IN RE: PETITION FOR VARIANCE
SE/Corner Maryland Avenue and
Patapsco Avenue

(25 Patapsco Avenue)
12th Election District
7th Council District

Joseph D'Anna, et ux Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 05-324-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 owners of the subject property, Joseph D'Anna, and his wife, Naomi D'Anna. The Petitioners request variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a lot width of 50 feet in lieu of the required 55 feet, and a street side yard setback of 14 feet in lieu of the required 25 feet, and approval of the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., for a proposed dwelling. 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 Petitioners was Vincent J. Moskunas, with Site Rite Surveying, Inc., the consultants who prepared the site plan for this property. Several residents from the surrounding neighborhood appeared in opposition to the request. They included Franklin and Catherine Pugh, Edith Kuhn, Jean Leitz and Debbie Zoch. In addition, a Petition signed by a number of residents who are opposed to the relief requested was received from the Protestants and marked into evidence as Protestant's Exhibit 1.

Testimony and evidence offered revealed that the subject property is a rectangular shaped, unimproved lot located on the southeast corner of the intersection of Maryland Avenue and Patapsco Avenue near the Dundalk Marine Terminal in eastern Baltimore County. The neighborhood in which the property is located is surrounded on three sides by manufacturing uses

DER RECEIVED FOR FILING

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and the waterfront to the west. Although not immediately adjacent to the water, the property is located in close proximity of the Patapsco River and thus, any development on this site is subject to Chesapeake Bay Critical Areas regulations. The property is comprised of two lots, each 25 feet wide and 115 feet deep, which collectively contain a gross area of 5,750 sq.ft., more or less, zoned D.R.5.5. The property is also identified on the site plan as Lots 17 and 18 of Carnegie, and older subdivision which was recorded in the Land Records prior to the adoption of the first set of zoning regulations in Baltimore County. As is often the case with older subdivisions, the subject property is undersized and cannot meet current lot width and area requirements. The Petitioners have owned the property since 1999 and now wish to develop same with a single-family dwelling. The proposed dwelling will be a split-level model, 24' wide and 42' deep, and oriented to face Patapsco Avenue and the water. It was indicated that building elevation drawings of the proposed structure were submitted to the Office of Planning and approved subject to the grant of the instant relief. The minimum lot width required for D.R.5.5 zoned land is 55 feet, and the minimum lot area is 6,000 sq.ft. Moreover, side yard setbacks of 25 feet each are required. Thus, the requested variance relief is necessary in order to proceed.

The residents who appeared from the surrounding community presented cumulative concerns regarding traffic in the neighborhood, particularly when traveling through the intersection of Patapsco Avenue and Maryland Avenue. The Protestants indicated that the turning radius at this intersection is difficult for traffic turning south onto Patapsco Avenue from Maryland Avenue and often results in damage to properties on the west side of Patapsco Avenue, across from the subject property. Likewise, large trucks traveling north on Patapsco Avenue often cannot complete the turn onto Maryland Avenue without needing to back up onto neighboring properties causing property damage, or by cutting the corner and driving over the subject property. Ms. Leitz also testified that there is a school bus stop across from the Petitioner's property on Patapsco Avenue. She opined that if vehicles are parked in front of the Petitioners' home, sight distances will be impaired and may cause further danger to children and pedestrians. The community concerns were all traffic related and frustration was apparent with the

perceived inability of County officials to improve existing traffic conditions at this intersection.

As shown on the site plan, the proposed dwelling will be located 26' from the front property line adjacent to Patapsco Avenue, consistent with other dwellings in the area. Side yard setbacks of 12 feet each were originally proposed; however, in open hearing, Mr. Moskunas amended the request to address neighbors' concerns regarding traffic on Maryland Avenue. As shown on the revised site plan, side yard setbacks of 14 feet to the north adjacent to Maryland Avenue and 10 feet to the south are proposed. In addition, two off-street parking spaces will be provided to the rear of the property with driveway access provided via the alleyway.

Based upon all of the testimony and evidence presented, I am persuaded to grant the requested relief. It is clear that strict compliance with the zoning regulations would cause a practical difficulty and unreasonable hardship in preventing reasonable use of the land for a permitted purpose. The fact that this subdivision was platted and recorded many years ago is a persuasive factor. In addition, photographs were submitted demonstrating that many of the houses in this community were built on 50-foot wide lots. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. Moreover, the proposal is compatible with the mission of the Dundalk Renaissance Corporation to endorse plans to revitalize and improve the neighborhood. Thus, it appears that the relief requested is appropriate and can be granted without detriment to the surrounding locale. However, given the property's close proximity to the Patapsco River, the proposed development is subject to compliance with Chesapeake Bay Critical Areas regulations.

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.

this 27 day of February 2005 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Chart) to approve a lot width of 50 feet in lieu of the required 55 feet, and a street side yard setback of 14 feet in lieu of the required 25 feet, and approval of the subject property as an undersized lot, pursuant to Section

304 of the B.C.Z.R., for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

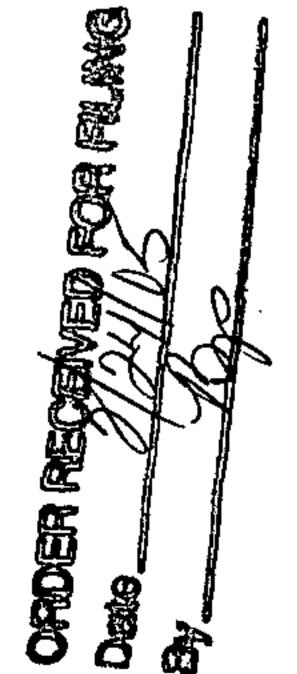
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Development of the subject lot shall be in compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) relative to Chesapeake Bay Critical Areas regulations.
- 3) The proposed dwelling shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning. Moreover, the Petitioners shall provide two offstreet parking spaces in the rear of the subject property with access thereto provided via a driveway from the alley.

4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IILLAM JAWISTEMAN, III

Zoning Commissioner for Baltimore County

WJW:bjs



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 24, 2005

Mr. & Mrs. Joseph D'Anna 32 Patapsco Avenue Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
SE/Corner Maryland Avenue and Patapsco Avenue
(25 Patapsco Avenue)
12th Election District – 7th Council District
Joseph D'Anna, et ux - Petitioners
Case No. 03-268-A

Dear Mr. & Mrs. D'Anna:

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.

WJW:bjs

Zoning Commissioner for Baltimore County

Mr. Vincent Moskunas, Site Rite Surveying, Inc.
200 E. Joppa Road, Suite 101, Towson, Md. 21286
Mr. & Mrs. Franklin Pugh, 117 Woodland Avenue, Baltimore, Md. 21222
Ms. Edith Kuhn, 21 Patapsco Avenue, Baltimore, Md. 21222
Ms. Jean Leitz & Ms. Debbie Zoch, 30 Patapsco Avenue, Baltimore, Md. 21222
Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
Office of Planning; DEPRM; People's Counsel; Case File





Petition for Wariance

to the Zoning Commissioner of Baltimore County

for the property located at 25 PATADSCO AVENUE which is presently zoned D.F. 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)

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)

Suattached

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/L	essee:		Legal Owner(s):	
			Joseph D'Anna	
Name - Type or Print			Name - Type or Print (X) Assept (May)	
Signature	· · · · · · · · · · · · · · · · · · ·		Signature Naomi D'Anna	-
Address		Telephone No.	Name - Type or Print Drawmi 89, D'anna	
City	State	Zip Code	Signature Wayne Wilso	'n
Attorney For Petitions	:		77 o alpasses are. 1-410 320-52	316
•		,	Address Telephone No	١.
Name - Type or Print	····	<u> </u>	City State Zip Code	
		- 29th (2)	Representative to be Contacted:	
Signature		- hu,	Site Rite Surveying, Inc.	
Соптрапу			Name	 -
			200 East Joppa Road. Suite 101 (410)828-	<u>9</u> 060
Address		Telephone No.	Address Telephone No.	
3		·····	Towson MD 21286	
	State	Zip Code	City State Zip Code	
E			OFFICE USE ONLY	
Gase No 05-324-	A		ESTIMATED LENGTH OF HEARING	
			UNAVAILABLE FOR HEARING	
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1B02.3.C.1 and 304 (BCZR) to approve a lot width of 50 ft. and a street side yard setback of 12 ft. in lieu of the required 55 ft. and 25 ft. respectively, and to approve an undersized lot.

VARIANCE PETITION FOR #25 PATAPSCO AVENUE REASONS FOR PRATICAL DIFFICULTY/HARDSHIP

- 1. THE EXISTING LOTS ARE ON A RECORDED PLAT DATED APRIL 1910. THE LOT WIDTHS ARE 25 FEET AND ARE CONSISTENT WITH THE MAJORITY OF SAID PLAT.
- 2. THIS PROPERTY HAS BEEN OWNED BY THE D'ANNA'S SINCE JANUARY 1999. THERE IS NO CONTIGUOUS OWNERSHIP OF ADJACENT PROPERTY IN ORDER TO MEET THE B.C.Z.R.
- 3. THIS PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE DUNDALK RENAISSANCE CORPORATION'S MISSION TO "ENDORSE PLANS TO REVITALIZE AND IMPROVE NEIGHBORHOODS AND QUALITY OF LIFE". THE PROPOSED DEVELOPMENT IS WITHIN THE PERMITTED USE OF THE PROPERTY AND WITHIN THE SPIRIT AND INTENT OF THE B.C.Z.R.

ZONING DESCRIPTION FOR #25 PATAPSCO AVENUE

BEGINNING AT A POINT ON THE EAST SIDE OF PATAPSCO AVENUE
WHICH IS 50 FEET WIDE AT THE DISTANCE OF 25 FEET SOUTH OF THE
CENTERLINE OF MARYLAND AVENUE WHICH IS 50 FEET WIDE. BEING
LOT NOS. 17 AND 18 IN THE SUBDIVISION OF "CARNEGIE" AS
RECORDED IN BALTIMORE COUNTY PLAT BOOK NO. 3, FOLIO NO. 75,
CONTAINING 5,750 SQ. FT. ALSO KNOWN AS #25 PATAPSCO AVENUE
AND LOCATED IN THE 12TH. ELECTION DISTRICT, 7TH. COUNCILMANIC
DISTRICT.

MICHAEL V. MOSKUNAS

SITE RITE SURVEYING, INC. 200 E. JOPPA ROAD ROOM 101 TOWSON, MD 21286 (410)828-9060

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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: #05-324-A
25 Patapsco Avenue
S/east corner of Patapsco
Avenue and Maryland Avenue
12th Election District
7th Councilmanic District
Legal Owner(s): Joseph &
Naomi D'Anna
Variance: to approve a lot
width of 50 feet and a
street side yard setback of
12 feet in lieu of the required 55 feet and 25 feet
respectively, and to approve an undersized tot.
Hearing: Wednesday, February 9, 2005 at 11:00
a.m. in Room 407, County
Courts Building, 401
Bosley Avenue, Towson
21204.

WILLIAM WISEMAN
Zoning Commissioner for
Baltimore County

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/1/750 Jan. 25 39692

CERTIFICATE OF PUBLICATION

126,2005
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 125 ,2005.
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
D/1/01/10
1

LEGAL ADVERTISING



A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER HI JOHNSON MD ROOF OF SOUTH COURTS BLOG PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER HI JOHNSON MD ROOF OF SOUTH COURTS BLOG PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER HI DINNEY COURTS BLOG TOWN COMMISSIONER TO APPROVE A LOT WOOD SEE TO APPROVE A LO

CERTIFICATE OF POSTING

	RE: Case No.: 05 - 324-A
	Petitioner/Developer: JOSEPHENAOMID ANN
•	Date of Hearing/Closing: FEB. 9, 2005
Baltimore 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 un	der the penalties of perjury that the necessary sign(s) required by seated at #25 PATAPSCO AVE.
SE COR PATAPSCO	AVE. & MARYLAND AVE.
The sign(s) were posted on JAN. 25,	7005 (Month, Day, Year)
	Sincerely, Sincerely, Cardand L. Moore (Signature of Sign Poster and Date) GARLAND E. Moore
	(Printed Name) 3225 RYERSON CIRCLE (Address) PAUT INIARE, MD. 21227 (City, State, Zip Code)
	(Tolophono Number)

JAN 26 2005

10

TO: PATUXENT PUBLISHING COMPANY

Tuesday, January 25, 2005 Issue - Jeffersonian

Please forward billing to:

V & W Homes, c/o Wayne Wilson

502 Sylvan Way

Pasadena, MD 21122

410-320-5316

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: 05-324-A

25 Patapsco Avenue
S/east corner of Patapsco Avenue and Maryland Avenue
12th Election District – 7th Councilmanic District
Legal Owners: Joseph & Naomi D'Anna

<u>Variance</u> to approve a lot width of feet 50 feet and a street side yard setback of 12 feet in lieu of the required 55 feet and 25 feet respectively, and to approve an undersized lot.

Hearing: Wednesday, February 9, 2005 at 11:00 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

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

January 7, 2005

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: 05-324-A

25 Patapsco Avenue

S/east corner of Patapsco Avenue and Maryland Avenue

12th Election District – 7th Councilmanic District

Legal Owners: Joseph & Naomi D'Anna

Variance to approve a lot width of feet 50 feet and a street side yard setback of 12 feet in lieu of the required 55 feet and 25 feet respectively, and to approve an undersized lot.

Hearing: Wednesday, February 9, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:kim

C: Mr. & Mrs. D'Anna, 32 Patapsco Ave., Dundalk 21222 Site Rite Surveying, Inc., 200 E. Joppa Rd., Rm. 101, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 25, 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

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.

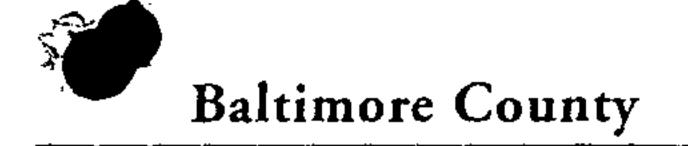
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: 05 - 324 - A
Petitioner: Joseph and Naomi D'Anna
Address or Location: 25 Pataps co Avenue
PLEASE FORWARD ADVERTISING BILL TO: Name: V & W Homes 90 Wayne Wilson Address: 502 Sylvan Way Pasaduna, MD 21122
Telephone Number: 1-410-320-5316

Department of Permits Development Management

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





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

February 2, 2005

Joseph D'Anna Naomi D'Anna 32 Patapsco Avenue Dundalk, Maryland 21222

Dear Mr. and Mrs. D'Anna:

RE: Case Number: 05-324-A, 25 Patapsco Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 29, 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.

W. Carl Rolling

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Site Rite Surveying, Inc. 200 East Joppa Road, Ste. 101 Towson 21286



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

Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive John J. Hohman, Chief

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

January 4, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: January 31, 2005

Item No.:

319-333

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.

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

Lieutenant Franklin J. Cook. Fire Marshal's Office (0)410-887-4881 (C)443-829-2946 MS-1102F

cc: File



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: January 24, 2005

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For January 17, 2005

Item Nos. 319, 320, 323, 324, 325, 326,

327, 330, 331, 332, and 333

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

RWB:CEN:jrb

cc: File

BUD

RECEIVED

FEB - 3 2005

ZONING COMMISSIONER

BALTIMORE COUNTY MARYLAND. DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

PDM

FROM:

John D. Oltman, Jr Joo

DEPRM

DATE:

February 3, 2005

SUBJECT:

Zoning Item # 05-324

Address

25 Patapsco Ave

Zoning Advisory Committee Meeting of January 10, 2005.

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).

<u>X</u> 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:

Please be advised that any development/construction on this property must comply with the Intensely Development Area Regulations. Specifically, residential projects that involve an impervious surface are of 250 square feet or more must comply with the 10% by submitting one of the following:

Option 1: submit a Residential Water Quality Management Plan

Option 2: plan trees and/or shrubs onsite

Option 3: obtain an offset.

Please refer to the Critical area 10% Rule Guidance Manual or contact the Environmental Impact Review section of this Department.

Reviewer:

Martha Stauss

Date: February 3, 2005

JBW) 9

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:

Zoning Advisory Petition(s): Case(s) 5-324

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 Cunningham in the Office of Planning at 410-887-3480.

Prepared By

Division Chief:

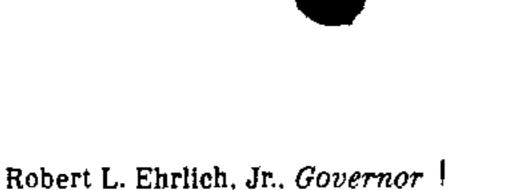
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RECEIVED

DATE: January 20, 2005

JAN 2 6 2005

ZONING COMMISSIONER



Michael S. Steele, Lt. Governor;



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

BPR

Maryland Department of Transportation

Date: 1.10.05

Baltimore County

Item No. 324

RE:

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

Towson, Maryland 21204

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



25 Patapsco Avenue; SE corner Patapsco

& Maryland Avenues

12th Election & 7th Councilmanic Districts Legal Owner(s): Joseph & Naomi D'Anna

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

05-324-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 January, 2005, 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).

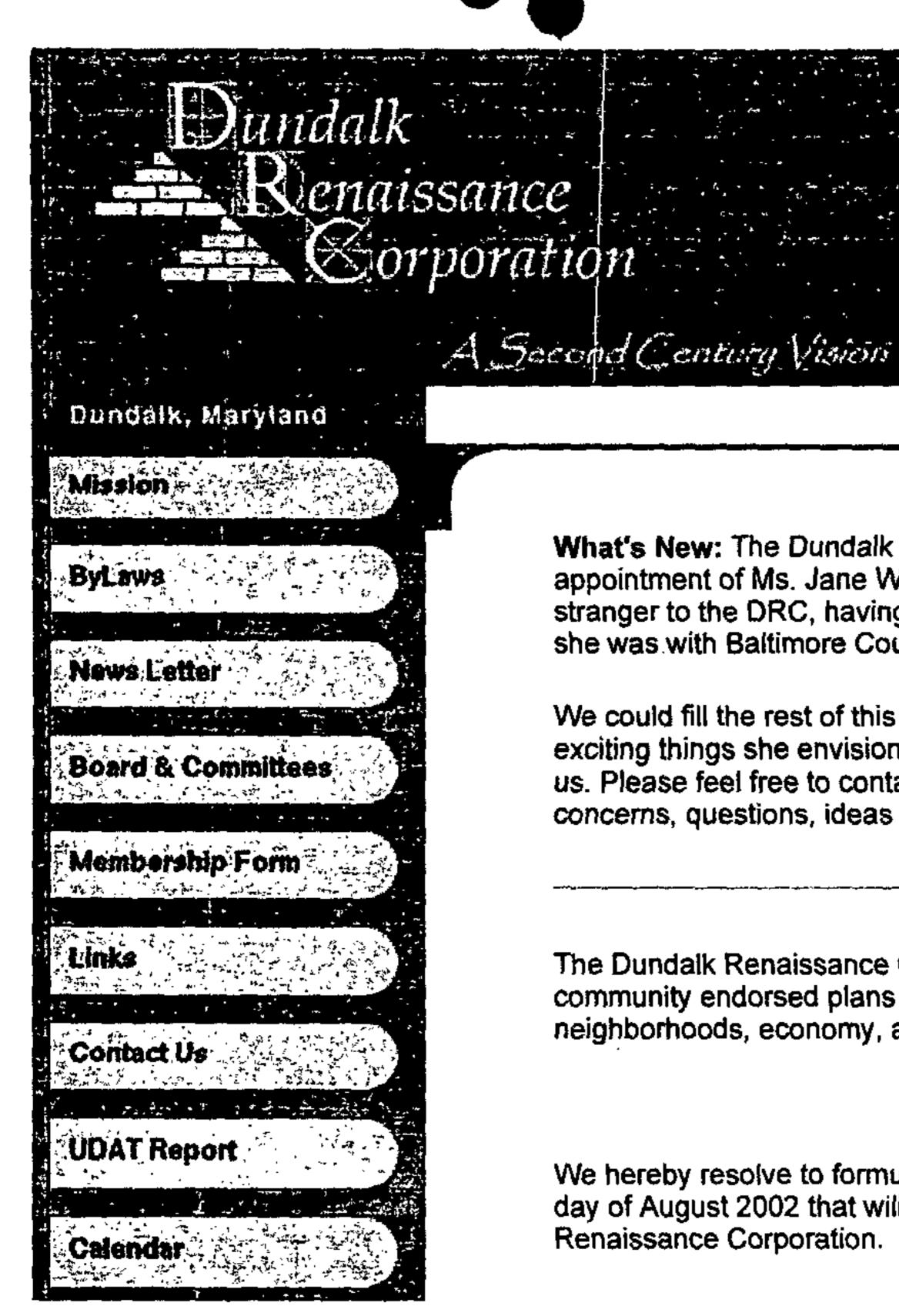
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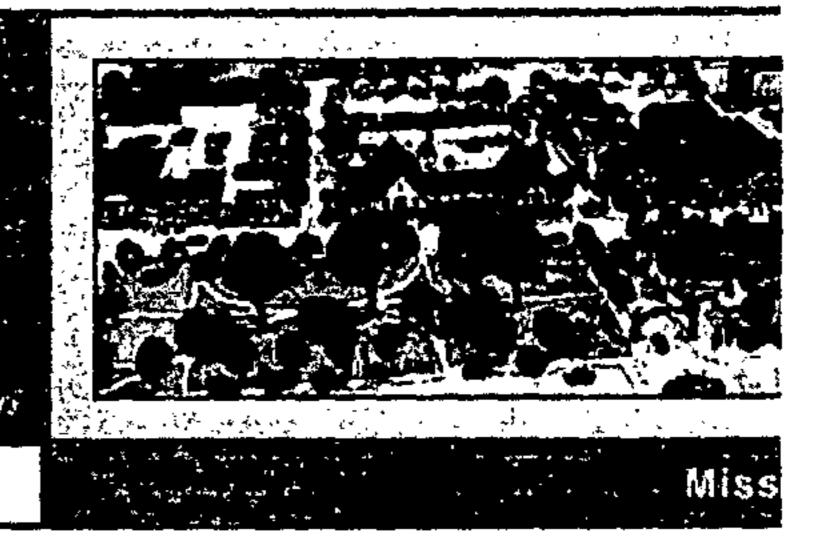
JAN 1 3 2005

Per

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County





What's New: The Dundalk Renaissance Corporation is pleased to annou appointment of Ms. Jane Willeboordse, AIA as its' Executive Director. Jar stranger to the DRC, having brought the UDAT process to Dundalk in 200 she was with Baltimore County Office of Community Conservation.

We could fill the rest of this page with great things to say about Jane and exciting things she envisions but the Dundalk Eagle has all ready done a us. Please feel free to contact Jane, jane@dundalkusa.org, if you have a concerns, questions, ideas or if you just want to say "welcome aboard."

The Dundalk Renaissance Corporation's mission is to develop and imple community endorsed plans to revitalize, improve, and promote Dundalk's neighborhoods, economy, and quality of life.

Aug

We hereby resolve to formulate a community development corporation or day of August 2002 that will operate under the sole jurisdiction of the Dur Renaissance Corporation.

Resolution for CDC: Augu-



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For a more detailed look at Dundalk Renaissance's project, please take through the UDAT Report provided online.

PLEASE PRINT CLEARLY

CASE NAME 25 MTH 200 AVE CASE NUMBER 05-324-A DATE 2-9-05

CITIZEN'S SIGN-IN SHEET

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CITY, STATE, ZIP	Batto ma 21222	Balk my 2122	Balte put 2122									
ADDRESS	21 Potapoe ave	30 Patroporo Our	any popon 1311									
NAME	Cathering Maga	Mark Land	Jan Rome	MANKELIN PUCETA		•						

PLEASE PRINT CLEARLY

CASE NAME 25 PATAPSCO AVE.
CASE NUMBER 05-324 A
DATE 2-9-05

PETITIONER'S SIGN-IN SHEET

E-MAIL CITY, STATE, ZIP 70 wsw 110. E JOPPA RO. ADDRESS SITURIAL SURVEYING NAME

Case No.: 05-324 A Exhibit Sheet Conversion

Petitioner/Developer

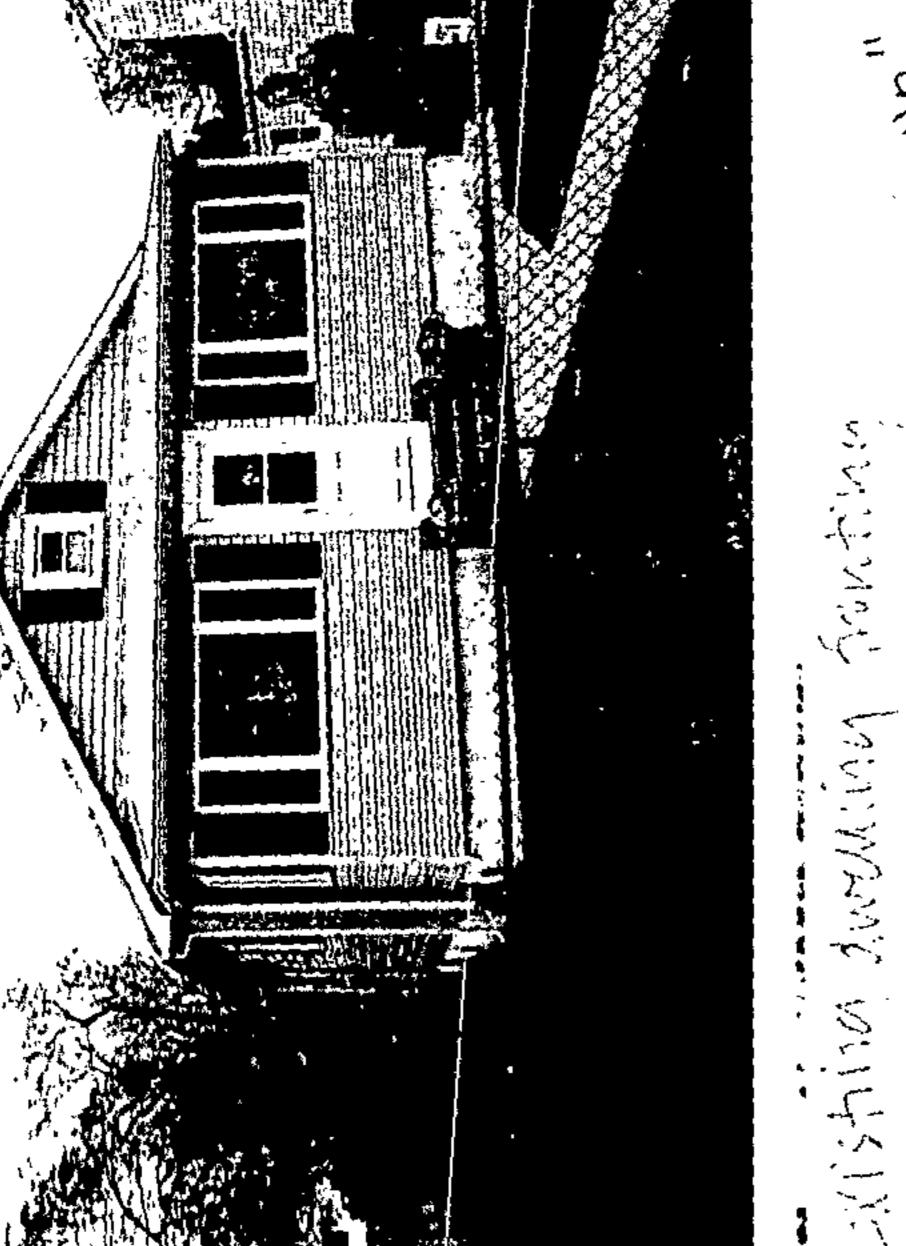
Protestant

		
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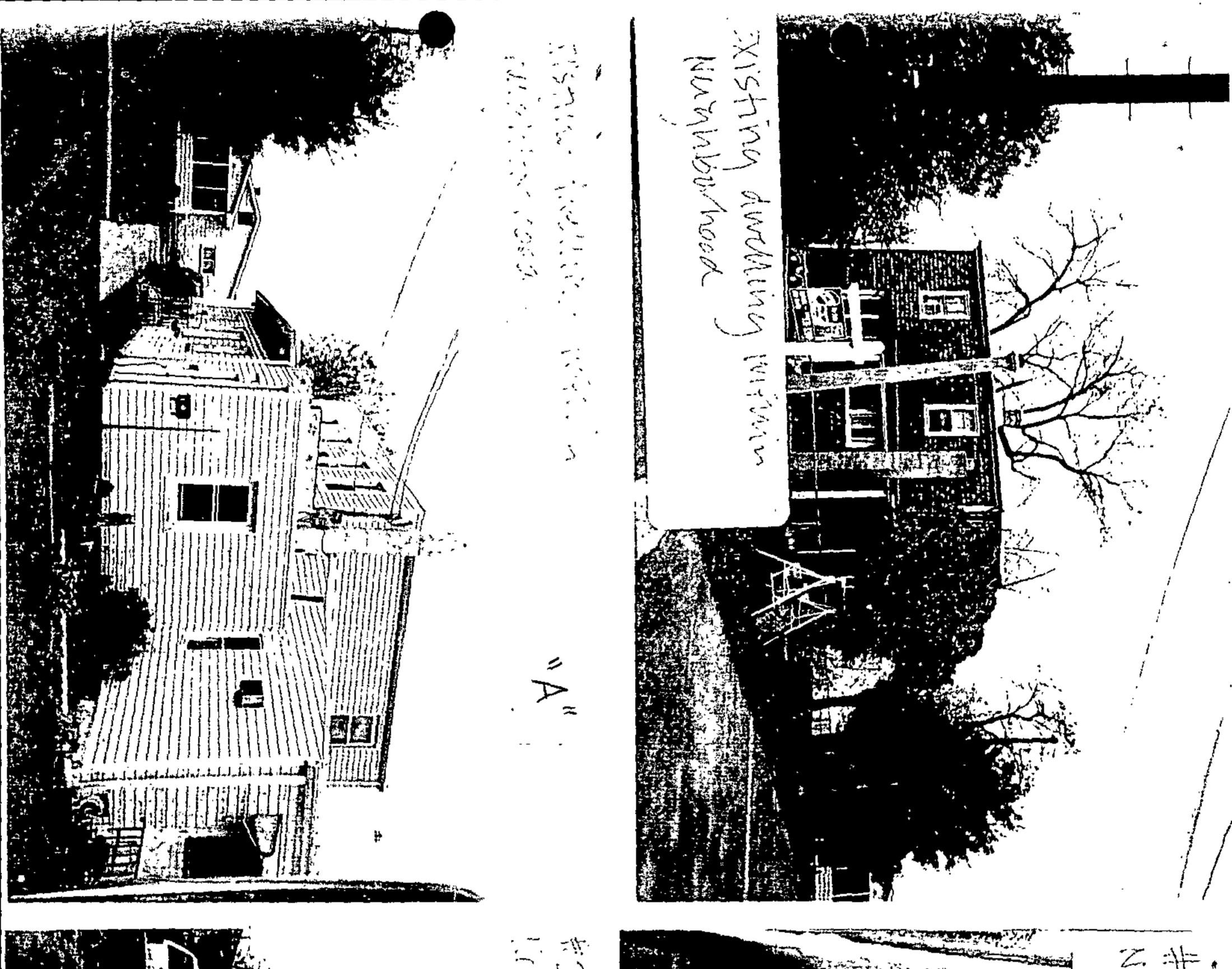
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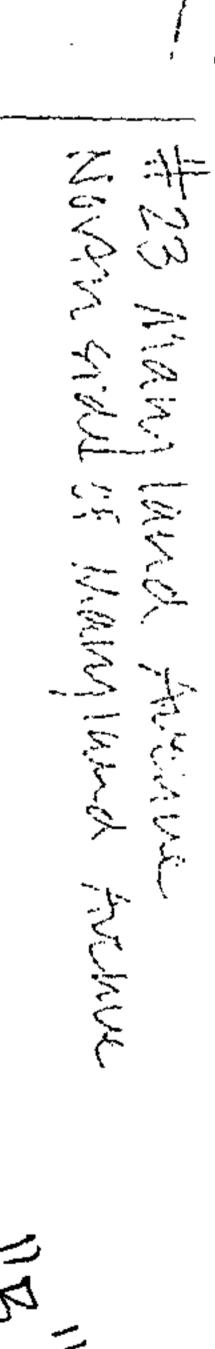


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History dwelling

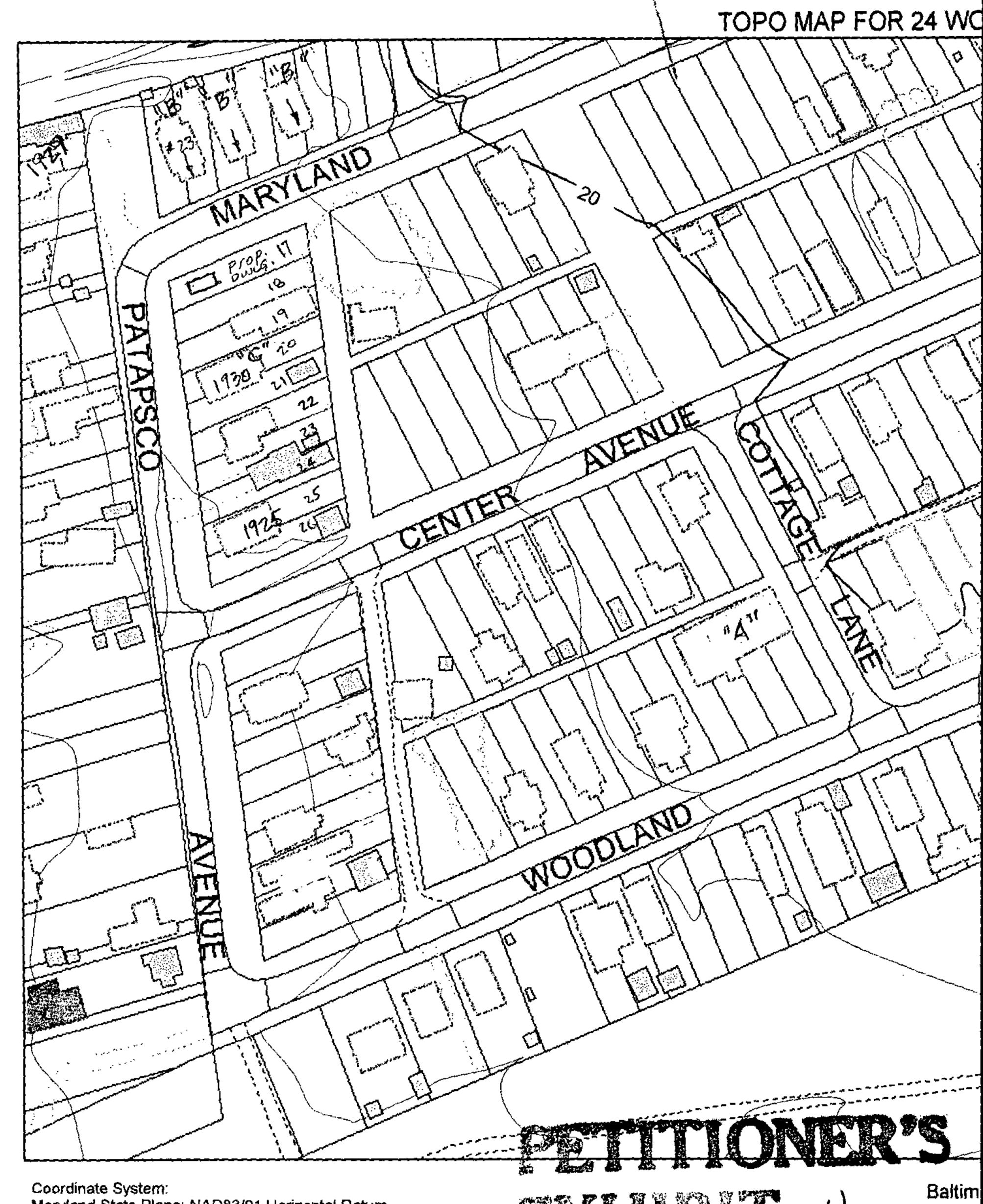






Sent By: 0;	0;	Jan-6 12:41PM;	Page 2/2
Director, Office of Planning & Community Co.	nservation	Permit or Case No	- 324- A
Attention: Jeffrey Long County Courts Building, Room 406	•		Level -
401 Bosley Avenue	E a la l		18/05
Towson, MD 21204	E. G. E. I. W.	Residential Proces	
OM: Amold Jabion, Director	11.41	(\$50.00)	
Department of Permits & Development Mana	gement JAN - 3 2004	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	1th
: Undersized Lots		Date	24/04
Priority Special 204 2 (Cathleson Courty Taxton Different	AFFICE OF PLAN	NING	
Buent to Section 304.2 (Baitimore County Zoning Regulation Office of Planning and Community Conservation prior to t	inis office's approval of a dwelling per	ice is requesting recommendation. Mit.	INS SING COMMISSING HOUS
HMUM APPLICANT SUPPLIED INFORMATION:	•		, ,
	6 Carles 12 1 December 1	LALTING AND AND	All ore akin
Site Rute Surveying Inc 201	Addless	M (U) IOWSON NW	Telephone Number -
LOI Address \$25 Pataps co Avenve	Election District 12 Co	unclimanic District 7 Square	Feet 5750
Location: NES Wiside corner of Patapsco A		from N E(S)N corner of MAV	
	(street)		(street)
d Owner Joseph and Naowi D'Ann	▲	Account Number 12040	
Iress: 8200 Longpoint Road Balto	More, MD 21222 rel	ephone Number 1,410,32	0-5316 40
ECKLIST OF MATERIALS (to be submitted for design re	view by the Office of Planning and C	ommunity Conservation)	
O BE FILLED IN BY ZONING REVIEW, DEPARTMENT	OF PERMITS AND DEVELOPMENT	MANAGEMENT ONLY!	
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Adjoining Buildings			1 1 1
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TO BE FILLE	D IN BY THE OFFICE OF PLANNI	NG ONLT!	
OMMENDATIONS / COMMENTS:	. √	:	S S F C
Approval Disapproval Approval	conditioned on required modifications of the	application to conform with the follow	wing recommendations
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for the Director Office of Planning and Community Conserv	·····	to an after the contract of th	
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CALBIT 3



Maryland State Plane: NAD83/91 Horizontal Datum Elevations in Feet: NAVD88 Vertical Datum

Date of Data Capture: March 1996 Scale of Data Capture: 1" = 100"

Date of Aerial Photography: March 2002

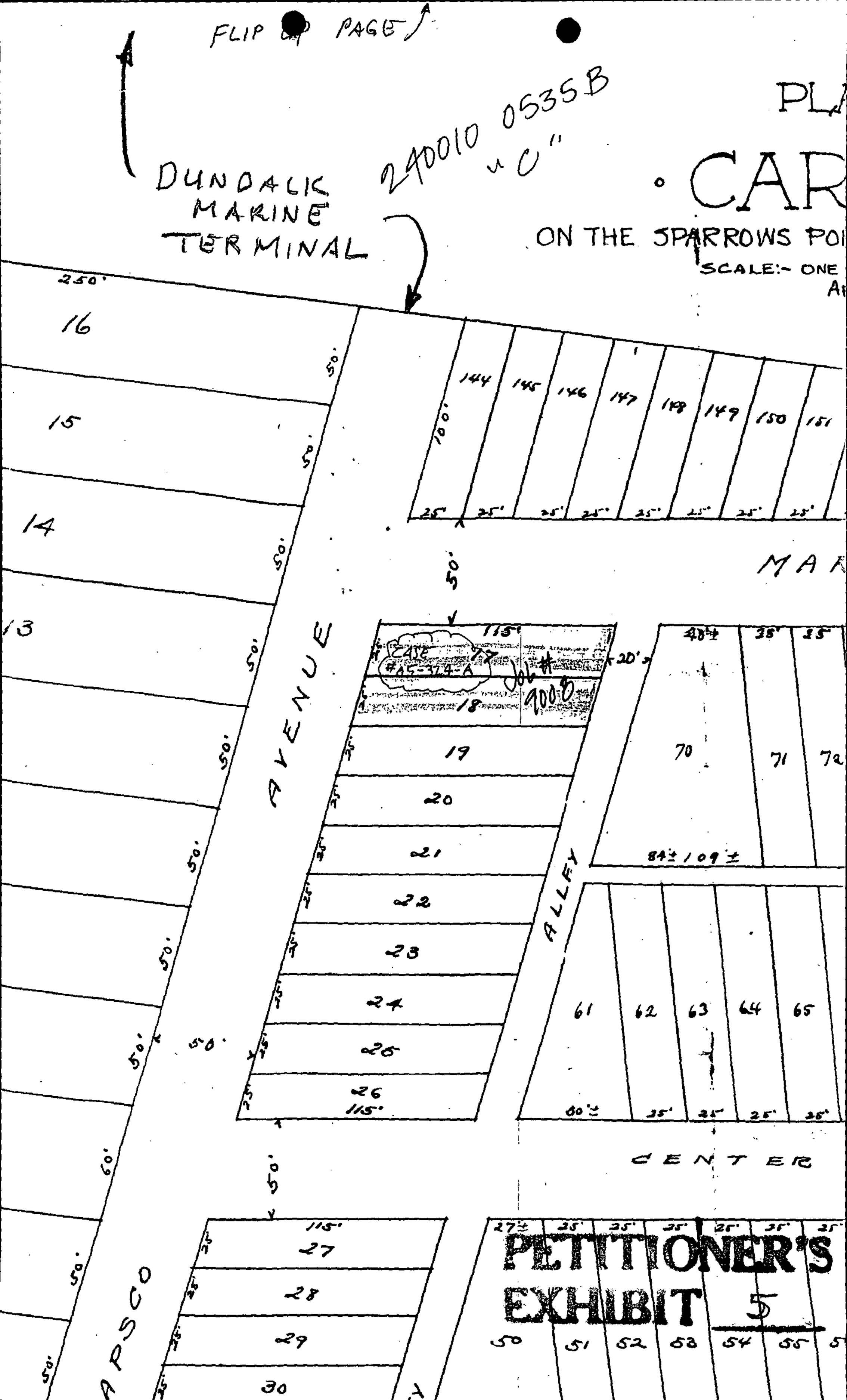
For internal use only.

The cadastral intermation on this plot was compiled

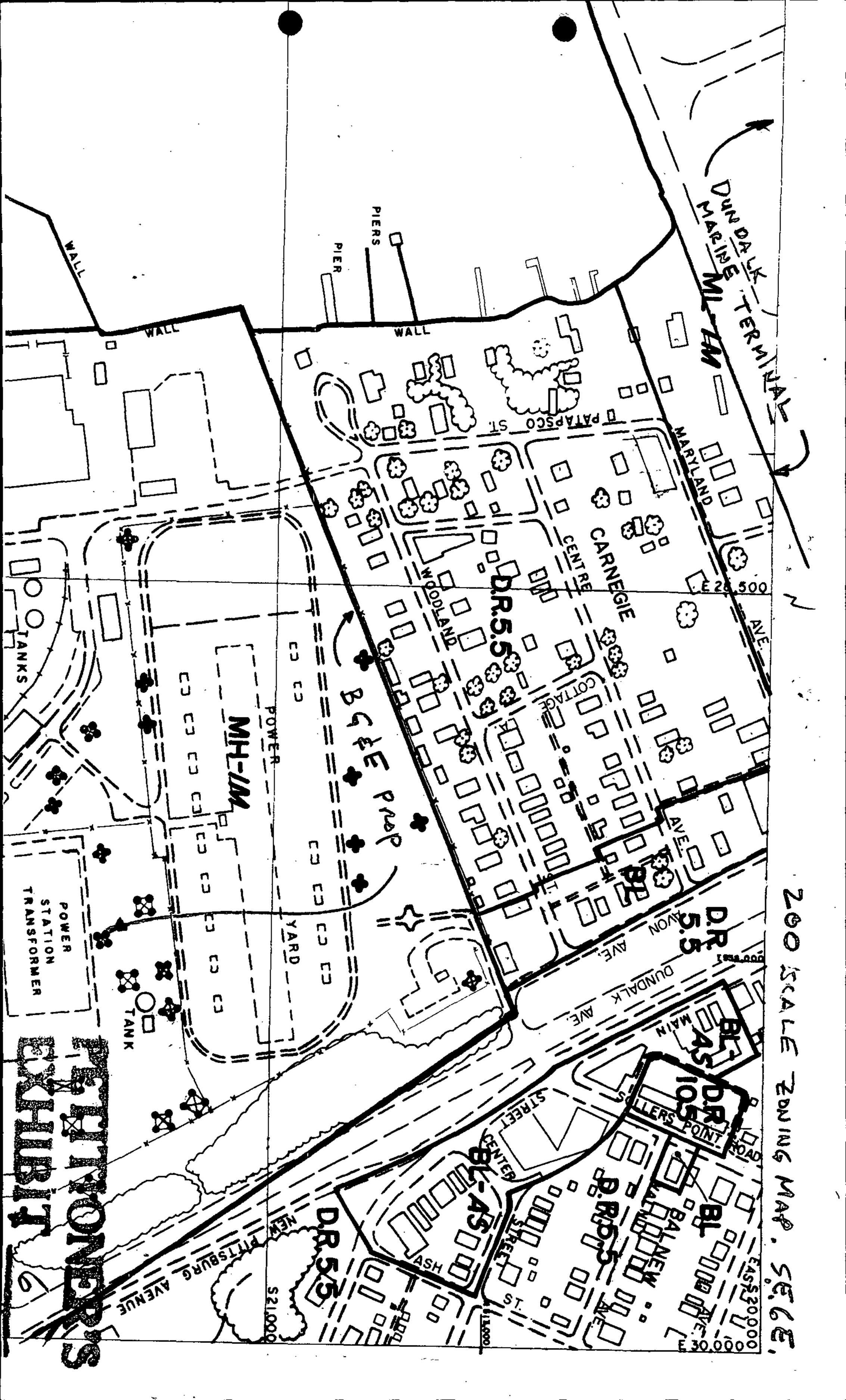
from existing deed information.

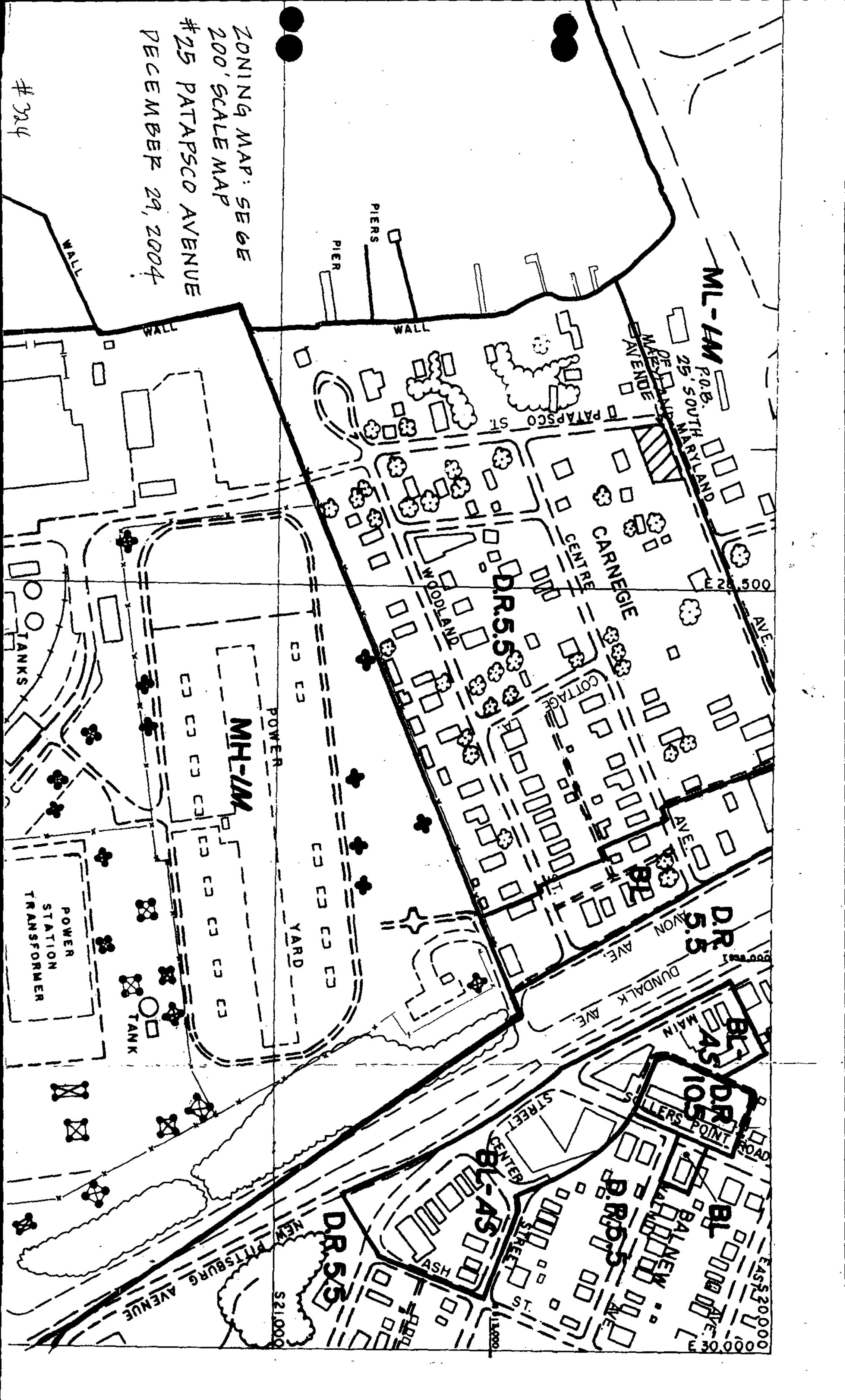
This information is not to be considered authoritative. This survey information was not field checked and certified by a licensed land surveyor.

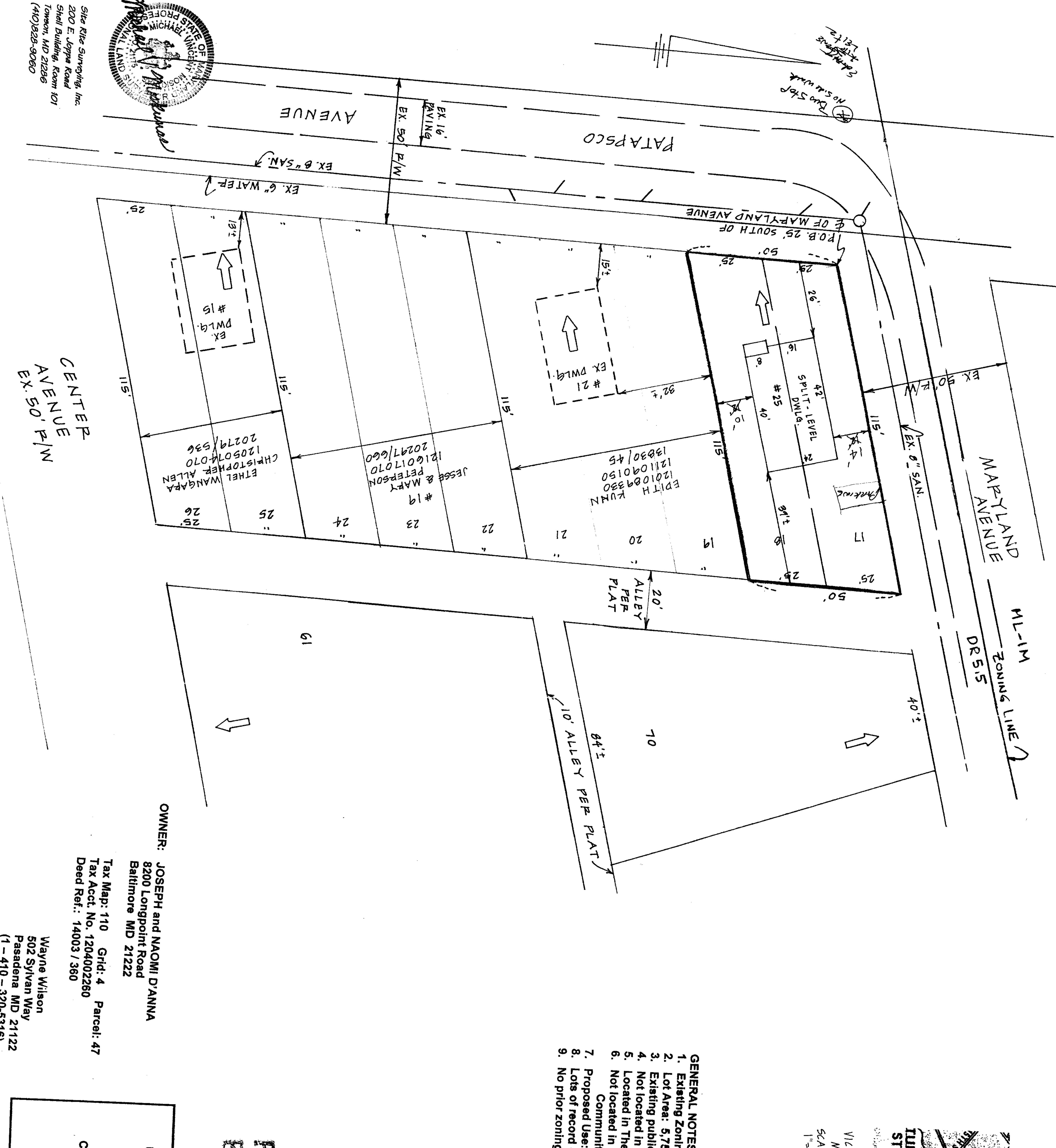
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635 B ON THE SPARROWS POINT ELECTRIC RAILWAY. SCALE: - ONE INCH EQUALS FIFTY FEET. APRIL 28 11910. 155-75" " 65' 30° MARYLAND 13 K 20's 70 72 77 73 74 8441094 ALLEY







N TO ACCOMPANY PETITION
FOR VARIANCE
AND

INDERSIZE LOT APPLICATION

#25 PATAPSCO AVENUE
LOT NOS. 17 and 18

"CARNEGIE" 3/75
ELECTION DISTRICT NO. 12

OUNCILMANIC DISTRICT NO. 7
BALTIMORE COUNTY, MD

SCALE: 1" = 20'