each case, which was accepted into evidence and respectively marked as Petitioner's Exhibits 1.

Appearing at the requisite public hearing in support of the requests were Samuel and Frances Bayne, property owners, and their son/attorney, Samuel B. Bayne, Jr., Esquire. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By

4/15/04

Rep

Testimony and evidence offered revealed that the subject adjacent parcels are located on the south side of College Avenue, east of Spring Avenue in Lutherville. The lots are identified as Lots 20 and 21 of Talbott Manor, which is an older subdivision that was platted and recorded in the Land Records in 1945, prior to the first set of zoning regulations in Baltimore County. As is often the case with older subdivisions, many of the lots are undersized and do not meet current area and width requirements. In this regard, each of the subject lots contains a gross area of 7,432.5 sq.ft., more or less zoned D.R.5.5, and is 50.8' wide by 148' deep. The Petitioners have owned both lots since November 21, 1952. As shown in Petitioner's Exhibits 1A and 1B, Lot 20 was acquired from Lucy L. Marlow, while Lot 21 was acquired from Gerald V. Emge and Virginia M. Emge. Lot 21 is improved with a single-family dwelling known as 619 College Avenue, in which the Petitioners have resided since 1952. The dwelling also features a brick ground-level patio to the rear and an attached patio to the side. The adjacent lot (Lot 20), known as 621 College Avenue, is unimproved and has been used over the years as a side yard for the dwelling lot.

The Petitioners are desirous of subdividing their holdings and filed the instant Petitions seeking recognition that these are two separate building lots. As to Lot 21, variance relief is necessary to approve the subject property as an undersized lot, and legitimize existing setbacks for the dwelling known as 619 College Avenue. In this regard, the dwelling maintains a 7-foot setback on the east side and a 3-foot setback from the attached patio on the west side. Testimony indicated that the patio on the side actually crosses over the internal lot line and will be reduced so as to provide a minimum 3-foot setback from that line.

As to Lot 20, relief is requested to approve a lot width of 50.8' in lieu of the required 55 feet and to approve the subject property as an undersized lot to permit development with a new single-family dwelling. The new dwelling will meet all front, side and rear setback requirements. It is to be noted that public water and sewer serve both lots. Moreover, photographs of the subject property and surrounding community show that most of the houses were built on 50-foot wide lots. Thus, it appears that the relief requested is appropriate and consistent with the neighborhood.

Testimony and evidence offered revealed that the subject adjacent parcels are located on the south side of College Avenue, east of Spring Avenue in Lutherville. The lots are identified as Lots 20 and 21 of Talbott Manor, which is an older subdivision that was platted and recorded in the Land Records in 1945, prior to the first set of zoning regulations in Baltimore County. As is often the case with older subdivisions, many of the lots are undersized and do not meet current area and width requirements. In this regard, each of the subject lots contains a gross area of 7,432.5 sq.ft., more or less zoned D.R.5.5, and is 50.8' wide by 148' deep. The Petitioners have owned both lots since November 21, 1952. As shown in Petitioner's Exhibits 1A and 1B, Lot 20 was acquired from Lucy L. Marlow, while Lot 21 was acquired from Gerald V. Emge and Virginia M. Emge. Lot 21 is improved with a single-family dwelling known as 619 College Avenue, in which the Petitioners have resided since 1952. The dwelling also features a brick ground-level patio to the rear and an attached patio to the side. The adjacent lot (Lot 20), known as 621 College Avenue, is unimproved and has been used over the years as a side yard for the dwelling lot.

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As to Lot 20, relief is requested to approve a lot width of 50.8' in lieu of the required 55 feet and to approve the subject property as an undersized lot to permit development with a new single-family dwelling. The new dwelling will meet all front, side and rear setback requirements. It is to be noted that public water and sewer serve both lots. Moreover, photographs of the subject property and surrounding community show that most of the houses were built on 50-foot wide lots. Thus, it appears that the relief requested is appropriate and consistent with the neighborhood.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. As to Case No. 04-352-A, the parcel known 621 College Avenue meets the area requirements of 6,000 sq.ft. under the D.R.5.5 zoning regulations. The proposed dwelling will meet all front, side and rear setback requirements and will be situated on the lot consistent with other houses in the community. The only deficiency in this instance is the lot width, which is less than 5 feet shy of the required 55 feet. As shown on the site plan, most of the houses in this community were built on 50-foot wide lots and thus the proposal is consistent with the neighborhood. Relief will likewise be granted to legitimize the existing dwelling on the adjacent lot, known as 619 College Avenue (Case No. 04-353-A). Again, the fact that this subdivision was platted and recorded many years ago, well prior to the adoption of the B.C.Z.R., is a persuasive factor, and the dwelling has existed on the site where located since 1952. In my view, the relief requested will not result in any detriment to the health, safety and general welfare of the surrounding locale and meets the spirit and intent of Section 307 for relief to be granted.

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

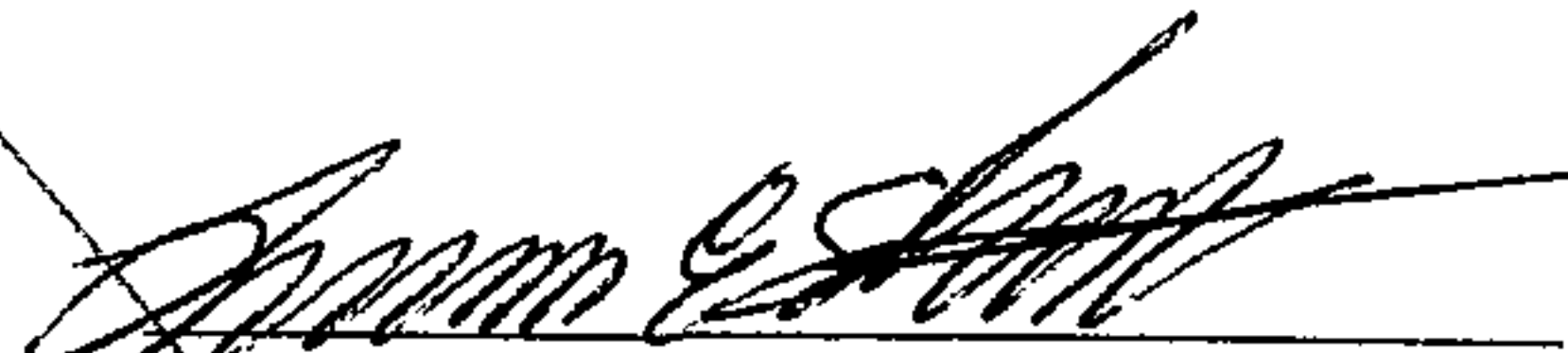
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of April 2004 that the Petition for Variance filed in Case No. 04-352-A seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a buildable lot with a width of 50 feet in lieu of the minimum required 55 feet, and approval of the subject property (Lot 20) as an undersized lot, pursuant to Section 304 of the B.C.Z.R., for a proposed dwelling to be known as 621 College Avenue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 04-353-A, seeking relief from Sections 1B02.3.C.1 and 301.1 of the B.C.Z.R. to permit a side building setback of 7 feet in lieu of the required 10 feet and an open projection (patio) setback of 3 feet in lieu of the required 7½ feet, and a lot width of 50 feet in lieu of the minimum required 55 feet, for

Lot 21 and the existing dwelling, known as 619 College Avenue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed dwelling on Lot 20 shall be constructed substantially in accordance with the building elevation drawings submitted to and reviewed and approved by the Office of Planning.
- 3) The patio on the side of the existing dwelling on Lot 21 shall be reduced in size so as to provide a minimum 3-foot setback to the west side lot line.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order

LES:bjs


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Lot 21 and the existing dwelling, known as 619 College Avenue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed dwelling on Lot 20 shall be constructed substantially in accordance with the building elevation drawings submitted to and reviewed and approved by the Office of Planning.
- 3) The patio on the side of the existing dwelling on Lot 21 shall be reduced in size so as to provide a minimum 3-foot setback to the west side lot line.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

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

April 14, 2004

Samuel B. Bayne, Jr., Esquire
8552 London Bridge Way
Lutherville, Maryland 21093

RE: PETITIONS FOR VARIANCE
SW/S College Avenue, 121.4' & 171.4' E of Spring Avenue
(619 & 621 College Avenue)
8th Election District – 3rd Council District
Samuel B. Bayne, Sr., et ux - Petitioners
Cases Nos. 04-352-A and 04-353-A

Dear Mr. Bayne:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions 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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Samuel B. Bayne, Sr.
619 College Avenue, Lutherville, Md. 21093
✓ 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 619 College Avenue, Lutherville,
which is presently zoned Maryland 21093

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) 1B02, 3.C. 1 AND 301.1 TO PERMIT AN EXISTING DWELLING WITH A SIDE BUILDING SETBACK OF 7 FT. AND AN OPEN PROJECTION (PATIO) SETBACK OF 3 FT IN LIEU OF THE REQUIRED 10 FT. AND 7 1/2 FT. RESPECTIVELY ALSO TO APPROVE A LOT WIDTH OF 50 FT. IN LIEU OF 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)

TO BE DETERMINED AT HEARING.

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Samuel B. Bayne, Jr.
Name - Type or Print

Signature

Company

8052 London Bridge Way (410) 296-3741
Address Telephone No.

Lutherville, Md. 21093
City State Zip Code

Legal Owner(s):

Samuel Bernard Bayne, Sr.
Name - Type or Print

Signature

Frances Elizabeth Bayne, his wife
Name - Type or Print

Signature

619 College Avenue (410) 252-4254
Address Telephone No.
Lutherville, Maryland 21093
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING NA

Reviewed By SL Date 2/03/04

SET WITH # 352

ORDER RECEIVED
FILED
DATE 4/13/98
RECEIVED

Zoning Description

Zoning Description for 619 College Avenue, Lutherville, Maryland 21093.

SSB Beginning at a point on the South ^{WEST}~~East~~ side of College Avenue which is ^{45 SSB}~~50~~ feet wide at the distance of 171.4 feet east of the nearest improved intersecting street Spring Avenue. Being lot 21, Section M in the subdivision of Talbott Manor, now known as Luthervilla as recorded in Baltimore, County Plat Book # 13, Folio ~~70871~~⁷⁰⁸⁷¹, containing 7,150 square feet. Also known as 619 College Avenue, and located in the 8th Election District, 3rd Councilmanic District.

353

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE

2/03/04

ACCOUNT

001 006 6150

JL #352

No. 32615

AMOUNT

\$ 130.00

RECEIVED
FROM:

Bayne

FOR:

621 COLLEGE AVE RT TOWNESBROOK

Lot

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACQUA

2/04/2004 2/03/2004 15:03:34

RECEIPT # 23170 2/03/2004

DEPT 5 523 ZONING VERIFICATION

OF NO. 032615

RECEIPT

RECEIPT

RECEIPT

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #04-353-A

619 College Avenue

South side of College Avenue, 171.4 feet east of Spring Avenue
8th Election District - 3rd Councilmanic District

Legal Owner(s): Samuel and Frances Bayne

Variance: to permit an existing dwelling with a side-building setback of 7 feet and an open projection (patio) setback of 3 feet in lieu of the required 10 feet and 7½ feet respectively, also to approve a lot width of 50 feet in lieu of 55 feet.

Hearing: **Monday, March 29, 2004 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

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

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

3/14/04 Mar. 11

0653785

CERTIFICATE OF PUBLICATION

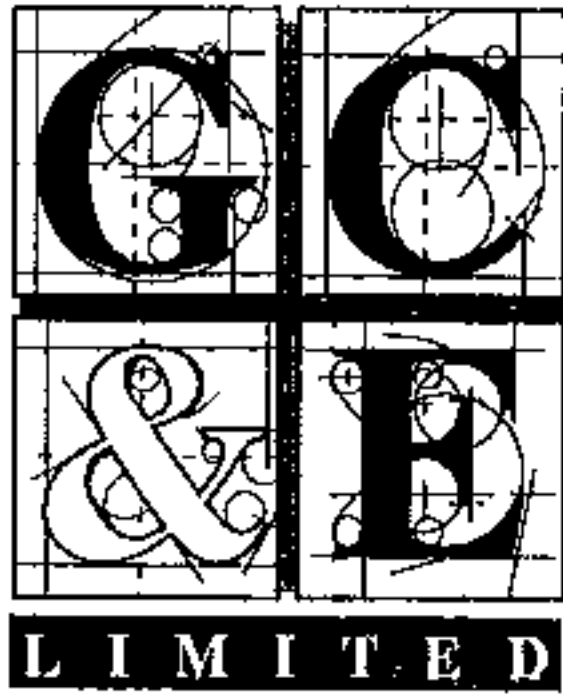
3/11/2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/11/2004.

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

S. Wilkinson

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

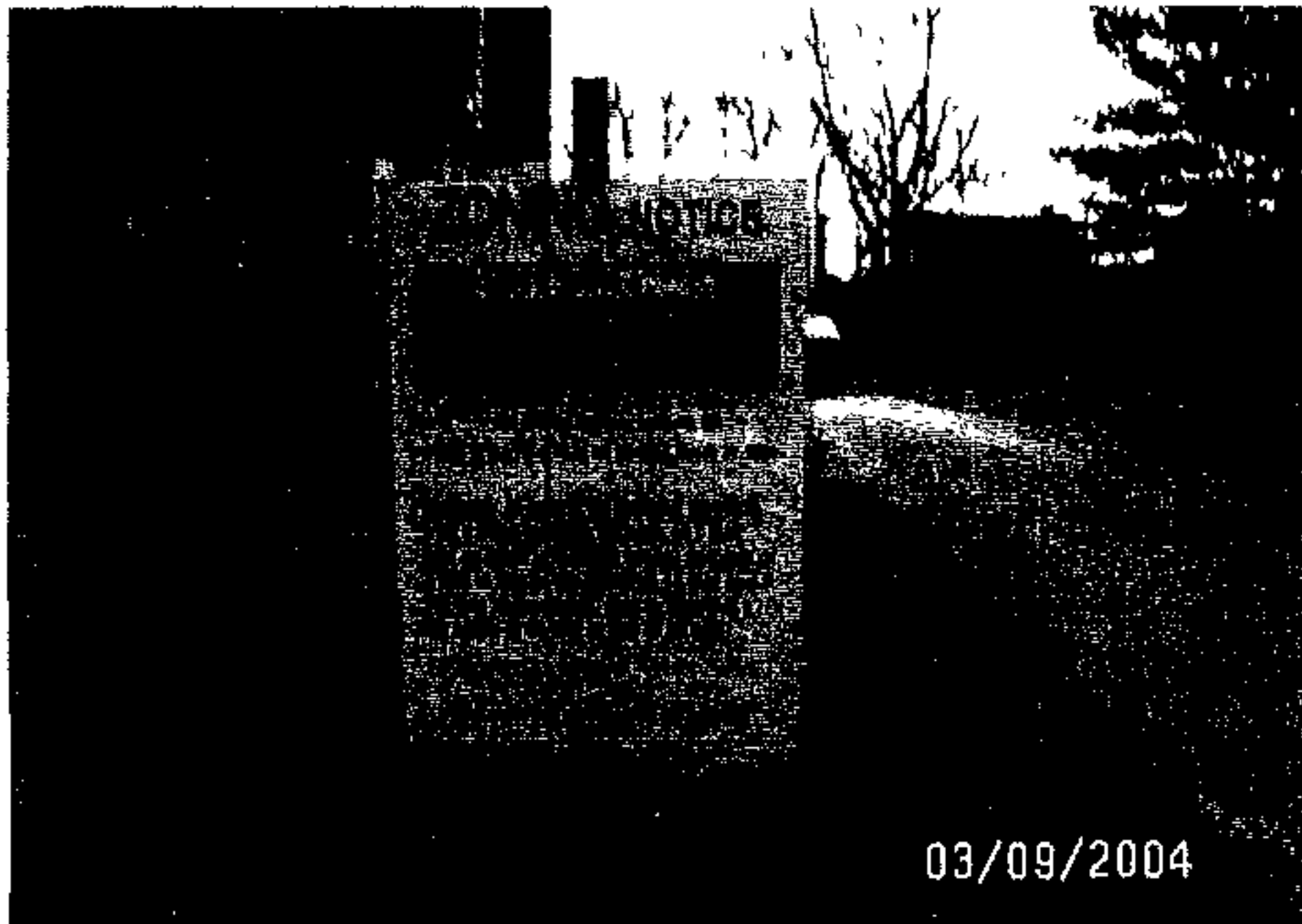
RE: CASE NO. 04-353-A
PETITIONER/DEVELOPER:
Samuel and Frances Bayne
DATE OF HEARING:
March 29, 2004

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

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



POSTED ON: March 11, 2004

LOCATION:
619 College Avenue
S/west side of College Avenue
171.4 feet east of Spring Avenue

DATE:
March 12, 2004

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

RE: PETITION FOR VARIANCE	*	BEFORE THE
619 College Avenue; SW/side of College	*	ZONING COMMISSIONER
Avenue, 171.4' E of Spring Avenue	*	FOR
8 th Election & 3 rd Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owners: Samuel Bernard & Frances	*	04-353-A
Elizabeth Bayne		
Petitioner(s)		

* * * * *

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 ZIMMERMAN
People's Counsel for Baltimore County

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 10th day of February, 2004, a copy of the foregoing Entry of Appearance was mailed to, Samuel B Bayne, Jr, 8552 London Bridge Way, Lutherville, MD 21093, Attorney for Petitioner(s).

RECEIVED

FEB 10 2004

Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 11, 2004 Issue - Jeffersonian

Please forward billing to:
Samuel Bayne, Sr.
619 College Avenue
Lutherville, MD 21093

410-252-4254

NOTICE OF ZONING HEARING

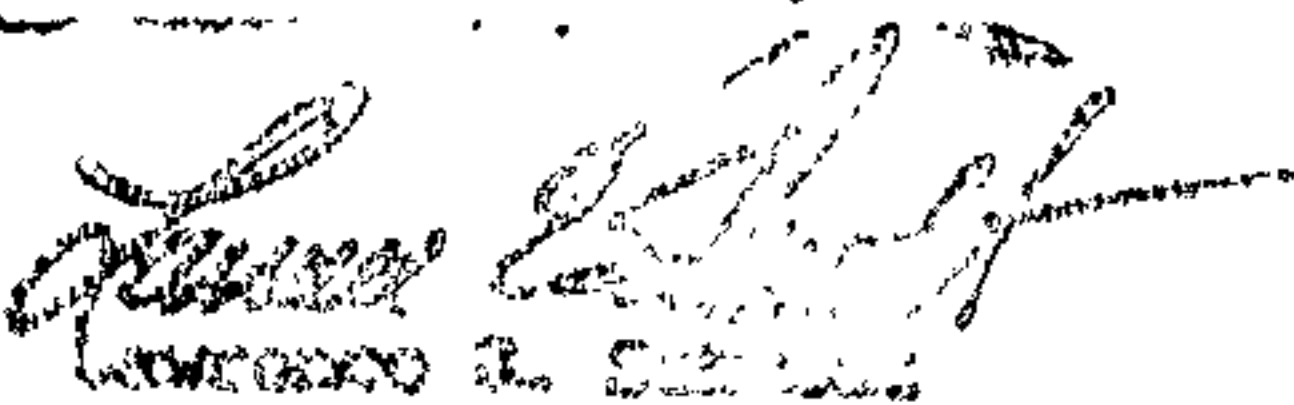
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-353-A

619 College Avenue
S/west side of College Avenue, 171.4 feet east of Spring Avenue
8th Election District – 3rd Councilmanic District
Legal Owners: Samuel and Frances Bayne

Variance to permit an existing dwelling with a side-building setback of 7 feet and an open projection (patio) setback of 3 feet in lieu of the required 10 feet and 7 ½ feet respectively, also to approve a lot width of 50 feet in lieu of 55 feet.

Hearing: Monday, March 29, 2004, at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



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.

**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*

February 18, 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: 04-353-A

619 College Avenue
S/west side of College Avenue, 171.4 feet east of Spring Avenue
8th Election District – 3rd Councilmanic District
Legal Owners: Samuel and Frances Bayne

Variance to permit an existing dwelling with a side-building setback of 7 feet and an open projection (patio) setback of 3 feet in lieu of the required 10 feet and 7 ½ feet respectively, also to approve a lot width of 50 feet in lieu of 55 feet.

Hearing: Monday, March 29, 2004, at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Timothy Kotroco
Director

TK:klm

C: Samuel Bayne, Jr., 8552 London Bridge Way, Lutherville 21093
Samuel and Frances Bayne, Sr., 619 College Avenue, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 13, 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

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number:

04-353-A

Petitioner:

RAYNE

Address or Location:

619 College Ave.
Lutherville, md 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Samuel R. Rayne, Jr. & Frances E. Rayne

Address:

619 College Avenue

Lutherville, maryland 21093

Telephone Number:

(410) 252-4254

**Department of Permits and
Development Management**

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



Baltimore County

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

March 23, 2004

Samuel Banye Jr.
8552 London Bridge Way
Lutherville, Maryland 21093

Dear Mr. Bayne:

RE: Case Number: 04-353-A, 619 College Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 3, 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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 24, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For February 16, 2004
Item Nos. 342, 343, 344, 345, 346, 347,
348, 350, 352, and 353

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RS*

DATE: March 10, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of February 9, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-342

04-344

04-346

04-350

04-352

04-353

04-354

Reviewers: Sue Farinetti, Dave Lykens

AP
3/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 17, 2004

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

RECEIVED

MAR 19 2004

SUBJECT: 619 College

INFORMATION:

Item Number: 4-353

Petitioner: Samuel Bayne

Zoning: RC 5.5

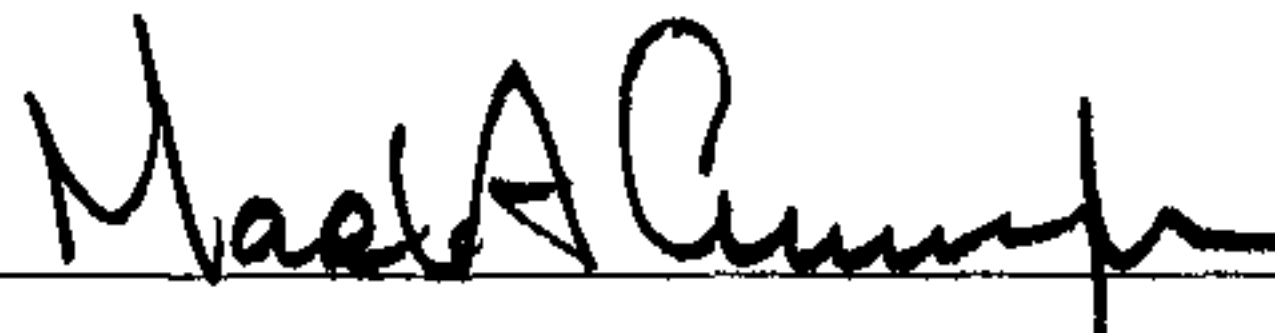
Requested Action: Variance

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

It appears that the petitioner has adjoining property that when combined, would create a lot that meets current area and width standards. Therefore, it is incumbent upon the petitioner to demonstrate that the subject request is in accordance with Section 304.1 of the Baltimore County Zoning Regulations.

Prepared by:



Section Chief:



AFK/LL:MAC:



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2 . 6 . 0 4

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

RE: Baltimore County
Item No. 353 JLL

Dear Ms. Hart:

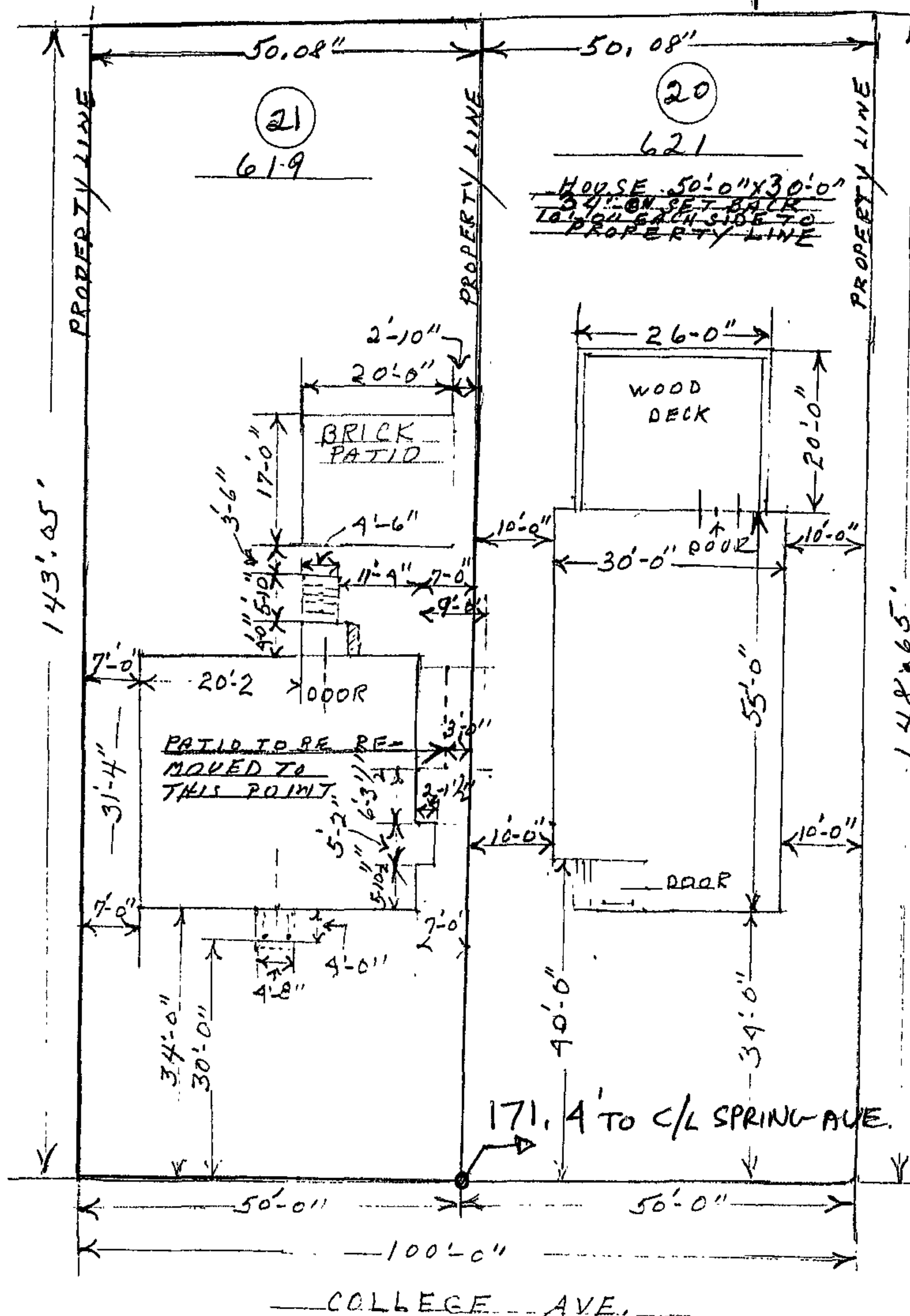
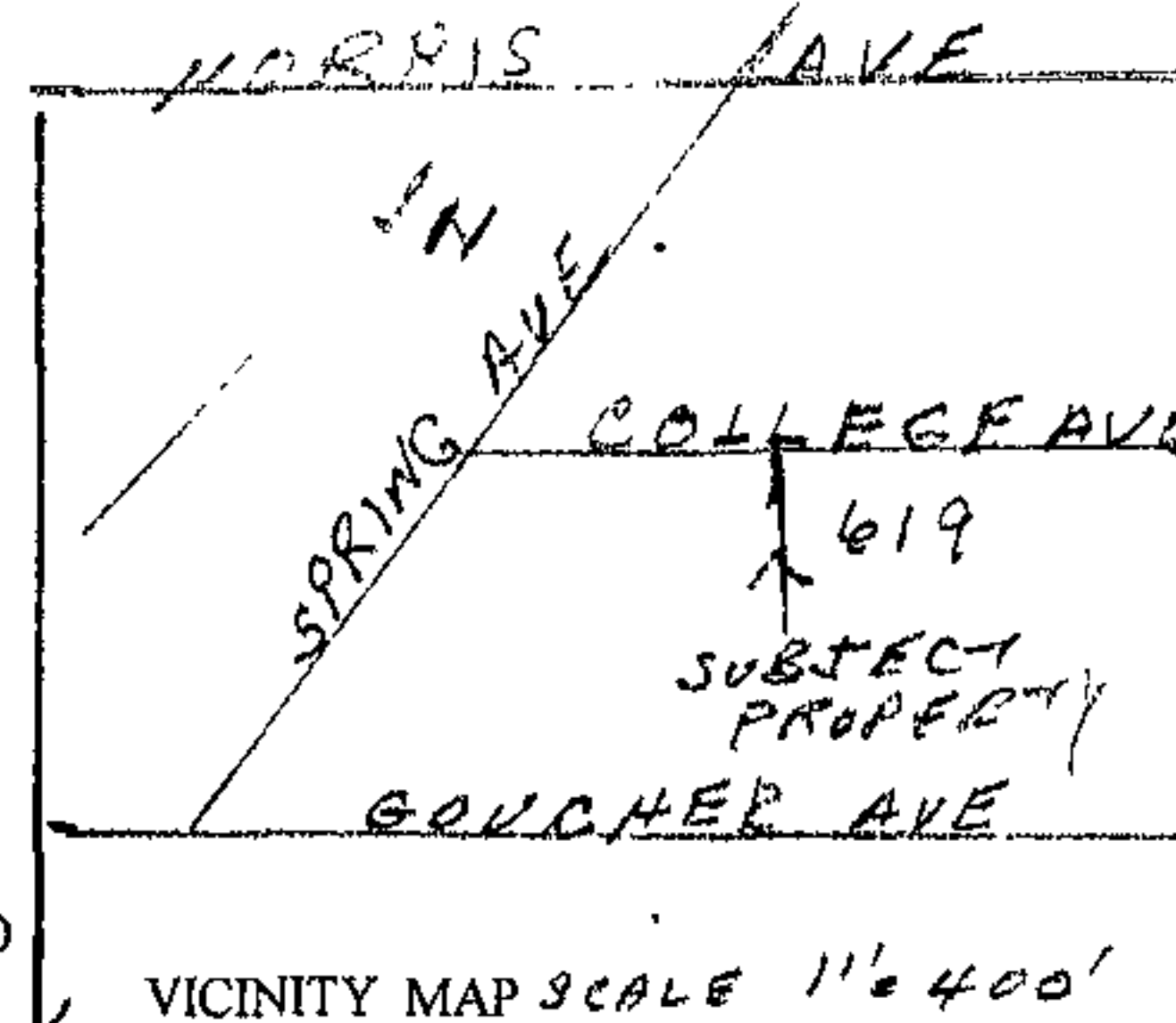
This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

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,

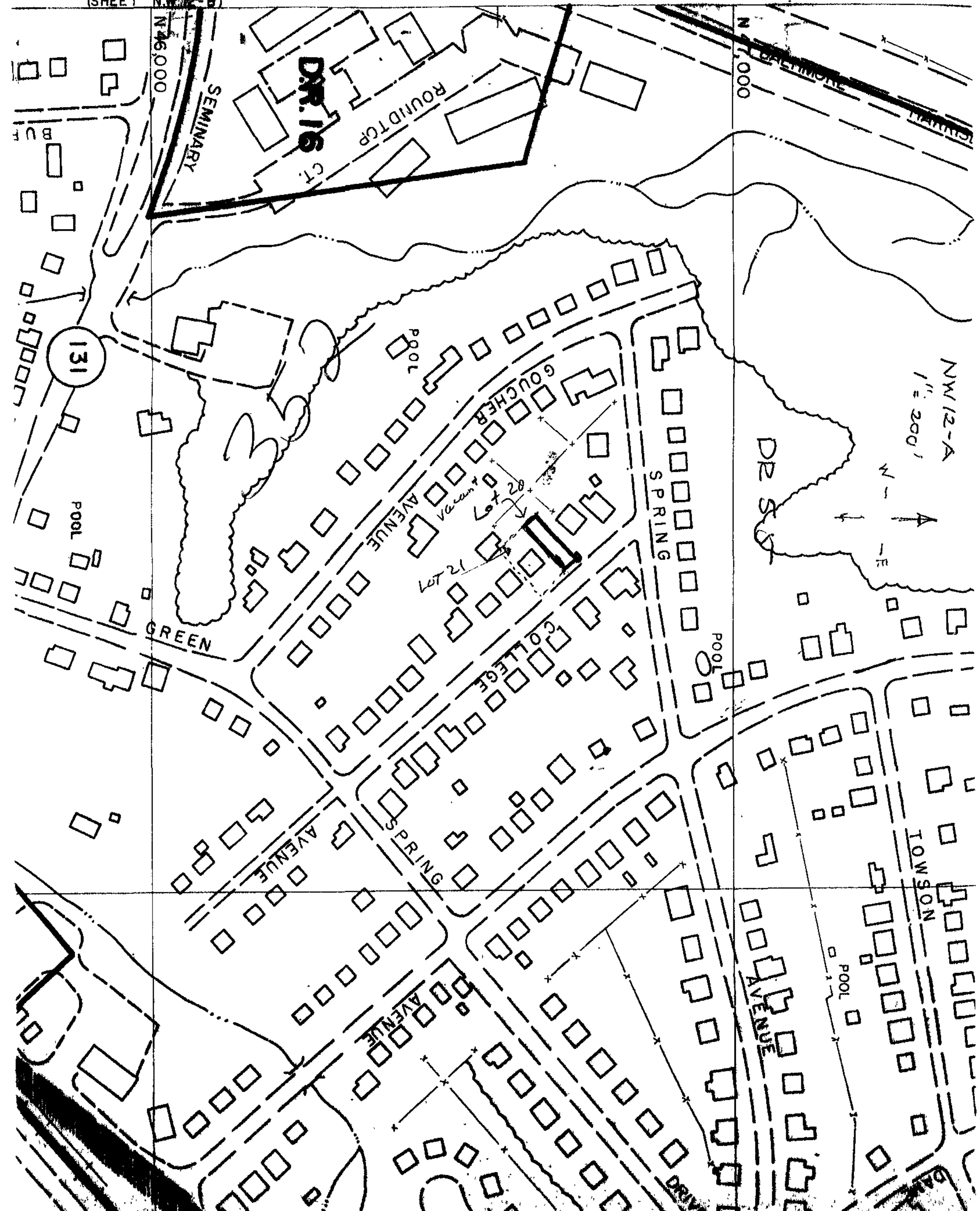
Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

Election District 8th
Councilmanic District 3rd
1"= 200' SCALE # NW, 12-A
ZONING DR 55
LOT SIZE 164 OR - 7,150
ACREAGE SQUARE FT.
SEWER: PUBLIC
WATER: PUBLIC
CHESAPEAKE BAY
CRITICAL AREA: NO
100 YEAR FLOOD PLAIN: NO
HISTORIC PROPERTY/BUILDING: NO
PRIOR ZONING HEARING: N/A



Lot 20, Section M, Talbott Manor, now known as *Lutherville*
621 College Avenue, Lutherville, Md 21093

(SHEET N.W. 12-B)



House on Lot 21, Section M, Talbott Manor, N Known As Lutherville
(SHEET N.W. 12-B) 619 College Avenue, Lutherville, Md. 21093

