

IN RE: PETITION FOR VARIANCE

E/S of Lincoln Ave., 50 ft. S

centerline of Geise Ave. AND

E/S of Lincoln Ave., 0 ft. S

centerline of Geise Ave.

15th Election District

7th Councilmanic District

(2227 Lincoln Avenue)

(2229 Lincoln Avenue)

Gary Maynor, *Legal Owner* and
Mark Ruth, *Contract Purchaser* for
2229 Lincoln Avenue
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 05-284-A

*

CASE NO. 05-285-A

*

*

* * * * *

ORDER OF DISMISSAL

WHEREAS, the Petitioners herein filed Petitions for Variance for the property located at 2227 Lincoln Avenue and 2229 Lincoln Avenue in the eastern area of Baltimore County. The Petitioners requested variance relief as follows:

Case No. 05-284-A: Property located at 2227 Lincoln Avenue (Lot 197) in the eastern area of Baltimore County. Variance relief is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing dwelling on a lot with a width of 50 ft. in lieu of the required 55 ft.

Case No. 05-285-A: Property located at 2229 (Lot 198) in the eastern area of Baltimore County. Variance relief is requested from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit construction of a dwelling on a lot with a width of 50 ft. in lieu of the required 55 ft. and to approve an undersized lot.

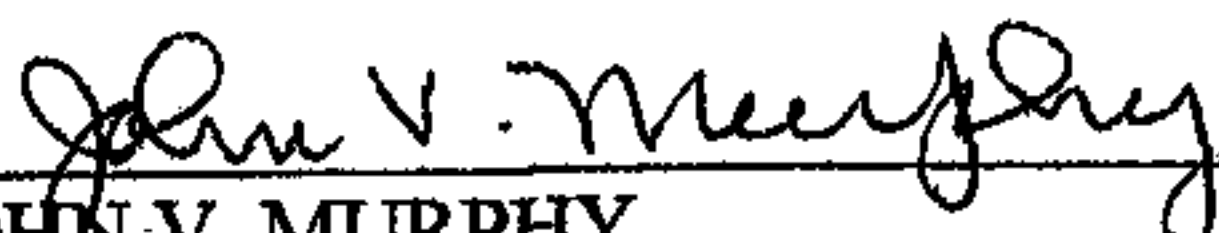
WHEREAS, the above cases were scheduled for hearing on February 1, 2005 in Room 407 of the County Courts Building. Case No. 05-284-A was scheduled for hearing at 9:00 a.m. and Case No. 05-285-A was scheduled for hearing at 10:00 a.m.

2/8/05
By [Signature]

WHEREAS, no one appeared in support of the petitions at the hearing on February 1, 2005,

WHEREAS the Petitioner sent a letter dated February 5, 2005 explaining the Petitioner's absence as not being aware that the Petitioner had to come to the hearing;

IT IS THEREFORE, ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 8 day of February, 2005, that the hereinabove Petitions for Variance, be and they are hereby DISMISSED, without prejudice.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

Date

2/8/05

By

Raj

IN RE: PETITION FOR VARIANCE
E/S of Lincoln Ave., 50 ft. S
centerline of Geise Ave. AND
E/S of Lincoln Ave., 0 ft. S
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15th Election District
7th Councilmanic District
(2227 Lincoln Avenue)
(2229 Lincoln Avenue)

Gary Maynor, *Legal Owner* and
Mark Ruth, *Contract Purchaser* for
2229 Lincoln Avenue
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 05-284-A
* CASE NO. 05-285-A

* * * * *

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Case No. 05-285-A: Property located at 2229 (Lot 198) in the eastern area of Baltimore County. Variance relief is requested from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit construction of a dwelling on a lot with a width of 50 ft. in lieu of the required 55 ft. and to approve an undersized lot.

WHEREAS, the above cases were scheduled for hearing on February 1, 2005 in Room 407 of the County Courts Building. Case No. 05-284-A was scheduled for hearing at 9:00 a.m. and Case No. 05-285-A was scheduled for hearing at 10:00 a.m.

RECEIVED FOR FILING

2/8/05

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
William J. Wiseman III, Zoning Commissioner

February 10, 2005

Mr. & Mrs. Gary Maynor
2227 Lincoln Avenue
Baltimore, Maryland 21219

Re: Petitions for Variance
Case Nos. 05-284-A & 05-285-A
Property: 2227 Lincoln Ave. & 2229 Lincoln Ave.

Dear Mr. & Mrs. Maynor:

The above-captioned cases were scheduled for hearing on Tuesday, February 1, 2005. However, no one appeared at the hearing in support of the petitions and the reasons given in your February 5, 2005 letter for failing to appear are not sufficient.

As a result, I dismissed both cases without prejudice so that if you choose you can file these petitions again at a later time.

Very truly yours,

A handwritten signature in black ink that reads "John V. Murphy". The signature is written in a cursive style.

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3229 LINCOLN AVE.

which is presently zoned D.R. 5.5 & BL

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) 1B02.3C1 AND 304 BCZR,

TO PERMIT CONSTRUCTION OF A DWELLING ON A LOT WITH A WIDTH OF 50 FT. IN LIEU OF 55 FT. AND TO APPROVE 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)

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:

Mark Roth

Name - Type or Print

[Signature]

Signature

8001 WOOD AVE

Address

443-506-0540

Telephone No.

Baltimore Maryland

City

State

21219

Zip Code

Attorney For Petitioner:

Name - Type or Print

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

GARY MAYNOR

Name - Type or Print

[Signature]

Signature

Name - Type or Print

Signature

2227 LINCOLN AVE

Address

410-477-1746

Telephone No.

Balt.

MD

State

21219

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

Case No. 05-285-A

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By D.T.

Date 12/2/04

REV 9/15/98

[Signature]
Notary Public
Comm. Exp 9/6/05

ORDER RECEIVED FOR FILING

2/8/05
[Signature]

730 W. Padonia Road, Suite 101
Cockeysville, Maryland 21030

410-560-1502, fax 410-560-0827

**ZONING DESCRIPTION
2229 LINCOLN AVENUE
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the east side of Lincoln Avenue, a right- of- way (50) feet wide at the distance of 0 feet south of the centerline of the nearest improved intersecting street Geise Avenue, a right- of- way (40) feet wide. Being lot #1G in the subdivision of J W Hinson as recorded in Baltimore County Plat Book #10, Folio #97, containing 11,937 Sq.Ft. or 0.274 Ac.+/- . Also known as 2229 Lincoln Avenue and located in the 15th. Election District, 7th Councilmanic District.

05-285-A

BAITMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441026

DATE 12/2/04 ACCOUNT 0010064150

AMOUNT \$ 65.00

RECEIVED FROM RICHARDSON ENGINEERING

FOR ITEM # 184 05-084-A

2327 LINCOLN AVE. B4 D THOMPSON

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

ISSUED 4/1/04 THE
12/02/04 12/02/04 10/02/04
FOR 400.00 10/02/04
RECEIVED 1 10/02/04 12/02/04
FOR 5 THE BAITMORE COUNTY
OF MD. 10/02/04
PAID FOR 405.00
400.00 10/02/04
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: #05-285-A
2229 Lincoln Avenue
East side of Lincoln Avenue
0 feet south of centerline of
Gelse Avenue.

15th Election District
7th Councilmanic District
Legal Owner(s):

Gary Maynor

Variance: to permit construction of a dwelling on a lot with a width of 50 feet in lieu of 65 feet and to approve an undersized lot.

Hearing: Tuesday, February 1, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM WISEMAN
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.

JT/1/704 Jan. 18 36177

CERTIFICATE OF PUBLICATION

1/20/, 2005

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 1/18/, 2005.

- ☒ 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.: 05-285-A

Petitioner/Developer: GARY MAYNOR

Date of Hearing/Closing: 2/1/05

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

ATTN: Kristen Matthews {(410) 887-3394}

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:

2229 LINCOLN AVE

The sign(s) were posted on 1/17/05
(Month, Day, Year)

Sincerely,

Robert Black 1/17/05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

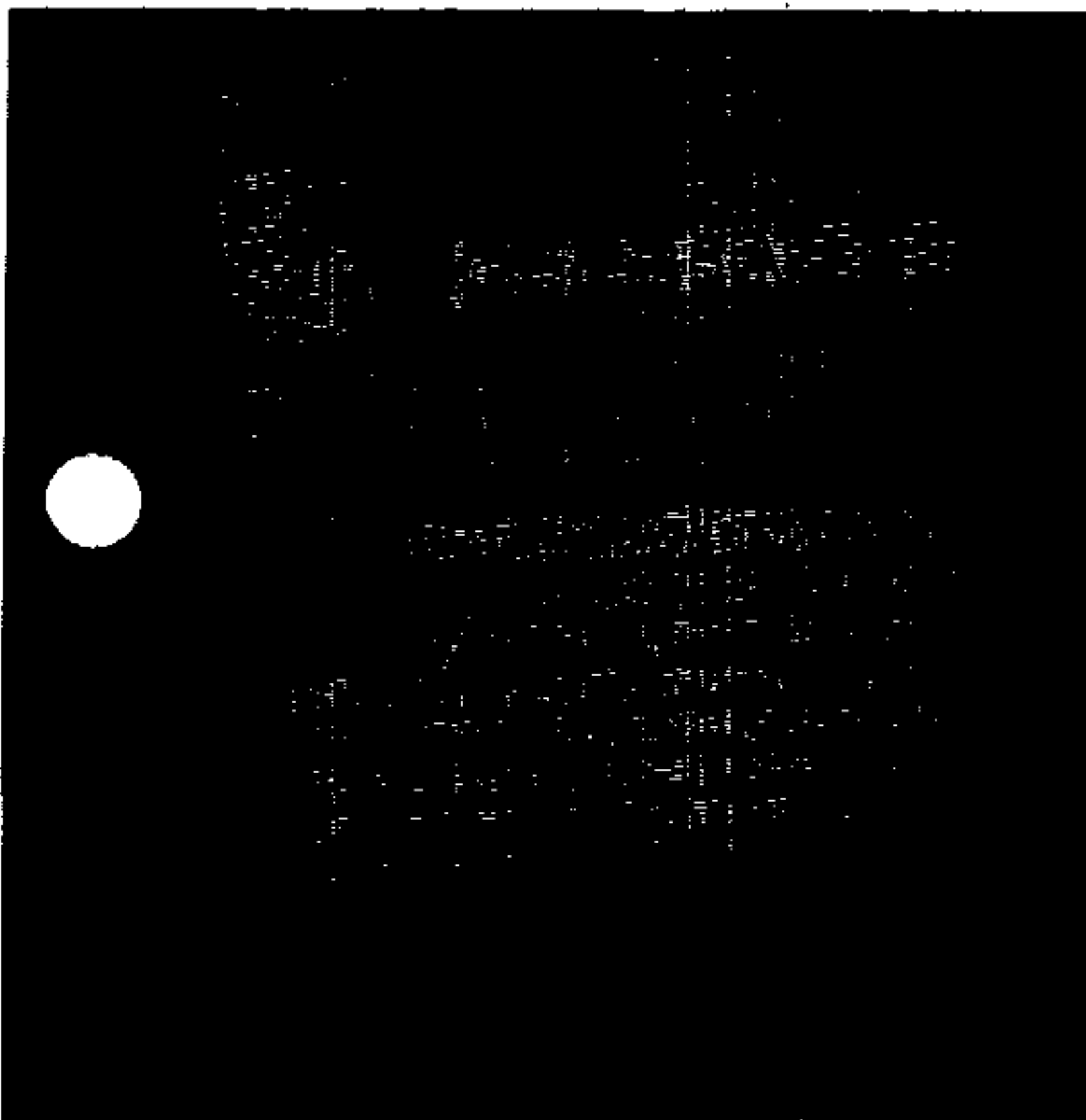
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 18, 2005 Issue - Jeffersonian

Please forward billing to:

Gary Maynor 410-477-1746
2227 Lincoln Avenue
Baltimore, Maryland 21219

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: 05-285-A

2229 Lincoln Avenue

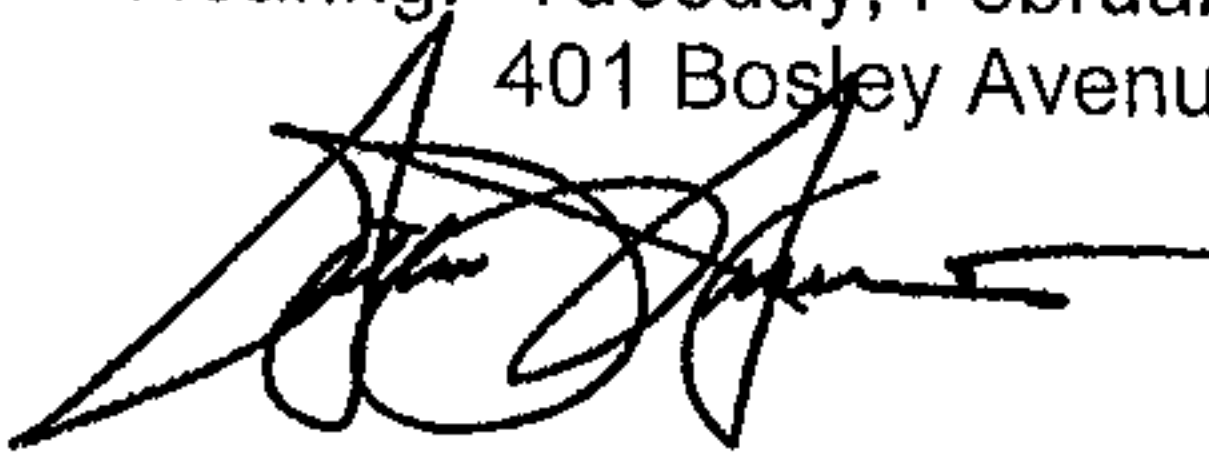
East side of Lincoln Avenue, 0 feet south of centeline of Geise Avenue

15th Election District—7th Councilmanic District

Legal Owner: Gary Maynor

Variance to permit construction of a dwelling on a lot with a width of 50 feet in lieu of 55 feet
and
to approve an undersized lot.

Hearing: Tuesday, February 1, 2005 at 10:00 a.m., in Room 407, County Courts Building
401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN
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**

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



Baltimore County

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

December 14, 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: 05-285-A

2229 Lincoln Avenue

East side of Lincoln Avenue, 0 feet south of centeline of Geise Avenue

15th Election District—7th Councilmanic District

Legal Owner: Gary Maynor

Variance to permit construction of a dwelling on a lot with a width of 50 feet in lieu of 55 feet and to approve an undersized lot.

Hearing: Tuesday, February 1, 2005 at 10:00 a.m., in Room 407, County Courts Building
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK: clb

C: Gary Maynor 2227 Lincoln Avenue Baltimore 21219

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY JANUARY 17, 2005.**
- (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



Printed on Recycled Paper

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 05-285-A

Petitioner. RUTH

Address or Location. 2229 Lincoln Ave Baltimore Md. 21219

PLEASE FORWARD ADVERTISING BILL TO

Name: Mark Ruth

Address 8001 Wood Ave
Baltimore Maryland 21219

Telephone Number: 443-506-0540

PLEASE SCHEDULE THESE TWO
HEARINGS FOR THE SAME DATE

05-284-A 2227 LINCOLN AVENUE

05-285-A 2229 LINCOLN AVENUE

THANKS,

D. THOMPSON

Interoffice Memorandum

TO: Zoning Advisory Committee Members

Zoning Items 284 & 285 resulted in Case #05-284-A & 05-285-A. Both hearings were held on February 1, 2005, and both cases were dismissed. Due to a misunderstanding the petitioners did not attend the hearings. The Deputy Zoning Commissioner and Director of Permits & Development Management have agreed to reprocess the same requests with new hearing numbers – new case – same requests.

Address	Old Case #	New Case #
2227 Lincoln Avenue	05-284-A	05-461-A
2229 Lincoln Avenue	05-285-A	05-462-A

**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

January 26, 2005

Gary Maynor
2227 Lincoln Avenue
Baltimore, Maryland 21219

Dear Mr. Maynor:

RE: Case Number: 05-285-A , 2229 Lincoln Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 2, 2004.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." The signature is stylized with a large, looped "W" and a cursive "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Mark Ruth 8001 Wood Avenue Baltimore 21219

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

December 9, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: 265 December 13, 2004

Item No.: 267, 277-290

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.

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

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

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 29, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For December 20, 2004
Item Nos. 267, 278, 279, 280, 281,
284, ~~285~~, 288, and 289

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

RWB:CEN:jrb

cc: File

Jan 21

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

JAN 24 2005

ZONING COMMISSIONER

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JDO
DEPRM

DATE: January 24, 2005

SUBJECT: Zoning Item # 05-285 (AKA #462)
Address 2229 Lincoln Ave (Maynor Property)

Zoning Advisory Committee Meeting of December 13, 2004.

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Mike Kulis

Date: January 24, 2005

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

ORDER RECEIVED FOR FILING

Date

By

Jm
2/1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 20, 2004

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-285

RECEIVED
DEC 21 2004
ZONING COMMISSIONER

The Office of Planning has reviewed the subject request and has determined that the subject property and adjoining property were under common ownership in recent years and may 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:

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 along the public road.

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 L. Latham

MAC/LL



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

Driven to Excel
State Highway
Administration

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

Maryland Department of Transportation

Date: 12.10.04

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

RE: Baltimore County
Item No. 285 DT

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, 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

RE: PETITION FOR VARIANCE	*	BEFORE THE
2229 Lincoln Avenue; E/side Lincoln Avenue,	*	ZONING COMMISSIONER
0' S c/line Geise Avenue	*	
15 th Election & 7 th Councilmanic Districts	*	FOR
Legal Owner(s): Gary Maynor	*	
Contract Purchaser(s): Mark Ruth	*	BALTIMORE COUNTY
Petitioner(s)	*	
	*	05-285-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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 December, 2004, a copy of the foregoing Entry of Appearance was mailed to, Gary Maynor, 2227 Lincoln Avenue, Baltimore, MD 21219, Petitioner(s).

RECEIVED

DEC 23 2004

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 05-285-A

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by D.T.
Date 12/2/04

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

GARY M. MAYNOR, JR. 2227 LINCOLN AVENUE
Print Name of Applicant Address Telephone Number
Lot Address 2229 LINCOLN AVENUE Election District 15 Councilmanic District 7 Square Feet 11,937
Lot Location: N E S W/side/corner of LINCOLN AVE 0 feet from N E S W corner of GEISE AVENUE
(street) (street)
Land Owner: GARY M. MAYNOR, JR. Tax Account Number 1505880060
Address: 2227 LINCOLN AVENUE BALTIMORE MD 21219 Telephone Number ()

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	YES	NO
✓ 1. This Recommendation Form (3 copies)	✓	
✓ 2. Permit Application		✓
✓ 3. Site Plan Property (3 copies)	✓	
✓ 4. Building Elevation Drawings		✓
✓ 5. Photographs (please label all photos clearly)		
✓ Adjoining Buildings	✓	
✓ Surrounding Neighborhood	✓	
✓ 6. Current Zoning Classification: <u>B.L. + D.R.5.5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations

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

104

Date: _____

Revised 2/05/02

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

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit Case No. 05-285-A12/15/04

FROM: Arnold Jablon, Director
Department of Permits & Development Management

Residential Processing Fee Paid
(\$50.00)Accepted by D.T.Date 12/15/04

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

GARY M. MAYNOR, JR.
Print Name of Applicant

2227
Address

LINCOLN AVENUE
Telephone Number

Lot Address 2229 LINCOLN AVENUE Election District 15 Councilmanic District 7 Square Feet 11,937

Lot Location: N E S W/side/corner of LINCOLN AVE (street) 0 feet from N E S W corner of GEISE AVENUE (street)

Land Owner: GARY M. MAYNOR, JR. Tax Account Number 1501

Address: 2227 LINCOLN AVENUE BALTIMORE MD 21219 Telephone Number ()

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

✓ 1. This Recommendation Form (3 copies)

2. Permit Application

✓ 3. Site Plan
Property (3 copies)

✓ 4. Building Elevation Drawings

✓ 5. Photographs (please label all photos clearly)
✓ Adjoining Buildings

✓ Surrounding Neighborhood

✓ 6. Current Zoning Classification: D.L. + D.R. 5.5

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:



Approval



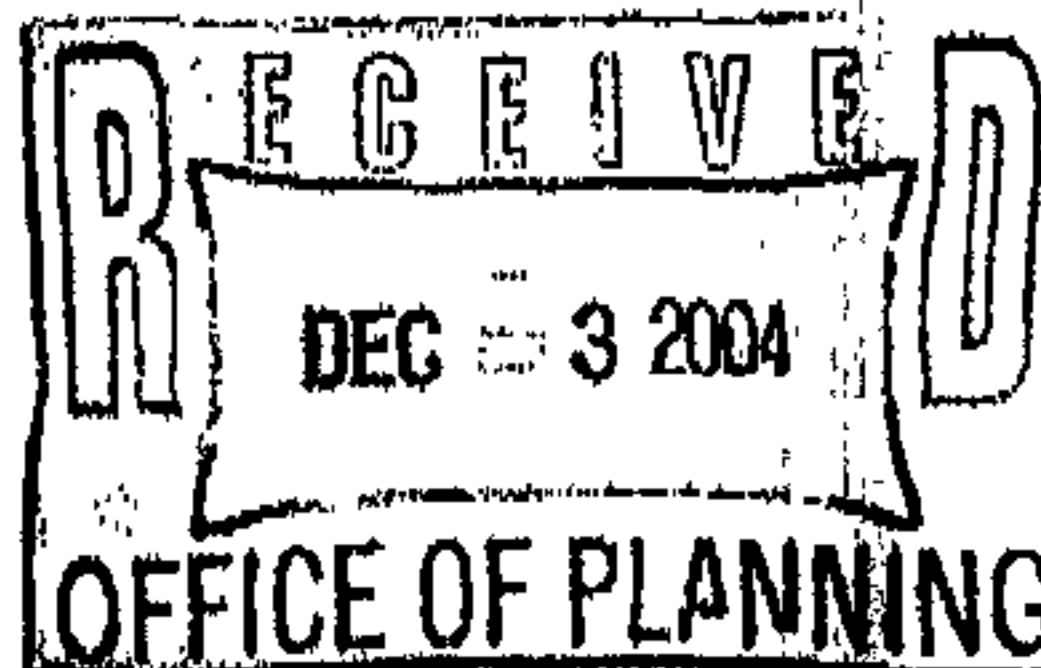
Disapproval



Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by

for the Director, Office of Planning and Community Conservation



Date

12/15/04

Revised 2/05/02

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

Interoffice Memorandum

TO: Zoning Advisory Committee Members

Zoning Items 284 & 285 resulted in Case #05-284-A & 05-285-A. Both hearings were held on February 1, 2005, and both cases were dismissed. Due to a misunderstanding the petitioners did not attend the hearings. The Deputy Zoning Commissioner and Director of Permits & Development Management have agreed to reprocess the same requests with new hearing numbers – new case – same requests.

Address	Old Case #	New Case #
2227 Lincoln Avenue	05-284-A	05-461-A
2229 Lincoln Avenue	05-285-A	05-462-A

Gary Maynor
Christy Maynor

2227 Lincoln Avenue
Baltimore, Maryland 21219
(410)477-1746

February 5, 2005

Director of Permits & Development Management
111 West Chesapeake Avenue
Towson, MD. 21204

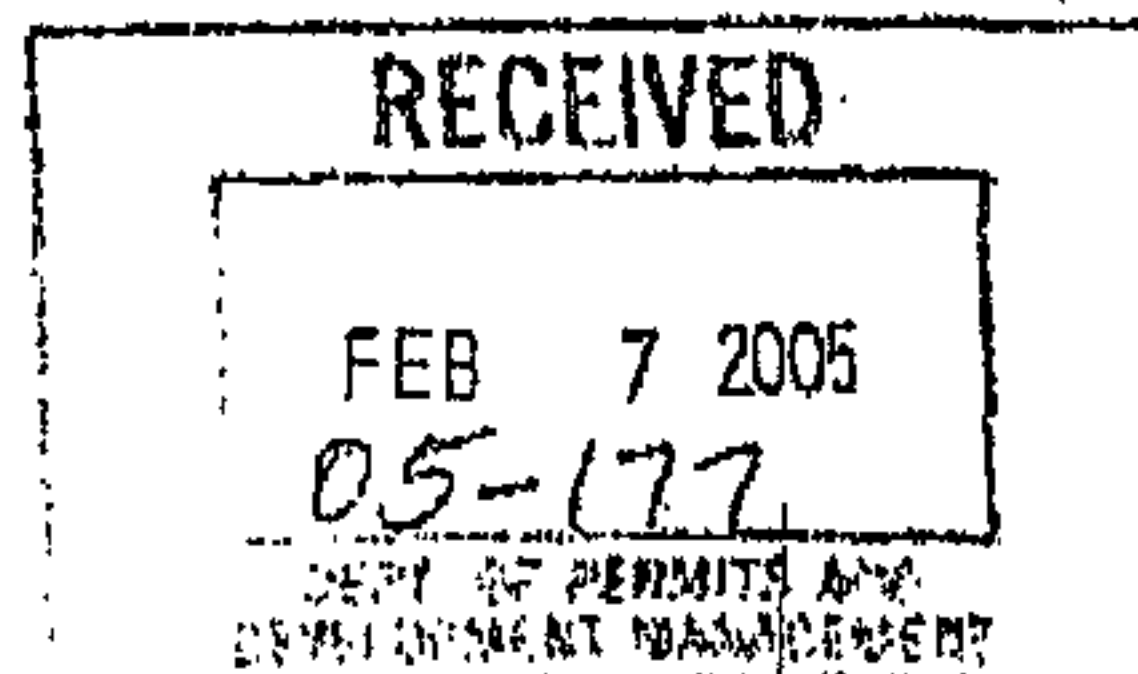
RE: Case Number: 05-284-A 2227 Lincoln Avenue
Case Number: 05-285-A 2229 Lincoln Avenue

I am writing this letter in reference for a reconsideration of the Case Numbers listed above. A hearing was scheduled for February 1st, 2005 for both cases. About a month ago I received a letter in reference to when the hearing was and what it was for. For me being very unfamiliar with your system I inquired about the letter. I called and spoke to the secretary and she informed me that we could go to the hearing if we wanted to but that it was not necessary for us to be there. Therefore, we did not come to the hearing thinking that we did not have to. When I called just to ask a general question I surprisingly found out that we were supposed to be there and that the cases were dismissed. I would be more than glad to accommodate your request for us being there to explain the reasons for the variances. If you may have any questions please call me at (410)477-1746.

Thank you,

Christy Maynor

Christy Maynor



COS-462-A)

Zoning Hearings - 2229 Lincoln Avenue - Resubmitted**Location:** 7th Council District**Sub Location:** County Courts Building, 401 Bosley Avenue, Rm. 407, Towson 21204**Date/Time:** 03/31/2005 11:00 AM - 03/31/2005 12:00 PM**CASE NUMBER:** 05-285-A **Location:** East side of Lincoln Avenue, 0 feet south of centeline of Geise Avenue 15th Election District **Legal Owner:** Gary Maynor**Description:**

Variance to permit construction of a dwelling on a lot with a width of 50 feet in lieu of 55 feet and to approve an undersized lot.

Contact: Kristen Matthews 410-887-3391**Online Map/Directions Site:** [http://http://www.mapquest.com/maps/map.adp?](http://http://www.mapquest.com/maps/map.adp?country=US&countryid=250&addtohistory=&searchtab=address&searchtype=address&address=401+Bosley+Ave)[country=US&countryid=250&addtohistory=&searchtab=address&searchtype=address&address=401+Bosley+Ave](http://http://www.mapquest.com/maps/map.adp?country=US&countryid=250&addtohistory=&searchtab=address&searchtype=address&address=401+Bosley+Ave)

Mark Ruth
3120 Sparrows Pt. Rd
Baltimore MD 21219

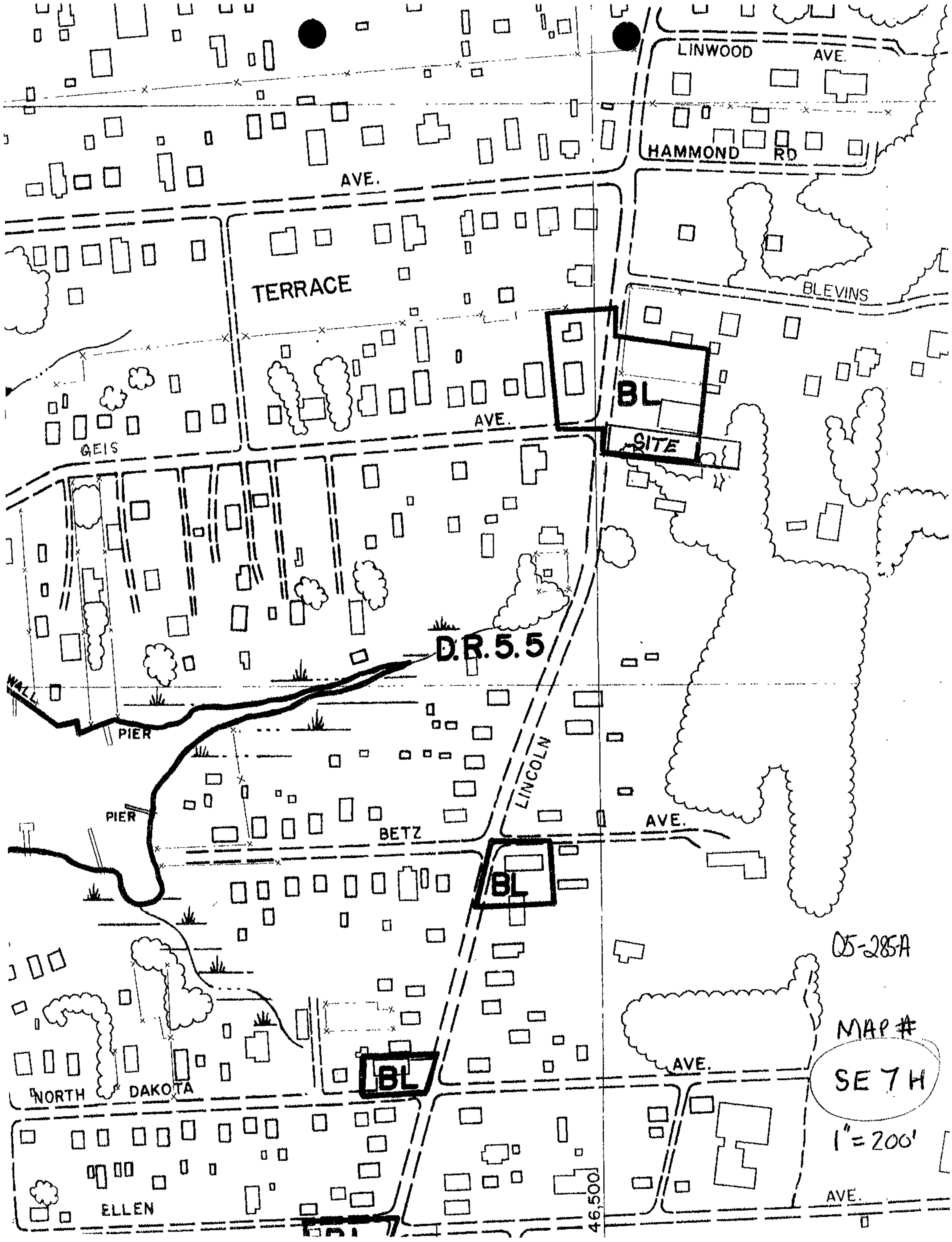
C# 443-506-0540
H# 410-477-3653

I Appeal the decision on the Above case.

RECEIVED

APR 9

Per...*KLM*...



05-285A

MAP #

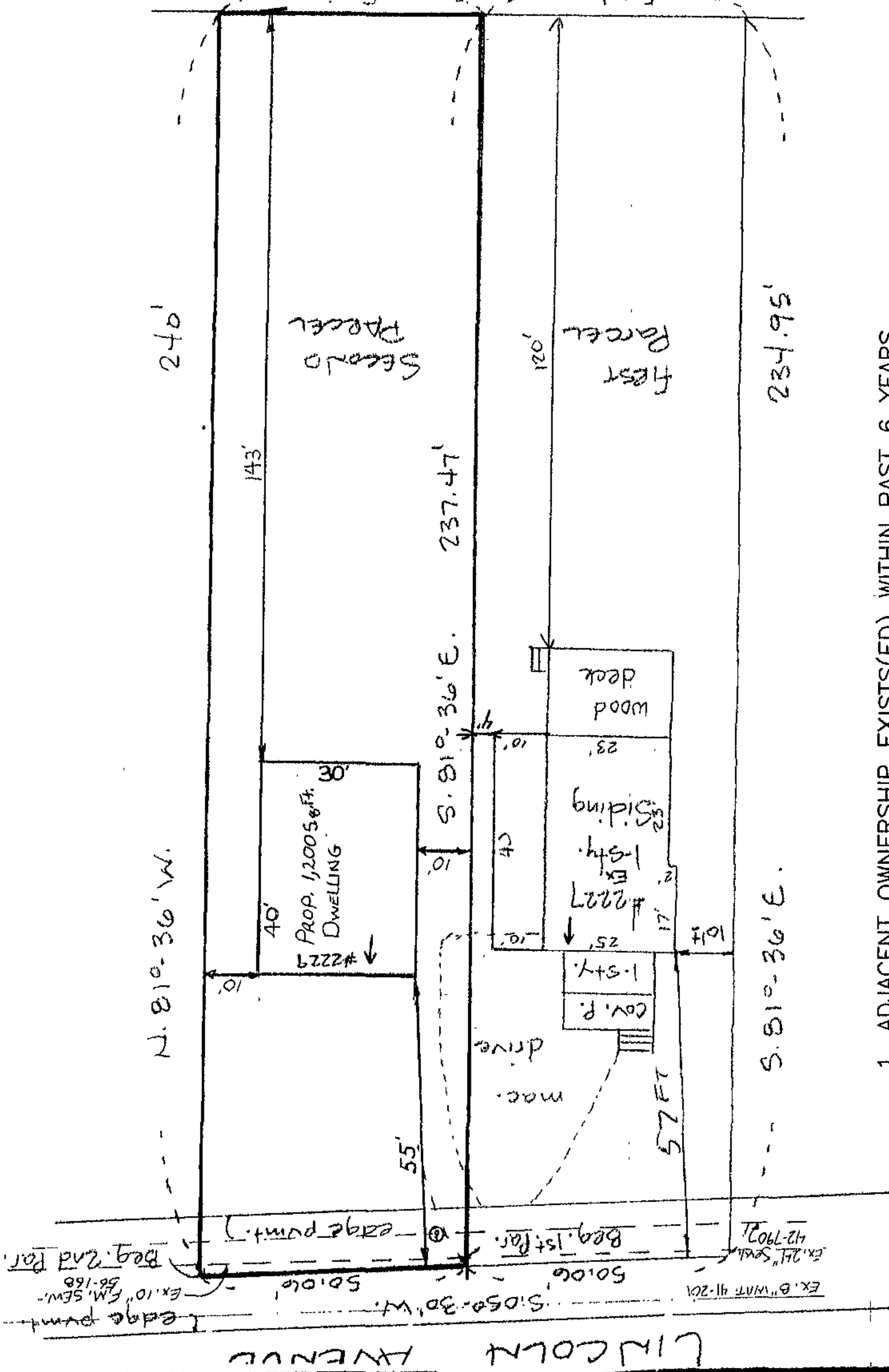
SE 7 H

1" = 200'

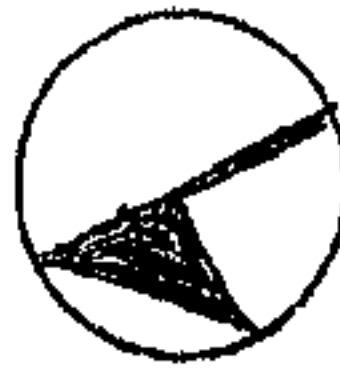
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS #2229 LINCOLN AVENUE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME N/A
PLAT BOOK # 10 FOLIO # 97 LOT # 1G SECTION # N/A
OWNER GARY M. MAYNOR, JR.



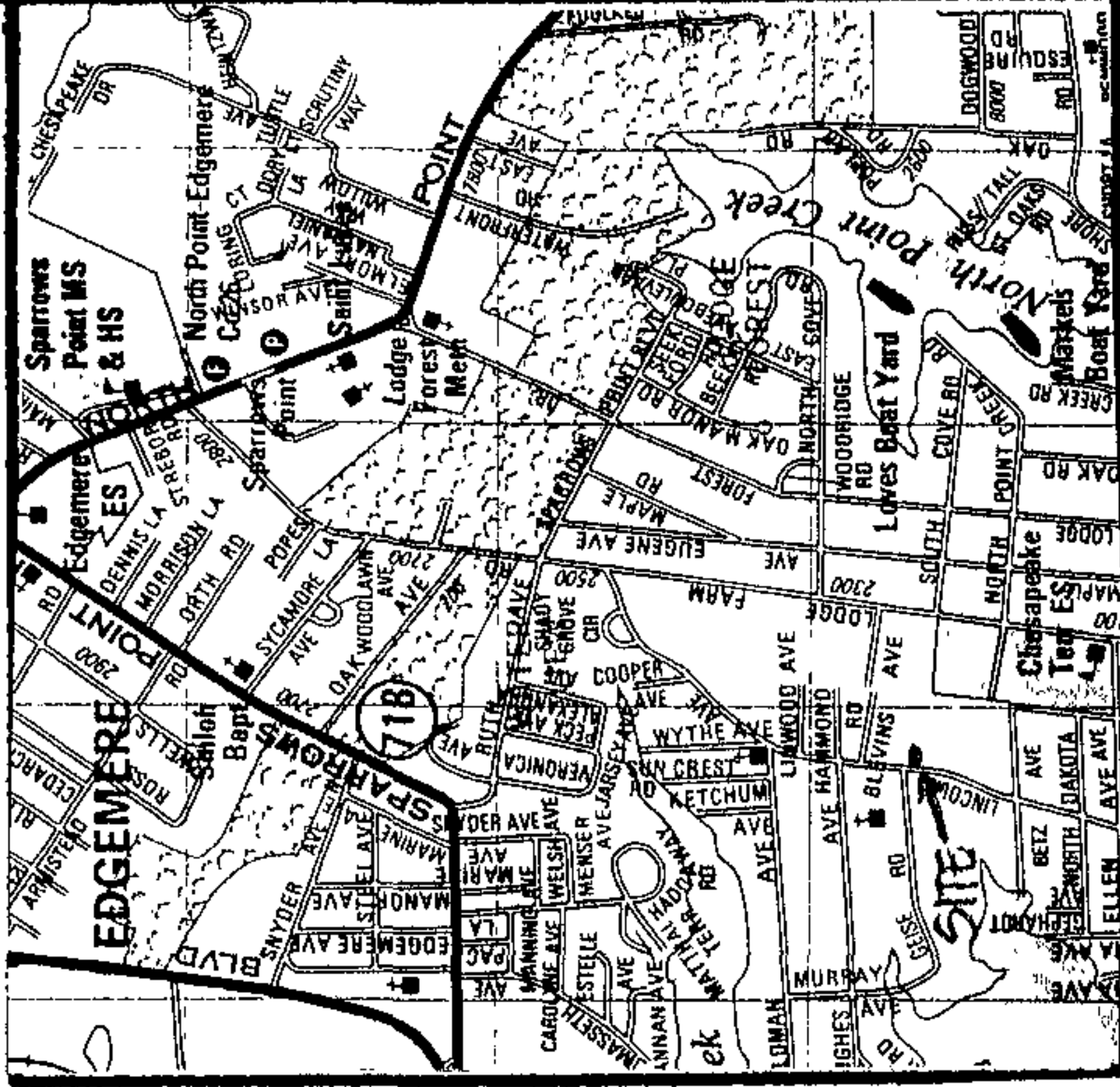
1. ADJACENT OWNERSHIP EXISTS(ED) WITHIN PAST 6 YEARS BETWEEN LOTS 197 AND 198.
2. VARIANCE PER SECTION 1B02.3.C.1 AND 304 BCZR. TO PERMIT CONSTRUCTION OF A DWELLING ON A LOT WITH A WIDTH OF 50' IN LIEU OF THE REQUIRED 55' AND TO APPROVE AN UNDERSIZED LOT.



NORTH

PREPARED BY MARK RUTH

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # SE 7-H

ZONING DR. S.S. & BL

LOT SIZE 0.274 ACREAGE 11,937 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE ☐
WATER ☒ PUBLIC ☐ PRIVATE ☐

CHESAPEAKE BAY CRITICAL AREA YES ☒ NO ☐
100 YEAR FLOOD PLAIN YES ☐ NO ☒
HISTORIC PROPERTY/BUILDING YES ☐ NO ☒
PRIOR ZONING HEARING YES ☐ NO ☒

ZONING OFFICE USE ONLY
REVIEWED BY DT. ITEM # 285 CASE # 05-285-A