IN RE: PETITION FOR VARIANCE SW/S of Hiss Avenue, 62.5 ft. SE from centerline of Willac Avenue 14th Election District 6th Councilmanic District (3103 Hiss Avenue)

> PETITION FOR VARIANCE SW/S of Hiss Avenue, 112.5 ft. SE from centerline of Willac Avenue 14th Election District 6th Councilmanic District (3105 Hiss Avenue)

Kathryn Forsythe- Majchrzak & Paul J. Majchrzak Petitioners

BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 04-608-A

and

CASE NO. 04-609-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

These matters come before this Deputy Zoning Commissioner as Petitions for Variance filed by the legal owners, Kathryn Forsythe-Majchrzak and Paul J. Majchrzak.

In the first case (#04-608-A), the Petitioners are requesting variance relief for property located at 3103 Hiss Avenue in the "Glen Haven" subdivision of Baltimore County. The variance request is from Sections 1B02.3C.5 and 1B02.3C of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 6 ft. in lieu of the required 10 ft. and to permit a lot width of 50 ft. in lieu of the required 55 ft.

In the companion case (#04-609-A), Petitioners are requesting variance relief for property located at 3105 Hiss Avenue in the "Glen Haven" subdivision of Baltimore County. The variance request is from Sections 1B02.3A.5, 304 & 1B02.3C of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot width of 50 ft. in lieu of the required 55 ft. and to permit a proposed dwelling on an undersized lot.

9/10/64 PRO 1/10/2011

The properties were posted with Notice of Hearing on August 14, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notices of Zoning hearing were published in "The Jeffersonian" newspaper on August 12, 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: A ZAC comment was received from the Office of Planning dated July 8, 2004 stating that certain conditions must apply if the request is granted, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the variance requests were Vincent Moskunas from Site Rite Surveying, Inc. and Paul and Kathryn Majchrzak, Petitioners. No Protestants or citizens appeared at the hearing. People's Counsel, Peter Max Zimmerman, entered the pappearance of his office in this case.

Testimony and Evidence

These are companion cases and all testimony and evidence presented is applicable to both cases. Mr. Moskunas proffered that these cases involve side by side properties in the Parkville area. Case No. 04-608 involves Lots 63 and 64 in the "Glen Haven" subdivision, which was recorded in the Land Records for Baltimore County in 1923. Case No. 04-609 involves Lots 65 and 66 in the same subdivision. All lots are 25 ft. wide by 140 ft. long. All are in the same ownership and zoned DR 5.5.

In Case No. 04-608, testimony and evidence indicated that the property consists of 7,000 sq. ft., more or less. These lots are presently improved by an existing single-family dwelling which is located on the center of the two lots. Even so, Mr. Moskunas explained the existing house is only 6 ft. from the property line and thus does not meet the 10 ft. setback for this DR 5.5 zone. In Case No. 04-609 testimony and evidence indicated that this property consists of Lots 65 and 66 which are vacant. It is on these lots that the Petitioner proposes to build a new home that will once again be located in the center of these two lots. The new home will meet all requirements of the DR 5.5 zone, including having a lot area of 6,000 sq. ft. It will be compatible with the neighborhood in size and design. However, the minimum lot width in this zone is 55 ft. so that combining two 25 ft. lots will not meet this requirement for either case.

Mr. Moskunas explained that the pattern of development in this area is to erect one single-family dwelling on two 25 ft. lots giving each one 50 ft. of property. Petitioners' Exhibit No. 1 shows the layout of the subject and properties. Petitioners' Exhibit No. 2 also indicates that pattern of development. The new home would be built next to the Maggitti property, adjacent property owners, who have reviewed the proposal and have no objection.

Findings of Fact and Conclusions of Law

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I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. These lots were part of a subdivision that was recorded in the Land Records of Baltimore County in 1923 much before the DR 5.5 zoning regulations were imposed in 1970. As such, I find that the imposition of the zoning regulations impact these lots differently than lots in the area laid out in accord with the DR regulations. I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Although 5 ft. could be transferred from the property with the existing home to make the new home lot meet all regulations, that transfer would simply increase the deficiency of the property with the existing house. Instead of a 6 ft. variance the Petitioner would be asking for a 1 ft. variance. I find that no increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of granting these variances. By combining two 25 ft. lots the properties will meet the 6,000 sq. ft. area requirement for DR 5.5 zoned property.

I further find that these variances can be granted in strict harmony with the spirit and intent of the regulations, and in a manner as to grant relief without injury to the public health, safety and general welfare. Mr. Moskunas has demonstrated that the pattern of development is for homes in this area to be placed on two 25 ft. lots. Thus, a new home in this location will not change the character of the neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance requests should be granted.

THEREFORE, IT IS ORDERED, this <u>IO</u> day of September, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance in Case No. 04-608-A (3103)

CONFERENCE PARTIES

Hiss Avenue), from Sections 1B02.3C.5 and 1B02.3C of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 6 ft. in lieu of the required 10 ft. and to permit a lot width of 50 ft. in lieu of the required 55 ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the Petitioners' request for variance in Case No. 04-609-A (3105 Hiss Avenue), from Sections 1B02.3A.5, 304 & 1B02.3C of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot width of 50 ft. in lieu of the required 55 ft. and to permit a proposed dwelling on an undersized lot, be and is hereby GRANTED.

Approval of the above variance requests are subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;
- 2. Compliance with the ZAC comments submitted by the Office of Planning dated July 8, 2004, a copy of which is attached hereto and made a part hereof; and
- 3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order

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

September 8, 2004

Mr. & Mrs Paul J. Majchrzak 3103 Hiss Avenue Baltimore, Maryland 21234

> Re: Petitions for Variance Case No. 04-608-A & 04-609-A-SPHA Property: 3103 Hiss Avenue & 3105 Hiss Avenue

Dear Mr. & Mrs. Majchrzak:

Enclosed please find the decision rendered in the above-captioned cases. The petitions for variance have 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 MoskunasSite Rite Surveying, Inc.200 E. Joppa Road, Room 101Towson, MD 21286





Petition far Variance

Legal Owner(s):

to the Zoning Commissioner of Baltimore County

for the property located at #3103 Hiss Avenue which is presently zoned D.R. 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) 1002.3A.5. (BCZR)+1002.3C. (BCZR)

TO PERMIT A SIDE YARD SETRACK OF 6-FEET IN LIEU OF THE REQUIRED 10-FEET AND TO PERMIT A LOT WIDTH OF 50-FEET IN LIEU OF THE REQUIRED 55-FEET,

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) 1. Existing dwelling located on lots 63 and 64 of recorded plat was built in 1942 and is compatible with the homes in the surrounding neighborhood. Existing dwlg. is known as parcel one in recorded deed and is 50 feet wide x 140 feet deep and has an independent tax account no. from adjacent vacant parcel two.

2. Existing adjoining properties are consistently 50 feet wide. Granting relief will not cause injury to the public health, safety or general welfare. In addition, the relief being sought is within 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:

			Paul Maichraak							
Name - Type or Print		Nar	ne - Type or Print Haul & Ma	lehrish						
Signature	<u>,, , , , , , , , , , , , , , , , , , ,</u>		Signature ()	() O						
Address		Telephone No.	Name Type of Plint Hersyle Majch	<u></u>						
City	State	Zip Code	Signature	Y 						
Attorney For Petitioner:			3103 Hiss Avenue	410-661-9466						
			Address Baltimore, MD 21234	Telephone No.						
Name - Type or Print		City	State	Zip Code						
			Representative to be Con	tacted:						
Signature			Site Rite Surveying, Inc.							
Company	<u> </u>		Name 200 E. Joppa Road, Room	101 410-828-9060						
Address	<u> </u>	Telephone No.	Address Towson, MD 21286	Telephone No.						
Фу	State	Zip Code	City	State Zip Code						
			OFFICE USE ONLY							
Case No. 04-60	8-A		ESTIMATED LENGTH OF HEARING	, <u></u>						

Reviewed By D.THOMPSON Date 1/1

Date (120)

ZONING DESCRIPTION

#3103 HISS AVENUE

Beginning at a point on the Southwest side of Hiss Avenue which is 30 feet wide at the distance of 62.5 feet Southeast of the centerline of Willac Avenue which is 30 feet wide. *Being Lot #'s 63 and 64, Section A in the subdivision of Glen Haven as recorded in Baltimore County Plat Book #7, folio #56, containing 7,000 S.F. Also known as #3103 Hiss Avenue and located in the 14th Election District, 6th Councilmanic District.

and the same of th

Michael V. Moskunas Professional Land Surveyor Reg. No. 21175

Site Rite Surveying, Inc. 200 East Joppa Road Suite 101 Towson MD 21286 (410) 828-9060

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MOTICE OF ZON

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

Case. #04-608-A
3703 Hiss Avenue
Stwest side of Hiss Avenue.
Stwest side of Hiss Avenue.
62.5 feet seast of centerline
of Willac Avenue
14th Election District
Ch Councilmanic District
Legal Owner(s): Paul and
Kathryn Majchzrak
Kathryn Majchzrak
Variance: to permit a side
yard setback of 6-feet in
lieu of the required 10-feet
and to permit a lot width of
and the required 55-feet.

Hearing: Monday, August
Building, 401 Busley

LAWRENCE E. SCHMIDT
Zöning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible,
for special accommodations Please Contact the
Zoning Commissioner's Offilte at (410) 887-4386.
filte at (410) 887-3391.

ERTIFICATE OF PUBLICATIO

1002 | CO18

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of _____successive weeks, the first publication appearing on SID ____sooth__.

₩ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times☐ Towson Times

Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

White or

LEGAL ADVERTISING





CERTIFICATE OF POSTING

Pet	itioner/Developer: BULE KATHRYM MAJCH ZRAK
, 'Da	te of Henring/Closing: AUG. 30, 2004
altimore County Department of ermits and Development Management ounty Office Building, Room 111 ll West Chesapeake Avenue owson, MD 21204	
ttention: Becky Hart	
adies and Gentlemen: This letter is to certify under the pen	alties of perjury that the necessary sign(s) required by
w were posted conspicuously on the property located at	3103 HISS AVE.

ne sign(s) were posted on AUG, 14, Zoe (Month, I	ay, Year)
Sin	Signature of Sign Poster and Date)
	Frinted Name)
	225 RYERSON CIRCLES (Address)
	DAUT / IV/ 10 RE, MD. 2127 (City, State, Zip Code)
	410) 247-4263 (Tolophone Number)
•	(* O'O DIONO LANTITOCL)

RE: Case No.: 04-608-A

TO: PATUXENT PUBLISHING COMPANY

Thursday, August 12, 2004 Issue - Jeffersonian

Please forward billing to:

Paul Majchzrak 3103 Hiss Avenue Baltimore, MD 21234

410-661-9466

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: 04-608-A

3103 Hiss Avenue

S/west side of Hiss Avenue, 62.5 feet s/east of centerline of Willac Avenue

14th Election District – 6th Councilmanic District

Legal Owners: Paul and Kathryn Majchzrak

Variance to permit a side yard setback of 6-feet in lieu of the required 10-feet and to permit a lot width of 50-feet in lieu of the required 55-feet.

Hearing: Monday, August 30, 2004 at 9:00 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

July 6, 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: 04-608-A

3103 Hiss Avenue

S/west side of Hiss Avenue, 62.5 feet s/east of centerline of Willac Avenue

14th Election District – 6th Councilmanic District

Legal Owners: Paul and Kathryn Majchzrak

Variance to permit a side yard setback of 6-feet in lieu of the required 10-feet and to permit a lot width of 50-feet in lieu of the required 55-feet.

Hearing: Monday, August 30, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

luity Kotroco

Director

TK:klm

C: Paul & Kathryn Majchzrak, 3103 Hiss Avenue, Baltimore 21234 Site Rite Surveying, Inc., 200 E. Joppa Rd., Rm. 101, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 14, 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

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.

tem Number or Case Number:		04-608.	<u>-A</u>	
Petitioner: Paul Majchzva	K and	Kathnyn	Forsythe-	Majchzval
Address or Location: 303	thiss Avo	nve and	adjacent p	arcel
PLEASE FORWARD ADVERTISING Name: Paul Majchzval-		•		
Address: 3103 Hiss Avenu	ne .	- <u>-</u>		
Baltwiore, MP	21234	<u></u>		<u></u> ,

Department of Permits Bara 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 25, 2004

Paul Majchrzak Kathryn Forsythe-Majchrzak 3103 Hiss Avenue Baltimore, Maryland 21234

Dear Mr. and Mrs. Majchrzak:

RE: Case Number: 05-608-A, 3103 Hiss Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 30, 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. Calliball

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:

Enclosures

c: People's Counsel Site Rite Surveying 200 E. Joppa Road Rm. 101 Towson 21286



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

July 1, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: July 1, 2004

Item No.:

585, 592-596, 598-609

608

Dear Ms. Mathews:

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





DATE: July 23, 2004

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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 July 12, 2004

Item Nos. 585, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 605, 606, 607, 608, and 609

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 🔾

DATE:

July 30, 2004.

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of July 19, 2004

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

04-585

04-592

04-593

04-594

04-595

04-596

04-600

04-601

04-603

04-604 04-605

04-606

04-607

04 600

04-609

Reviewers:

Sue Farinetti, Dave Lykens

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M8/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: July 8, 2004

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, Ill

Director, Office of Planning

RECEIVED

SUBJECT:

3103 Hiss Avenue

JUL - 9 2004

INFORMATION:

Item Number:

4-608

ZONING COMMISSIONER

Petitioner:

Paul Majchrzak

Zoning:

DR 5.5

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform with the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. Nevertheless, the existing lot pattern of the neighborhood is that of 50-foot wide lots. As such, this office does not oppose the petitioner's request. If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling at 3105 Hiss Avenue:

- 1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
- 2. Provide landscaping across the front of the subject property.

For further information concerning the matters stated herein, please contact David Pinning at 410-887-3480.

Prepared by:

Division Chief: AFK/LL:MAC:





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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date:

7.2.09

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

Robert L. Ehrlich, Jr., Governor

Michael S. Steele, Lt. Governor

RE:

Baltimore County

Item No. 608

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. Gredh

Phone: 410.545.0300

₩

RE: PETITION FOR VARIANCE

3103 Hiss Avenue; SW/side Hiss venue,

62.5' SE c/line Willac Avenue

14th Election & 6th Councilmanic Districts Legal Owner(s): Paul J Majchrazak and

Kathryn Forsythe-Majchrazak

Petitioner(s)

- * BEFORE THE
- * ZONING COMMISSIONER
- * FOR
- * BALTIMORE COUNTY
- * 04-608-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.

Physical People's Counsel on all correspondence sent documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMÍLIO

Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of July, 2004, a copy of the foregoing Entry of Appearance was mailed to, Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

JUL 1 3 2004

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....

04-608-A (3103 Hiss Avenue)

&

04-609-A (3105 Hiss Avenue)

PLEASE SCHEDULE THESE ON SAME DATE.

PLEASE PRINT CLEARLY

CASE NAME *3103 - 3105 HISS CASE NUMBER 04-608-4 - 04-609 DATE \$/20/04

PETITIONER'S SIGN-IN SHEET

E- MAIL	VIM MVM @ 40L. Con	Kalm@ contel. not								
CITY, STATE, ZIP	Parkville MD.	- ح								
ונט		Hiss A								
NAME	Size Arr Security	Kathyn Eisth. Mychigek								







