PETITION FOR SPECIAL HEARING RE:

AND SPECIAL EXCEPTION

309 W. Chesapeake Avenue; S/side of W

Chesapeake Ave, 39' SE c/line of Florida Rd 9th Election & 5th Councilmanic Districts

Legal Owner(s): Joseph & Michaela Moran

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

04-514-SPHX

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

HEREBY CERTIFY that on this 19th day of May, 2004, a copy of the foregoing Entry of Appearance was mailed to David M. Hausner, Esquire, Kramon & Graham, P.A. One South Street, Suite 2600, Baltimore, MD 21202, Attorney for Petitioner(s).

RECEIVED

MAY 1 9 2004

People's Counsel for Baltimore County

Per....



Case No. 04-514 X4

REV 9/15/98

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

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

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING ___

is the subject of this Petition.

perjury, that I/we are the legal owner(s) of the property which

for the property located at <u>309 W. CHZSAPERES ARZ</u> which is presently zoned <u>D.L. 5.5</u>

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A REAL ESTATE APPRAISER AS A PROPESSIONAL PRISON PURSUMNT TO \$ 1801. C.12, 3CZR.

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

I, or we, agree to pay expenses of above Special Hearing, 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.

Contract Purchaser/Lessee: <u>Legal Owner(s):</u> SOSEPH MORAN Name - Type or Print Name - Type or Print Signature Signature CHAELA MORAN Address Telephone No. Name - Type or Print City State Zip Code Signature W. CHSAPEARE AZ **Attorney For Petitioner: Address** Telephone No. HAUSNER, ESQ. LOSSON Name - Type or Paint City Zip Code Representative to be Contacted: Signature DAVID M. HAUSIGR, ESQ. KAHAM Company Name 410752 Address Telephone No. Address DALTIMORE SME State Zip Code ZIP Code State OFFICE USE ONLY



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at	309 W. Chesapeake Ave

which is presently zoned <u>D.R. 5.5</u>
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 Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Petitioner, Joseph M. Moran, seeks a special exception pursuant to Section 1B01.1(C)(12) to use less than 25% of his primary residence as an office for his real estate appraisal company. Petitioner's company shall not employ more than one nonresident professional associate nor two other nonresident employees.

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

I, or we, agree to pay expenses of above Special Exception, 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.

	is the subject of this Petition.
Contract Purchaser/Lessee:	<u>Legal Owner(s):</u>
Name - Type or Print	Name - Nype of Print Name - Nype of Print
Signature	Signature
Address Telephone No.	Michaela D. Moran Name - Type or Print Michaela D. Moran Michaela D. Moran
City State Zip Code	Signature
Attorney For Petitioner:	309 W. Chesapeake Ave (410) 256-8650 Address Telephone No.
Name Type or Print	
Signature / Kramon & Graham, P.A.	Jeffrey H. Scherr
One South Street, Suite 2600 (410)752-6030	
Address Telephone No.	Address Telephone No.
Baltimore, Maryland 21202-3201 City State Zip Code	State Zip Code
	OFFICE USE ONLY ESTIMATED LENGTH OF HEARING
Case No. <u>04-51445PH</u>	UNAVAILABLE FOR HEARING
REV 09/15/98	Reviewed By Sale Date 5-06-04

April 21, 2004

ZONING DESCRIPTION FOR #309 WEST CHESAPEAKE AVENUE

Beginning at a point on the south side of West Chesapeake Avenue, which is 60 feet wide, at the distance of 39 feet southeast of the centerline of the nearest improved intersecting street, Florida Road, which is 50 feet wide. Being Lot No. 1, Block 4 in the subdivision of Southland Hills as recorded in Baltimore County Plat Book #8, Folio #56, containing 8,750 square feet. Also known as 309 West Chesapeake Avenue and located in the 9th Election District, 5th Councilmanic District.



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NOTICE OF ZOMING
HEADING
The Zoning Commissioner of Bathmore County, by authority of the Zoning Act and Regulations of Battimore County will hold a public hearing in Towson.

Maryland on the property identified herein as follows:

Case: #04-514-SPHX 309 W. Chesapeake Avenue South side of West Chesapeake Avenue, 39-feet Southeast of centerline of Florida Road. 9th Election District 5th Councilmanic District Legal Owner(s): Joseph M. and Michaela D. Moran Special Exception: to permit use of less than 25% of primary residence as an of-fice for real estate appraisal

company.
Hearing: Tuesday, July
13, 2004 at 11:00 a.m. in
Room 407, County Courts Boilding, 401 Bosley Avenue.

LAWRENCE E, SCHMIDT Zoning Commissioner for

Battimore County
NOTES: (1) Hearings are
Handicapped Accessible;

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.

JT/6/835 June 29 10830

CERTIFICATE OF PUBLICATION

630,200+
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 629,2004.
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
S. Wilkings
LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

04-514-A Case Number

Date May 15, 2004

RE:

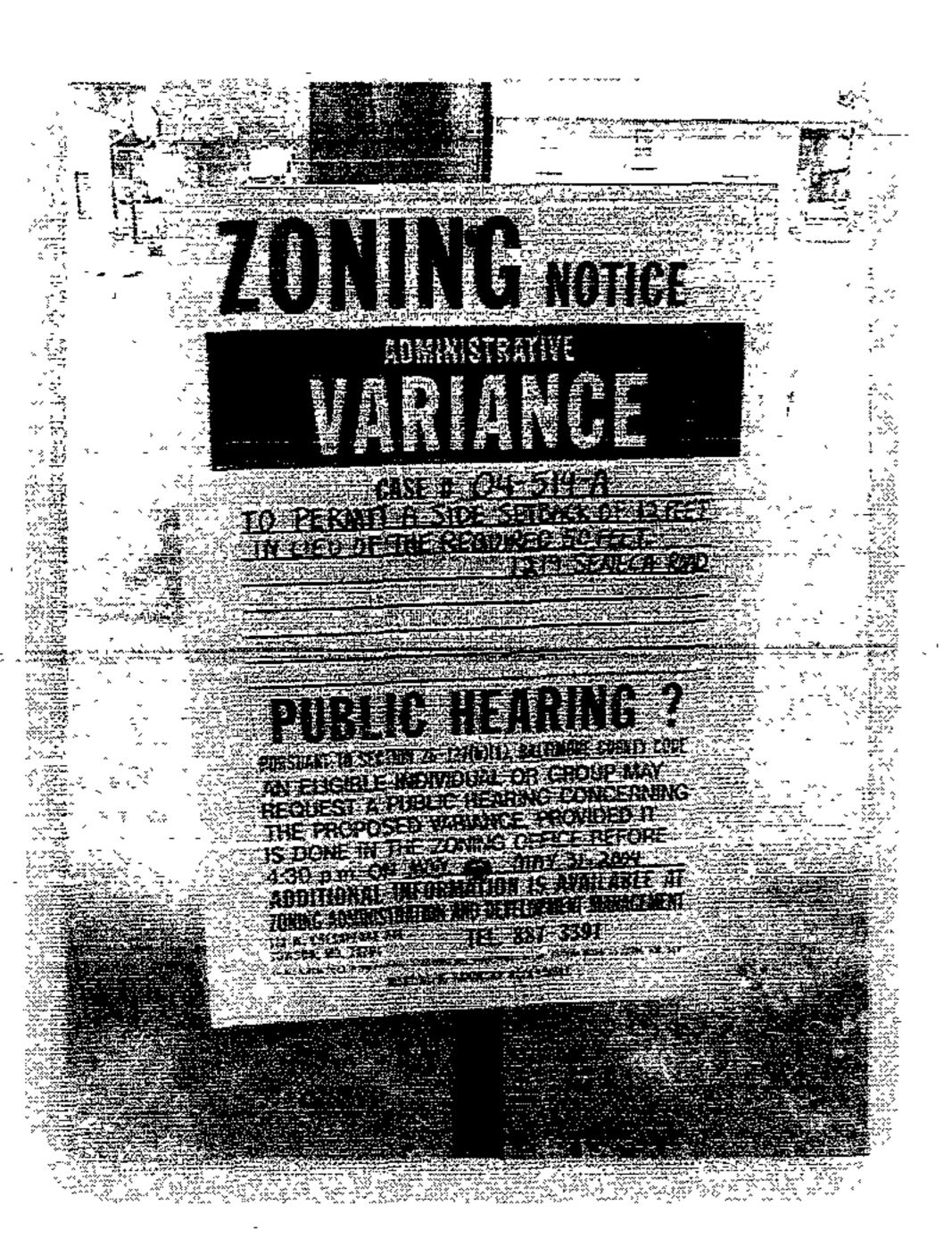
Petitioner/Developer FREESTATE GENERAL CONTRACTORS / ETAL.

Date of Hearing/Closing) May 31, 2004

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 1219 SENECA ROAD

The sign(s) were posted on

May 12, 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)

CERTIFICATE OF POSTING

IT	ention: Krister Matthews Date: JUNE 30, 2004
RE:	Case Number 04-514-SPHX Petitioner/Developer: KRAMON + 6-RAHAM/JOSEPH+ MICHAELA MORAN Date of Hearing) Closing. JULY 13, 2004
were	This is to certify under the penalties of perjury that the necessary sign(s) required by law posted conspicuously on the property located at 309 W. CHESAPEAKEAU
	The sign(s) were posted on
	(Signature of Sign Poster) LINDA O KEEFF (Printed Name of Sign Poster) 523 PENNY LANE (Street Address of Sign Poster) (Street Address of Sign Poster) HUNT VALLEY MD 21036 (City, State, Zip Code of Sign Poster) 410-666-5366 (Telephone Number of Sign Poster)

EXILED.



Cell: (443) f 3411 Fax: (410) 9...-1767 (410) 933-9470

Countywide Posting

Zoning - CRG - CIM

Bldg. Permit - SPH - ADV

Any Time, Any Where

5016 Castlestone Drive Baltimore, MD 21237

MARTIN OGLE

TO: PATUXENT PUBLISHING COMPANY

Tuesday June 29, 2004 Issue - Jeffersonian

Please forward billing to:

David M. Hausner, Esquire One South Street, Suite 2600 Baltimore, Maryland 21202

410-752-6030

CORRECTED 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: 04-514-SPHX

309 W. Chesapeake Avenue

South side of West Chesapeake Avenue, 39-feet Southeast of centerline of Florida Road.

9th Election District—5th Councilmanic District

Legal Owners: Joseph M. and Michaela D. Moran

Special Exception to permit use of less than 25% of primary residence as an office for real estate appraisal company.

Hearing: Tuesday, July 13, 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 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.

TO: PATUXENT PUBLISHING COMPANY

Tuesday July 6, 2004 Issue - Jeffersonian

Please forward billing to:

David M. Hausner, Esquire One South Street, Suite 2600 Baltimore, Maryland 21202 410-752-6030

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: 04-514-SPHX

309 W. Chesapeake Avenue

South side of West Chesapeake Avenue, 39-feet Southeast of centerline of Florida Road.

9th Election District—5th Councilmanic District

Legal Owners: Joseph M. and Michaela D. Moran

Special Exception: to permit use of less than 25% of primary residence as an office for real estate appraisal company.

Hearing: Wednesday, July 21, 2004 at 10:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue

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LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

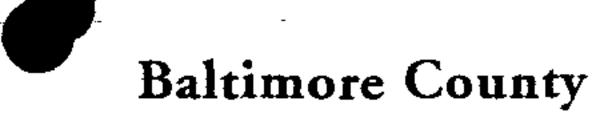
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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

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





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

May 18, 2004

NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-514-SPHX

309 W. Chesapeake Avenue

South side of West Chesapeake Avenue, 39-feet Southeast of centerline of Florida Road.

9th Election District—5th Councilmanic District

Legal Owners: Joseph M. and Michaela D. Moran

Special Exception: to permit use of less than 25% of primary residence as an office for real estate appraisal company.

Hearing: Wednesday, July 21, 2004 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco` Director

TK: clb

C: Jeffrey H. Scherr Kramon & Graham, P.A. One South Street, Ste. 2600 Baltimore 21202-3201 Joseph and Michaela Moran 309 W. Chesapeake Avenue Towson 21204-4406

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY JULY 6, 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, July 29, 2004 Issue - Jeffersonian

Please forward billing to:

David M. Hausner, Esquire One South Street, Suite 2600 Baltimore, Maryland 21202 410-752-6030

CORRECTED 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: 04-514-SPHX

309 W. Chesapeake Avenue

South side of West Chesapeake Avenue, 39-feet Southeast of centerline of Florida Road.

9th Election District—5th Councilmanic District

Legal Owners: Joseph M. and Michaela D. Moran

Special Exception to permit use of less than 25% of primary residence as an office for real estate appraisal company.

Hearing: Monday, August 16, 2004 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391. Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204





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

May 18, 2004

NOTICE OF ZONING HEARING

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

CASE NUMBER: 04-514-SPHX

309 W. Chesapeake Avenue

South side of West Chesapeake Avenue, 39-feet Southeast of centerline of Florida Road.

9th Election District—5th Councilmanic District

the Kotroca

Legal Owners: Joseph M. and Michaela D. Moran

Special Exception: to permit use of less than 25% of primary residence as an office for real estate appraisal company.

Hearing: Wednesday, July 21, 2004 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco` Director

TK: clb

C: Jeffrey H. Scherr Kramon & Graham, P.A. One South Street, Ste. 2600 Baltimore 21202-3201 Joseph and Michaela Moran 309 W. Chesapeake Avenue Towson 21204-4406

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY JULY 6, 2004.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

Department of Permits and Development Management

Director's Office
County Office Building
111 W Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708





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

May 26, 2004

CORRECTED 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: 04-514-SPHX

309 W. Chesapeake Avenue

South side of West Chesapeake Avenue, 39-feet Southeast of centerline of Florida Road.

9th Election District—5th Councilmanic District

Legal Owners: Joseph M. and Michaela D. Moran

Special Exception to permit use of less than 25% of primary residence as an office for real estate appraisal company.

Hearing: Tuesday, July 13, 2004 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK: klm

C: Jeffrey H. Scherr Kramon & Graham, P.A. One South Street, Ste. 2600 Baltimore 21202-3201 Joseph and Michaela Moran, 309 W. Chesapeake Avenue, Towson 21204-4406

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 28, 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.

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

July 15, 2004

CORRECTED 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: 04-514-SPHX

buth Kotroco

309 W. Chesapeake Avenue

S/side of West Chesapeake Avenue, 39-feet s/east of centerline of Florida Road.

9th Election District—5th Councilmanic District

Legal Owners: Joseph M. and Michaela D. Moran

Special Exception to permit use of less than 25% of primary residence as an office for real estate appraisal company.

Hearing: Monday, August 16, 2004 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK: klm

C: Jeffrey H. Scherr Kramon & Graham, P.A. One South Street, Ste. 2600 Baltimore 21202-3201 Joseph and Michaela Moran, 309 W. Chesapeake Avenue, Towson 21204-4406 Donald Gerding, 335 Old Trail, Baltimore 21212

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 31, 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.

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: 04-514 XSP14
Petitioner:
Address or Location: 309 W, Chesapeake Ave (21204)
PLEASE FORWARD ADVERTISING BILL TO: Name:
Address: ONE SOUTH STEET, SUITE 2600
BACTIMORE MI) ZIZOZ
Telephone Number: 410 75 Z-6030

Department of Permits a 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

July 7, 2004

Jeffrey H. Scherr Kramon & Graham One South Street, Ste. 2600 Baltimore, Maryland 21202-3201

Dear Mr. Scherr:

RE: Case Number:04-514-XSPH, 309 W. Chesapeake Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 6, 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.

W. Callila Valla Callina Valla Richard

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Joseph M. Moran 309 W. Chesapeake Avenue Towson 21204-4406



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

May 18, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: May 18, 2004

Item No.:

495, 502-511, 513-515, 517

7 (514)

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.

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: June 2, 2004

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For May 24, 2004

Item Nos 502, 503, 507, 508, 509, 512, 513, 514, 515, and 517

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr JDo

DATE:

May 24, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of May 17, 2004

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

04-495

04-502

04-503

04-506

04-507

04-508

04-509

04-512

04-513

04-514

04-517

Reviewers:

Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: June 1, 2004

RECEIVED
JUN-1 2004
WING COMMISSIONER

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

309 W. Chesapeake Avenue

INFORMATION:

Item Number:

4-514

Petitioner:

Joseph M. Moran

Zoning:

DR 5.5

Requested Action:

Special Exception/Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request pursuant to Section 1B01.1(C)(12) of the BCZR to permit the use of less than 25% of a primary residence as a real estate appraisal company.

Prepared by:

Division Chief:

AFK/LL:MAC:



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date:

5.17.04

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

RE:

Baltimore County

Item No. 514

172

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

1. J. Soull

LAW OFFICES KRAMON & GRAHAM, P. A.

ONE SOUTH STREET
SUITE 2600

BALTIMORE, MARYLAND 21202-3201

TELEPHONE: (410) 752-6030 FACSIMILE (410) 539-1269

DAVID M. HAUSNER, CPA DIRECT DIAL (410) 347-7409

www.kramonandgraham.com

E-Mail dhausner@kg-law.com

May 24, 2004

Mr. Timothy Kotroco
Director, Permits & Development Management
Development Processing
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

We can help them

Re: (

Case Number 04-514-SPHX

Dear Mr. Kotroco:

The petitioners in the above stated case for special exception at 309 W. Chesapeake Avenue respectfully request an expedited hearing date. The petitioners must relocate their business and will incur a considerable loss of business if the case is not heard prior to July 21, 2004.

The petitioners have a very flexible schedule and are willing to proceed at any time and date that may be available prior to the scheduled date.

Thank you for your consideration in this matter.

Sincerely,

1111

DMH:hmd Enclosure

cc: Mr. Joseph M. Moran (via facsimile)

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DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

Law Offices

KRAMON & GRAHAM, P. A.

ONE SOUTH STREET
SUITE 2600

BALTIMORE, MARYLAND 21202-3201

TELEPHONE: (410) 752-6030 FACSIMILE: (410) 539-1269

DAVID M. HAUSNER, CPA
DIRECT DIAL
(410) 347-7409

www.kramonandgraham.com

July 19, 2004

E-MAIL dhausner@kg-law.com

Mr. Timothy Kotroco
Director, Permits & Development Management
Development Processing
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: Withdrawal of Case No. 04-514-SPHX

Dear Mr. Kotroco:

Petitioners, Joseph M. and Michaela D. Moran, hereby withdraw their Petitions for Special Exception and Special Hearing in the above captioned matter. The hearing in this case was originally set for July 13, 2004; however, the hearing was rescheduled for August 16, 2004, at 2:00 p.m.

Petitioners sought to obtain the right to use a portion of their primary residence located at 309 W. Chesapeake Avenue as an office for a real estate appraisal company. Subsequent to the filing of the Petitions in this case, Petitioners decided to abandon their plans to operate the real estate appraisal company from their residence. Accordingly, Petitioners are providing this notice to allow for a timely withdrawal of their Petitions.

If any additional information is necessary to facilitate this withdrawal, please give me a call.

Sincerely

David M. Hausner

DMH:hmd

cc: Joseph M. Moran (via facsimile)

DEPT. OF PERMITS AND JUL 21 2004

LABORATE AND LABORATE A

Department of Permits and Development Management

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



Baltimore County

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

July 22, 2004

David Hausner Kramon & Graham, P.A. One South Street, Ste. 2600 Baltimore, MD 21202-3201

Dear Mr. Hausner:

Re: 309 W. Chesapeake Avenue, 04-514-SPHX

In receipt of your letter to Mr. Kotroco, Director of Permits and Development Management, we are withdrawing the above-mentioned case at your request. This office received this notice in sufficient time to do so. This case is hereby withdrawn and null and void.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Kristen Matthews Zoning Review

C: Joseph Moran, 309 W. Chesapeake Avenue, Towson 21204 Donald Gerding, 335 Old Trail, Baltimore 21212

FAX COVER SHEET

Date:	July 13, 2004
To:	David Hausner
Fax number:	410-361-8013
From:	Minsten Matthews - Zaning
Fax number:	
Number of pages (including this cover sheet):	2
Message:	Altached is a eapy of the Entry of Appearance Mino Submitted Donald Gerding of the BTCCA.
If any part of this fax transn s missing or not clearly rece please call:	nission aived
√ame:	dion
hone number:	40-887-3391



P.O. Box 5421, Towson, MD 21295-5421 www.gtcca.org

RESOLVED: That the GREATER TOWSON COUNCIL OF COMMUNITY ASSOCIATIONS, Inc. shall, from January 15, 2004 to January 31, 2005, assign official responsibility for review, representation, and action on all zoning and development matters to the EXECUTIVE BOARD and the Chair and Deputy Chairs of the Zoning Committee, which consist of the following members:

> Donald R. Wright, President Judy Gregory, Vice President Stacy Weiss, Treasurer

J. Donald Gerding, Zoning Committee Chair ... 335 OLD TRAIL Richard Parsons, Zoning Committee Deputy Chair BALTIMORE, MD 21212 Larry Townsend, Zoning Committee Deputy Chair

PhoNE 410-825-0894

AS WITNESS: Our hands and seal this 15th day of January 2004.

ATTEST: GREATER TOWSON COUNCIL OF COMMUNITY ASSOCIATIONS, Inc.

Memo of interest and agreause Be advised that GTCCA-then its zoning chair of Committee request to be included in the matter of lase 04-514 × SPH-309 West Charageate hue Towson 2/204 n. J. M. V. M. D. Moran Mare include serson noted (D) above in any + all Motofeation, memor, Apenion & Faths & Findings at the Zoning Commissioner, Balt Co-Board of Break & forward to any next levels. on all mailing + no tification Thanks John Doubling "Chair

