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)

*

BEFORE THE

DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

CASE NO. 04-608-A

and

CASE NO. 04-609-A

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

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 FOR FLAGO

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 appearance of his office in this case.

WHECEVED FOR FILE

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

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 _____ day of September, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance in Case No. 04-608-A (3103)

THE CENTED FOR FIRE

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 Moskunas
Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101
Towson, MD 21286



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



Petition fer Variance

to the Zoning Commissioner of Baltimore County for the property located at #3105 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) 1000.34.5., 304 (13022),1803.30.

To permit a lot width of 50-feet in lieu of the required 55-feet and to permit a proposed dwelling on an undersized lot.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) 1. Said parcel is clearly described as an independent parcel as described in Deed 16875/330 as "parcel two" and has an assigned tax account no.

- Lots of record on "Glen Haven" plat recorded in 1923. All lot widths shown on such plat are 25 feet wide. All lot ownerships within 500 feet of property are 50 feet wide, total.
- 3. Compliance with current B.C.Z.R. would unreasonably prevent the use of the property as a residential lot. Granting such relief will not cause injury to the health, safety or

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/Lesse	<u>e:</u>			<u>Legal Owner(s):</u>		
				_	Paul Majchrzak		
	Name - Type or Print			Name -	Type or Print	1	
	Signature	*	<u> </u>	-	Signature Signature	1	
			•		Kathryn Forsythe-Majchrzak		
	Address		Telephone No.	_	Name - Type or Print L House Walch Coll		
	City	State	Zip Code	-	Signature		
	Attornov Ear Datitioner				3103 Hiss Avenue	410-661-9466	
	Attorney For Petitioner:				Address	Telephone No.	
					Baltimore, MD 21234		
	Name - Type or Print	——————————————————————————————————————	<u></u>	City	State	Zip Code	
					Representative to be Contacted	d:	
.400	Signature			••	Site Rite Surveying, Inc.		
	Company	,		_	Name	/10.020 0060	
				-	200 E. Joppa Road, Room 101		
	Address		Telephone No.		Address	Telephone No.	
					Towson, MD 21286	71- 0-1-	
	City	State	Zip Code		City	Zip Code	
8			OFFICE USE ONLY				
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#3105 HISS AVENUE

Beginning at a point on the Southwest side of Hiss Avenue which is 30 feet wide at the distance of 112.5 feet Southeast of the centerline of Willac Avenue which is 30 feet wide. *Being Lot #'s 65 and 66, 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.

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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

Y, MARYLAND	ECEIPT	AMOUNT \$			MOBICS THE LOW CUSTOMER
BALTIMORE COUNT	OFFICE OF BUDGET & P		RECEIVED SITE	# 5 1	DISTRIBUTION PARTY CASSIFER

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of Baltimore County, by authority of the Zoning Act thority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, wantland on the property wentified herein as follows:

Case: #64-609-A
3105-Hiss Avenue
Sweet side of Hiss Avenue
112.5 feet sleast of Certerfine
of Williac Avenue
14th Election District
6th Councilmanic Of Paul and
Kathryn Majchizak
Kathryn Majchizak
Owner(s): Paul and
Kathryn Majchizak
Councilmanic District
14th Election District
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14th Election District
6th Councilmanic District
15th Councilmanic Owner(s)
15th Councilmanic
15th

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible;
for special accommodations Please Contact the
Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or
Hearing, Contact the Zoning Review Office at (410)
887-3391.
8/117 Aug. 12. 16503

OF PUBLICATION H

1200 L

, that the annexed advertisement was published successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., THIS IS TO CERTIFY **少00%** once in each of O

XI The Jeffersonian Arbutus Times Catonsville Times

Towson Times

lls Times Owings Mi NE Booster/Reporter

North County News

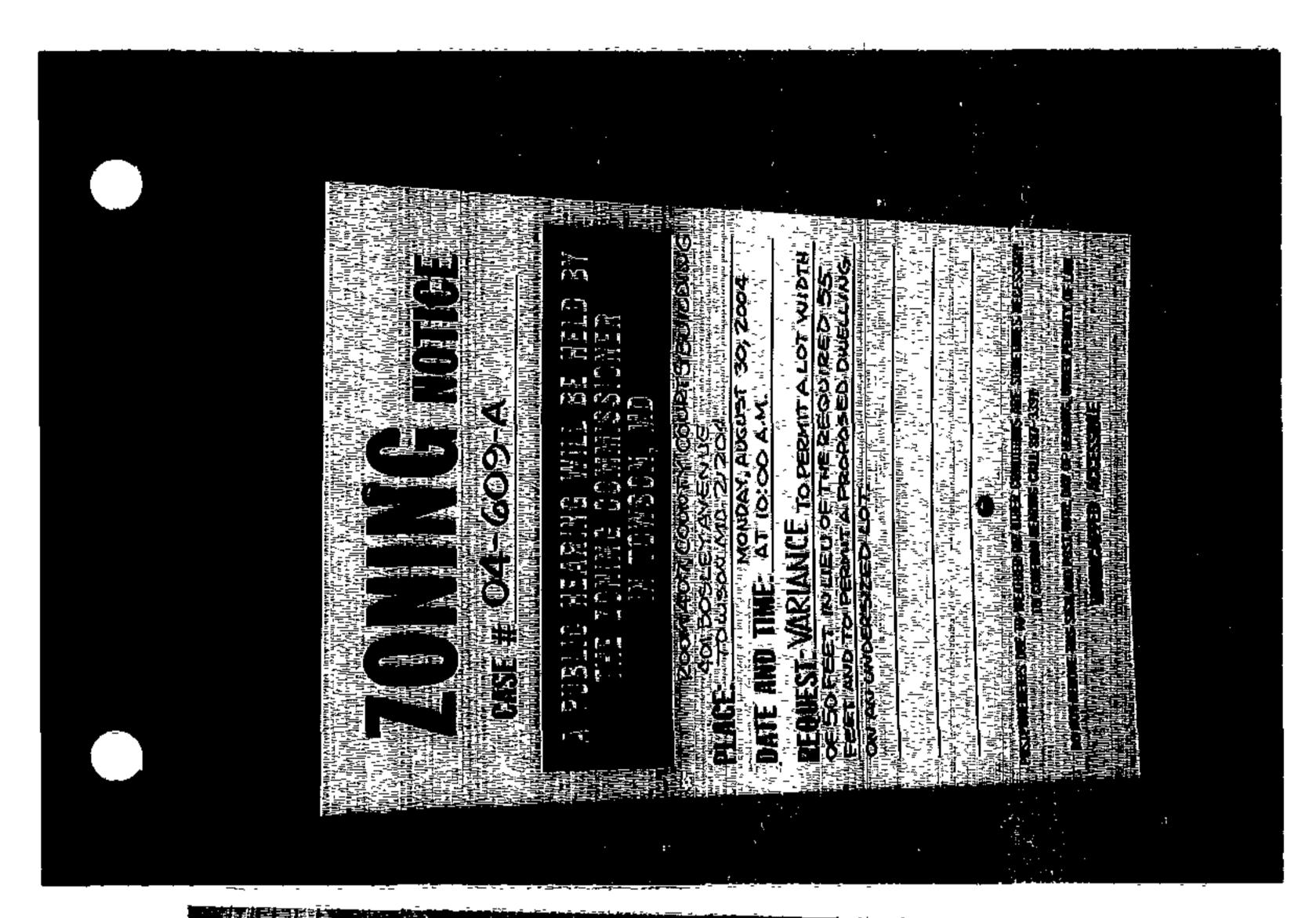
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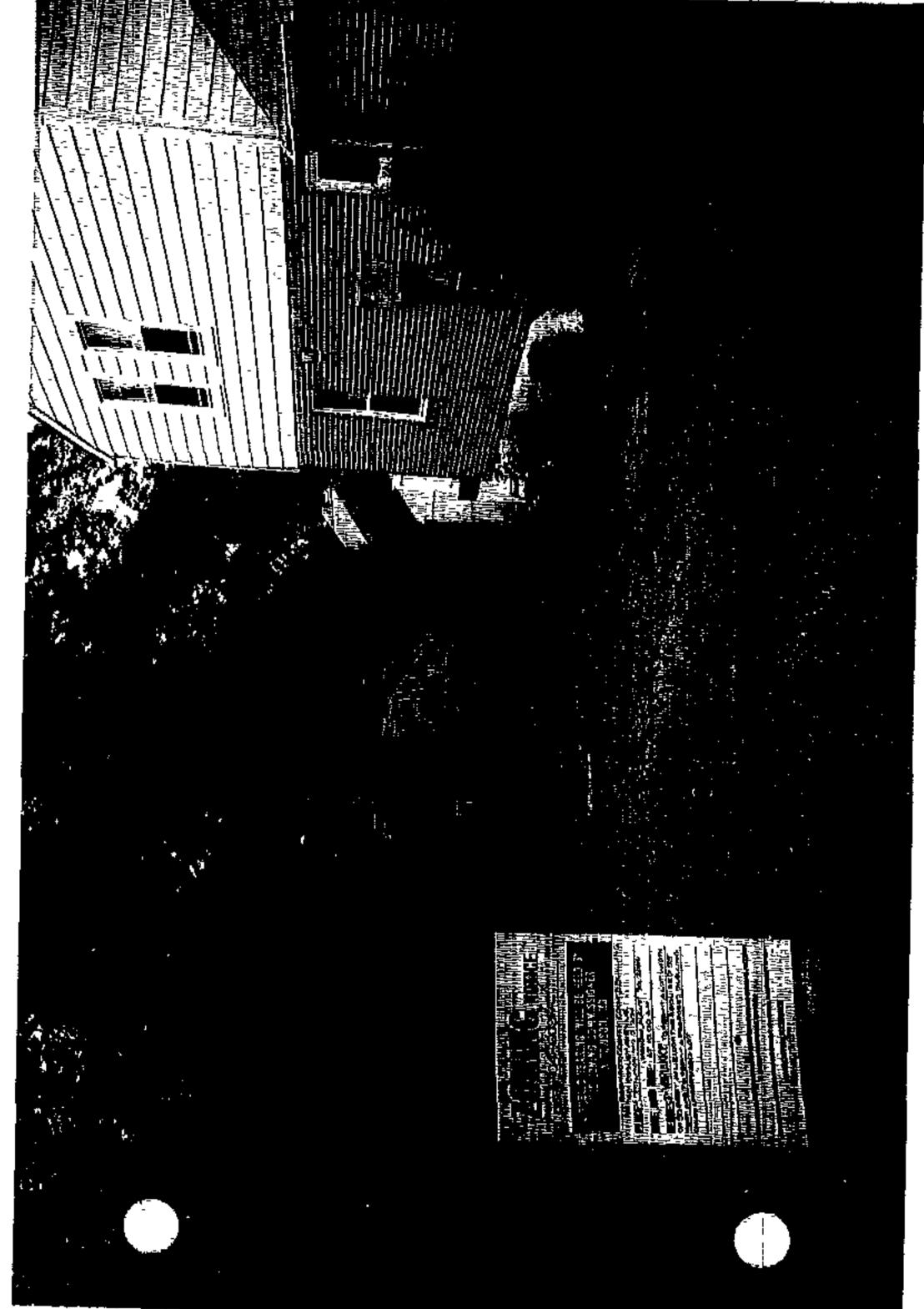
LEGAL ADVERTISING





REP Cogs No. 19/1 - 1 19/2 M







Petitioner/Developer; POUL & KATHRAU MAJCHTRAK

RE: Case No.: 04-600-A

Date of Hearing/Closing: ΔuG , 30, 2004Baltimore 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 3105 Hiss Business The sign(s) were posted on (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) GARLANDE. MOORE (Printed Name) *, 3225 RYERSON CIRCLE (Address) PAUTIMORE, MD. 21227 (City, State, Zip Code) C410) 242-4263 (Telephone Number)

PATUXENT PUBLISHING COMPANY TO:

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: 04-609-A

3105 Hiss Avenue S/west side of Hiss Avenue, 112.5 feet s/east of centerline of Willac Avenue 14th Election District – 6th Councilmanic District Legal Owners: Paul and Kathryn Majchzrak

Variance to permit a lot width of 50 feet in lieu of the required 55 feet and to permit a proposed dwelling on an undersized lot.

Hearing: Monday, August 30, 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

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: 04-609-A

3105 Hiss Avenue

S/west side of Hiss Avenue, 112.5 feet s/east of centerline of Willac Avenue

14th Election District – 6th Councilmanic District

Legal Owners: Paul and Kathryn Majchzrak

Variance to permit a lot width of 50 feet in lieu of the required 55 feet and to permit a proposed dwelling on an undersized lot.

Hearing: Monday, August 30, 2004 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy 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.

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.

2val
<u> </u>

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

August 25, 2004

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

Dear Mr. and Mrs. Majchrzak:

RE: Case Number: 04-609-A, 3105 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, Call Rill Of

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

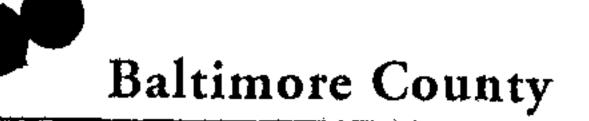
c: People's Counsel

Site Rite Surveying 200 E. Joppa Road Rm. 101 Towson 21286

Fire Department

700 East Joppa Road Towson, Maryland 21286-5500 Tel: 410-887-4500





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, 598-60

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



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





BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr J

DATE:

July 30, 2004 ·

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of July 19, 2004

X 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

04-608

(04-609)

Reviewers:

Sue Farinetti, Dave Lykens

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





DATE: July 8, 2004

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

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

SUBJECT:

3105 Hiss Avenue

INFORMATION:

Item Number:

4-609

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 own 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:

- 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. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date:

7.2.00

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

RE:

Baltimore County

Item No. 609

VT

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





3105 Hiss Avenue; SW/side Hiss venue,

112.5' 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

* 04-609-A

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 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

Per.....

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



o:	Director, Office of Planning & Community Conservation	Permit or Case No. 04-609-A
	Attention: Jeffrey Long	
	County Courts Building, Room 406 401 Bosley Avenue	\$ ******* * *** *** *** *** * * * * * *
	Towson, MD 21204	Residential Processing Fee Paid (\$50.00)
ROM:	Arnold Jablon, Director	Accepted by D.THOMPSON
. • → .	Department of Permits & Development Management	Date 6 20 04
₹E;	Undersized Lots	
ursuant ne Office	to Section 304.2 (Baltimore County Zoning Regulations) effective June 25 of Planning and Community Conservation prior to this office's approval of	 1992, this office is requesting recommendations and comments fro of a dwelling permit.
	M APPLICANT SUPPLIED INFORMATION:	410828.9060
	Site Rite Surveying Inc. 200 E. Joppa Print Name of Applicant	Poad Room 101 TOWSON. MD21286 Telephone Number
	Lot Address #3105 Hiss Awny Election (District 14 Councilmanic District 6 Square Feet 7,000
	LOT AUGIESS O 100 TIVE TO	· · · · · · · · · · · · · · · · · · ·
ot Loca	ation: IN ES Wiside/corner of HISS AVENUE (street)	Southeaster (street)
and O	wner: Paul Majchrzak & Kathnyn Fiorsythe-Majo	Chr2aK Tax Account Number 1419027851
and O	: 3103 Hiss Avenue Baltimore, MD 212	221 Alo (dal- 9466)
Address	3: DIUS MUSICALE BULLIVIONE, NIN 212	254 Telephone Number (11) West 1199
CHECKL	IST 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 D	DEVELOPMENT MANAGEMENT ONLY!
		PROVIDED? YES_ NO
. This F	Recommendation Form (3 copies)	
Dormi	it Application	X
 U iiiii	it Application	
3. Site P	Plan perty (3 copies)	
·	ing Elevation Drawings	
+, Du llui	ing Elevation prawings	**************************************
	ographs (please label all photos clearly) ning Buildings	
•	unding Neighborhood	
	$n_B \in G$	
i. Curre	nt Zoning Classification: V. C. D. D.	
	TO BE FILLED IN BY THE OFFI	ICE OF PLANNING ONLYI
RECOMM	MENDATIONS / COMMENTS:	
	Approval Disapproval Approval conditioned on required	modifications of the application to conform with the following recommendations
لسيا		

Revised 2/05/02

Signed by: _______ for the Director, Office of Planning and Community Conservation

Department of Femits and Development Managem (PDM) County Office Building 111 West Chesapeake Avevnue Towson, Maryland 21204

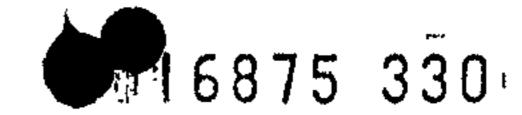
The application for your proposed Build filing by		en reviewed and	l is accepted t
(name of planner)	on	Date	(A)
A sign indicating the proposed building decision can be rendered. The cost of current fees prior to filing the application.	t tiling is \$50.00. This fee is	rty for fifteen (15 subject to char	5) days before ige. Confirm
In the absence of a request for public expected within approximately four week then the decision shall only be rendered	(s. However, it a valid deman	d is received by t	decision can l the closing dat
*SUGGESTED POSTING DAT		D (15 Days B	efore C)
DATEPOSTE	D	amende and the second s	
HEARING REQUESTED? YES N	IO DATE		
CLOSING DAY (LAST DAY FOR HEARI	NG DEMAND)	C (B-3	3 Work Days)
TENTATIVE DE	CISION DATE	B (A ·	+ 30 Days)
*Usually within 15 days of filing		•	
CERTIFICATE OF POSTING			
District:			
Location of Property:			
Posted by: Signature	Date of Posting) :	<u></u>
Number of Signs:		•	

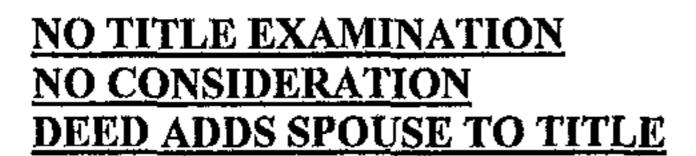
04-608-A (3103 Hiss Avenue)

&

04-609-A (3105 Hiss Avenue)

PLEASE SCHEDULE THESE ON SAME DATE.





This Deed made this 4th day of June, 2002, by and

between PAUL J. MAJCHRZAK, hereinafter referred to as Party of the First Part, and PAUL MAJCHRZAK and KATHRYN A. FORSYTHE-MAJCHRZAK, hereinafter referred to as Parties of the Second Part.

Witnesseth, that in consideration of the love and affection between husband and wife, and other good and valuable considerations, the receipt whereof is hereby acknowledged (the actual monetary consideration being zero), the said PAUL J. MAJCHRZAK does hereby grant and convey unto the said PAUL J. MAJCHRZAK and KATHRYN A. FORSYTHE-MAJCHRZAK, husband and wife, as tenants by the entireties, their assigns, and unto the survivor of them, his or her personal representatives, heirs and assigns, in fee simple, all those lots of ground situate, lying and being in Baltimore County, Maryland, and described as follows:

PARCEL 1:

BEING KNOWN AND DESIGNATED as Lot Nos. sixty-three (63) and sixty-four (64), Section A, as shown on the Plat entitled "GLENHAVEN," which Plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 7, Folios 56 and 57; said lots having a frontage on Hiss Avenue of fifty feet with the regular depth of one hundred forty feet. The improvements thereon being known as No. 3103 Hiss Avenue.

PARCEL 2:

BEING KNOWN AND DESIGNATED as Lot Nos. sixty-five (65) and sixty-six (66), Section A, as shown on the Plat entitled "GLENHAVEN," which Plat is recorded as aforesaid in Plat Book WPC No. 7, Folio 62.

BEING the same lots of ground which by Deed dated 18 September 1998, and recorded among the Land Records of Baltimore County in Liber SM No. 13181, Folio 418, were granted and conveyed by Frank H. Sevick, Jr., Personal Representative of the Estate of Rhea Sevick, unto the said Paul J. Majchrzak.

