

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Ellen Avenue, 400' W of the c/l
Old Harford Road
(2318 Ellen Avenue)
9th Election District
6th Council District

James D. Zinkhan, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-030-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, James D. Zinkhan, and his wife, Teresa Zinkhan. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (pole barn/garage) with a side yard setback of 1 foot in lieu of the minimum required 2.5 feet. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code, which allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

ORDER RECEIVED FOR FILING

Date

By

8/25/14

K. Pop

Based upon the documentation contained therein, I am persuaded to grant the requested variance. It was indicated that there are two existing portable canopies located in the side yard at the end of the existing driveway and that the proposed pole barn/garage will replace these structures. The relief requested appears appropriate in this instance. There were no adverse comments from any County reviewing agency and the neighbors on the affected side submitted a letter of support indicating they have no objection to the proposal. Thus, it appears that relief can be granted and that there will be no detrimental impact to adjacent properties.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of August 2004 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (pole barn/garage) with a side yard setback of 1 foot in lieu of the minimum required 2.5 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Within sixty (60) days of completion of the new pole barn/garage, the Petitioners shall remove the two existing canopies.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By

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 25, 2004

Mr. & Mrs. James D. Zinkhan
2318 Ellen Avenue
Baltimore, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Ellen Avenue, 400' W of the c/l Old Harford Road
(2318 Ellen Avenue)
9th Election District – 6th Council District
James D. Zinkhan, et ux - Petitioners
Case No. 05-030-A

Dear Mr. & Mrs. Zinkhan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2318 ELLEN AVENUE
which is presently zoned DRS.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 BCZR

TO PERMIT A DETACHED ACCESSORY STRUCTURE
(POLE BARN) TO HAVE A 1' SETBACK IN LIEU OF
THE REQUIRED 2.5'.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

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

Legal Owner(s):

JAMES D ZINKHAN

Name - Type or Print

Signature

TERESA ZINKHAN

Name - Type or Print

Signature

2318 ELLEN AVE 410/661-7531

Address

Telephone No.

BALTIMORE MD 21234

City

State

Zip Code

Representative to be Contacted:

TERESA ZINKHAN

Name

2318 ELLEN AVE 410/370-1818

Address

Telephone No.

BALTO MD 21234

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By CTM Date 7/14/04

Estimated Posting Date 7/25/04

CASE NO. 05-030-A

REV 10/25/01

ORDER RECEIVED FOR FILING
8/10/04

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 2318 ELLEN AVENUE
Address
BALTIMORE MD 21234
City State Zip Code

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

SEE ATTACHMENT

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

[Signature]
Signature
JAMES D. ZINKHAN
Name - Type or Print

[Signature]
Signature
TERESA ZINKHAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of July, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
MY COMMISSION EXPIRES MAY 1, 2006
My Commission Expires _____

Affidavit in Support of Administrative Variance

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That the Affiant(s) does/do presently reside at 2318 ELLEN AVENUE
Address
BALTIMORE MD 21234
City State Zip Code

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

SEE ATTACHED

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

[Signature]
Signature
JAMES D ZINKHAN
Name - Type or Print

[Signature]
Signature
TERESA ZINKHAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of July, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires

MY COMMISSION EXPIRES MAY 1, 2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2318 ELLEN AVENUE
which is presently zoned DR 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) 400.1 BCZR

TO PERMIT A DETACHED ACCESSORY STRUCTURE
(POLE BARN) TO HAVE A SETBACK OF 1' IN LIEU OF
THE REQUIRED 2.5'

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

JAMES D ZINKHAN

Name - Type or Print

Signature

TERESA ZINKHAN

Name - Type or Print

Signature

2318 ELLEN AVENUE 410/661-7531

Address

Telephone No

BALTIMORE MD 21234

City

State

Zip Code

Representative to be Contacted:

TERESA ZINKHAN

Name

2318 ELLEN AVE 410/370-1818

Address

Telephone No

BALTO MD MD 21234

City

State

Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 05-030-A

Reviewed By LTM Date 7/14/04

REV 10/25/01

Estimated Posting Date 7/25/04

We are requesting an Administrative Variance of 1 foot in lieu of the required 2 ½ foot setback required for the proposed 1 story, 22 x 30 foot pole barn/garage we would like to build. The reasons this structure needs to be built in the proposed area are as follows:

- 1 - We need to replace the 2 existing aging portable canopies with a permanent, safe and more secure structure to store our restored antique 1937 Chevrolet Coupe and 1967 Chevelle Malibu
- 2 - Sidewalks, trees, shrubs, deck and arbor are in conflict

To build the pole barn/garage on the opposite side of the house would cause great hardship due to the following:

- 1 - We would have to cut down an ornamental cherry tree that was a Wedding gift
- 2 - Would require installation of additional driveway, walkways and fencing
- 3 - We would lose access to back yard required by large lawn equipment for care and maintenance of lawn and extensive gardens
- 4 - We would lose opportunity to build future first floor bedroom

April 30, 2004

James & Teresa Zinkhan Property

Petition for Zoning Variance

Property Description for 2318 Ellen Avenue

Beginning for the same in the center of Ellen Avenue 30' wide as laid out on the plat of Grindon Little Farms. Said place of beginning being at the division line between Lots Nos. 39 and 40 as laid out on the aforesaid plat, said plat being recorded among the Land Records of Baltimore County in Plat Book no. 7 Folio 34 and running thence from the aforesaid place of beginning and binding on the center of Ellen Avenue aforesaid North Eighty Five degrees Thirty minutes west one hundred feet (N 85 30' W 100') thence binding on the division line between lots Nos 38 and 39 as laid out on the aforesaid plat North Four Degrees thirty minutes East Two Hundred, Twenty feet (N 4 30' E 220'') thence binding on the northernmost outline of the aforesaid Lot No 39 South Eighty Five degrees Thirty minutes east One Hundred Feet (N 85 30' E 100') and thence binding on the division line between Lots Nos. 39 and 40 as laid out on the aforesaid plat South Four degrees Thirty Minutes West Two Hundred Twenty Feet (N 4 30' W 220') to the place of beginning. The improvements thereon being known as 2318 Ellen Ave.

Being Lot #39 as laid out on the aforesaid plat of Grindon Little Farms and recorded in Baltimore County Plat Book 7 Folio 34 which contains 22,000 square feet, located in the 9th Election District and 6th Councilmanic District.

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 39166

DATE 7/14/04

ACCOUNT FEED 006 0150

AMOUNT \$ 65.00

RECEIVED

FROM: T. J. KELLY

FOR: OS - 0520-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 7/19/2004 TIME 10:19:12

DEPT 5000 AGENCY 0000 OFFICE 0000

RECEIPT # 271464 DATE 7/14/2004

DEPT 5000 AGENCY 0000 OFFICE 0000

RECEIPT # 271464 DATE 7/14/2004

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RECEIPT # 271464 DATE 7/14/2004

DEPT 5000 AGENCY 0000 OFFICE 0000

CASHIER'S VALIDATION

Certificate Of Posting

RE: Case NO.: 05-030-A

Petitioner/Developer: IAS.
D. ZINKHAN ET UX

Date of Hearing/Closing: 8/9/04

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention:

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
at 2318 ELLEN AVE.

This sign(s) were posted on July 25, 2004
(Month, Day, Year)

Sincerely,

Martin Ogle 7/25/04
(Signature of Sign Poster and Date)

Martin Ogle
(Printed Name)
5016 Castlestone Drive
(Address)
Balto, MD 21237
(City, State, Zip Code)
(410)-933-9470
(Phone Number)

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

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

For Newspaper Advertising:

Item Number or Case Number: 05-030-A

Petitioner: JIM + TERESA ZINKHAN

Address or Location: 2318 ELLEN AVE 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: JIM + TERESA ZINKHAN

Address: 2318 ELLEN AVE
BALTO MD 21234

Telephone Number: (H) 410/661-7531 (W) 410/828-8456
cell 410/370-1818

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 030 -A Address 2318 ELLEN AVE.
Contact Person: LLOYD T. MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7/14/04 Posting Date: 7/25/04 Closing Date: 8/9/04

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 05- 030 -A Address 2318 ELLEN AVE
Petitioner's Name JAS. D. ZIHKHAN Telephone 410 661-7531
Posting Date: 7/25/04 Closing Date: 8/9/04
Wording for Sign: To Permit A DETACHED ACCESSORY STRUCTURE
(POLE BARN) TO HAVE A 1' SETBACK IN LIEU OF
THE REQUIRED 2.5'.

WCR - Revised 6/25/04

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**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 9, 2004

James D. Zinkman
Teresa Zinkman
2318 Ellen Avenue
Baltimore, Maryland 21234

Dear Mr. and Mrs. Zinkman:

RE: Case Number: 05-030-A, 2318 Ellen Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 14, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 22, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: July 26, 2004

Item No.: 017-035

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

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



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

Maryland Department of Transportation

Date: 7.23.04

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

RE: Baltimore County
Item No. 030 LTM

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,

Steven D. Foster, Acting Chief
Engineering Access Permits Division

Granted 8/25/04 ^{LS}

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 19, 2004

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-030 and 5-036**
Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Mark A. Cunningham

Division Chief:

Lynn Sullivan

MAC/LL

1. [Signature]
Zoning

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 4, 2004

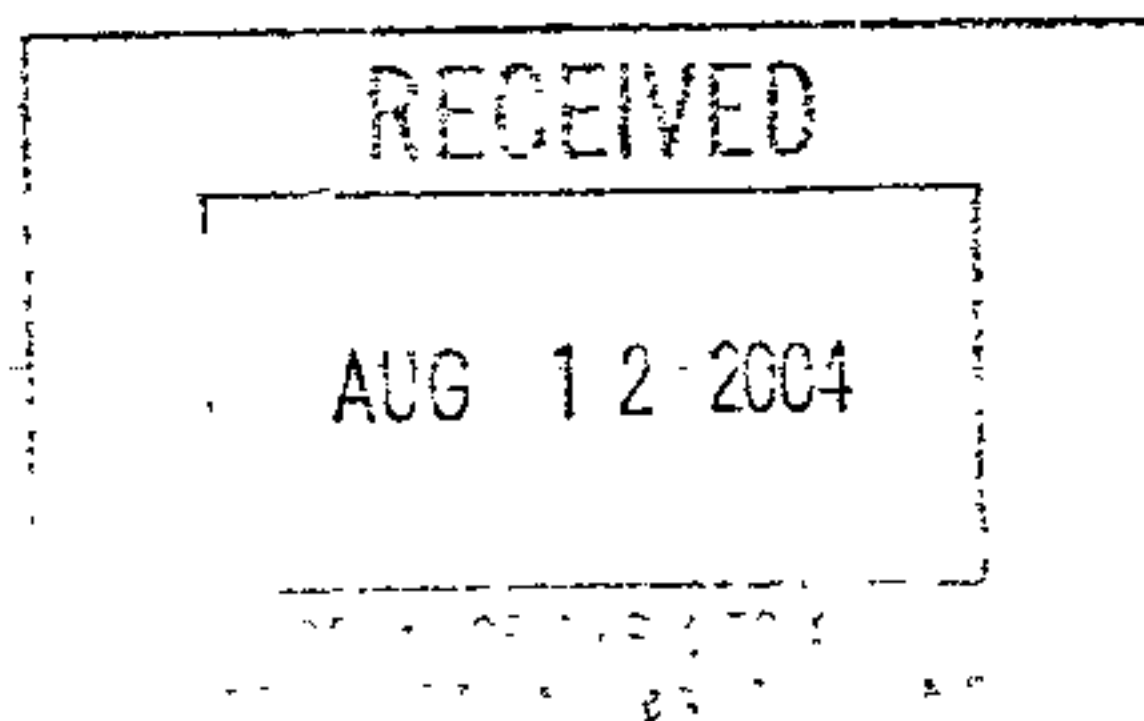
FROM: *[Signature]* Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For August 2, 2004
Item Nos. 017, 020, 022, 024, 025,
026, 027, 028, 029, 030, 033, 034,
and 035

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

RWB:CEN:jrb

cc: File



***Darlene and Tim Garrett
2320 Ellen Avenue
Parkville, MD 21234
410/665-5449***

To Whom It May Concern:

We have lived at 2320 Ellen Avenue, next door to Teresa and Jim Zinkhan (2318 Ellen Avenue) for near 10 years and understand that they propose to erect a pole barn/garage on their property line in lieu of the 2 ½ feet setback. The reason for this note is to let you know, we have absolutely no objections to the proposed pole barn/garage being built on the property line.. If you need to speak with us regarding this issue, please feel free to call.

Thank you,

MR & MRS. Tim Garrett

Mr. & Mrs. Tim Garrett

030

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

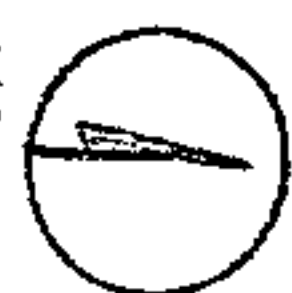
PROPERTY ADDRESS 2318 ELLEN AVE

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

SUBDIVISION NAME GRUBB & LITTLE FARMS

PLAT BOOK # 7 FOLIO # 34 LOT # 39 SECTION #

OWNER JAMES + TERESA ZINKIAN TAX ACCT # 09-05-431490



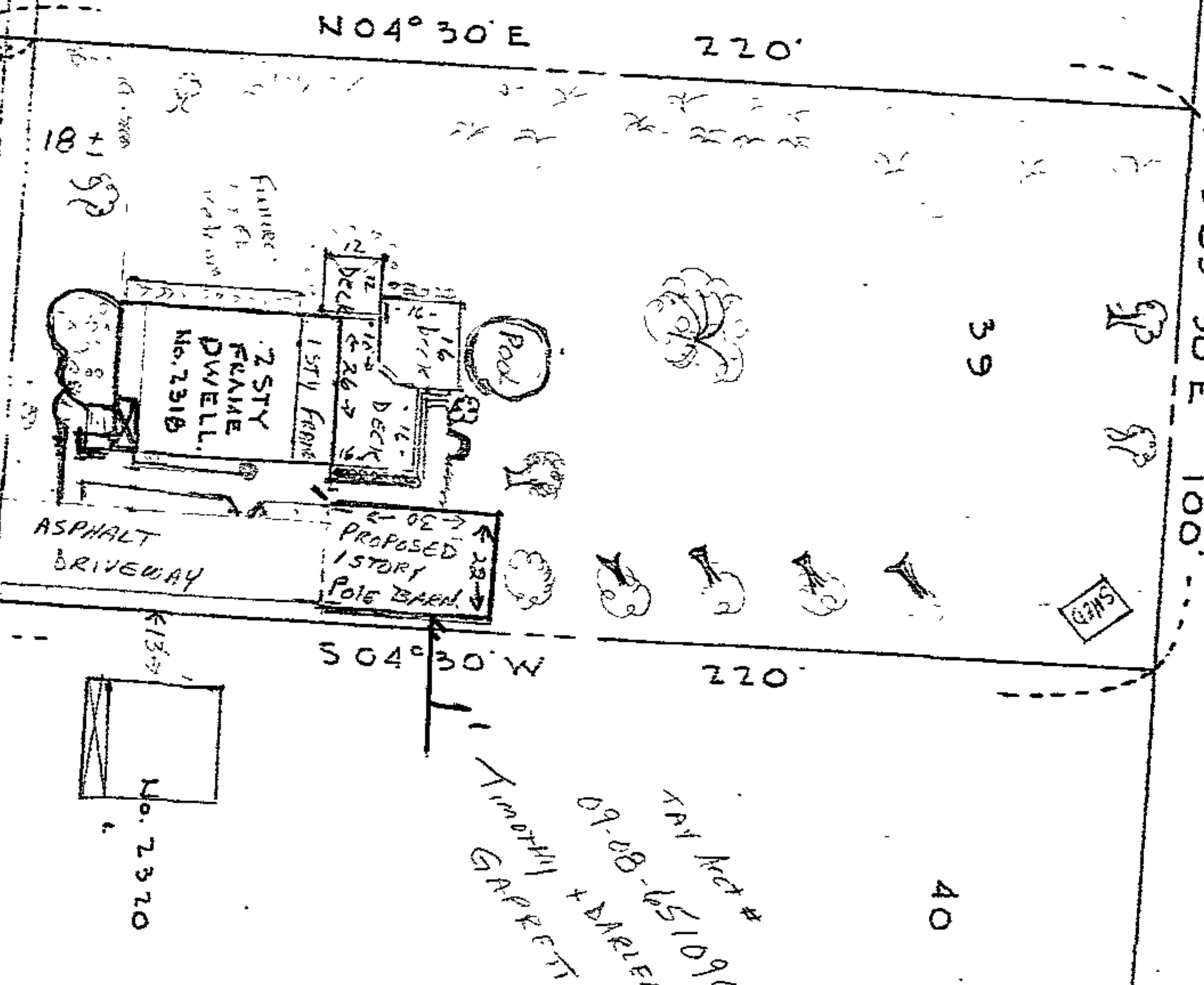
EDGE OF MACADAM

ELLEN AVE (PAVED 19')

N 85° 30' W 100' - - - - -

400' ± TO E OF OLD HALEFORD RD. BEGIN

SCALE OF DRAWING: 1" = 40'

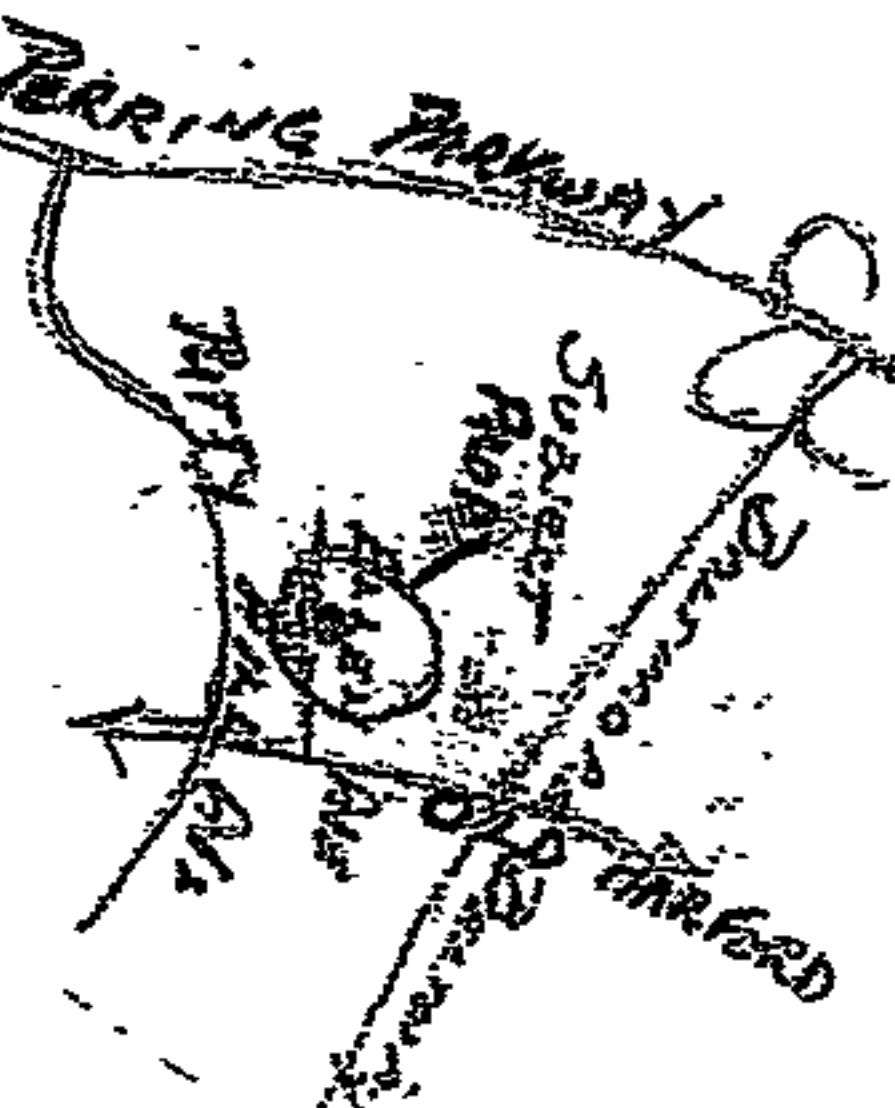


INT ACCT # 08-11-470280
JIMMY + JILL
VANDERKAM

INT ACCT # 09-08-451090
TIMOTHY + DARLENE
GAPETTI



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # NE 9B

ZONING

LOT SIZE .505 ACRES 22,000 SQUARE FEET

PUBLIC PRIVATE

SEWER

WATER

CHESAPEAKE BAY CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/ BUILDING

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY CTM ITEM # 030 CASE #

Ret #1

D.R. 10.5

1"=200'

NE 9D

73-199-R

BL.

WILKER

CIMARRON

CIRCLE

AVE.

RD.

FOSTER

AVE.

GRINDON

D.R. 5.5

SITE

D.R. 16

ELLEN

AVENUE

HOERNER

AVE.

RD.

AVE.

D.R. 16

BL.-AS

FORD

HILL

030



RIGHT SIDE



RIGHT SIDE / DRIVEWAY



REAR VIEW



RIGHT SIDE / OPPOSITE SIDE



LEFT SIDE / OPPOSITE SIDE



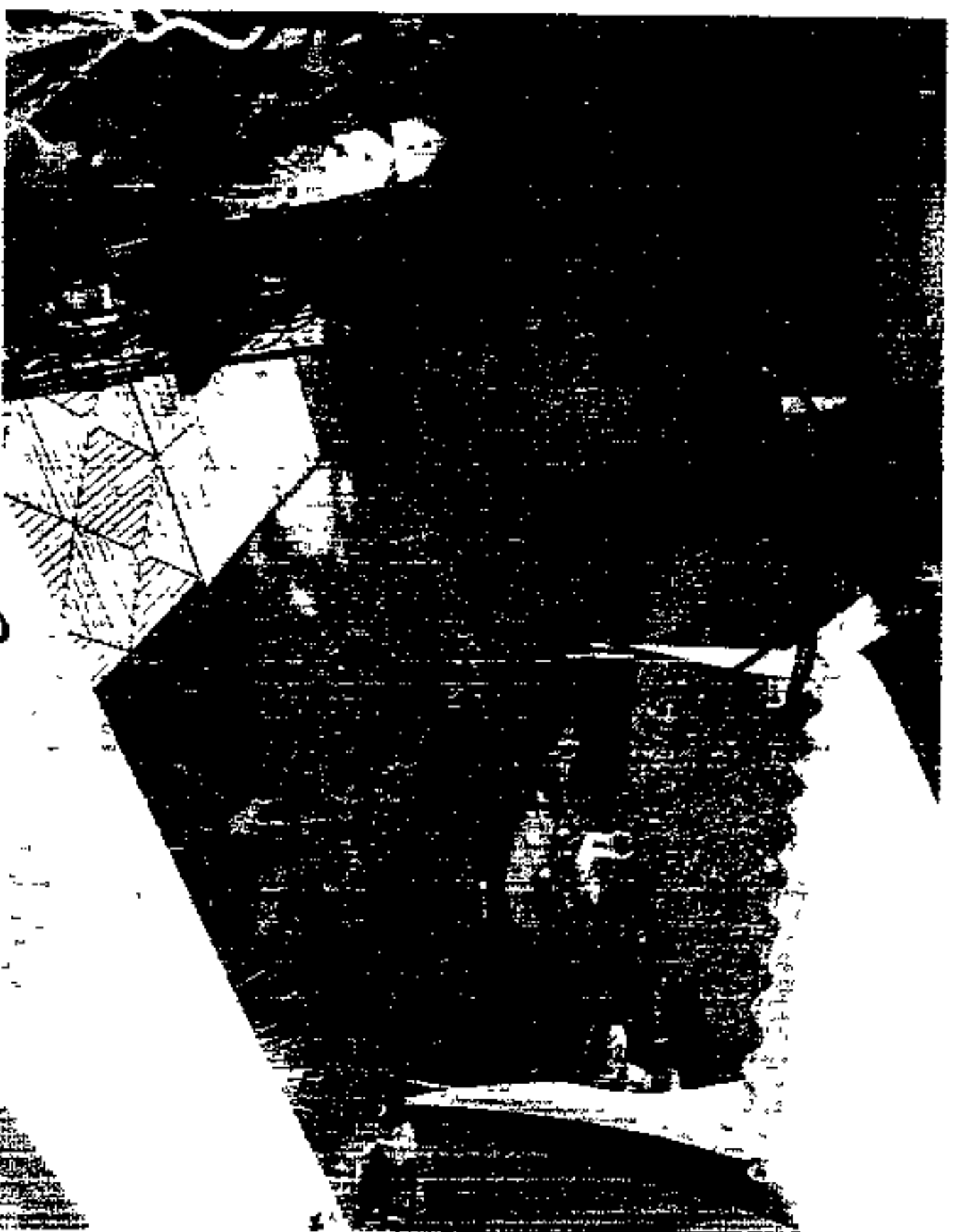
LEFT SIDE OF HOUSE



REAR



REAR VIEW



AR502



PROPOSED SITE



PROPOSED SITE



FRONT



2318 - - - 2320



REAR



REAR



2318 - - - 2320



ZONING NOTICE
ADMINISTRATIVE VARIANCE
CASE # 05-030-A
TO PERMIT A DETACHED ACCESSORY STRUCTURE (HAY BARN) TO HAVE A 1' SETBACK IN LIEU OF THE REQUIRED 2.5'

PUBLIC HEARING ?
PURSUANT TO SECTION 26-327(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON MONDAY, AUGUST 9, 2004
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE. TEL. 887-3391
TOWSON, MD 21204
MEETING IS HANDICAP ACCESSIBLE

Letter 7/25/04