IN RE: PETITION FOR VARIANCE

N/S of North Tyrone Road, 640 ft. NE

centerline of Armagh 9th Election District

5th Councilmanic District

(216 N. Tyrone Road)

Lea D. & John G. Packard Petitioners * BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 04-420-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property Lea D. and John G. Packard. The variance request is for property located at 216 N. Tyrone Road in the Towson area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition to an existing single-family dwelling to have a side yard setback of 8 ft. and a rear yard setback of 12.4 ft. in lieu of the required 10 ft. and 30 ft. respectively.

The property was posted with Notice of Hearing on April 9, 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 April 15, 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: None.

Interested Persons

Appearing at the hearing on behalf of the variance request were Lea and John Packard,
Petitioners. Herbert Burgunder, III, Esquire represented the Petitioners. Forest and Julian Doupnik
appeared in opposition to the petition and were represented by Paul Hanley Esquire. 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, is improved by a single-family dwelling owned by the Packard's for the past 15 years. The property is zoned DR 5.5 and the existing home was built in 1942 on Lot No. 31 of the "Armagh Village" subdivision, which was recorded in the Land Records for Baltimore County in May, 1940. See Petitioners' Exhibit No. 3. The Petitioners reside at 216 Tyrone Street.

Mr. Packard testified that he wanted to build two additions to his home to benefit himself, his wife and their adult handicapped child who lives with them permanently. The first addition was to enclose the existing side screened porch and extend it to the rear line of the home. This would provide additional living space on the first floor. See Petitioners' Exhibit No. 4. The present screened porch is 8 ft. from the property boundary with the Doupnik's and the request is for a variance of 8 ft. in lieu of the required 10 ft. The second addition is for a two-story addition to the rear of the home to extend the small kitchen and provide additional space for bedrooms. The end

of the addition would come to within 12.4 feet of the rear boundary line and would be located in the area occupied by the existing deck in the rear yard. See Petitioners' photograph, Exhibit No. 6 and protestants' Exhibit No. 1A.

The Petitioner testified that the additions would match the existing home architecturally with brick and colonial siding and similar rooflines to the existing home. He indicated that the view from the street would be virtually the same as presently seen by the public. Finally, he indicated that many similar additions had been made to homes along Tyrone Street, especially pointing out the two-story rear addition at 210 Tyrone Street. He also noted that side porches, which many owners have enclosed, were original to the house.

The Petitioner also described in some detail that he owned the lot behind him as did most of the property owners along Tyrone Street. It seems that many years ago, these home were built along the right-of-way of the Maryland & Pennsylvania Railroad, which eventually was abandoned, and the land sold to each adjacent property owner. This lot, which I will call the "rear lot", is the same width as the Tyrone Street lots and more than 100 ft. deep. Each of the property owners along this side of Tyrone Street now owns a rear lot.

When asked by this Commissioner if he could simply move the lot line between the rear lot and the home lot and avoid the rear variance, the Petitioner testified that he could. However, the Petitioner believed that since he owed a mortgage on the house lot and none on the rear lot he would have much less trouble dealing with the variance request than dealing with the mortgage lender to whom he would have to convince to accept the change.

Substantial testimony and evidence was also devoted to the 20 ft. "reservation" shown on Petitioner's Exhibit No. 3. This area contains the utilities, which serve the homes along this side of Tyrone Street. The Petitioner testified that his addition would not violate the reservation because he had made arrangements with the utilities to serve his property by other means. He admitted that his

son, who was described as a disabled adult, was employed as a custodian and was not confined to a wheelchair.

He also said that his lot was unique in that it was the shortest lot along the north side of Tyrone Street. He pointed out that a two-story rear addition had been erected at 210 Tyrone Street (Lot 28) and assumed that this was done without a variance because of that lot's longer length. He felt that this indicated that the zoning regulations fell more harshly on his property than other neighboring properties as he needed a rear variance for a similar addition. He also mentioned that his lot was near the sewerage pumping station adjacent to Lot 32, and that storm drain connectors were located in the area. Finally, he indicated that the community association had taken no position in regard to this request.

The protestants have lived next door at 214 Tyrone Street since 1984. They were concerned that the rear addition in particular would dominate and loom over their back yard and home, thereby greatly reducing their privacy and the value of their home. See Protestant's photographs, Exhibit No. 1. Mr. Doupnik pointed out that the lots in this development were only 60 ft. wide and that adding a structure to the side reduced the separation between homes. He objected to any use by the Petitioners of the 20 ft. reservation, which the rear addition violated. He was aware of the rear addition to 210 Tyrone Street and admitted on cross-examination that he did not know whether the addition had diminished the value of adjacent properties.

Findings of Fact and Conclusions of Law

I will separate the two requests because in my mind because they are quite different in scope and legal status. Starting with the rear addition, Mr. Packard admitted that he could have adjusted the lot line between his home lot and rear lot to avoid the rear variance. He was concerned, however, that his lender would be difficult to deal with under the circumstances. Frankly, I imagine the lender would be joyous at the thought of more unencumbered land being added to the home lot

on which the lender has a mortgage. This gives the lender more security for the loan than previously available.

However, whether the lender is pleased or not, I find that the Petitioner has property in the rear of his home which can be used in combination with the home lot to avoid a rear variance. I find, from a zoning perspective, that owning sufficient adjoining land to conform to the zoning regulations means that there can be no hardship or practical difficulty from a zoning standpoint. See Section 304.1 C as a similar concept in the undersized lot approval process. Therefore, I will deny the rear variance request.

This finding has great and perhaps grave implications for not only the Petitioner's possible additions but also any similar additions where property owners have acquired additional property from the defunct railroad. Given this situation, it seems to me that the community association might want to attempt to limit by private agreement how large these additions can become. I suspect that even this Petitioner would be alarmed at the prospect of ever-longer narrow additions being built by his neighbors into their rear lots by lot line adjustment which can be made privately and without government control or public scrutiny. Nevertheless, from a zoning perspective, I can not find hardship or practical difficulty where there is none.

I will approve the variance to allow the side porch to be enclosed and extended to the rear building line as shown on Petitioners' Exhibit No. 1. The existing screened-in porch is already 8 ft. away from the lot line as are many such porches that were original to the homes built in this subdivision. I find that the impact on the protestants is negligible, not only because this is a very small variance (2 ft.) and the existing screened-in porch is an accepted feature of the Petitioner's home, but there is an existing privacy fence between the properties that will make the side addition almost invisible form the protestants' property. See protestants' photograph Exhibit 1A. From all

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conditions exist that are peculiar to the land or structure which is the subject of the variance request. These homes were built with side screened-in porches on 60 ft. wide lots in the 1940's, much before the DR zoning regulations were applied. In that sense, they are unique in that the imposition of the zoning regulations long after the subdivision was laid out and homes built means that the regulations fall more harshly on these properties than on other properties in the neighborhood that were laid out and built to the DR regulations. I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The Petitioner requires more living space for his family including his disabled adult son. To deny the side yard variance would result in a hardship on the Petitioner's family. No increase in residential density beyond that otherwise allowable by the Zoning Regulations was requested, nor will such be permitted as a result of granting the side yard variance. Finally, the side yard variance can be granted in strict harmony with the spirit and intent of said regulations, and in a manner so as to grant relief without injury to the public health, safety and general welfare. As I mentioned above, the protestants will be unaware of the enclosure of the screened-in porch.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request for a rear yard variance should be denied while the request for the side yard variance should be granted.

THEREFORE, IT IS ORDERED, this day of May, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition to have a side yard setback of 8 ft. in lieu of the required 10 ft. be and is hereby GRANTED, subject, however, to the following restriction:

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

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their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;

IT IS FURTHER ORDERED that the Petitioners' request for variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition to have a rear yard setback of 12.4 ft in lieu of 30 ft., be and it is hereby DENIED.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

John V. Murphy

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

May 14, 2004

Herbert Burgunder, III, Esquire P. O. Box 227 Stevenson, Maryland 21153

Re: Petition for Variance
Case No. 04-420-A
Property: 216 N. Tyrone

Dear Mr. Burgunder:

Enclosed please find the decision rendered in the above-captioned case.

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
John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: Paul J. Hanley, Esquire
John & Lea Packard
Russell & Ann Doupnik



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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 216 N. Tyrone which is presently zoned DR = 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) |BoZ.3.C.1 (BCZR) 1801-18-18-16 TO PERMIT AN EXISTING SINGLE FAMILY DWELLING OF & AND A REAR YARD SETBACK OF 12.4 ILI LIEU OF THE REQUIRED 10' AND 30' RESPECTIVELY

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 assessed at hearing abandoned railroad right of way now owned by homeowner

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:

Legal Owner(s):

		Ecgai Owner(3).
		John G. Packard
Name - Type or Print	Na	me - Type or Print
Signature		Signature Signature
	·	Lea D. Packard
Address	Telephone No.	Name - Type or Print) achard.
City State	Zip Code	Signature
Attorney For Petitioner:		216 Tyrone Road
		Address Telephone No.
Herbert Burgunder III Name - Type or Print	Cit	Baltimore, MD 21212 State Zip Code
1-16-20	O.N.	•
Signature		Representative to be Contacted:
		Herbert Burgunder III
Company		Name
P.O. Box 227 410-653-7	7172 Telephone No.	P.O. Box 227 Address Telephone No.
Stevenson, MD 21153	relebrione Mo.	Total Total
City State	Zlp Code	Stevenson, MD 21153 City State Zip Code
3		OFFICE USE ONLY
Case No. 04-470-A		ESTIMATED LENGTH OF HEARING
	Reviewed By	LUNAVAILABLE FOR HEARING 3/16/0/L
FEX 9/15/98	ttorioned by	——————————————————————————————————————
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ZONING DESCRIPTION FOR 216 NORTH TYRONE ROAD

Beginning at a point on the North side of North Tyrone Road which is 35' wide at the distance of 640' Northeast of the centerline of the nearest improved intersecting street Armagh Drive which is 35' wide. Being Lot# 31 in the subdivision Armagh as recorded in Baltimore County Plat Book# 12, Folio#75, containing 6240 square feet. Also known as 216 North Tyrone Road and located in the 9th Election District, 5th Councilmanic District.



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NOTICE OF ZONING

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: #04-420-A 218 N. Tyrone Road N/side N

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) 887-4388.
(2) For information concerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 8873391.
4/214 Apr. 15 C659703

CERTIFICATE OF PUBLICATION

4/15,2004
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 $4/5/$ _,2004.
The Jeffersonian Arbutus Times Catonsville Times Towson Times Owings Mills Times
□ NE Booster/Reporter □ North County News
J. WULLING

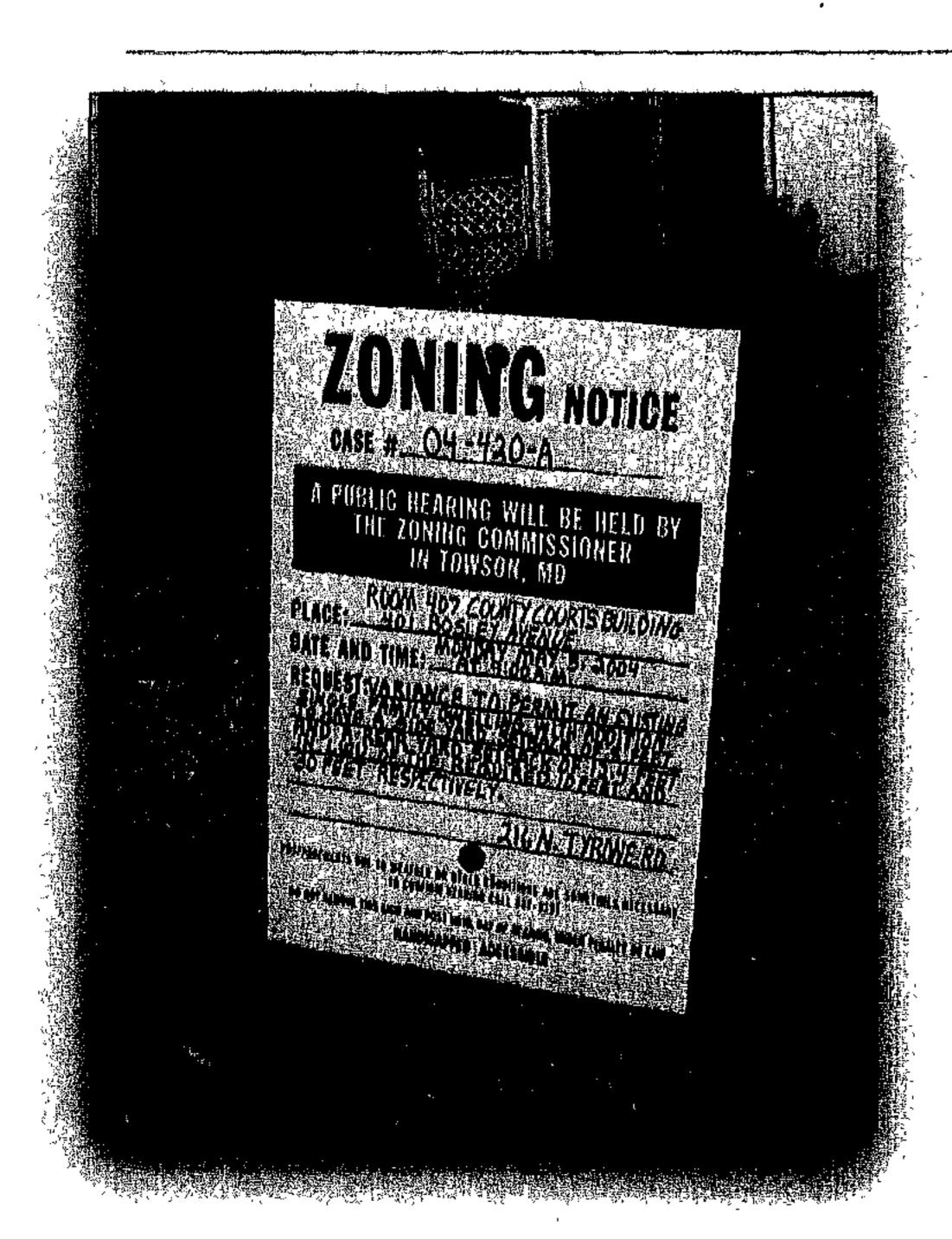
CERTICATE OF POST

Œ	tention: Kruster Matchews.
RE:	Case Number 04- 420-A Date <u>April 19, 2004</u>
	Petitioner/Developer HERBERT BURGUNDER JOHN + LEA PACKARI
	Date of Hearing/Closing May 3, 2004
141 <i>0</i> 1 ##	This is to certify under the penalties of perjury that the necessary sign(s) required by law

were posted conspicuously on the property located at ADD AUGICU TYRUXUL IS UTTU

The sign(s) were posted on

april 9, 2004



(Signature of Sign Poster)

Linda O'Keefe (Printed Name of Sign Poster)

523 Penny Lane (Street Address of Sign Poster)

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

410-666-5366

(Telephone Number of Sign Poster)

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 23, 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: 04-420-A

216 N. Tyrone Road

N/side N. Tyrone Road, 640 feet +/- n/east of centerline of Armagh Drive

9th Election District – 5th Councilmanic District

Legal Owners: John & Lea Packard

<u>Variance</u> to permit an existing single family dwelling with addition to have a side yard setback of 8 feet and a rear yard setback of 12.4 feet in lieu of the required 10 feet and 30 feet respectively.

Hearing: Monday, May 3, 2004, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

butty Kotroco

Director

TK:klm

C: Herbert Burgunder, P.O. Box 227, Stevenson 21153 John & Lea Packard, 216 N. Tyrone Road, Baltimore 21212

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 17, 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, April 15, 2004 Issue - Jeffersonian

Please forward billing to:

Herbert Burgunder

P.O. Box 227

Stevenson, MD 21153

410-653-7172

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: 04-420-A

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N/side N. Tyrone Road, 640 feet +/- n/east of centerline of Armagh Drive

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DEMINE D. DOIDHIGH

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 <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.

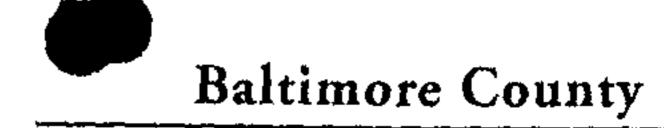
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: OA - 420 - A Petitioner: John and Lea Pachera Address or Location: 216 N. Tyrone Road
PLEASE FORWARD ADVERTISING BILL TO: Name: Heibeit Burgualer III Address: P.O. Box 227 Sheverson MD 21153
Telephone Number: 410-653-7172

Department of Permits Development Management

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





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

April 27, 2004

Herbert Burgunder III P.O. Box 227 Stevenson, Maryland 21153

Dear Mr. Burgunder:

RE: Case Number:04-420-A, 216 N. Tyrone Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 16, 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. Callibal D.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel John and Lea Packard 216 N. Tyrone Baltimore 21212



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



Baltimore County Fire Department

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

March 24, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 22, 2004

Item No.: 413-416, 418-425

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





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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date:

3.19.04

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

RE:

Baltimore County

Item No.

421

LTM

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,

1

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

1. J. Aredle



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

SUBJECT:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

Zoning Advisory Petition(s): Case 4-420

DATE: March 31, 2004

RECEIVED

APR - **2** 2004

ZONING COMMISSIONER

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.

-

Division Chief:

AFK/LL



INTEROFFICE CORRESPONDENCE

DATE: April 14, 2004

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 29, 2004

Item Nos. 413, 414, 415, 416, 418, 419, 420, 421, and 423

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE

216 N. Tyrone Road; N/side of N Tyrone Rd,

640' NE c/line of Armagh
9th Election & 5th Councilmanic Districts
Legal Owner(s): John G & Lea D Packard

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

04-420-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

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 25th day of March, 2004, a copy of the foregoing Entry of Appearance was mailed to, Herbert Burgunder, III, Esquire, P.O. Box 227, Stevenson, MD 21153, Attorney for Petitioner(s).

RECEIVED

MAR 2 5 2004

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per....

PLEASE PRINT CLEARLY

CASE NAME 2016 11. Typone La CASE NUMBER 34 420-0 DATE 5/3 /94

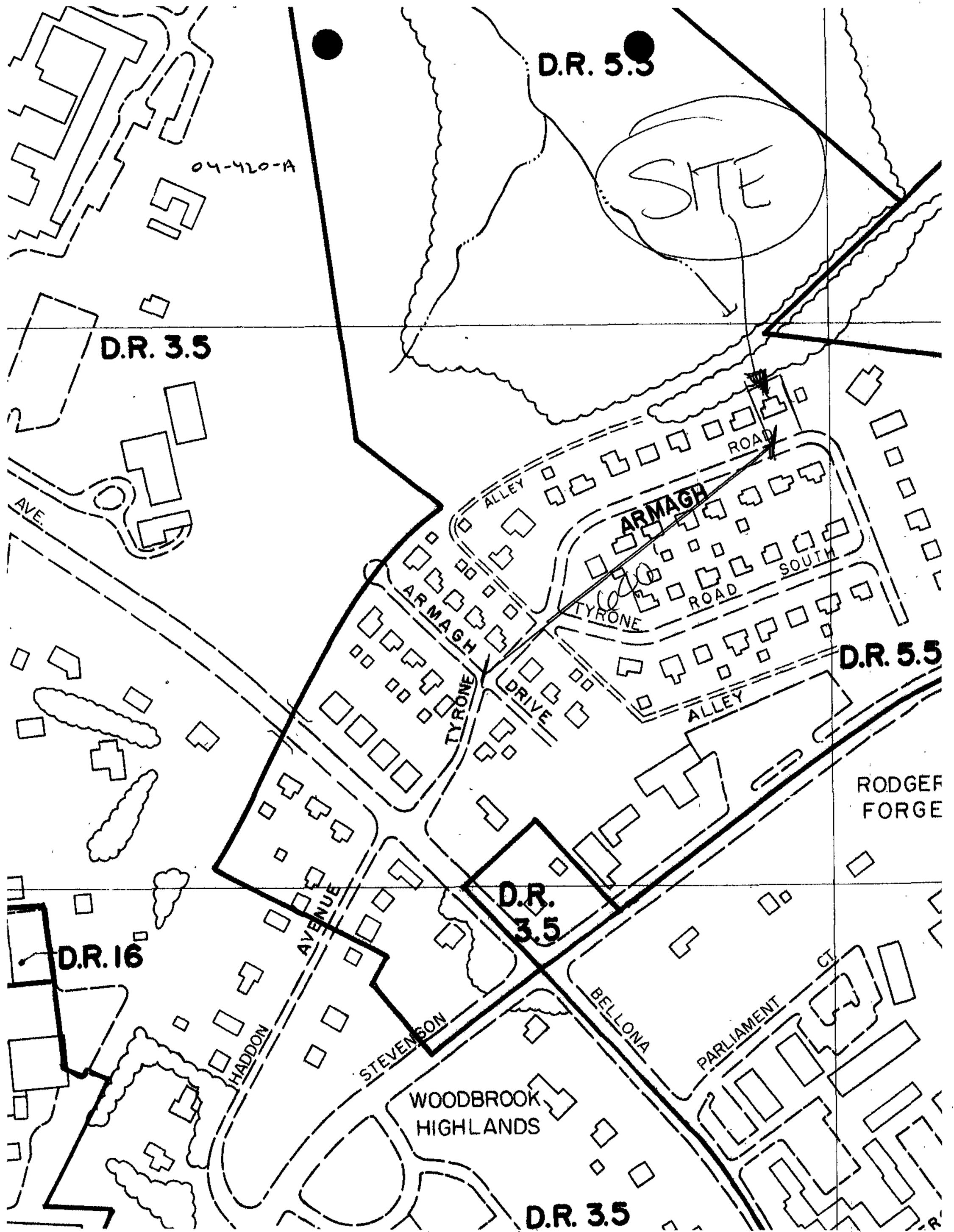
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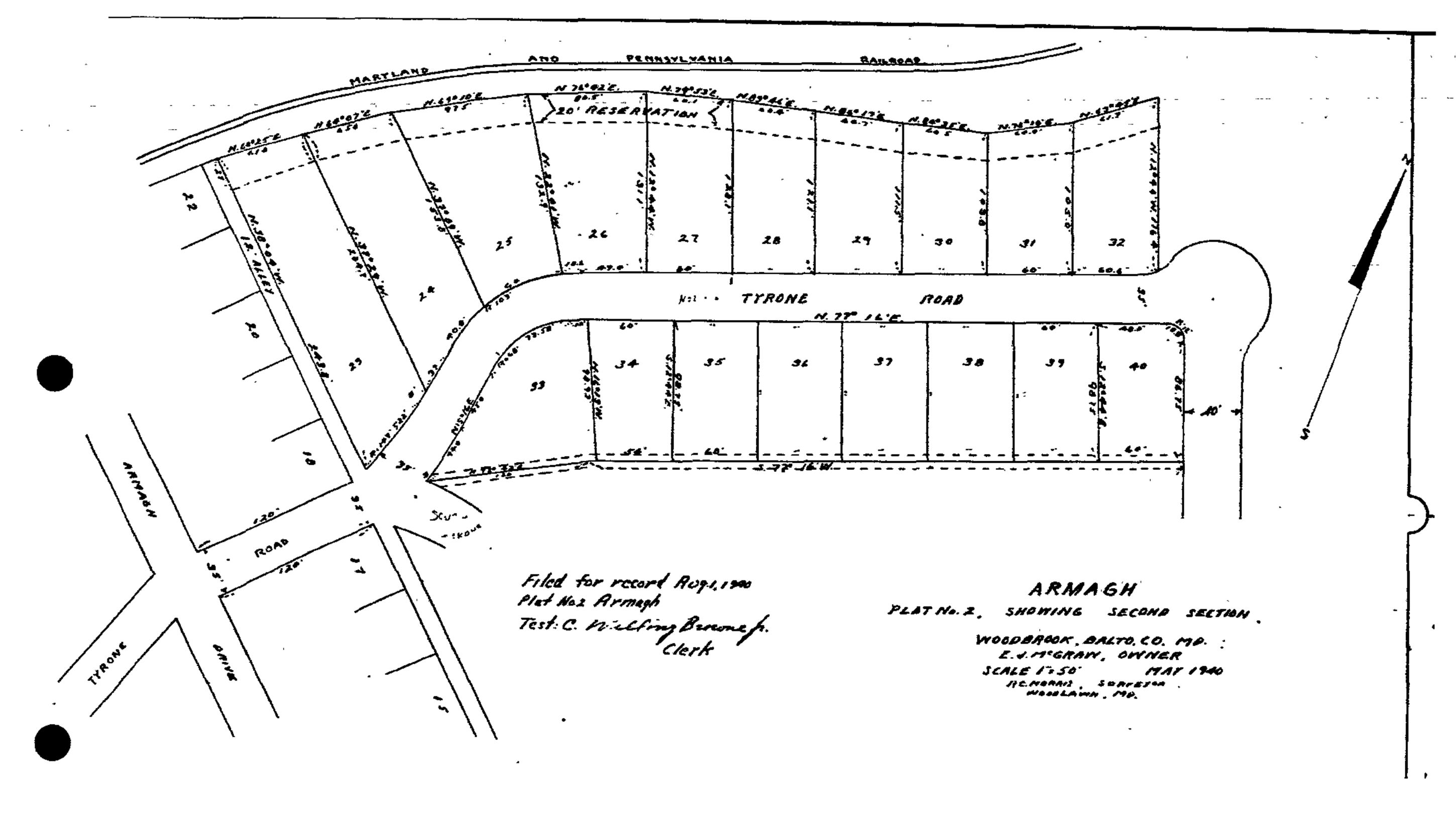
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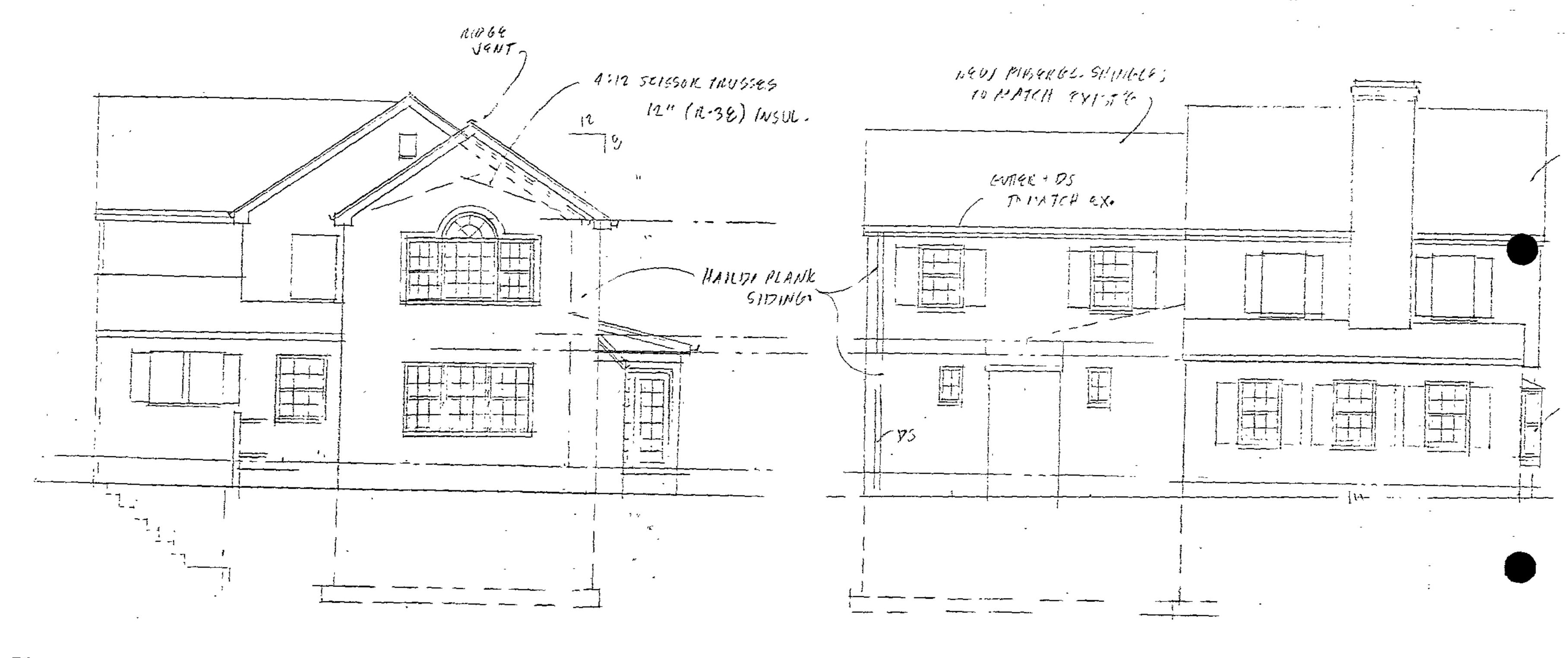
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CASE NUMBER 04-4/20-A
DATE S/3/04

CITIZEN'S SIGN-IN SHEET

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CITY, STATE, ZIP	3417 140 21212 Faltring MA 21712		}									
ADDRESS	214 U. Tribous 2001	206 Wallings										
NAME	F. Russell Douprit	FAUL J. HANLEY				•						







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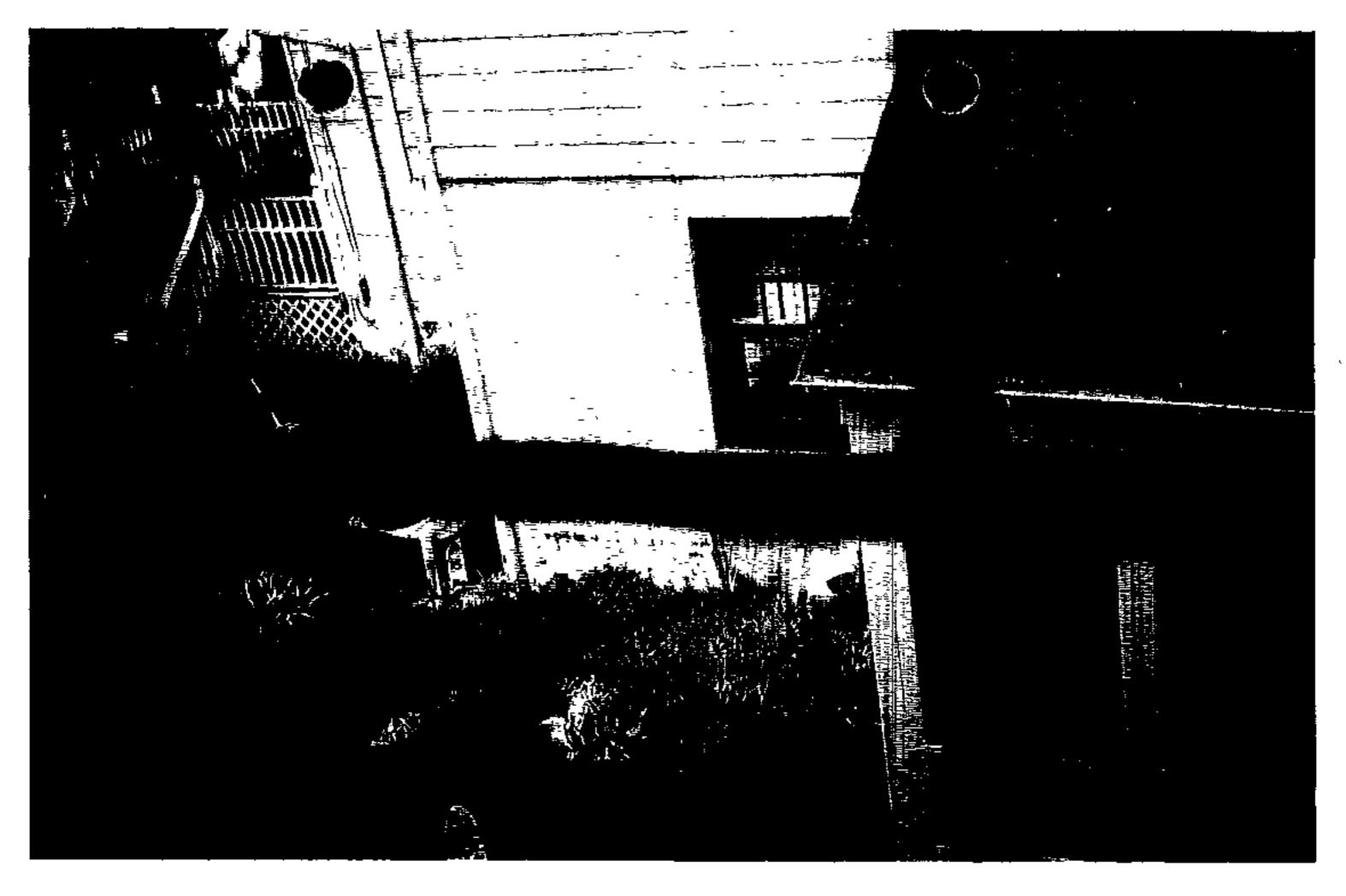
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216 N.Tyrone East side



216 N.Tyrony west 510ld

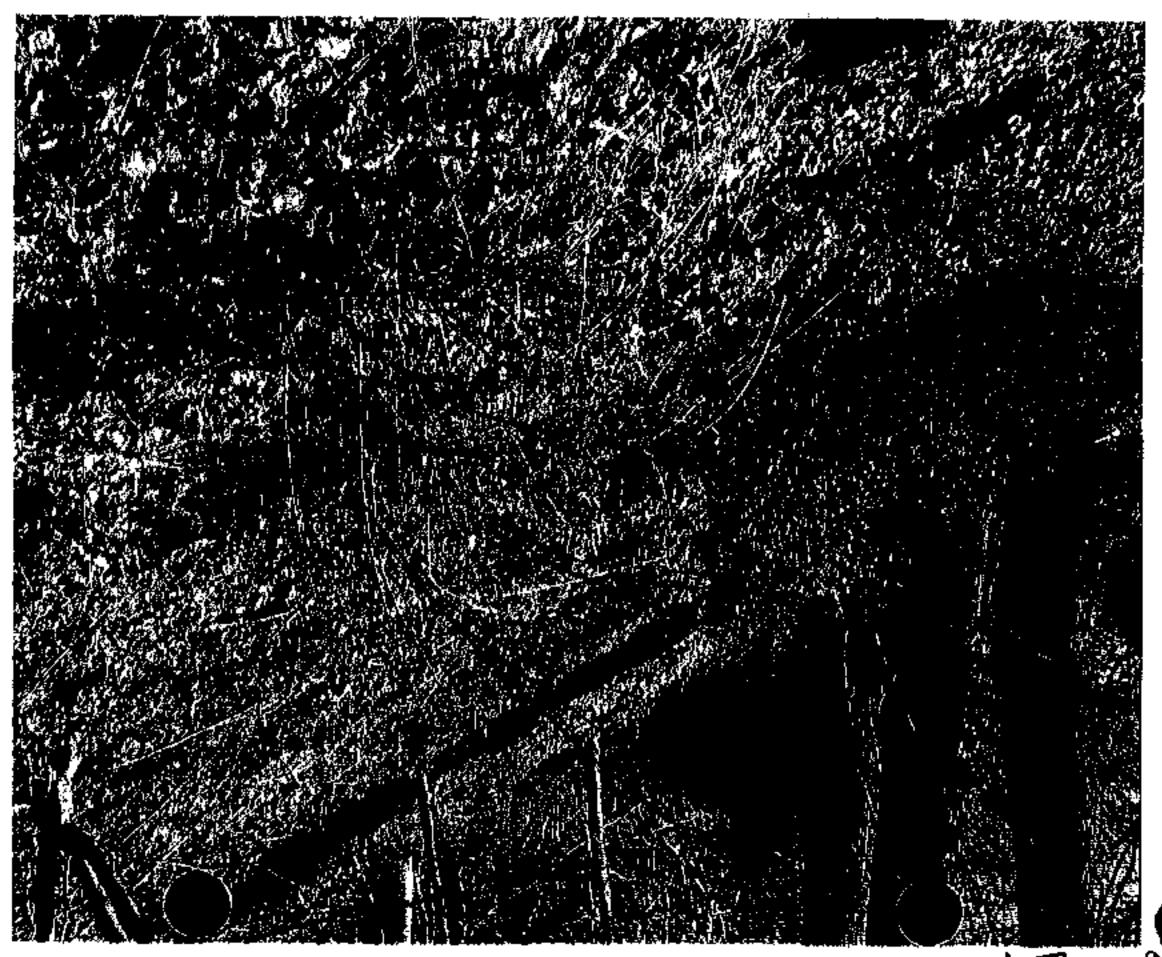




Ayer of Proposed change



19/00011b0 207 MOLEN LOT 0911000/61







Det W

