

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Zion Road, 80 ft. N
centerline of Clyde Avenue
13th Election District
1st Councilmanic District
(2428 Zion Road)

Ronald W. Poole, Jr.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-478-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property Ronald W. Poole, Jr.. The administrative variance is requested for property located at 2428 Zion Road in the western area of Baltimore County. The administrative variance request is from Section 1B02.3.B (1953) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit additions with side yard setbacks of 3 ft. on each side in lieu of the required 7 ft. respectively. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 30, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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.

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

ORDER RECEIVED FOR FILING

Date

By

6/9/04
R. J. Jenson

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."

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 9th day of June, 2004, by this Zoning Commissioner, that the Petitioner's request for variance from Section 1B02.3.B (1953) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit additions with side yard setbacks of 3 ft. on each side in lieu of the required 7 ft. respectively, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own

ORDER RECEIVED FOR FILING
Date 6/9/04
By R. J. [Signature]

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;

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



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING
Date 4/19/04
By R. J. Johnson

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

June 9, 2004

Mr. Ronald W. Poole, Jr.
2428 Zion Road
Baltimore, Maryland 21227

Re: Petition for Administrative Variance
Case No. 04-478-A
Property: 2428 Zion Road

Dear Mr. Poole:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative 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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2428 Zion Road
which is presently zoned DR5.5

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) 1B02.3.B BCZR C1953

To permit an additions with a side yard setbacks of 3'
on each side in lieu of the required 7', respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form

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:

Name - Type or Print

Signature

Company

Address Telephone No

City State Zip Code

Legal Owner(s):

RONALD W POOLE JR
Name - Type or Print

Rd W Pol
Signature

Name - Type or Print

Signature

2428 ZION ROAD 410 242 3689
Address Telephone No

BALTIMORE MD 21227
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 04-478-A

Reviewed By JRP Date 4-21-04

Estimated Posting Date 5-2-04

ORDER RECEIVED FOR FILING

APR 20/2004

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2428 Zion Road
Address
Baltimore MD 21227
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. This Addition will EXCEED minimum 10' setback of NORTH AND SOUTH SET BACK LINES
2. WISHING TO EXPAND CURRENT DWELLING AND LIVING SPACE.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ronald W Poole Jr
Signature
Ronald W Poole Jr
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of APRIL, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RONALD W POOLE JR
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Brenda Smith
Notary Public
My Commission Expires 12/1/06

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

2428 Zion Road
Address
Baltimore MD 21227
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. THIS ADDITION WILL EXCEED MINIMUM 10' SET BACK OF NORTH AND SOUTH SET BACK LINES
2. Wishing to EXPAND ^{CURRENT} ~~RECENT~~ DWELLING AND LIVING SPACE.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ronald W. Poole Jr.
Signature
Ronald W Poole Jr
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9 day of APRIL, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RONALD W POOLE JR
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 12/1/06



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2428 Zion Road
which is presently zoned DRS.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) 1B02.3.B BCZR C1953

To permit an additions with a side yard setbacks of 3' on each side in lieu of the required 7', respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form

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:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Ronald W Poole JR
Name - Type or Print

Rd W Poole
Signature

Name - Type or Print

Signature

2428 Zion Road 410 242 3689
Address Telephone No

Baltimore MD 21227
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

CASE NO. 04-478-A

Reviewed By JRF Date 4-21-04

REV 10/25/01

Estimated Posting Date 5-2-04

ZONING DESCRIPTION

Zoning Description for 2428 Zion Road

Beginning at a point on the west side of Zion Road which is 50 feet wide at the distance of 80 feet North of the center line of the nearest improved intersecting street Clyde avenue which is 50 feet wide. Being lot #147 in the subdivision of Highland as recorded in Baltimore County Plat Book #19, Folio #13 containing 5,000 square feet. Also known as 2428 Zion Road and located in the 13th Election District, 1st Councilmanic District.

#478

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 35713

DATE 4-21-04

ACCOUNT 001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: RONALD POOLE

2428 ZION RD.
FOR: Admin. Variance ITEM # 478

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME JRM
4/21/2004 4/21/2004 09:30:00 2
REQ. BY: WALKIN, BOB, DMD
>>> RECEIPT # 268949 4/21/2004 DFLH
Dept: 5 528 ZONING VERIFICATION
CR. NO. 035713
Receipt Tot \$65.00
\$65.00 OK \$.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-428-A

Petitioner/Developer: RONALD POOLE, JR.

Date of Hearing/ Closing: MAY 17, 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 # 2428 ZION ROAD

The sign(s) were posted on POSTED APRIL 30, 2004
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

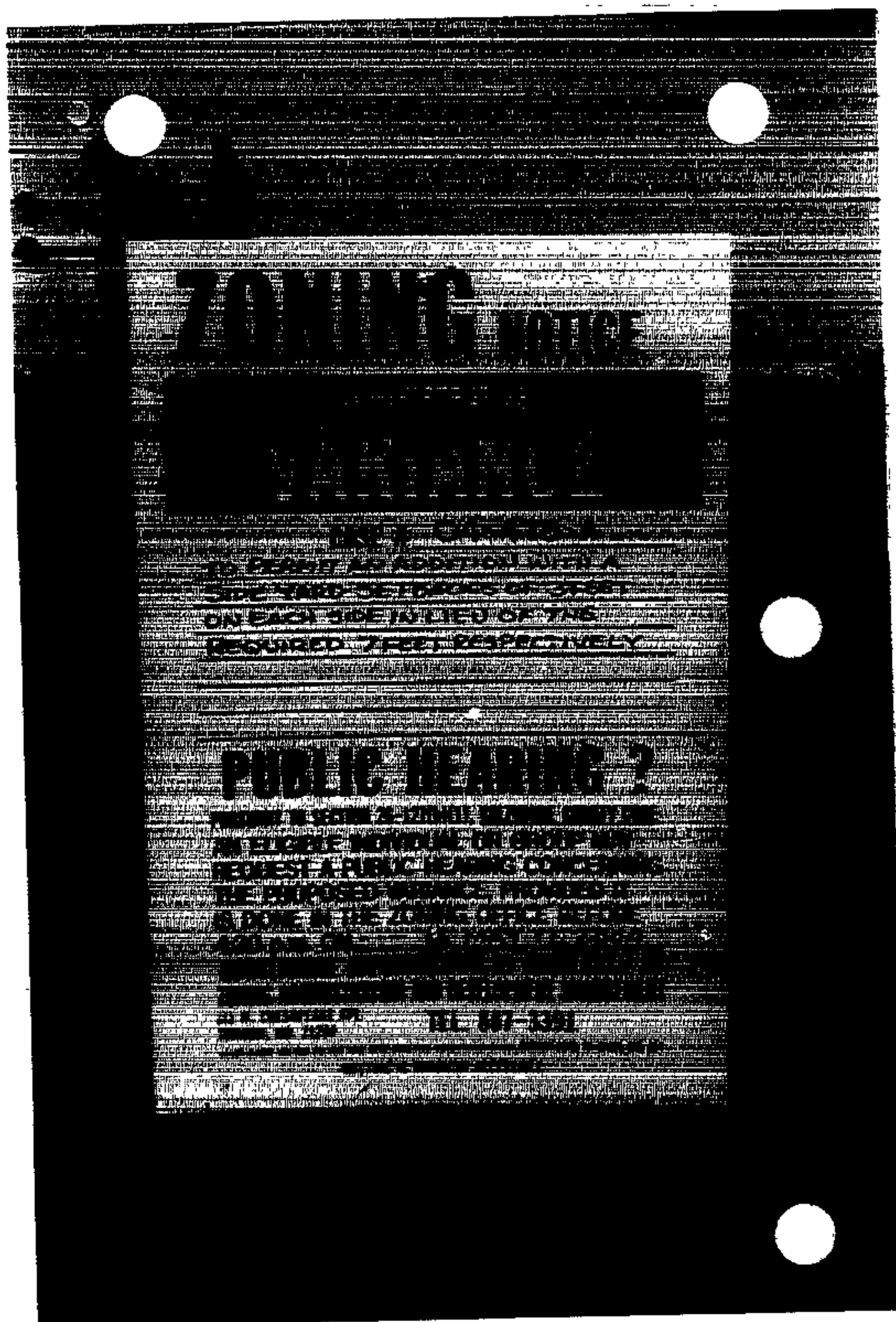
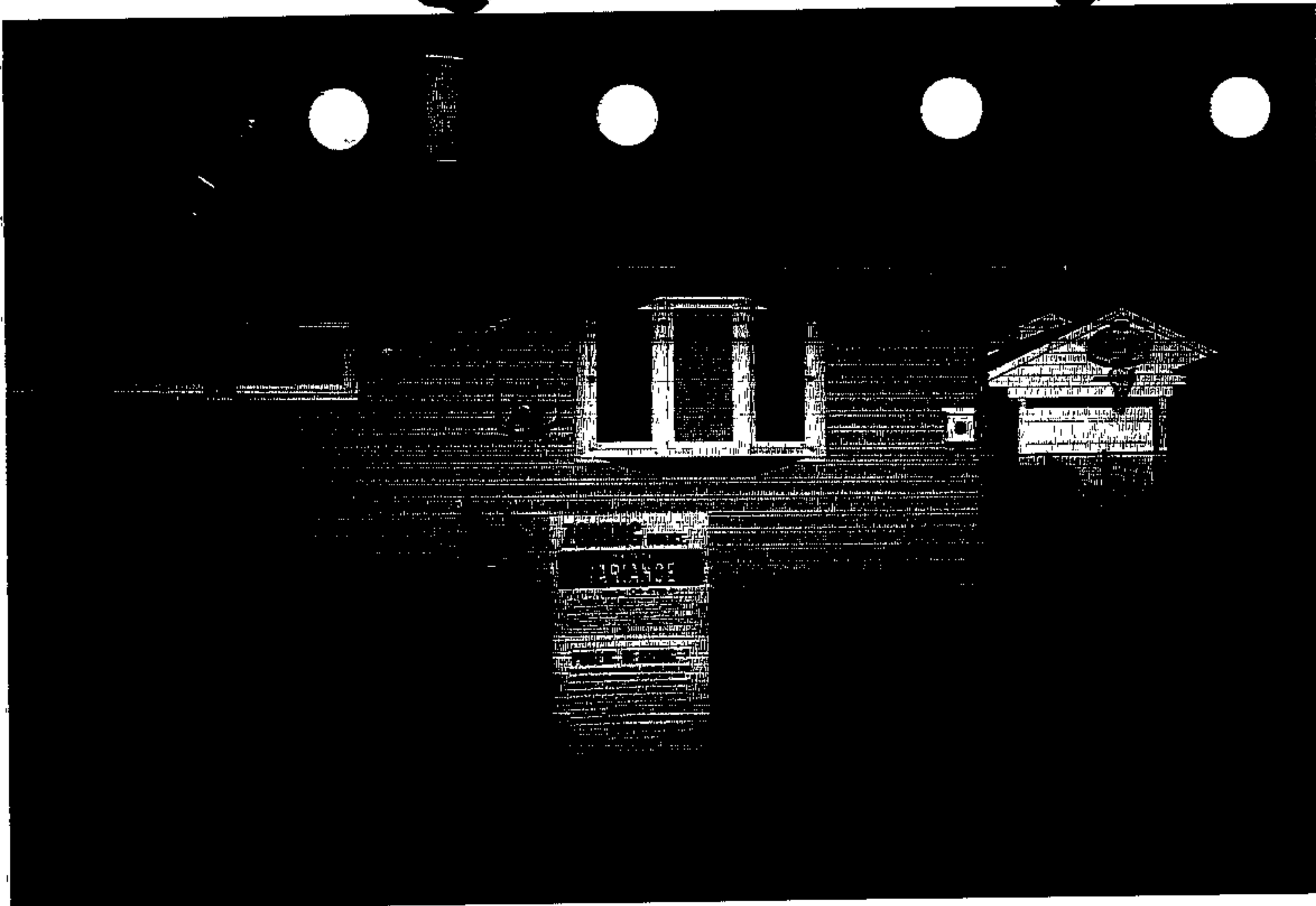
(Address)

BAUTINORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



**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: 04-478-A
Petitioner: Ronald W Poole JR
Address or Location: 2428 Zion Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ronald W Poole JR
Address: 2428 Zion Road
Baltimore MD 21227
Telephone Number: 410 242 3689

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 478 -A

Address 2428 ZION RD

Contact Person: J. FERNANDO
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4-21-04

Posting Date: 5/2/04

Closing Date: 5/17/04

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04- 478 -A

Address 2428 ZION RD.

Petitioner's Name RONALD POOLE, JR.

Telephone 410-242-3689

Posting Date: 5-2-04

Closing Date: 5-17-04

Wording for Sign: To Permit an additions with a side yard setbacks
of 3' on each side in lieu of the required 7', respectively.

**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

May 17, 2004

Ronald W. Poole, Jr.
2428 Zion Road
Baltimore, Maryland 21227

Dear Mr. Poole:

RE: Case Number:04-478-A, 2428 Zion Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 2, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing 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
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

April 28, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: April 26, 2004

Item No.:

478
478-481

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

Come visit the County's Website at www.co.ba.md.us



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.26.04

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

RE: Baltimore County
Item No. 478 JRF

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 Kotreco

FROM: R. Bruce Seeley *JB/RS*

DATE: April 30, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of April 26, 2004

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

04-470

04-473

04-474

04-477

04-478

04-479

04-480

04-481

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

RECEIVED **DATE:** May 21, 2004

MAY 24 2004

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case 4-478 – Administrative Variance**

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:



Division Chief:



MAC/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 18, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For May 3, 2004
Item Nos. 470, 474, 475, 476, 477, 478,
and 480

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

RWB:CEN:jrb

cc: File

CASE# 04-478A

I, Ronald W. Poole, Jr., who currently resides at 2428 Zion road am planning to build an addition to my house for the purpose of making my two existing bedrooms larger and adding a third bedroom, and to increase my overall living space for future family plans.

Ronald W Poole JR
Rd W PJ
6/4/04

RECEIVED

JUN - 6 2004

ZONING COMMISSIONER

CASE# 04-478A

This letter is to inform the Zoning Commisioner that I, the undersigned, who currently resides at 2426 Zion Road, Baltimore, MD. 21227, do not have any problems with the proposed addition to be built at 2428 Zion Road, Baltimore, MD. 21227.

Raydall L. Smith
4 Jun 04
Raydall L Smith

RECEIVED

JUN - 6 2004

ZONING COMMISSIONER

CASE # 04-478A

This letter is to inform the Zoning Commisioner that I, the undersigned, who currently resides at 2430 Zion Road, Baltimore, MD. 21227, do not have any problems with the proposed addition to be built at 2428 Zion Road, Baltimore, MD. 21227.

GIL FRANCIS
Gil Francis
6/4/04

RECEIVED

JUN - 6 2004

ZONING COMMISSIONER



County Council
of
Baltimore County

Court House
Towson, Maryland 21204

410-887-3196
Fax: 410-887-5791

S.G. Samuel Moxley
FIRST DISTRICT

Kevin Kamenetz
SECOND DISTRICT

T. Bryan McIntire
THIRD DISTRICT

Kenneth N. Oliver
FOURTH DISTRICT

Vincent J. Gardina
FIFTH DISTRICT

Joseph Bartenfelder
SIXTH DISTRICT

John Olszewski, Sr.
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

Case# 04-478-A

RECEIVED

MAY - 5 2004

ZONING COMMISSIONER

May 4, 2004

Lawrence E. Schmidt, Zoning Commissioner
Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Dear Mr. Schmidt:

Attached please find a copy of Resolution 47-04 concerning the public disclosure of Ronald Poole, Jr., an employee of the Baltimore County Fire Department.

Mr. Poole has applied for an administrative variance to build an addition on his residence at 2428 Zion Road, Baltimore, Maryland 21227.

This Resolution was approved by the County Council at its May 3, 2004 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:dp
Enclosure

cc: Ronald Poole, Jr.

File

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2004, Legislative Day No. 9

Resolution No. 47-04

Mr. S.G. Samuel Moxley, Councilman

By the County Council, May 3, 2004

A RESOLUTION concerning the public disclosure of Ronald Poole, Jr., an employee of the Baltimore County Fire Department.

WHEREAS, Ronald Poole, Jr., an employee of Baltimore County, has applied for an administrative variance to build an addition on his residence at 2428 Zion Road, Baltimore, Maryland 21227; and

WHEREAS, this Resolution is intended to provide full disclosure under Section 26-3(e) of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application filed by Ronald Poole, Jr., does not contravene the public welfare and is hereby authorized.

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2004, Legislative Day No. 9

Resolution No. 47-04

Mr. S.G. Samuel Moxley, Councilman

By the County Council, May 3, 2004

A RESOLUTION concerning the public disclosure of Ronald Poole, Jr., an employee of the Baltimore County Fire Department.

WHEREAS, Ronald Poole, Jr., an employee of Baltimore County, has applied for an administrative variance to build an addition on his residence at 2428 Zion Road, Baltimore, Maryland 21227; and

WHEREAS, this Resolution is intended to provide full disclosure under Section 26-3(e) of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application filed by Ronald Poole, Jr., does not contravene the public welfare and is hereby authorized.

r04704.wpd

PLEASE PUT IN FILE -
CASE # 04-478A

Thurs OK -

I have signed

& reviewed

the

amended plan.

No change in

variance,

same set back

is maintained

File requested
by Commissioner's
office

JCS

approved
correct get
permit

Ronald Poole

→ H10-242-3689

Spirit + Intent letter
2428 Zion Road

- Dropped off letter to Zoning
Commissioner - he verbally
OK'd it - ZC is supposed
to send it over here
for letter

no spirit + intent
OK'd

- File over here - no letter
needed - can
just get the permit

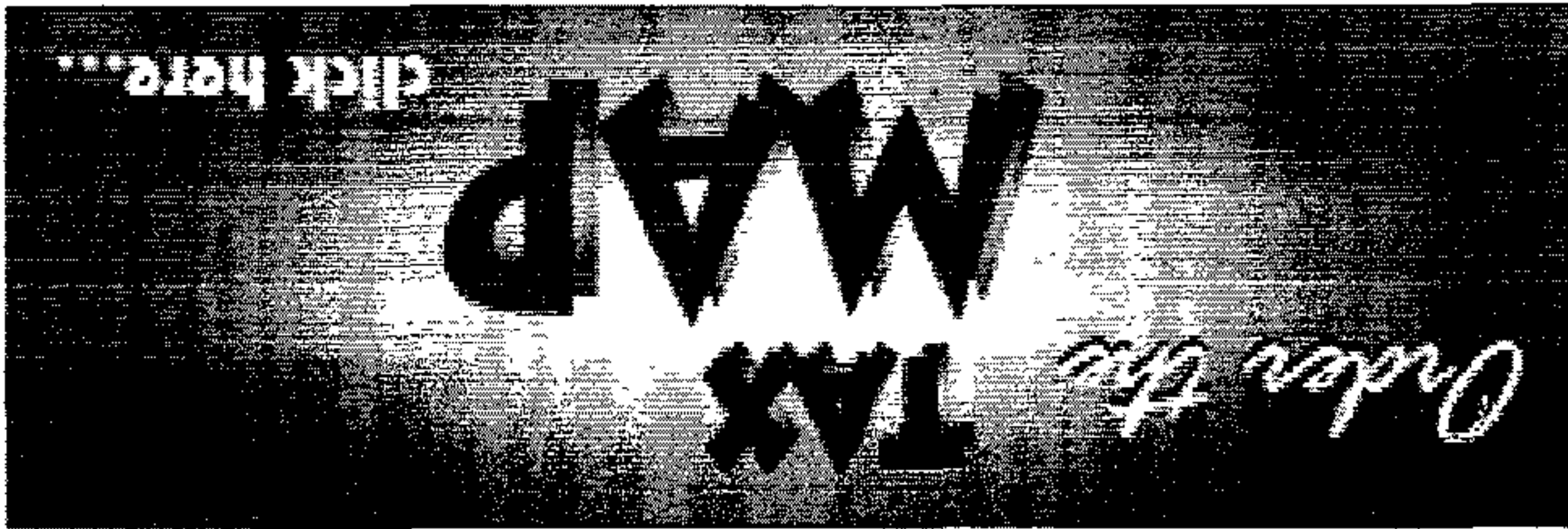
- Ronald Poole

H10-242-3689

Spirit + Intent
2428 Zion Road

Dropped off to ZC office
spoke to him needs S+I

Zion Road



Mr. Lawrence E. Schmidt
Zoning Commissioner

7/3/2004

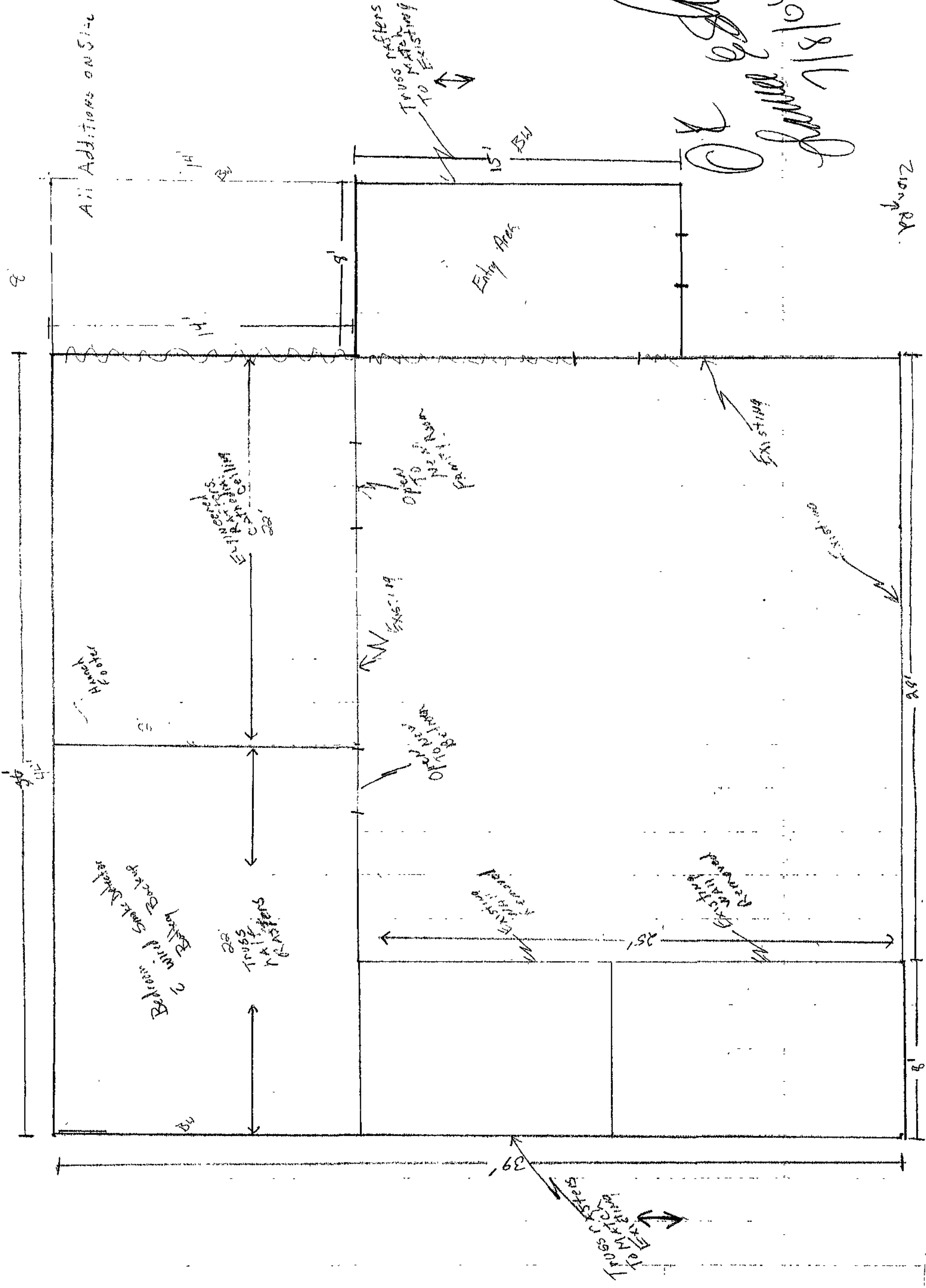
Dear Sir,

This is a Spirit of Intent letter to request permission to change my construction plans that you have previously granted. Attached you will find my original construction plans and the only thing I wish to change is the right rear corner of the proposed addition. The new plan is to square off the right rear corner, meaning to take the right rear wall back and even with the rear wall and the right rear side wall over and even with the right side wall while remaining within the approved Zoning Variance granted on June 9, 2004 case number 04-478A.

The reason for this change is that after work had begun on my house, I realized that I could increase my living space for a minimal cost and overall, would make the construction easier.

Rld w Rf
RONALD W POOLE JR

OK
Lawrence E. Schmidt
7/8/04

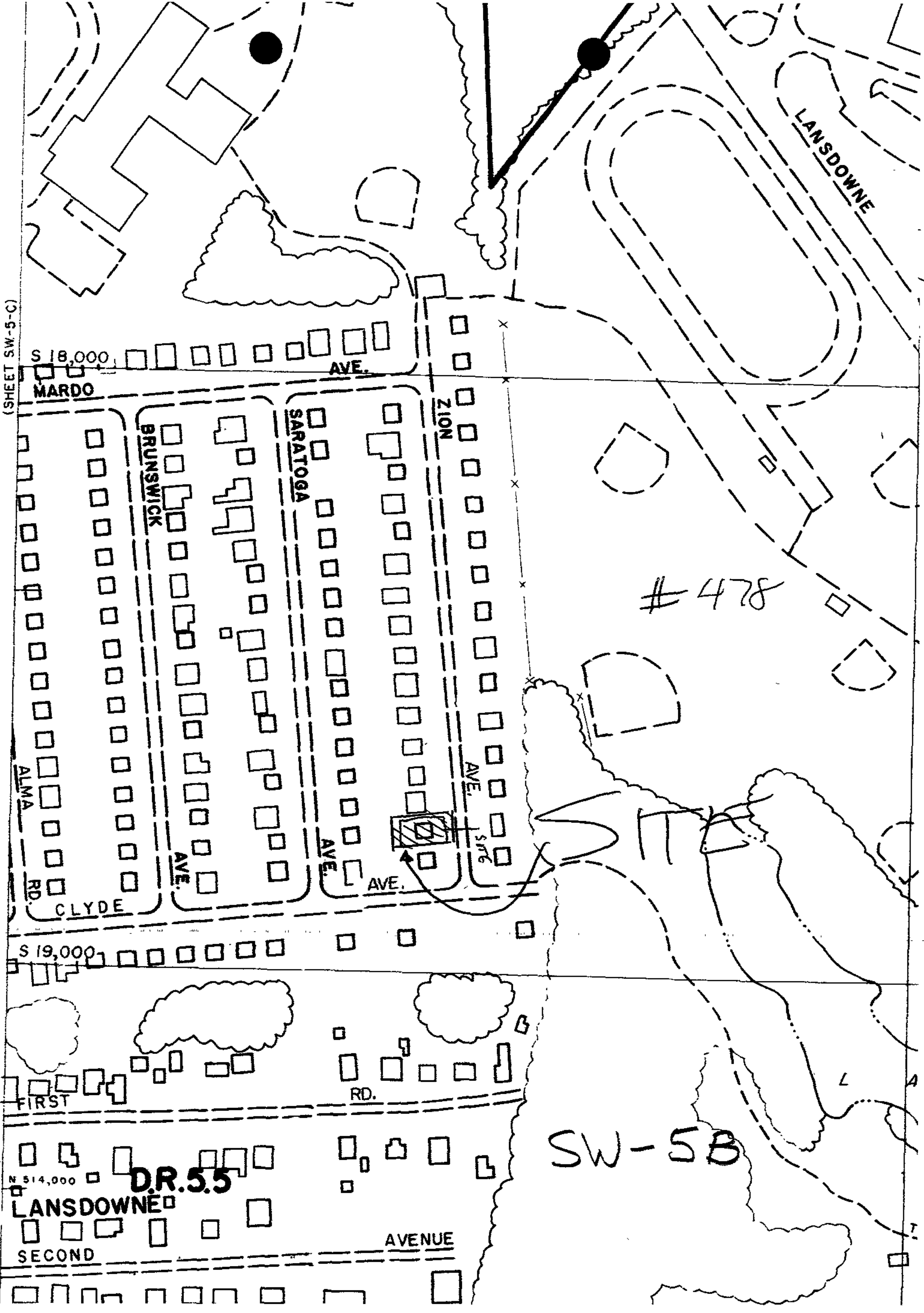


Remodel from 4/4/88

7/8/04

2100gda

(SHEET SW-5-C)



S 18,000

MARDO

AVE.

ZION

SARATOGA

BRUNSWICK

ALMA

RD.

CLYDE

AVE.

AVE.

516

S 19,000

FIRST

RD.

N 514,000

LANSDOWNE

SECOND

AVENUE

D.R. 5.5

#478

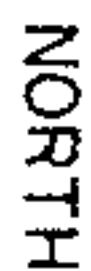
SW-5B

LANSDOWNE

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

to be a

100



SCALE OF DRAWING: 1" = 20'



VICINITY MAP
SCALE: 1" = 10000

LOCATION INFORMATION

ELECTION DISTRICT 13

COUNCILMANIC DISTRICT 1

1"=200' SCALE MAP # SW 5-6

ZONING **DK 5.3**

LOT SIZE 5000 SQ. FT.

PUBLIC PRIVATE

SEWER [X]]

WATER ☒

CHESAPEAKE BAY ☐ YES ☒ NO

ONE LOVE KLEEN

1000 YEARS E1 000 DI AMI

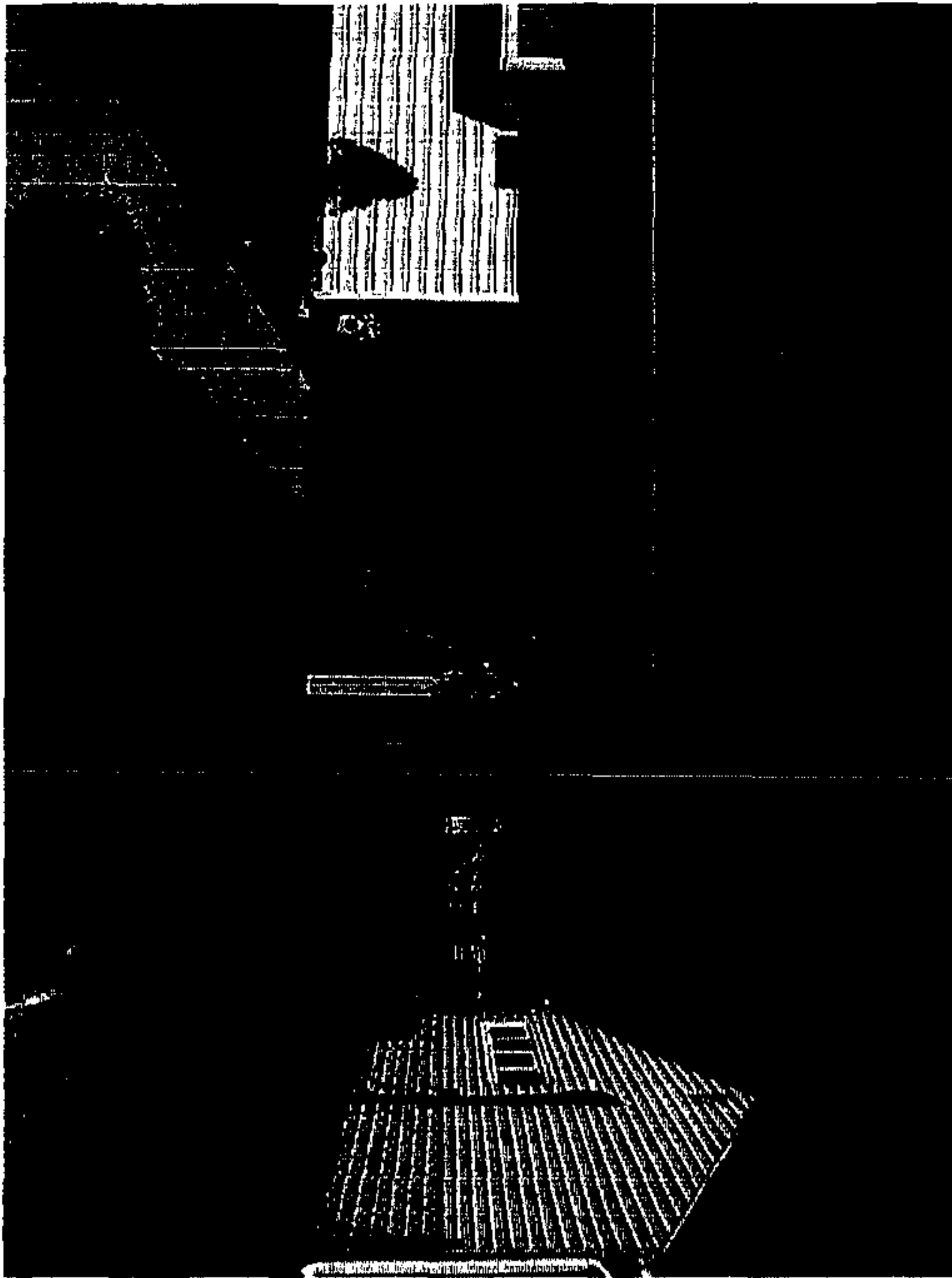
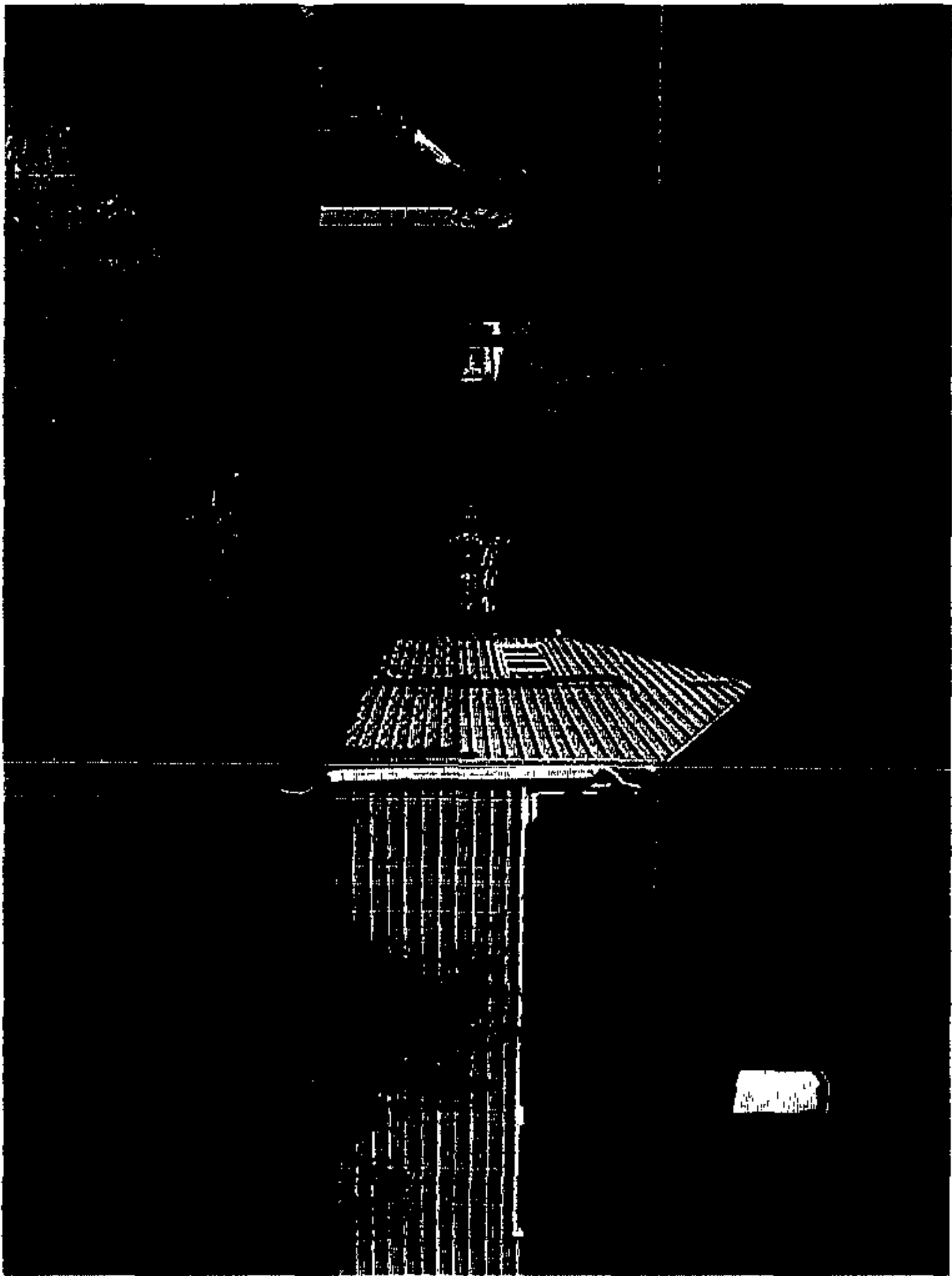
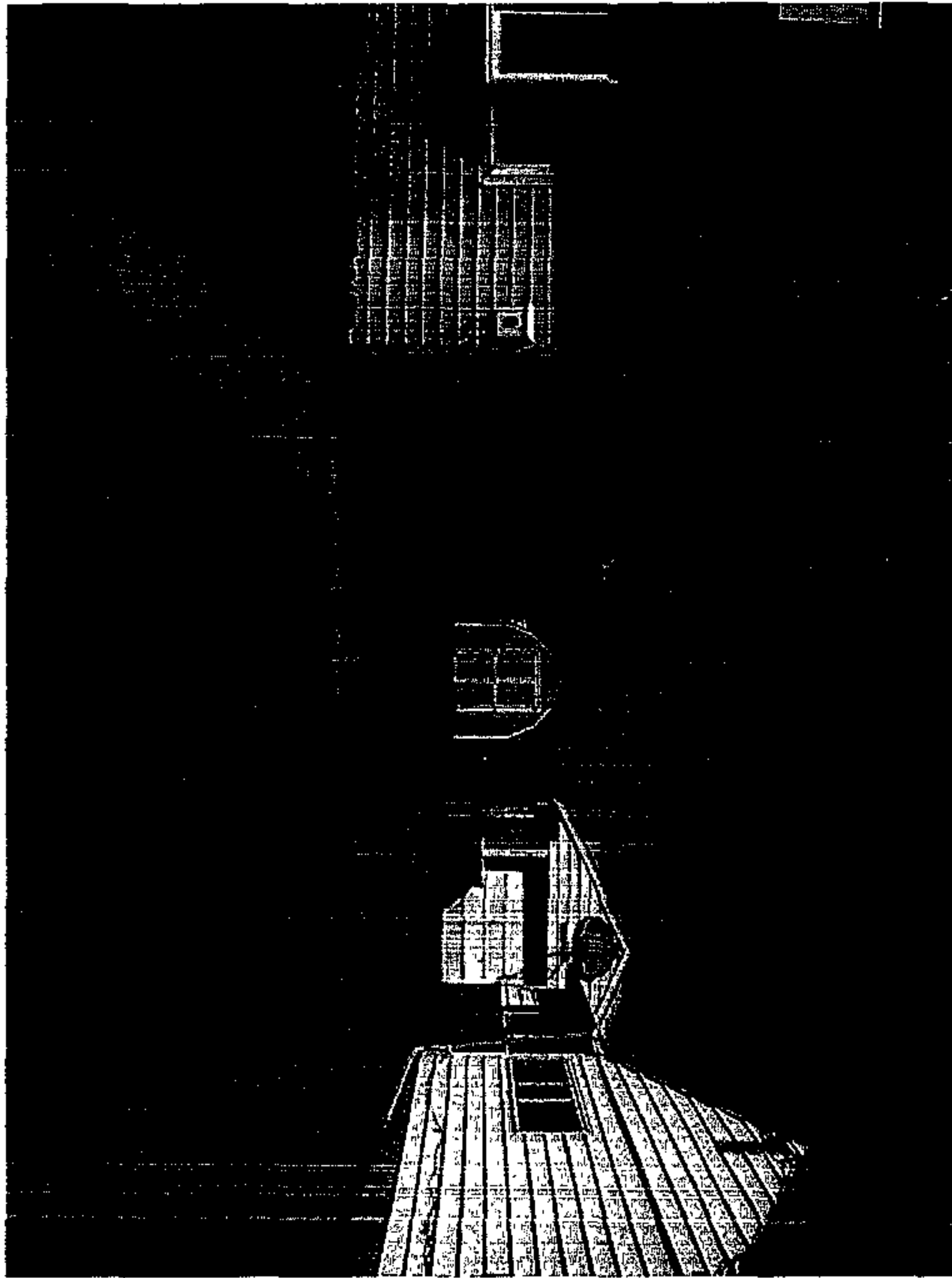
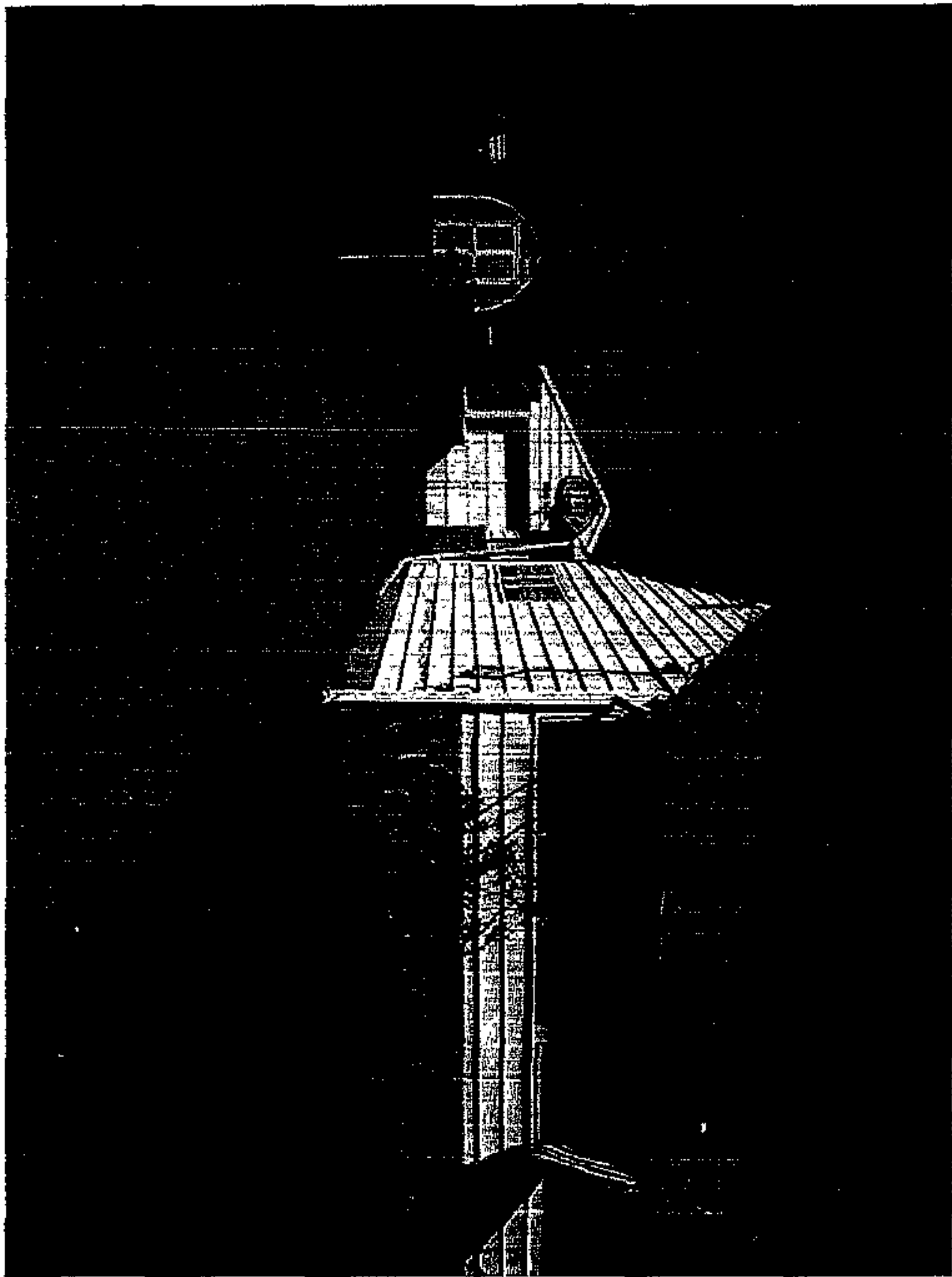
HISTORIC PROPERTY/ ☐ ☒

BOARDING

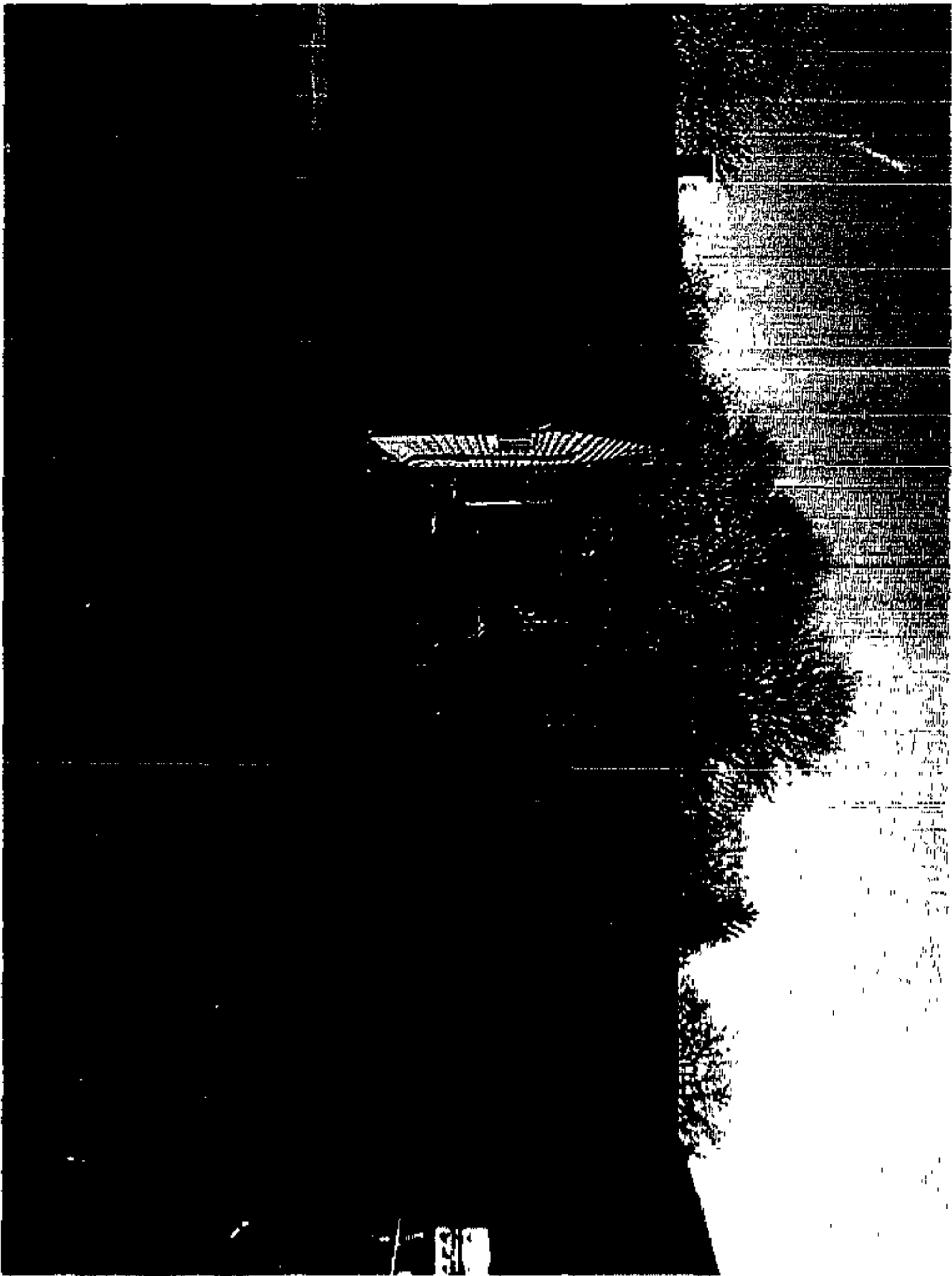
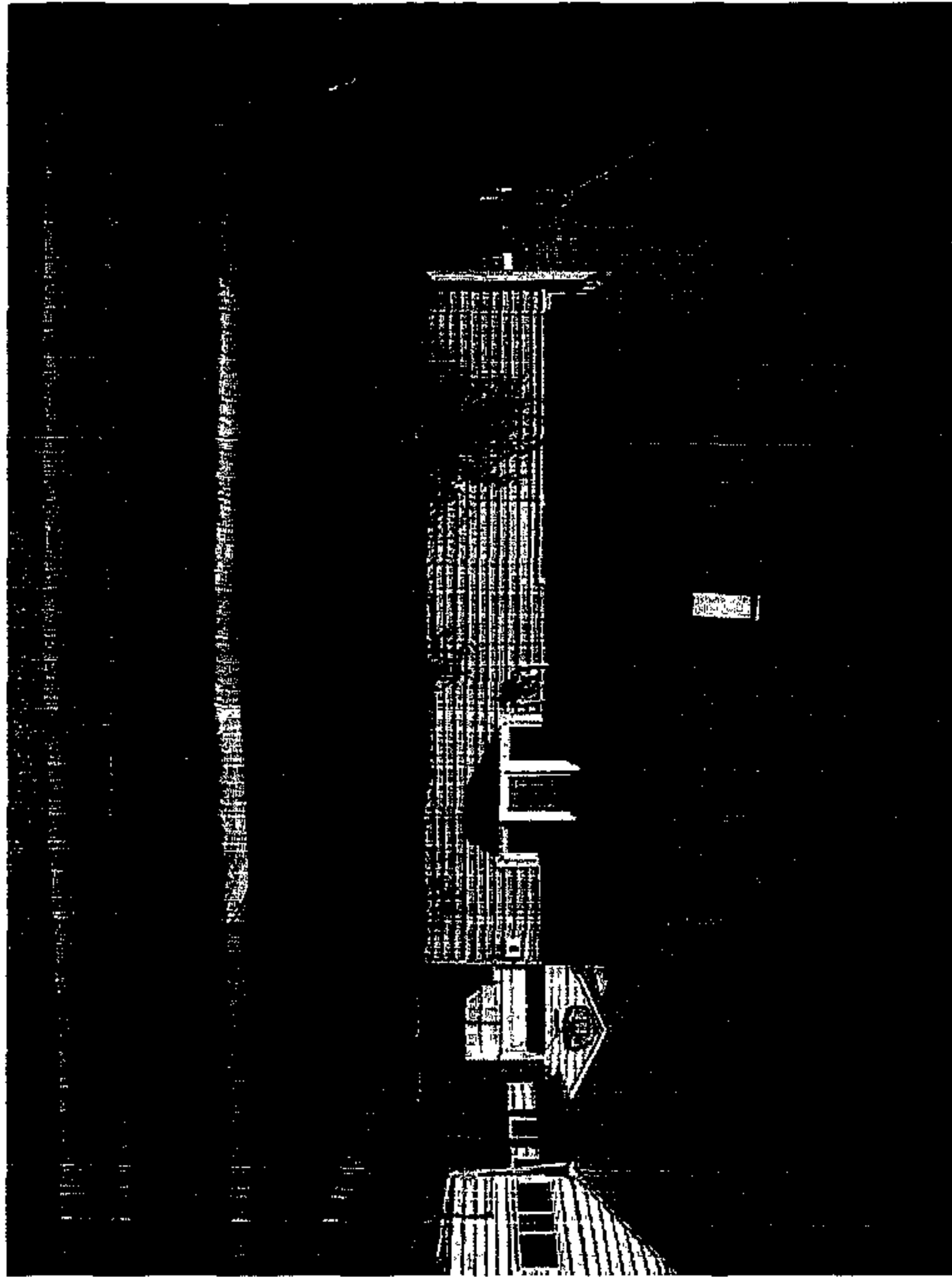
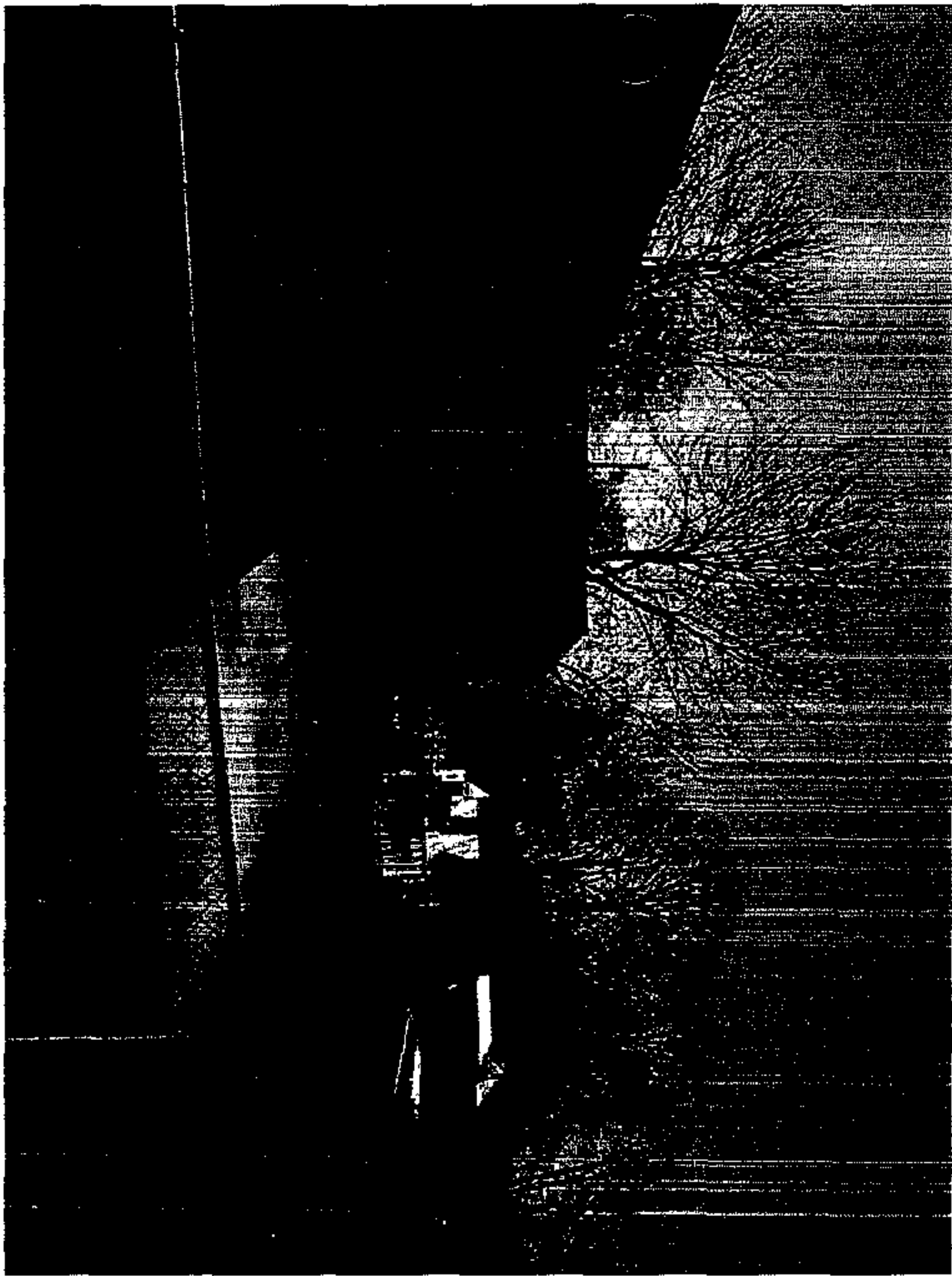
NAME _____

REVIEWED BY	ITEM #	CASE #

JRF 1478 104-478-A

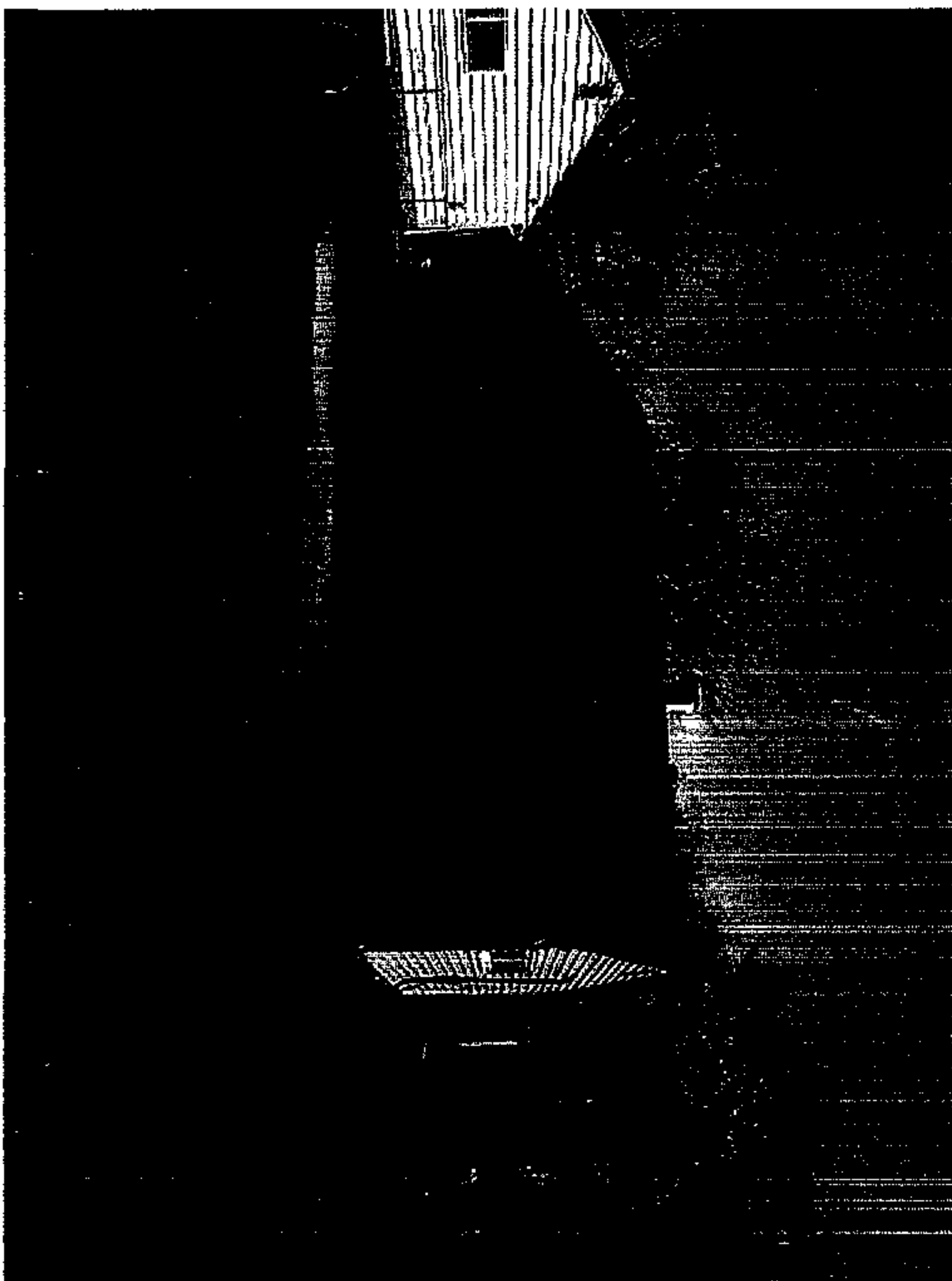


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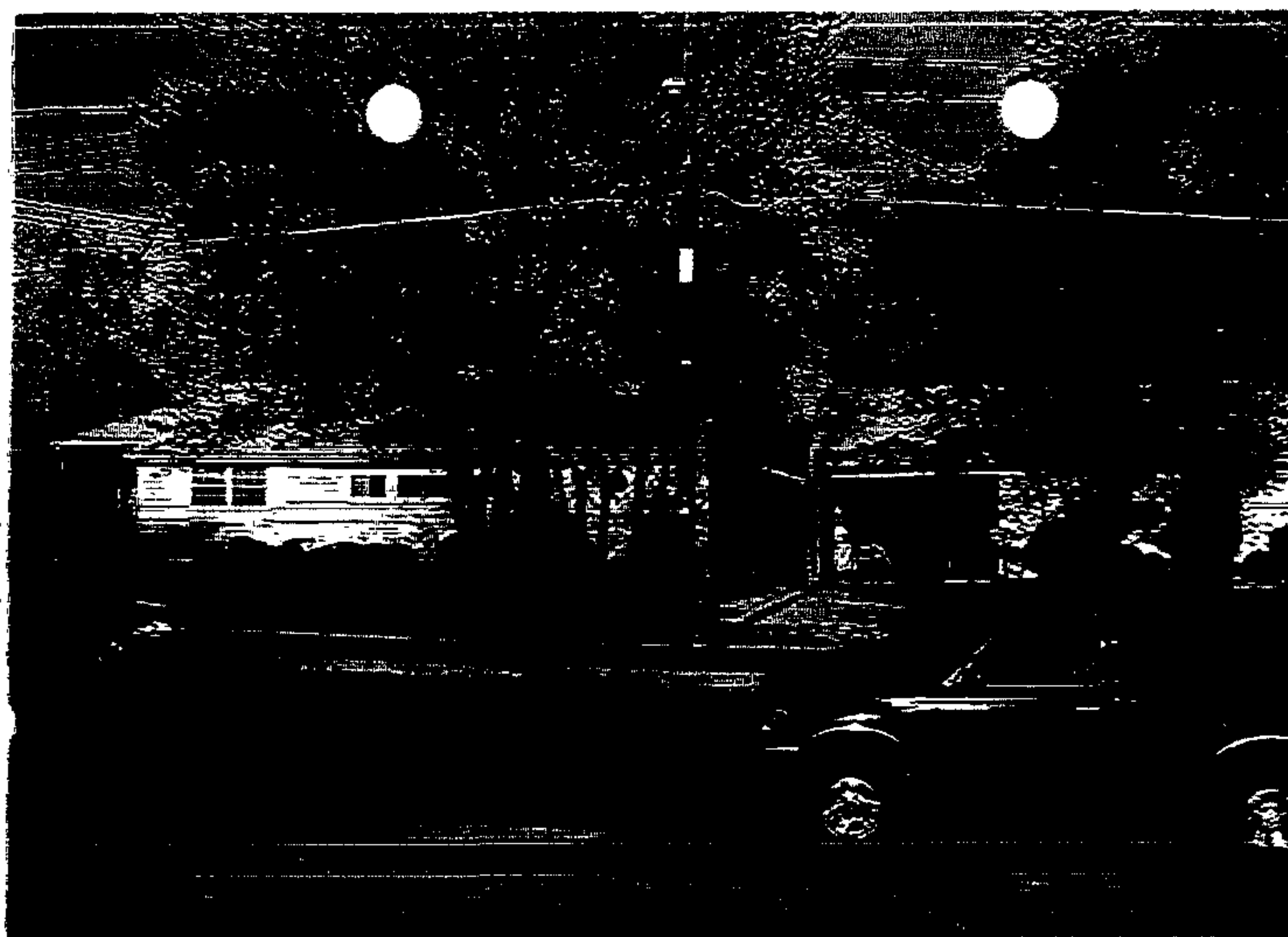
478

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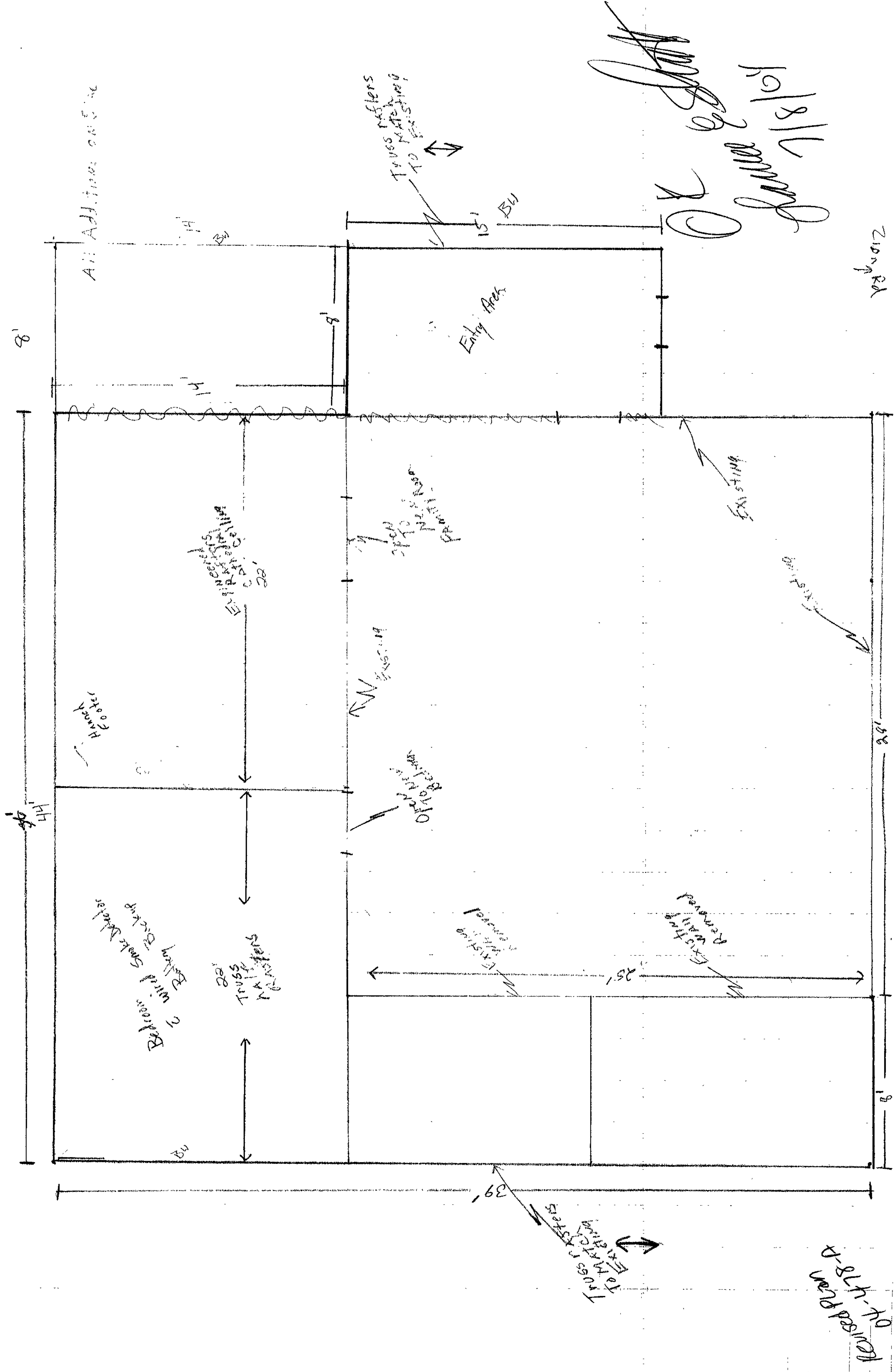
#478



#478



18



7/8/10
J. J. J.

2100 Rd

8-8-10
J. J. J.

Truss to be removed
to be replaced

Existing
to be removed

Truss to be replaced
to be modified

Truss to be strengthened
to be reinforced

Truss to be braced
to be insulated

Truss to be painted
to be finished

Truss to be sealed
to be protected

Truss to be maintained
to be repaired