

IN RE: PETITION FOR VARIANCE
E/S Monumental Avenue, 40' N
of the c/l Holabird Avenue
(6800 Holabird Avenue)
12th Election District
7th Council District

Jeffrey R. Rodgers
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-128-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Jeffrey R. Rodgers. The Petitioner seeks relief from Sections 232.2, 1B02.3.C.1 and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 6 feet in lieu of the required 10 feet for a proposed office building addition, to allow front and rear setbacks of 20 feet and 11 feet in lieu of the required 25 feet and 30 feet, respectively, for the existing dwelling, and to approve five (5) employee parking spaces without direct aisle access, pursuant to Section 409.4.B.2 of the B.C.Z.R. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing on behalf of the Petitioner were David Billingsley and Bob Infussi, the Petitioner's consultants. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the northeast corner of Holabird Avenue and Monumental Avenue in Dundalk. The property contains a gross area of 0.285 acres, more or less, zoned B.L. and is improved with a one-story dwelling and a two story office building. The property is located in an area that

ORDER RECEIVED FOR FILING

Date

By

11/25/14

JRg

contains a mix of commercial/residential uses. In this regard, a used car sales lot and bar/restaurant are located across Holabird Avenue from the subject site. In addition, a two-story office building is located immediately east of the subject site and to the west, across Monumental Avenue, is a two-story office building owned by Verizon, Md., Inc. Testimony indicated that the Petitioner has owned the subject property for several years. Apparently, Mr. Rodgers leases the existing dwelling and operates his insurance agency out of the existing office building. The Petitioner is desirous of constructing a two-story addition to the existing office building; however, due to the narrow width of the lot and the location of the existing buildings thereon, the requested variance relief is necessary. As shown on the site plan, the proposed addition will be located 6 feet from the side property line adjacent to Monumental Avenue and maintain the same front setback (24 feet) as the existing building. Additionally, the existing dwelling is located 20 feet to the rear of the office building and 8 feet from the side property line adjacent to Monumental Avenue. Thus, variance relief is necessary to legitimize existing conditions on the subject lot.

Although only 12 parking spaces are required for the site (2 for the dwelling and 10 for the office building), 13 parking spaces will be provided to the rear of the existing dwelling. In this regard, the parking area has been designed in a stadium-style format where employees will park front to back. Access to this parking area is by way of a 10-foot wide alley to the rear of the property. Due to the unique configuration of the site and narrowness of the lot, 5 of the spaces will not have direct access to the alley. Thus, a variance is necessary.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. Testimony and evidence presented was persuasive that there are other buildings in the neighborhood with similar uses and setbacks and that the Petitioner's proposal is

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Date 11/25/19
By [Signature]

consistent with the character of the locale. Moreover, the unique configuration of the property and the location of existing buildings thereon justify the requested relief. Thus, I find that the relief requested is appropriate and that there will be no detriment to the health, safety or general welfare of the surrounding locale.

As noted above, no one appeared in opposition to the request and there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. However, the ZAC comment submitted by the Office of Planning did request that building elevation drawings of the proposed addition be submitted for their review and approval prior to the issuance of any permits. It was also requested that landscaping be provided along the frontage of both rights-of-way. Therefore, the relief requested shall be granted as set forth above, conditioned upon Petitioner's compliance with the Office of Planning's comment.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of October 2004 that the Petition for Variance seeking relief from Sections 232.2, 1B02.3.C.1 and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 6 feet in lieu of the required 10 feet for a proposed office building addition, to allow front and rear setbacks of 20 feet and 11 feet in lieu of the required 25 feet and 30 feet, respectively, for the existing dwelling, and to approve five (5) employee parking spaces without direct aisle access, pursuant to Section 409.4.B.2 of the B.C.Z.R., 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

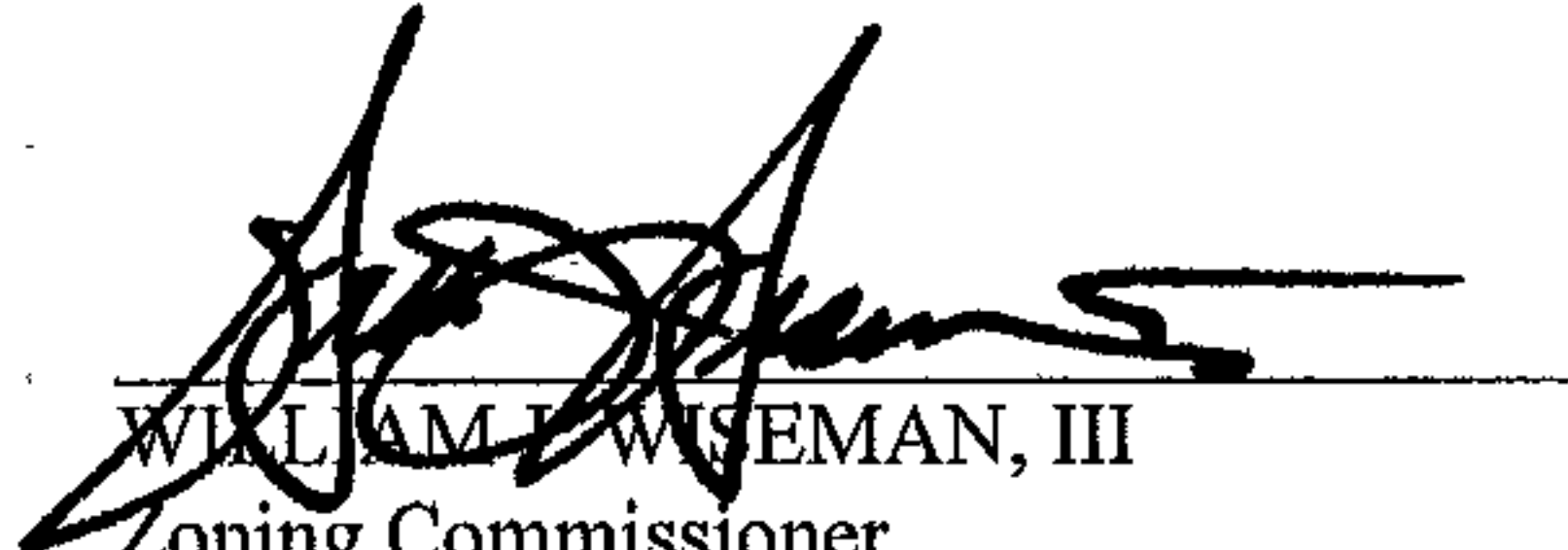
ORDER RECEIVED FOR FILING

Date

By

expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2. Prior to the issuance of any permits, the Petitioners shall submit building elevation drawings of the proposed two-story addition for review and approval by the Office of Planning. Said plan shall include proposed building materials and color scheme. Additionally, landscaping shall be provided in front of the office building along both rights-of-way.
3. When applying for any permits, the site plan and/or landscape plan filed must reference this case and set forth and address the restrictions of this Order


WILLIAM E. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 10/26/14
By BP

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
William J. Wiseman III, Zoning Commissioner

October 28, 2004

Mr. Jeffrey R. Rodgers
6800 Holabird Avenue
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
NE/Corner Holabird Avenue and Monumental Avenue
(6800 Holabird Avenue)
12th Election District – 7th Council District
Jeffrey R. Rodgers - Petitioner
Case No. 05-128-A

Dear Mr. Rodgers:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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 "WJW", is written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Robert Infussi, P.O. Box 1043-7043, Bel Air, Md. 21014
People's Counsel; Case File

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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6800 HOLABIRD AVENUE
which is presently zoned B.L.

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)

~~232.2.B TO ALLOW A STREET SIDE YARD OF 6 FEET IN LIEU OF THE REQUIRED 10 FEET~~

See Attached

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(indicate hardship or practical difficulty)

SEE ATTACHED

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:

Legal Owner(s):

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Name - Type or Print JEFFREY R. ROGERS
Signature [Signature]
Name - Type or Print _____
Signature _____

Attorney For Petitioner:

6800 HOLABIRD AVENUE (410) 282-1379
Address Telephone No.
BALTIMORE MD. 21222
City State Zip Code

Name - Type or Print _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Representative to be Contacted:

ROBERT INFUSSI
Name
P.O. BOX 1043-7043 (410) 812-2236
Address Telephone No.
BEL AIR MD. 21014
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING

Reviewed By VL Date 9/08/04

ORDER RECEIVED FOR FILING
Date 11/28/04
By [Signature]

05-128-A

6800 HOLABIRD AVENUE

232.2, 1B02.3.C.1 AND 102.2 TO ALLOW A SIDE STREET SETBACK OF 6 FEET IN LIEU OF 10 FEET FOR A PROPOSED OFFICE BUILDING ADDITION, TO ALLOW FRONT AND REAR DWELLING SETBACKS OF 20 FEET AND 11 FEET IN LIEU OF 25 FEET AND 30 FEET RESPECTIVELY AND TO APPROVE 5 EMPLOYEE PARKING SPACES WITHOUT DIRECT AISLE ACCESS PER SECTION 409.4.B.2.

ORDER RECEIVED FOR FILING

Date

11/28/14

By

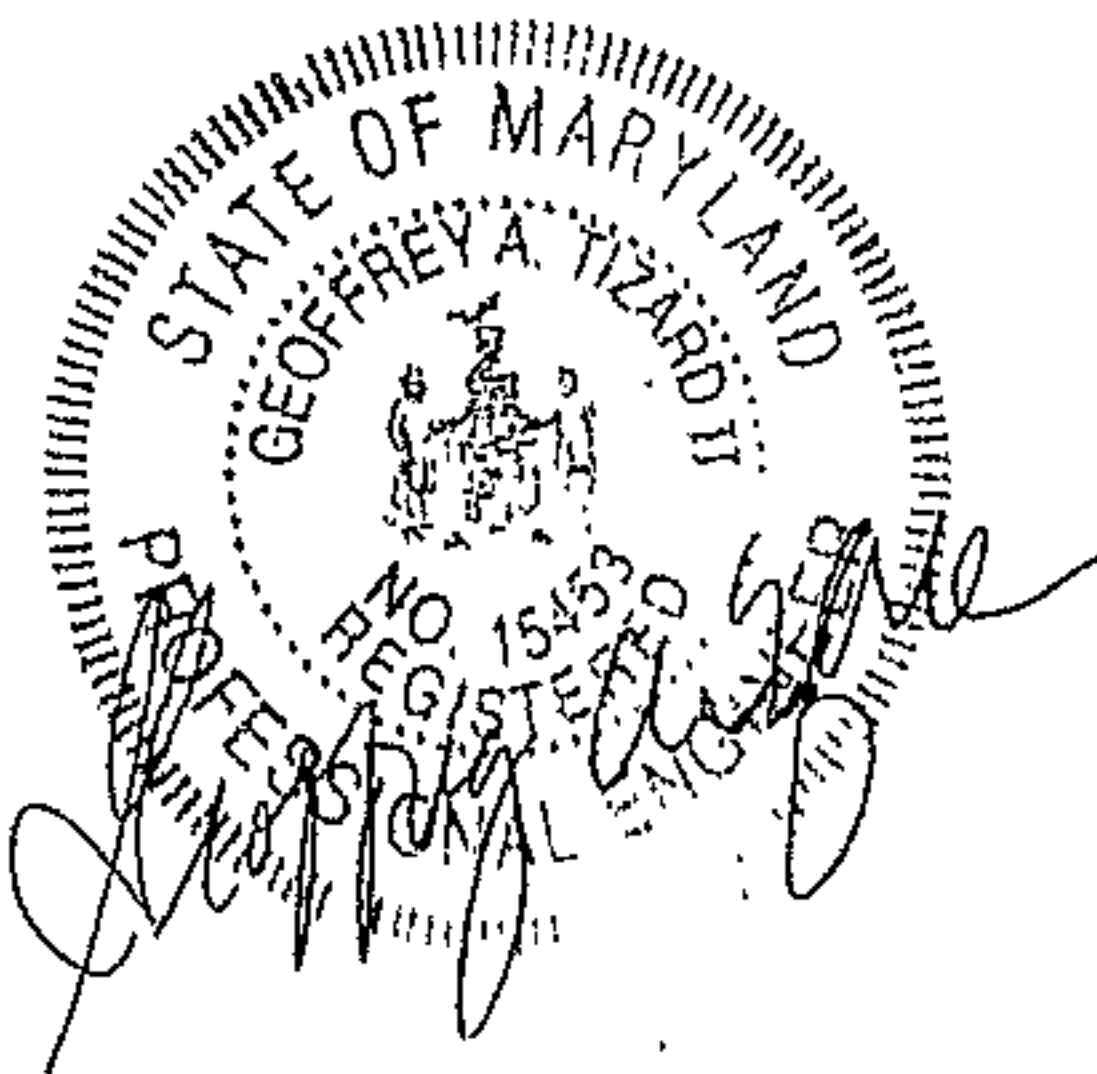
[Signature]

**DESCRIPTION TO ACCOMPANY PETITION FOR
VARIANCE**

6800 HOLABIRD AVENUE

Beginning for the same at a point on the east side of Monumental Avenue (50 feet wide) said point being distant northerly 40 feet from the center of Holabird Avenue (50 feet wide), thence being Lots 28, 29 and 30, Block B as shown on the plat entitled Fairlawn recorded among the plat records of Baltimore County, Maryland in Plat Book 6 Folio 100. Containing 12,400 square feet or 0.285 acre of land, more or less.

Being known as 6800 Holabird Avenue. Located in the 12th Election District, 7th Councilmanic District of Baltimore County, Maryland.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
JL 128
MISCELLANEOUS RECEIPT

No. 39118

DATE 9/08/04 ACCOUNT 001 006 6150

AMOUNT \$ 325.00

RECEIVED FROM _____

FOR Comm. Variance

6800 Hallock Ave

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS OFFICIAL TIME FROM
9/08/2004 9/08/2004 09:12:52 4

SEE MEMO WALKIN MEMO K24

>> RECEIPT # 292607 9/08/2004 OFFIC

Dept. 5 528 ZIMING VERIFICATION

EXP. NO. 039118

Receipt Tot 1325.00

1325.00 CR

1.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

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: #05-128-A

8800 Holabird Avenue

S/east corner of Holabird Avenue and Monumental Avenue

12th Election District — 7th Councilmanic District

Legal Owner(s): Jeffrey Rodgers

Variance: to allow a side street setback of 8 feet in lieu of 10 feet for a proposed office building addition; to allow front and rear dwelling setbacks of 20 feet and 11 feet in lieu of 25 feet and 30 feet respectively and to approve 5 employee parking spaces without direct parking aisle access.

Hearing: Monday, October 28, 2004 at 10:00 a.m. in Room 407, County Courts Building, 401 Bayley Avenue.

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) 887-4388.

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

10/008 Oct. 7

24610

CERTIFICATE OF PUBLICATION

10/7/, 2004

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/7/, 2004.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

Certificate Of Posting

RE: Case NO.: 05-128-4

Petitioner/Developer: _____
JEFFREY RODGERS

Date of Hearing/Closing: 10/25/04

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 6800 HOLABIRD AVE

This sign(s) were posted on October 9, 2004
(Month, Day, Year)

Sincerely,

Martin Ogle 10/9/04
(Signature of Sign Poster and Date)

Martin Ogle

(Printed Name)

5016 Castlestone Drive

(Address)

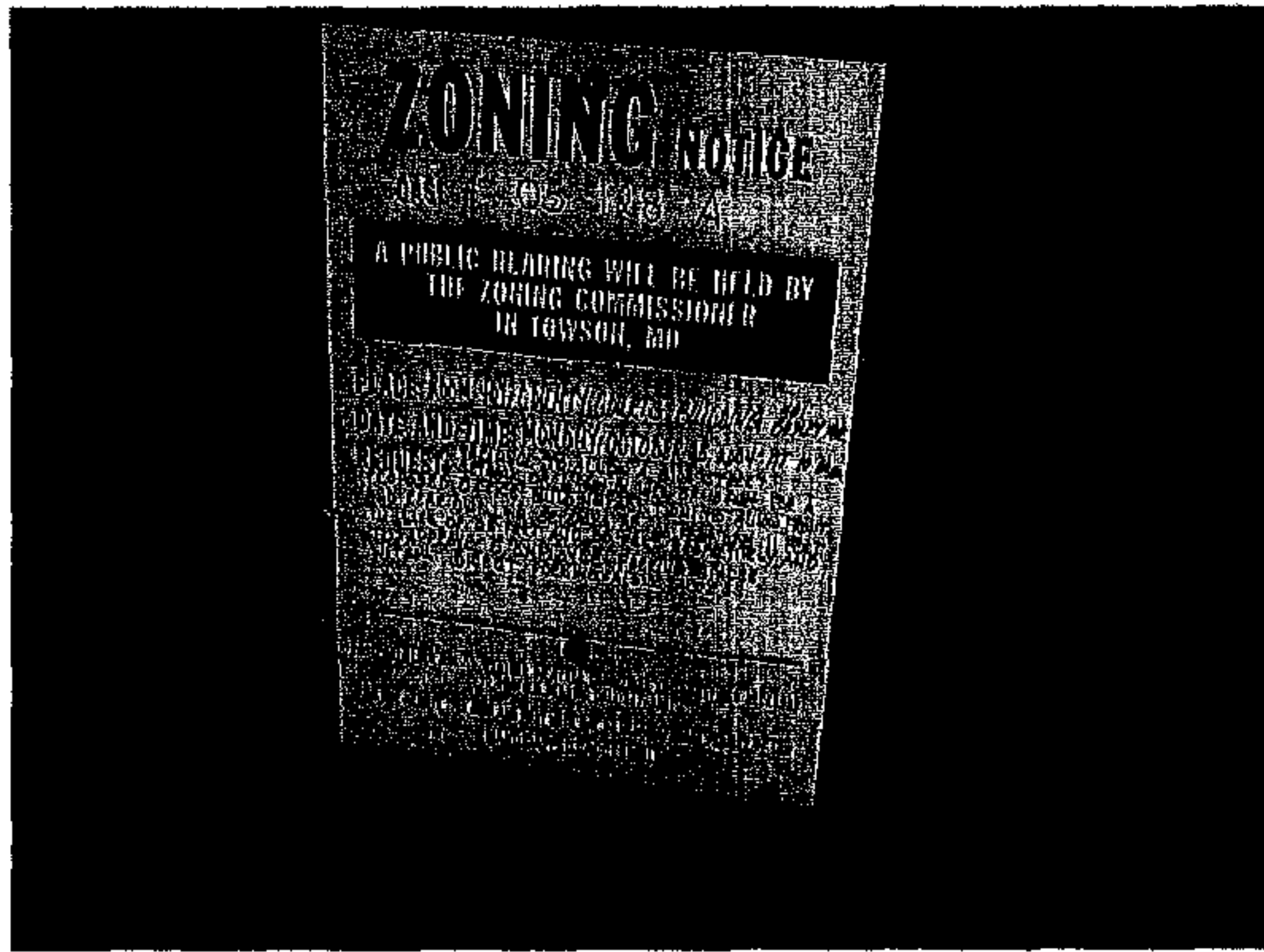
Balto, MD 21237

(City, State, Zip Code)

(410)-933-9470

(Phone Number)

Im000100 (1152x864x256 jpeg)



Masterfile 10/9/04

**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

September 10, 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: 05-128-A

6800 Holabird Avenue
S/east corner of Holabird Avenue and Monumental Avenue
12th Election District – 7th Councilmanic District
Legal Owner: Jeffrey Rodgers

Variance to allow a side street setback of 6 feet in lieu of 10 feet for a proposed office building addition, to allow front and rear dwelling setbacks of 20 feet and 11 feet in lieu of 25 feet and 30 feet respectively and to approve 5 employee parking spaces without direct parking aisle access.

Hearing: Monday, October 25, 2004 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Jeffrey Rodgers, 6800 Holabird Ave., Baltimore 21222
Robert Infussi, P.O. Box 1043-7043, Bel Air, 21014

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 9, 2004.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 7, 2004 Issue - Jeffersonian

Please forward billing to:
Jeffrey Rodgers
6800 Holabird Avenue
Baltimore, MD 21222

410-282-1379

NOTICE OF ZONING HEARING

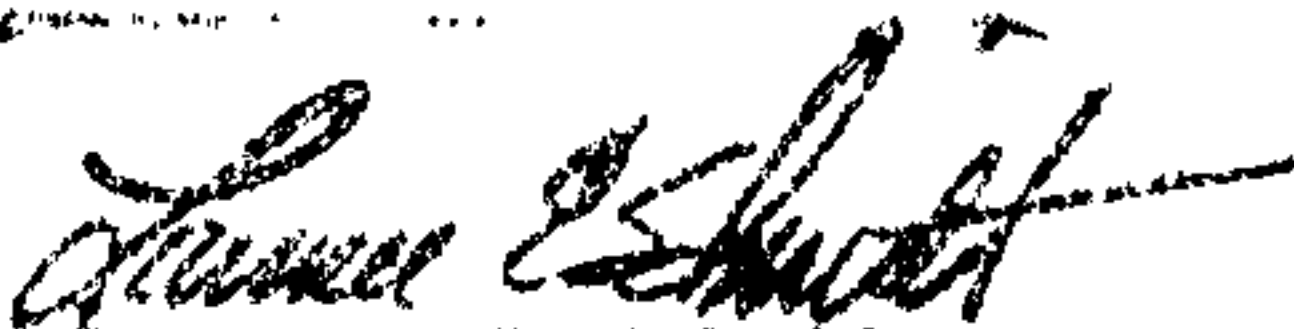
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6800 Holabird Avenue
S/east corner of Holabird Avenue and Monumental Avenue
12th Election District – 7th Councilmanic District
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Hearing: Monday, October 25, 2004 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

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
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: 05 128 A
Petitioner: Jeffrey R. Rogers
Address or Location: 6800 Holabird Ave. 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jeffrey R. Rogers
Address: 6800 Holabird Ave.
Balt. Md. 21222
Telephone Number: 410-282-1375

**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*

October 20, 2004

Jeffrey Rodgers
6800 Holabird Avenue
Baltimore, Maryland 21222

Dear Mr. Rodgers:

RE: Case Number: 05-128-A, 6800 Holabird Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 8, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Robert Infussi P.O. Box 1043-7043 Bel Air 21014

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

September 14, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: September 13, 2004

Item No.: 108, 116-119, 122-124, 128 & 129

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

c: File

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

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



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

Maryland Department of Transportation

Date: 9.13.04

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

RE: Baltimore County
Item No. 128 JLL

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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BW
10/25 Robin
Felt

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

TO: Tim Kotroco

FROM: John D. Oltman, Jr. *JO*

OCT - 6 2004

DATE: October 6, 2004

ZONING COMMISSIONER

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of September 13, 2004

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

05-108
04-117
04-118
04-119
04-121
04-122
04-123
04-124
04-126
04-128
04-129

Reviewers: Sue Farinetti, Dave Lykens

RW
10/25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 1, 2004

RECEIVED

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

OCT - 6 2004

SUBJECT: 6800 Holabird Avenue

ZONING COMMISSIONER

INFORMATION:

Item Number: 5-128

Petitioner: Jerry R. Rodgers

Zoning: BL

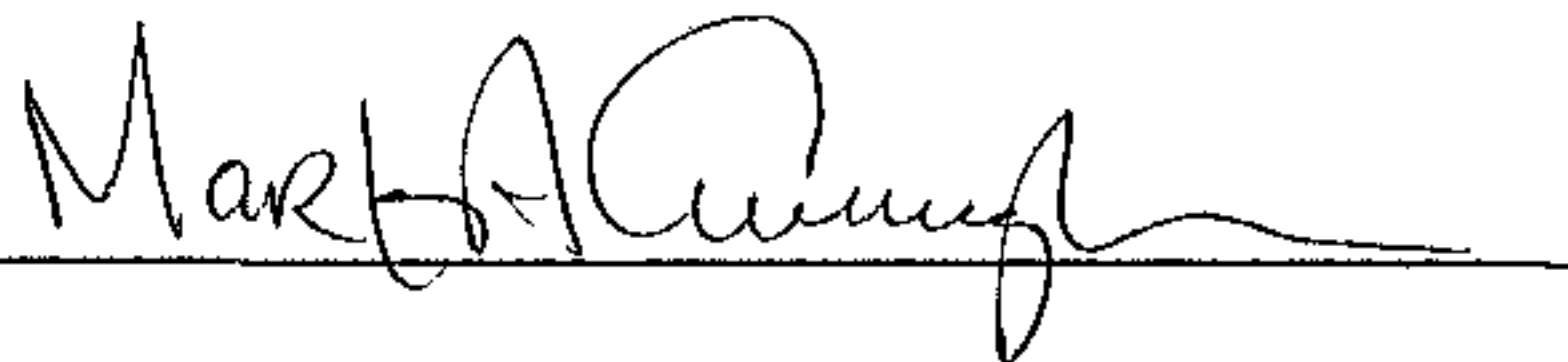
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request subject to the following:

1. Submit building elevations (all sides) of the proposed 2-story office addition for review and approval prior to the issuance of any building permits. The elevations shall also include building materials and color scheme.
2. Provide landscaping along both rights-of-way.

Prepared by:



Division Chief:



AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 28, 2004

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For September 20, 2004
Item Nos. 117, 119, 122, 123, 124,
128, and 129

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE
6800 Holabird Avenue; SE corner Holabird
Avenue & Monumental Avenue
12th Election & 7th Councilmanic Districts
Legal Owner(s): Jeffrey R. Rodgers
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 05-128-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.

RECEIVED

SEP 22 2004

Per.....



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 22nd day of September, 2004, a copy of the foregoing Entry of Appearance was mailed to, Robert Infussi, P.O. Box 1043-7043, Bel Air, MD 21014, Representative for Petitioner(s).



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

WESLEY D. BURTON AIA
901 OLD BARN ROAD
PARKTON, MD 21120

To: Planner Who?
12/12/04
w

12-16-04

MR. TIMOTHY KOTROCO, DIRECTOR PDM
Rm 111; 111 WEST CHEESAPEAKE AVENUE
TOWSON MD 21204

RE: Zoning VARIANCE CASE NO 05-128A
6800 HOLABIRD AVENUE

NO
FURTHER
RESPONSE
JLL

DEAR MR KOTROCO:

THIS IS TO REQUEST THAT YOU APPROVE THE
SUBJECT PROJECT WITHIN THE SPIRIT AND
INTENT OF THE AFOREMENTIONED ZONING
VARIANCE GRANTED OCTOBER 28, 2004.
SPECIFICALLY, THE ZONING ORDER STATES FRONT
SETBACKS THAT DO NOT INCLUDE THE 7'
COVERED PORCH. ADDITIONALLY, THE RADIUS
AT THE CORNER OF MONUMENTAL AVENUE
REDUCES THE SETBACK TO 21' +/- TO THE
FRONT OF THE PROPOSED ADDITION. SEE
ATTACHED SITE PLAN PETITIONER'S EXHIBIT 1
DATED AUGUST 19, 2004.

PLEASE CALL 443-695-1280 (WES BURTON) FOR
PICKUP OF SPIRIT & INTENT LETTER IN ORDER TO
EXPEDITE THE PROJECT. THANK YOU.

Sincerely,

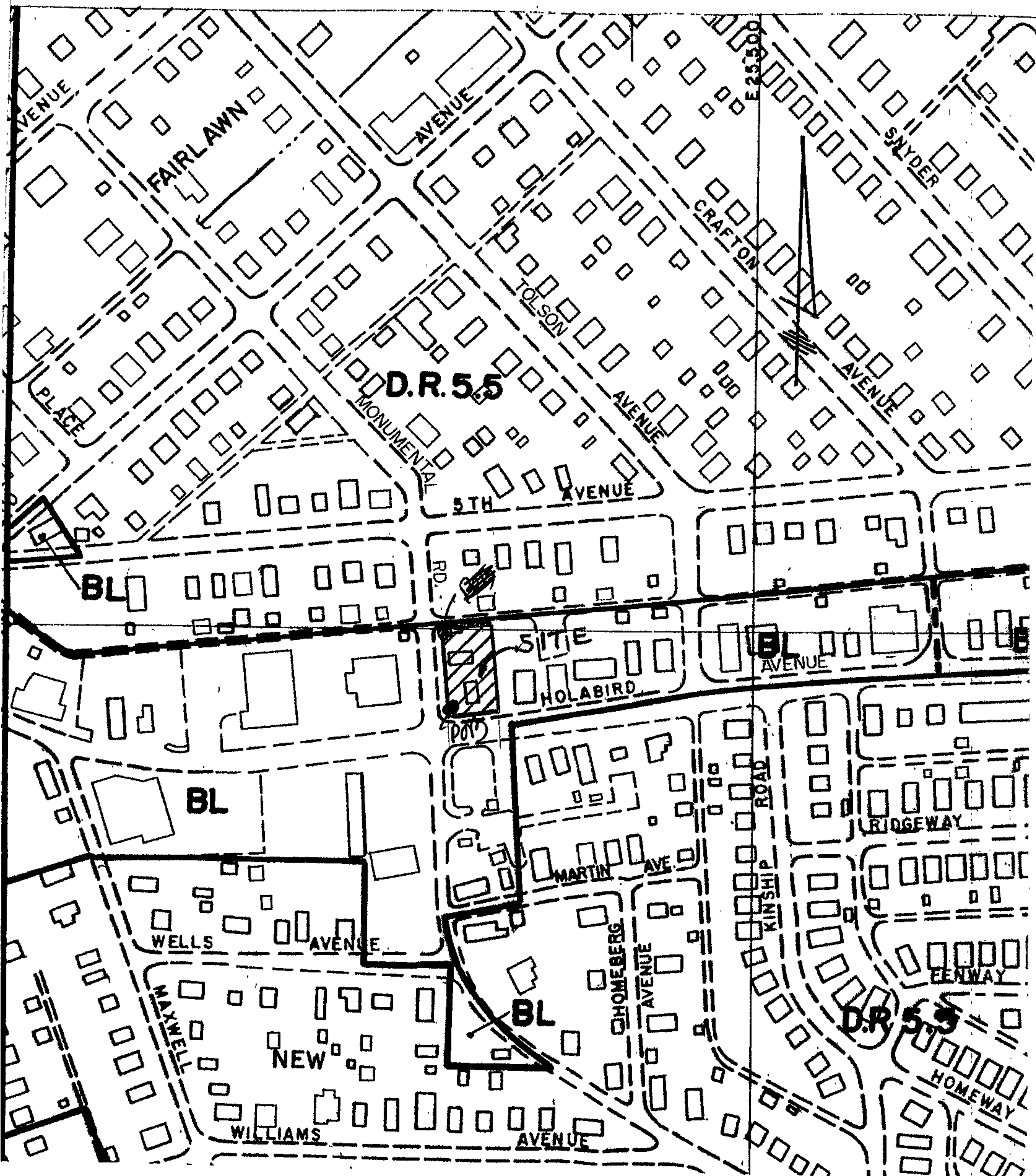

WESLEY D. BURTON AIA

CASE NAME 6800 HOLABRO AVE
CASE NUMBER 05-128A
DATE OCT. 25, 2004

PETITIONER'S SIGN-IN SHEET

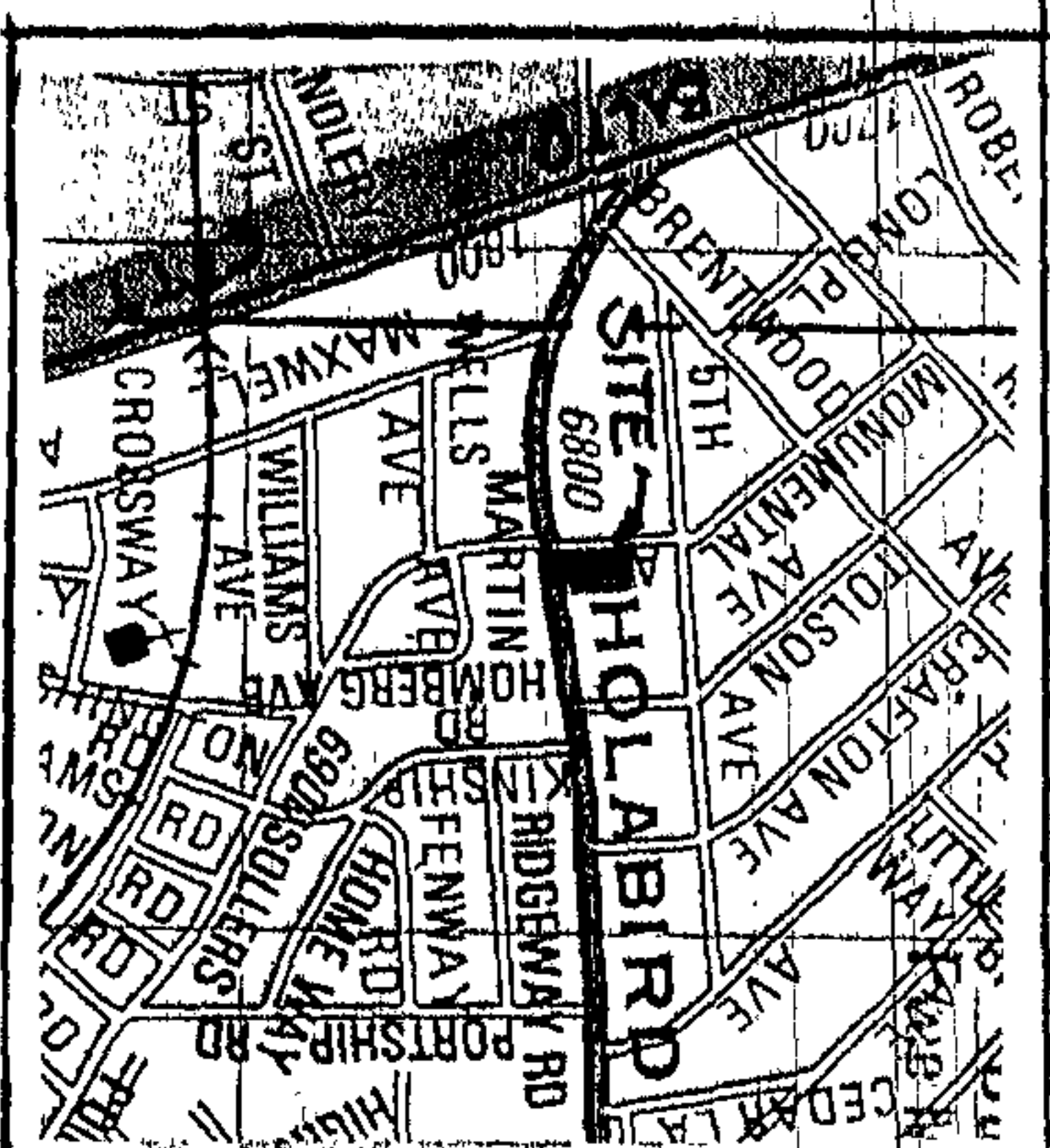
[illegible]

128



OWNER

JEFFREY RODGERS
6800 HOLABIRD AVENUE
BALTIMORE, MD. 21222
DEED REF.: L. 8433 F. 605
ACCT. NO. 1205074110



VICINITY MAP
SCALE: 1" = 1000'

NOTES:

1. EXISTING ZONING..... B.L. (SE 3-E)
 2. AREA OF SITE..... 12,400 S.F. = 0.285 AC. +/-
 3. EXISTING AND PROPOSED USE..... OFFICE AND SINGLE FAMILY DWELLING
 4. PARKING DATA
- | | F.F. | 2 ND FL. | TOTAL |
|-------------------|-----------|---------------------|-----------|
| EXISTING BUILDING | 746 S.F. | 648 S.F. | 1394 S.F. |
| PROPOSED BUILDING | 796 S.F. | 676 S.F. | 1472 S.F. |
| TOTAL | 1542 S.F. | 1324 S.F. | 2866 S.F. |
- PARKING REQUIRED..... 2866 S.F. @ 3.3 SP. / 1000 S.F. = 10 SPACES
- EXISTING DWELLING..... 2 SPACES
- TOTAL REQUIRED..... 12 SPACES
- TOTAL PROVIDED..... 13 SPACES (MIN. 8.5 FT X 18 FT) (DURABLE, DUSTLESS PAVING, PERMANENTLY STRIPED)
5. F.A.R..... 0.44
6. SITE IS NOT LOCATED IN THE CBQA OR A 100 YEAR FLOODPLAIN
7. SITE IS SERVICED BY PUBLIC WATER AND SEWER
8. TO THE PREPARERS KNOWLEDGE, NO PREVIOUS ZONING HISTORY, HISTORIC BUILDINGS, ARCHEOLOGICAL SITES OR UNDERGROUND STORAGE TANKS EXIST.
9. WALL MOUNTED LIGHTING (SHOWN THUS ->) TO BE DIRECTED DOWNWARD AND SO AS NOT TO EFFECT ADJACENT PROPERTIES.



DENOTES 6,450 SQUARE FOOT
ZONING USE DIVISION AREA FOR
EXISTING DWELLING.

**PETITIONER'S
EXHIBIT 1**

PLAT TO ACCOMPANY PETITION FOR
VARIANCES

6800 HOLABIRD AVENUE
ELECTION DISTRICT 12,C7 BALTIMORE CO., MD.
SCALE: 1 INCH = 30 FEET AUGUST 19, 2004

AVENUE

BAR & RESTAURANT
PARKING LOT

EX. 10' MAC. ALLEY

VERIZON MD. INC.
L. 4900 F. 419
1203023671
EX. PARKING
LOT

EX. 2 STY.
OFFICE

MONUMENTAL AVENUE

EX. 50' RW

EX. 30'
PAVING

EX. CURB

EX. SIGN
(6' WIDE X 8' HIGH
FREE STANDING)

EX. WALK

EX. CURB

EX. WALK

RESIDENTIAL USE
S.F.O

MENNIT
L. 16762 F. 240
1213040061

ZONED OR 5.5

EX. GAR.

4 BLOCK B
FAIRLAWN
P.B. 6 F. 100

RAZE EX.
SHED

EX. SERVICE
GARAGE
CASE NO.
97-51X4

PAGAN
L. 19862 F. 293
1210001051
1223016641

ZONED B.L.

EX. 2 STY.
OFFICE
6804

EX. 50' RW

EX. 10' PAVING

USED CAR
SALES LOT
ZONED B.L.

HOLABIRD AVENUE

