

IN RE: PETITION FOR VARIANCE
NE/S Woodside Avenue, 212' NW of
Jeanne Avenue
(1927 Woodside Avenue)
13th Election District
1st Council District

Donald S. Hawkins, et ux, Owners;
James T. Dancy, et ux, Contract Purchasers *

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-374-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Donald S. and Ireland E. Hawkins, and the Contract Purchasers, James T. and Natishia L. Dancy. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 10 feet in lieu of the minimum required 15 feet, a lot width of 80 feet in lieu of the minimum required 100 feet, and to approve the subject property as an undersized lot for a proposed dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Donald Hawkins, property owner, and James and Natishia Dancy, Contract Purchasers. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped unimproved parcel located on the northeast side of Woodside Avenue, just west of Jeanne Avenue and south of Washington Boulevard in Halethorpe. The property is comprised of four lots, namely Lots 31 through 34 of the subdivision known as Halethorpe Terrace, which was platted and recorded in the Land Records of Baltimore County many years ago, well prior to the adoption of the current zoning regulations. Each lot is 20 feet wide and 110 feet deep. Collectively the parcel contains a gross area of .2020 acres, more or less, zoned D.R.2 and is 80 feet wide and 110 feet

ORDER RECEIVED FOR FILING

Date

By

deep. Mr. & Mrs. Hawkins have owned the property for approximately 5 years; however, have contracted to sell the parcel to Mr. & Mrs. Dancy who wish to develop same with a two-story dwelling featuring an attached garage. The relief requested is necessary due to the existence of a floodplain that crosses the property. As shown on the site plan, the floodplain runs in a diagonal line through approximately the center of the property and thus, the available building area is limited. Although the proposed dwelling will be located outside the floodplain area, the house will be situated 10 feet from the side property line adjoining 1925 Woodside Avenue. The Petitioners indicated that they have spoken with that neighbor as well as the neighbor on the other side of their property and that neither had any objections to the proposed construction. Moreover, testimony indicated that building elevation drawings of the proposed dwelling had been submitted and reviewed and approved by the Office of Planning as being consistent with other houses in the neighborhood. It was also indicated that the proposed lot is consistent in terms of size with other lots in the area. Both parties have lived in the area for years and indicated that there are a number of houses in this subdivision that were built on triple-wide (60-foot) or quadruple-wide (80-foot) lots. Thus, development of the subject parcel would not be out of character with the neighborhood.

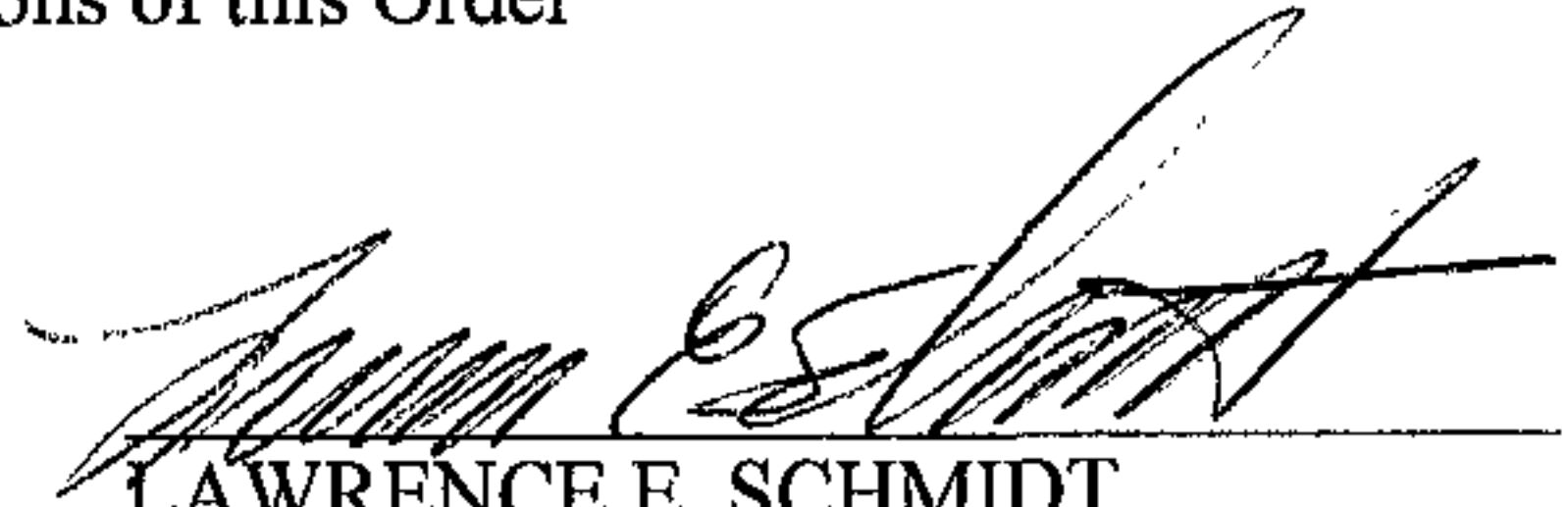
Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. The uniqueness associated with this property is the existence of the floodplain, which limits the building area. I find that the Petitioners have complied with the requirements of Section 307 of the B.C.Z.R. for relief to be granted and that there will be no detriment to the health, safety and general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition 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 21st day of April 2004, that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 10 feet in lieu of the minimum required 15 feet, a lot width of 80 feet in lieu of the minimum required 100 feet, and to approve the subject property as an undersized lot for a proposed dwelling, 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, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed dwelling shall be constructed substantially in accordance with the building elevation drawings that have been reviewed and approved by the Office of Planning.
- 3) Compliance with the ZAC comments submitted by DEPRM and the Development Plans Review division of DPDM relative to Federal Flood Insurance requirements and the protection of water quality, streams, wetlands and floodplains. Copies of those comments have been attached hereto and are made a part hereof.
- 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

ORDER RECEIVED FOR FILING
Date 4/21/04
By [Signature]

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 21, 2004

Mr. & Mrs. Donald S. Hawkins
1919 Woodside Avenue
Halethorpe, Maryland 21227

RE: PETITION FOR VARIANCE
NE/S Woodside Avenue, 212' NW of the c/l Jeanne Avenue
(1927 Woodside Avenue)
13th Election District -- 1st Council District
Donald S. Hawkins, et ux; Owners; James T. Dancy, et ux, Contract Purchasers - Petitioners
Case No. 04-374-A

Dear Mr. & Mrs. Hawkins:

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

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

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. James T. Dancy
4319 Leola Avenue, Baltimore, Md. 21227
Office of Planning; Development Plans Review, DPDM; DEPRM
People's Counsel; Case File

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





FLAND

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 1927 WOODSIDE AVENUE
which is presently zoned D.R. 2

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) 1B 02.3.C.1, BCZR, to permit a proposed dwelling

with a side yard setback of 10 feet in lieu of the minimum required 15 feet, a lot width of 80 feet in lieu of the minimum required 100 feet, and to approve 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)

Property is 80x110, adjacent properties prohibit possibility of obtaining additional footage, and other facts to be presented 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 Natishia Dancy James T Dancy
Signature Natishia Dancy James Dancy
Address 4319 LEDA AVE 410247-2496
City Balt State md Zip Code 21227

Attorney For Petitioner:

Name Type or Print _____
Signature _____
Address _____ Telephone No _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Name Type or Print DONALD S. HAWKIN'S
Signature Donald S. Hawkins
Name Type or Print Ireland E. Hawkins
Signature Ireland E. Hawkins
Address 1919 WOODSIDE AVE 410-247-1391
City HALETHORPE State MD Zip Code 21227

Representative to be Contacted:

Name _____
Address _____ Telephone No _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Reviewed By SNP Date 2/13/04

ORDER RECEIVED FOR FILING
Date 2/11/04
By [Signature]

04-374-A

ZONING DESCRIPTION FOR 1927 Woodside Ave
(address)
Halsethorpe, Md 21227

Beginning at a point on the Northeast side of
(north, south, east or west)

Woodside Avenue which is 30 feet
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 212 ft. Northwest of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Jeanne Avenue
(name of street)

which is 18 feet wide. *Being Lot # 31, 32, 33 + 34
(number of feet of right-of-way width)

Block L, Section # in the subdivision of Halsethorpe Terrace
(name of subdivision)

as recorded in Baltimore County Plat Book # WPC # 7, Folio # 72,

containing 8800 square feet. Also known as 1927 Woodside Ave
(square feet or acres) (property address)

and located in the 13th Election District, 1st Councilmanic District.

04-374-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 32601

DATE 2/13/04 ACCOUNT R-001-006-6150
AMOUNT \$ 115.00

RECEIVED
FROM:

Olivia Williams James Thomas Downey

FOR:

Undersize lot Approval & Variance
1927 Woodside Ave (Hawkins)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

04-374-A

PAID RECEIPT

BUSINESS ACTUAL TIME BOM
2/17/2004 2/13/2004 15:18:41 2
REG 0304 WALKIN DIXOL IND
RECEIPT # 256542 2/13/2004 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 032601

Receipt Tot \$115.00
\$115.00 - CR \$0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

ZONING NOTICE

CASE # 04-374-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 407, COUNTY COURTS BUILDING
401 BOSLEY AVENUE

PLACE: TOWSON, MD. 21204

MONDAY, APRIL 12, 2004

DATE AND TIME: AT 11:00 AM

REQUEST: VARIANCE TO PERMIT A PROPOSED
DWELLING WITH A SIDEYARD SETBACK OF
10 FEET IN LIEU OF THE MINIMUM REQUIRED
15 FEET, A LOT WIDTH OF 80 FEET IN LIEU OF
THE MINIMUM REQUIRED 100 FEET AND TO
APPROVE AN UNDERSIZED LOT.

STATEMENTS ARE TO BE MADE BY OTHER OWNERS ARE SOMETIMES NECESSARY
TO CARRY OUT THE CASE NO. 04-374

DO NOT REMOVE THIS SIGN AND POST OR SIGN OF REMOVAL FROM PUBLICITY OF LAW

INDICATES ADDRESS

ZONING NOTICE
CALL 404-374-4

CALL 800-374-3743

NOTICE
A public hearing will be held at
101 Zuhir, Columbus, Ohio
on January 22

PLATE 10
THE GARDEN OF THE
GODS

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: #04-374-A

1927 Woodside Avenue

NE/side of Woodside Avenue, 212 feet n/west of Jeanne Avenue

13th Election District - 1st Councilmanic District

Legal Owner(s): Donald and Ireland Hawkins

Contract Purchaser: James and Natishla Dancy

Variance: to permit a proposed dwelling with a sideyard setback of 10 feet in lieu of the minimum required 15 feet, a lot width of 80 feet in lieu of the minimum required 100 feet and to approve an undersized lot.

Hearing: Monday, April 12, 2004 at 11:00 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.

3/356 Mar 25

C655992

CERTIFICATE OF PUBLICATION

3/25/2004

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 3/25/2004.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-374-A

Petitioner/Developer: JAMES & NATISHIA DANCY

Date of Hearing/ Closing: APRIL 12, 2004

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 # 1927 WOODSIDE AVE.

The sign(s) were posted on MARCH 26, 2004
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BAUTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

**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

March 1, 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: 04-374-A

1927 Woodside Avenue
NE/side of Woodside Avenue, 212 feet n/west of Jeanne Avenue
13th Election District – 1st Councilmanic District
Legal Owners: Donald and Ireland Hawkins
Contract Purchaser: James and Natishia Dancy

Variance to permit a proposed dwelling with a sideyard setback of 10 feet in lieu of the minimum required 15 feet, a lot width of 80 feet in lieu of the minimum required 100 feet and to approve an undersized lot.

Hearing: Monday, April 12, 2004, at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

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

Timothy Kotroco
Director

TK:klm

C: Donald & Ireland Hawkins, 1919 Woodside Avenue, Halethorpe 21227
James & Natishia Dancy, 4319 Leola Avenue, Baltimore 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 27, 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

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 25, 2004 Issue - Jeffersonian

Please forward billing to:
James Thomas Dancy, Jr.
4319 Leola Avenue
Baltimore, MD 21227

410-247-2496

NOTICE OF ZONING HEARING

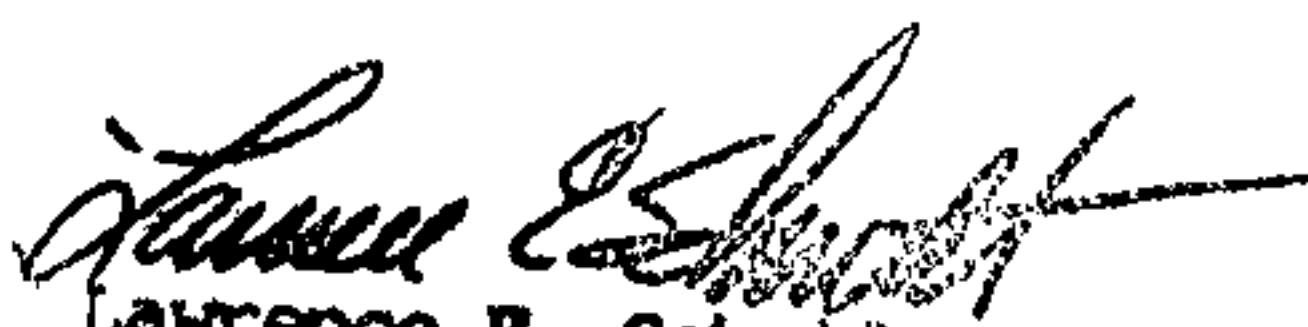
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-374-A

1927 Woodside Avenue
NE/side of Woodside Avenue, 212 feet n/west of Jeanne Avenue
13th Election District – 1st Councilmanic District
Legal Owners: Donald and Ireland Hawkins
Contract Purchaser: James and Natishia Dancy

Variance to permit a proposed dwelling with a sideyard setback of 10 feet in lieu of the minimum required 15 feet, a lot width of 80 feet in lieu of the minimum required 100 feet and to approve an undersized lot.

Hearing: Monday, April 12, 2004, at 11:00 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
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: 04-374-A
Petitioner: HAWKINS
Address or Location: 1927 WOODSIDE AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: James Thomas Dancy JR
Address: 4319 Leake Ave Baltimore MD 21227

Telephone Number: ¹¹⁴410 247-2496 ^{C#}443-271-3188

**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*

April 6, 2004

Donald S. Hawkins
Ireland E. Hawkins
1919 Woodside Avenue
Halethorpe, Maryland 21227

Dear Mr. and Mrs. Hawkins:

RE: Case Number:04-374-A, 1927 Woodside Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 13, 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.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Natashia L. and James T. Dancy 4319 Leola Avenue Baltimore 21227

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

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

February 24, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: February 23, 2004

Item No.: 367-375

374

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

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



Printed on Recycled Paper



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2.24.02

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

RE: Baltimore County
Item No. 374 JHP

Dear Ms. Matthews:

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

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

Very truly yours,

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

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

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley */RBS*

DATE: March 22, 2004

SUBJECT: Zoning Item # 04-374
Address 1927 Woodside Avenue
Hawkins Property

Zoning Advisory Committee Meeting of February 23, 2004

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X 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).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: John Russo

Date: March 4, 2004

4/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 2, 2004

RECEIVED

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

MAR 3 2004

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case 4-367 and 4-374

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Mark A. Cunningham

Section Chief:

John Paulsen

AFK/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 15, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For March 1, 2004
Item No. 374

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 flood plain elevation.

RWB:CEN:jrb

cc: File

ORDER RECEIVED FOR FILING

Date

By

ZAC-03-01-2004-ITEM NO 374-03152004

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Lynn Lanham
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 04-374-A

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by JNP
Date 2/13/04

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

MINIMUM APPLICANT SUPPLIED INFORMATION:

DONALD S. & IRELAND E. HAWKINS 1919 WOODSIDE AVE 410-247-1391
Print Name of Applicant Address Telephone Number
Lot Address 1927 WOODSIDE AVE Election District 13 Councilmanic District 1 Square Feet 8800
Lot Location: (N E S W) side/corner of WOODSIDE AVE, 212 feet from (N E S W) corner of Joanne Avenue
(street) (street)
Land Owner: DONALD S. & IRELAND E. HAWKINS Tax Account Number 13-02-650974, 13-02-650975, 13-02-650976, 13-02-650977
Address: 1919 WOODSIDE AVE HALETHORPE MD 21227 Telephone Number (410) 247-1391

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan Property (3 copies)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly) Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DR 2</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations

Signed by: _____
for the Director, Office of Planning and Community Conservation

Date: _____

Revised 2/05/02

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

RE: PETITION FOR VARIANCE * BEFORE THE
1927 Woodside Avenue; NE/side of
Woodside Ave, 212' NW of Jeanne Avenue * ZONING COMMISSIONER
13th Election & 1st Councilmanic Districts
Legal Owner(s): Donald & Ireland Hawkins * FOR
Contract Purchaser(s): Natishia & James Dancy
Petitioner(s) * BALTIMORE COUNTY
* 04-374-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.

RECEIVED

MAR 04 2004

Per.....

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 4th day of March, 2004, a copy of the foregoing Entry of Appearance was mailed to, Donald & Ireland Hawkins, 1919 Woodside Avenue, Halethorpe, MD 21227, Petitioner(s).

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

CASE NAME _____
CASE NUMBER _____
DATE _____

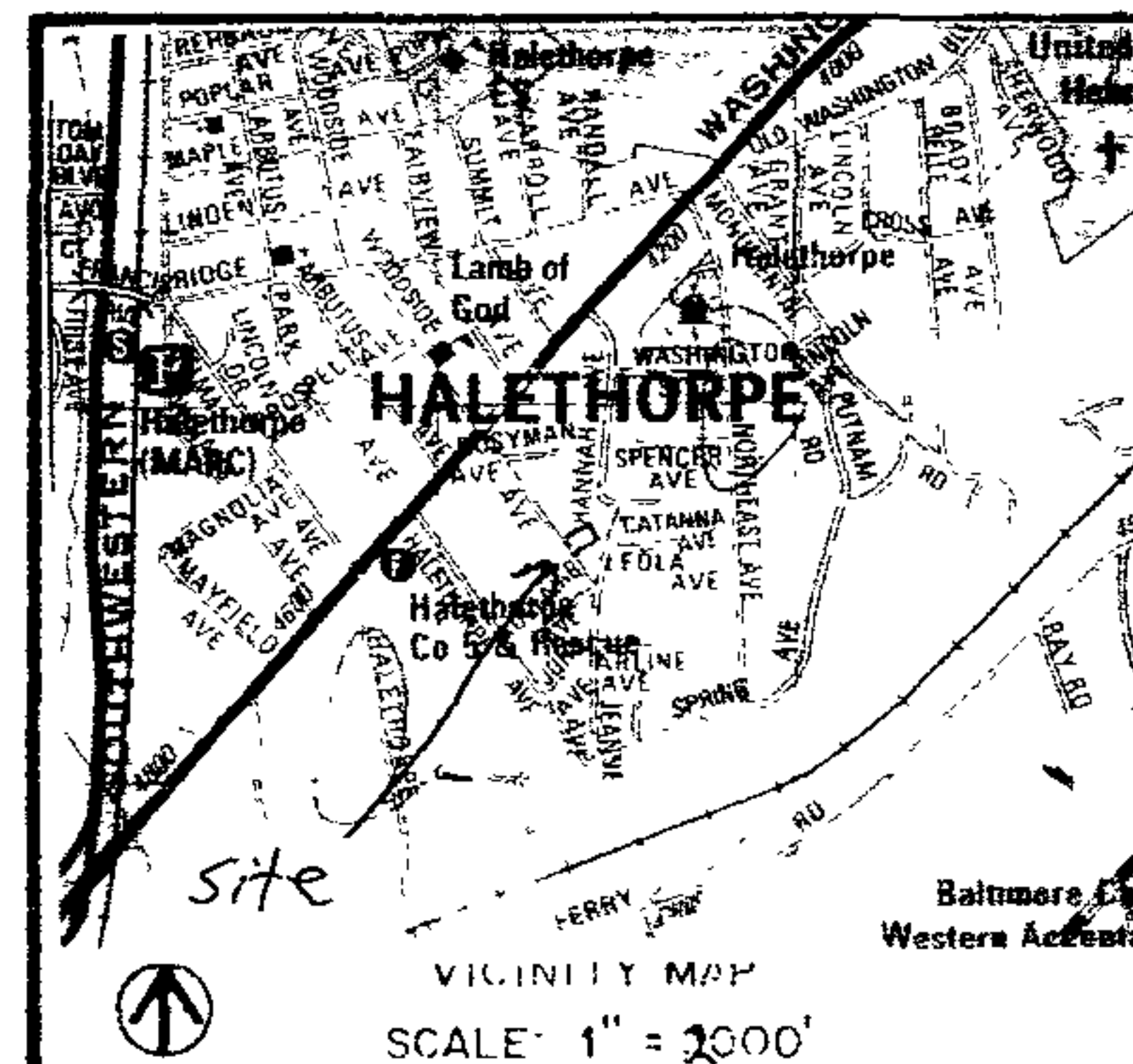
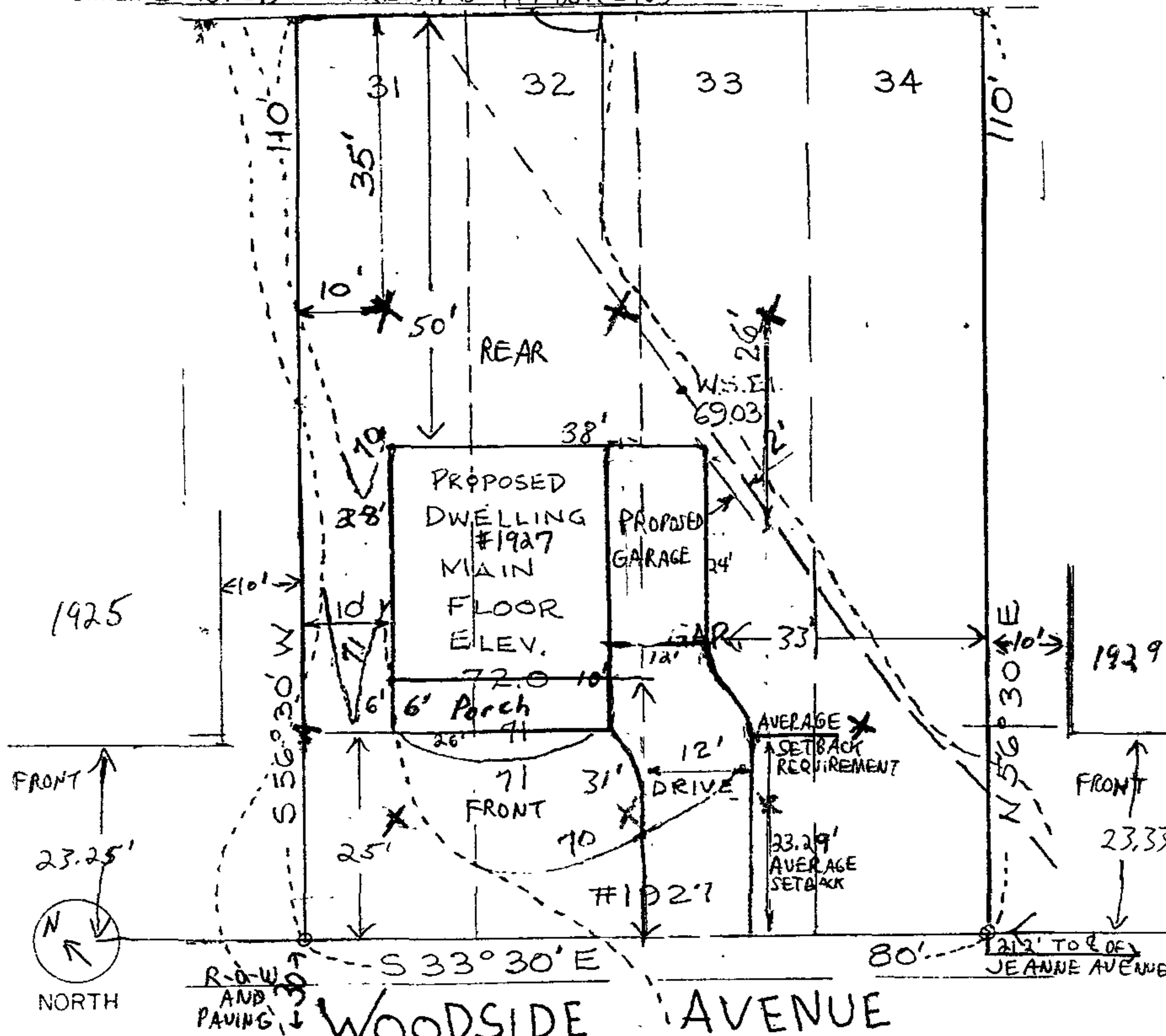
[illegible]

15

SUBDIVISION NAME HALETHORPE TERRACE

PLAT BOOK # 7 FOLIO # 72 LOT # ^{31, 32}33, 34 ~~SECTION #~~ BLOCK L

OWNER DONALD E IRELAND HAWKINS



ELECTION DISTRICT 13

COUNCILMANIC DISTRICT /

1" = 200' SCALE MAP # SW-E-D

ZONING OR 2

LOT SIZE .2020 3800
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☒	☐
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	NONE	

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY

SCALE OF DRAWING: 1" = 20'

JNP 1374 104-374-A

