ALAN ARCHIVED

IN RE: PETITION FOR VARIANCE
N/S of Church Lane, 72 ft. NE
centerline of Brenbrook Drive
2nd Election District
4th Councilmanic District
(8722-A Church Lane)

Javed A. Aizaz

Petitioner

- * BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * CASE NO. 04-561-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 owner of the subject property, Javed A. Aizaz. The Petitioner is requesting variance relief for property located at 8722-A Church Lane in the western area of Baltimore County. The variance request is from Section 1B02.3B & C of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot width of 49.50 ft. and a lot area of 5,009 sq. ft. in lieu of the required 55 ft. and 6,000 sq. ft. respectively and to approve a proposed dwelling on an undersize lot.

The property was posted with Notice of Hearing on July 29, 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 July 29, 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 was Vincent Moskunas, of Site Right Surveyors and Javed Aizaz the Petitioner. No protestants appeared at the hearing, however, Lindsay Norris appeared as a protestant approximately 40 minutes after the case was called and testimony and evidence taken. He is an adjacent property owner who was concerned about the proposed homes. Catherine Washington attended as an interested citizen. 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, consists of 5,009 sq. ft. and is zoned DR 5.5. The subject property is a vacant lot and is known as Lot No. 2 of the "Norris Park" subdivision, which was recorded in the Land Records of Baltimore County in 1936. This is a companion case to Case No. 04-560 A, and all evidence presented by Mr. Moskunas in the earlier case is also presented in this case. See Petitioner's Exhibit No. 2, "Norris Park" subdivision plat.

The Petitioner proposes to build a new home on the lot as shown on Petitioner's Exhibit No. 1, the redline plat to accompany the petition in Case No. 04-560-A. Mr. Moskunas testified that the basic problem with the lot was that the County appropriated approximately 30 ft. of the

TO BEENED FOR FLAG

southern portion of the lot in 1978 for a widening of Church Lane. This meant that the lot, which was originally 6,490 sq. ft. and would have met the 6,000 sq. ft requirement of the DR 5.5 regulations, is now only 5,009 sq. ft. The lot would not have met the width requirement of 55 ft. since the lot width for this old subdivision is 49.5 ft.

In addition, Mr. Moskunas indicated that he was requesting a front yard setback variance of 32 ft. in lieu of the required 40 ft. He indicated that this arose because the adjacent lots along Church Lane were 82 ft. and 80 ft. from the edge of the Church Lane right-of-way. However, the DR regulations limit this distance to 40 ft. Again, the justification was the taking of 30 ft. of the southern portion of the property by Baltimore County to widen Church Lane. However, this request was not included in the original petition for variance filed in this case and more importantly was not included on the posting nor the publication as reflected by the certificates in the file. This means that although he could have amended the petition to reflect this change the public would not have been put on notice of this request. Consequently, I can not consider this request.

Mr. Aizaz indicated that he wanted to erect two quality homes on the two lots that he has owned for the past ten years. He believes that this will be a substantial improvement to the neighborhood.

Mr. Norris did not appear for the hearing but indicated after the hearing was completed that he was concerned about the new homes being proposed. By the time Mr. Norris arrived, Mr. Moskunas and Mr. Aizaz were no longer in the area and so I could not reconvene the hearing to allow Mr. Norris to testify and the Petitioner to cross-examine him.

Findings of Fact and Conclusions of Law

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The subdivision was laid out in 1936 many years

MANUAL FERMINA

before the DR 5.5 zoning regulations were imposed on the property. Consequently, the lot does not meet the lot width requirement. I find that under these circumstances, this lot is more severely impacted than other lots in the area that are laid out in accord with the regulations. In addition, the taking of the 30 ft. from the southern portion of the lot in 1978 for the widening of Church Lane is a peculiar condition envisioned by the regulations as justifying a variance. I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. There is nothing the Petitioner can do about the lot width problem because he does not own the adjacent Lot No. 3. While he does own Lot No. 1, which is wide enough to give up 5.5 ft. by lot line adjustment, this would simply move the proposed home on Lot No. 1 even closer to the paper road increasing the variance thereon.

Mr. Moskunas showed that no increase in residential density beyond that otherwise allowable by the Zoning Regulations will occur as a result of this variance by multiplying the area of the seven lot subdivision times 5.5 to show seven lots allowed. He indicated that the subdivision had been developed as double lots on Lots 4 through 7. This would also allow a home on Lot 3 as well.

However, this presents a problem. If the area was generally developed as homes on two lots, the subject proposal would change the character of the neighborhood and would give me grave doubts about approving this variance. However, as indicated above, there were no protestants at the hearing who could give me evidence in this regard. I could not take testimony from Mr. Norris for the reasons stated above, even though that may have been at the heart of his concern. I simply do not have evidence as to the character of the neighborhood on which to deny the requested variance.

Consequently, I find that this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public

health, safety and general welfare. The area homes are single-family detached and that is what the Petitioner is proposing.

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 requests should be granted.

THEREFORE, IT IS ORDERED, this 19 day of August, 2004, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1B02.3B & C of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot width of 49.50 ft. and a lot area of 5,009 sq. ft. in lieu of the required 55 ft. and 6,000 sq. ft. respectively and to approve a proposed dwelling on an undersize lot, be and it 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 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.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

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

August 17, 2004

Mr. Javed A. Aizaz 4535 Ashley Court Ellicott City, Maryland 21043

> Re: Petition for Variance Case No. 04-561-A Property: 8722-A Church Lane

Dear Mr. Aizaz:

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

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: Vincent Moskunas Site Rite Surveying, Inc. 200 E. Joppa Road Towson, MD 21286

> Lindsay Norris 3705 Norris Avenue Randallstown, MD 21133



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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at	8722A	Church	Lane		
which is		•	-	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) 1802.38.40.38.40.30 (BCZR)

TO PERMIT A LOT WINTH OF 49.50-FEET AND A LOT AREA OF 5,009 SQUARE FEET IN LIEU OF THE REQUIRED 55-FEET AND 6,000 SQUARE FEET RESPECTIVELY AND TO APPROVE A PROPOSED DWEILING ON AN UNDERSIZE LOT.

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 DISCUSSED AT HEARING

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

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

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

Contract Purchaser/Lessee:

JANDER RECEIVE

Legal Owner(s):

			-		/Wilei (3).	•			
Name - Type or Print	• · · · · · · · · · · · · · · · · · · ·	.) 	Name -	Type or Print	AVED A	- A1	Z#Z		· · · · · · · · · · · · · · · · · · ·
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City	State	Zip Code	-	Signature	JAVED	<u></u>	AIZA	<u>z</u>	<u> </u>
Attorney For Petitioner:				Address	2	5	443-	790 -	25/6 phone No.
Name - Type or Print			City		BHUETCI	ELLIC State	011 417		•
Signature				Repres	entative to				
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REV 9/15/98		Reviewed	By D.T	UNAVAILA Hompsc	BLE FOR HEAR	MG SION		-	
TE V 8/ 10/30		•				1 '			

ZONING DESCRIPTION 8722A CHURCH LANE

BEGINNING at a point on the North side of Church Lane which is 60 feet wide at the distance of 72' +/- Northeasterly of the centerline of the nearest improved intersecting street Brenbrook Drive which has a right-of-way that varies. Being Lot #2, in the subdivision of "Norris Park" as recorded in Baltimore County Plat Book No. 10, folio 108 containing 5,009 S.F.. Also known as #8722A Church Lane and located in the 2nd Election District, 4th Councilmanic District.

Augustin and the second of the

Michael V. Moskunas Registration No. 21175

Site Rite Surveying, Inc. 200 East Joppa Road Suite 101 Towson MD 21286

LAND BALTIMORE COUNTY, MA PAID RECEIPT No. 100 OFFICE OF BUDGET & FINANCE NUSTINESS . ACTUM! MISCELLANEOUS RECEIPT 6/02/2004 6/02/2001 10:33:112 HE WALKIN WELL NOW ACCOUNT ACCOUNT ACCOUNT ACCOUNT HEIT IF 35689 6/02/2004 5 520 ZINIMI VIRIFICATION DD in. ottavi 915.00 Record Lat HIN. W. CE. 1000 RECEIVED FROM: Baltimire County, Harrison DISTRIBUTION CASHIER'S VALIDATION YELLOW - CUSTOMER PINK - AGENCY WHITE - CASHIER

NOTICE OF ZONING HEARING

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

Case: #04-561-A
8722-A-Church Lane
N/side of Church Lane, 72
ft. n/east of centerline of
Brenbrook Drive
2nd Election District
4th Councilmanic District
Legal Owner(s): Javed Alzaz
Variance: to permit a lot
width of 49.50 feet and a
lot area of 5,009 sq. ft. in
lieu of the required 55 ft
and 6,000 sq. ft. respective;
ly and to approve a pror
posed dwelling on an under
size lot.
Hearing: Monday, August

Hearing: Monday, August 16, 2004 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT E Zoning Commissioner for F Baltimore County
NOTES: (1) Hearings are

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

fice at (410) 887-4386.

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

7/372 July 29 14602

CERTIFICATE OF PUBLICATION

7/29/,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 $\frac{729}{,200}$.
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

Wilkinger

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date August 1, 2004

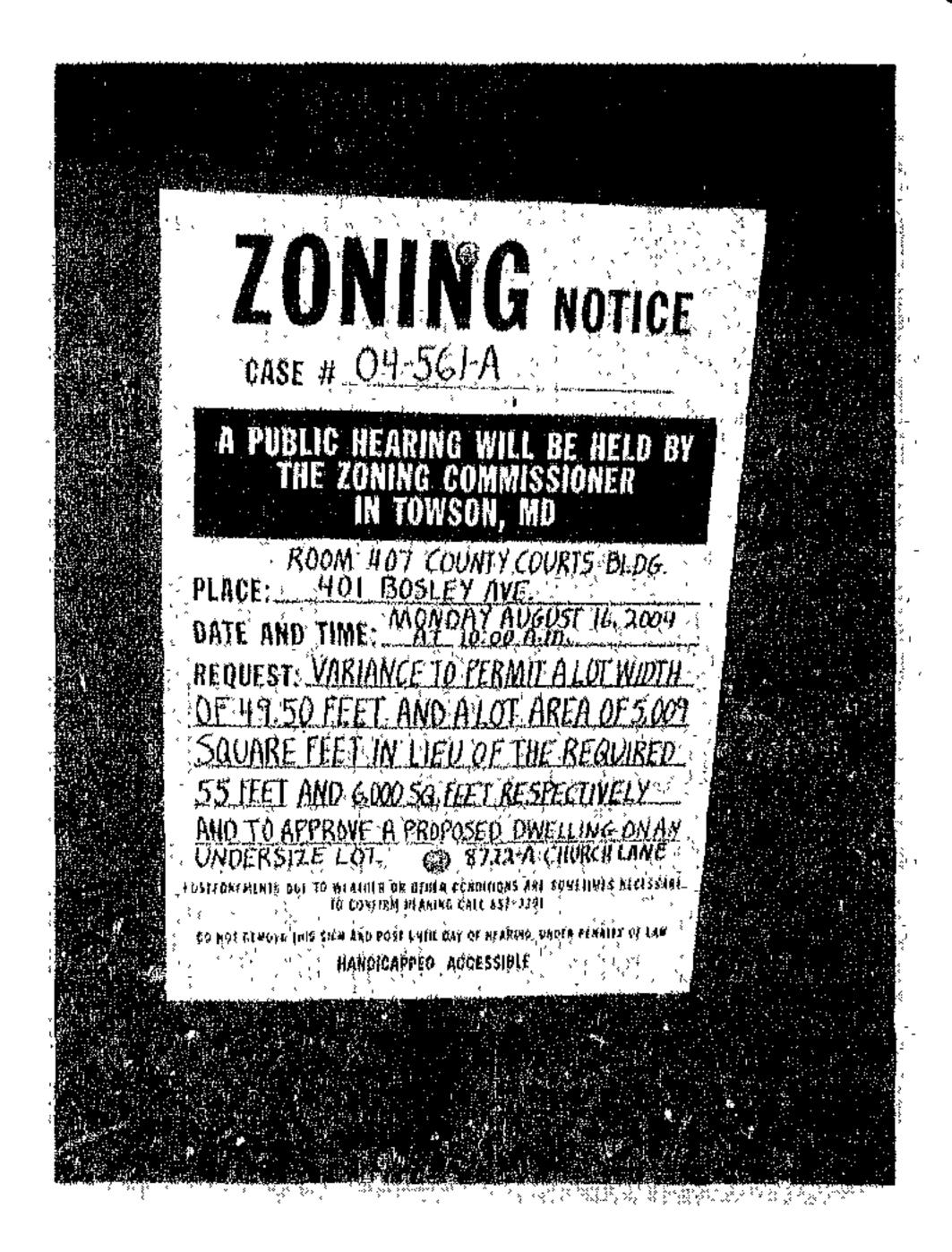
RE: Case Number 04-561-A

Petitioner/Developer JAVED ALZAZ

Date of Hearing/Closing AUGUST 16, 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 8722-A CHURCH LANE

The sign(s) were posted on



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) TO: PATUXENT PUBLISHING COMPANY

Thursday, July 29, 2004 Issue - Jeffersonian

Please forward billing to:

Javed Aizaz 4535 Ashley Court Ellicott City, MD 21043

410-750-1413

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: 04-561-A

8722-A Church Lane

N/side of Church Lane, 72 feet n/east of centerline of Brenbrook Drive

2nd Election District – 4th Councilmanic District

Legal Owner: Javed Aizaz

Variance to permit a lot width of 49.50 feet and a lot area of 5, 009 sq. ft. in lieu of the required 55 ft. and 6,000 sq. ft. respectively and to approve a proposed dwelling on an undersize lot.

Hearing: Monday, August 16, 2004, at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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

Department of Permits and Development Management

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



Baltimore County

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

June 15, 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: 04-561-A

8722-A Church Lane

N/side of Church Lane, 72 feet n/east of centerline of Brenbrook Drive

2nd Election District – 4th Councilmanic District

Legal Owner: Javed Aizaz

Variance to permit a lot width of 49.50 feet and a lot area of 5, 009 sq. ft. in lieu of the required 55 ft. and 6,000 sq. ft. respectively and to approve a proposed dwelling on an undersize lot.

Hearing: Monday, August 16, 2004, at 10:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Javed Aizaz, 4535 Ashley Court, Ellicott City 21043

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.

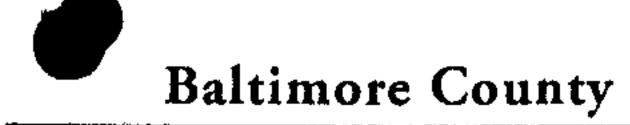
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:	
Item Number or Case Number: 04-561-A	
Petitioner: A1ZAZ	·
Address or Location: 8722 A CHURCH LANE	'
PLEASE FORWARD ADVERTISING BILL TO: Name: JAVED A. AIZAZ	
Address: 4535 ASHLEY Court.	·
ELLICOTT, CITY MD 21043	
Telephone Number: 410-750-1413	!

Department of Permits a Development Management

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





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

August 10, 2004

Javed A. Aizaz 4535 Ashley Court Ellicott City, Maryland 21043

Dear Mr. Aizaz

RE: Case Number:04-561-A, 8722A Church Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 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,
U. Call Rila (S)

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

People's Counsel C:



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

June 17, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: June 14, 2004

Item No.:

3550, 554-557, 559-571

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: July 2, 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 June 21, 2004

Item Nos. 550, 554, 555, 556, 557, 559, 560, 561, 562, 563, 564, 565, 566, 568,

and 569

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

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

DATE: August 3, 2004 RECEIVED

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

AUG - 5 2004

ZONING COMMISSIONER

SUBJECT:

Zoning Advisory Petition(s): Case(s) 4-561 and 5-024

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:

MAC/LL

RE: PETITION FOR VARIANCE

8722A Church Lane; N/side Church Lane

72' NE c/line Brenbrook Drive

2nd Election & 4th Councilmanic Districts

Legal Owner(s): Javad A Aizaz

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

04-561-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

JUN 2 3 2004

RECEIVED

Per.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of June, 2004, a copy of the foregoing Entry of Appearance was mailed to Javad A. Aizaz, 4535 Ashley Court, Ellicott City, MD 21043, Petitioner(s).

> IMMURITIEN PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6.15.04

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

RE:

Baltimore County

Item No. 56/

ファア

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. 1. Helh

INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

Director, Office of Planning & Community Conservation Attention: Jeffrey Long County Courts Building, Room 406 401 Bosley Avenue Residential Processing Fee Paid Towson, MD 21204 (\$50.00)Arnold Jablon, Director Accepted by D. THOMPSO Department of Permits & Development Management Date 1016 Undersized Lots Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from 3 of Planning and Community Conservation prior to this office's approval of a dwelling permit. A535 ASHLEY CT. ELLICOTT CITY MD ZIO43 (410) 750-141 Print Name of Applicant Election District 2 Councilmanic District 4 Square Feet Now 5,629 5. feel from NES W corner of BRENBROOK DEIVE 1 allon: (NE 3 W/side/comercf_ CHURCH LANE (street) 0 204000010 Tax Account Number ___ When: JAVED A. MZAZ Telephone Number (410) 750 - 1413 WE 4535 ASHLEY CT. FLLICOTT CITY: MO. 21043 : LIST OF MATERIALS. (to be submitted for design review by the Office of Planning and Community Conservation) TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY **PROVIDED?** NO YES ← This Recommendation Form (3 copies). Parmit Application Tir Fian 5 * 'y (3 %ooie i) ালাding Elevation Drawings া পুশক্ষাত (please label all photos clearly) ∍ਰੋ) ਅng Bu∮dings BourhoddgleN gnibhrorius ... Current Zoning Classification: D & 5.5 pages Post-it^a Fax Note 7671 From TO BE FILLED IN BY T RMOSON Co. Co./Dept. Zorreg > > YMMENDATIONS / COMMENT& Phone # **348**0 Phone # Fax # Approval conditioned on Fax # 2824 Approval

Revised 2/05/0:

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

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

PLEASE PRINT CLEARLY

87228 87224 CHURTHE 04-280-A CASE NAME 87 CASE NUMBER 0 DATE 8/16/04

£04 561

SHEET PETITIONER'S SIGN-

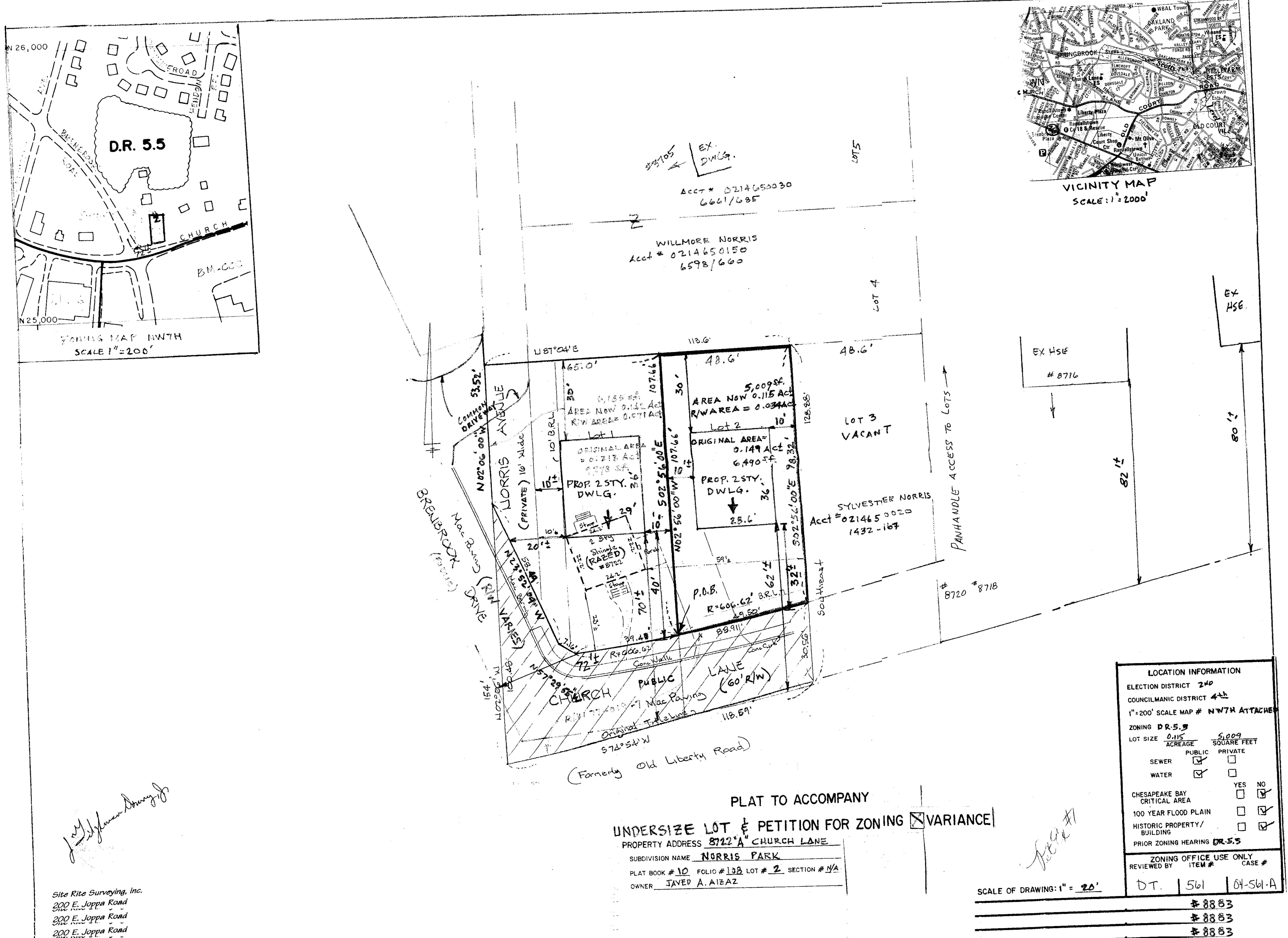
E- MAIL	VIM MVM & AOL: GA										
CITY, STATE, ZIP	Towson Mo 21266.										
SS	200 E. TOPPA IRD.										
/E	VINCENT MOSKINIAS										

PLEASE PRINT CLEARLY

CASE NAME FRAME CANNONSE CASE NUMBER 04-561-A DATE 8/16/04

CITIZEN'S SIGN-IN SHEET

E- MAIL										
CITY, STATE, ZIP Randallstown Md.21183										
3705 HORRIS AUE					•					
Lindsay None is										



200 E. Joppa Road

* 8883 * 8883