

IN RE: PETITION FOR VARIANCE
E/S of Front Avenue, 380 ft. S
centerline of Seminary Avenue
8th Election District
3rd Councilmanic District
(1425 Front Avenue)

Andrew Blake & Diana M. Gutierrez
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-360-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject properties, Andrew Blake & Diana M. Gutierrez. The Petitioners are requesting variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), for a lot width of 45 ft. in lieu of the 70 ft. required in a D.R. 3.5 zone, and to approve an undersized lot in accordance with Section 304.1 of the B.C.Z.R.

The property was posted with Notice of Hearing on February 19, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on February 17, 2005, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 307 of the B.C.Z.R. – Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and

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3/2/05
By: [Signature]

shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

Section 304 of the B.C.Z.R. – Use of Undersized Single Family Lots (Reference Only)

Section 304, Use of Undersized Single-Family Lots [BCZR 1955; Bill No. 47-1992]

304.1[Bill Nos. 64-1999; 28-2001] Except as provided in Section 4A03, a one-family detached or semidetached dwelling may be erected on a lot having an area or width at the building line less than that required by the area regulations contained in these regulations if:

A. Such lot shall have been duly recorded either by deed or in a validly approved subdivision prior to March 30, 1955;

B. All other requirements of the height and area regulations are complied with; and

C. The owner of the lot does not own sufficient adjoining land to conform to the width and area requirements contained in these regulations.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated February 4, 2005, a copy of which is attached hereto and made a part hereof in which the Planning Office recommended the request be denied.

Interested Persons

Appearing at the hearing on behalf of the variance request were Richard Matz, PE, who prepared the Plan to Accompany and Diana Gutierrez, Petitioner. Gene Maddox, an adjacent property owner, and Louis Miller from the Greater Timonium Community Council, Inc. appeared at the hearing in opposition to the Petition. People’s Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Mr. Matz testified that the Petitioners own 1425 Front Avenue in the Lutherville section of Baltimore County. Mr. Matz indicated that the Petitioners own two lots at that address which

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Date - 3/21/05
By - [Signature]

combined would be 0.74 acres zoned DR 3.5. He further testified that the northernmost lot is improved by the Petitioners' single-family dwelling while the southern lot is vacant.

The Petitioners would like to build a new home with the address of 1423 Front Avenue on the southern lot as shown in Petitioners' Exhibit 1. The southern lot is 45 ft. wide. In order to meet the side yard setbacks and sum of the side yard setbacks of 10 ft. and 25 ft. respectively, the new home would be 20 ft. wide and have a length of 50 ft. The southern lot contains 0.279 acres or 12150 sq. ft. As such, it meets the minimum lot size of the DR 3.5 zone, as well as all other setback requirements of the regulations. Its only flaw is its width of 45 ft. Access to Front Avenue would be by means of a common driveway, which would serve both the new home and 1425 Front Avenue.

In support of the Petitioners' position that, in fact, there are two lots, Mr. Matz presented deeds for the combined lots recorded in the Land Records in October 1981 (Liber 6340 page 476) which describe the two parcels and refer to separate "Being Clauses". He also submitted the Petitioners' present deed recorded at Liber 11540, Page 152.

In response to the Planning Office comment, that the proposed new home would be in the Lutherville Historic District, Mr. Matz indicated that he researched the question and found neither the northern or southern lot within the district. He noted that the new home would be set back from Front Avenue toward the rear of the lot so that it would not be seen by neighbors, since no neighboring home would be nearby. He presented extensive photographs of the lots in question and surrounding homes and opined that the new home would be compatible with the neighborhood. He noted that while the subject properties at 1423 and 1425 Front Avenue have combined 120 ft. frontage, 1421 has 70 ft. frontage, 1427 has 50 ft. frontage and 1429 has 55 ft. frontage. He concluded that three of the five adjacent lots were also undersized from a width standpoint.

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Date 3/21/05
By [Signature]

In opposing the request, Mr. Miller presented a SDAT tax map for the area, which indicated that the subject property is parcel 260, a single parcel and not two parcels as the Petitioner alleges. He objected to the idea of a 20 ft. wide house for this area which he indicated contained much wider homes. He disputed the Petitioner's contention that the subject property is not in the Lutherville Historic District. Finally, he noted that the Petitioner faced no hardship as the existing house can be expanded if more room is needed.

Mr. Maddox, an adjacent property owner, also opposed the request. He argued that a 20 ft. wide house on this lot would look like a mobile home and be out of character with the homes in the neighborhood. He complained that the Petitioner did not keep up the present home and expressed concern that the grading for the new home would divert storm water onto his property.

In rebuttal, Ms. Gutierrez indicated that Mr. Maddox recently built an addition to his home that is 60 ft. high and very close to the property line. She also noted that Mr. Maddox lot is only 50 ft. wide comparing it to the Petitioners requested 45 ft. wide lot. Finally, she pointed out that Mr. Miller is not from the Lutherville area.

Findings of Fact and Conclusions of Law

In regard to the issue of whether or not the subject properties are within the Lutherville Historic District, Mr. Bill Hughey, area planner from the Office of Planning, attended the hearing, but did not present his findings until the hearing was concluded. He presented the map of the area which he indicated was the official County map of the Lutherville area and which is marked as County Exhibit 1. The map shows that while the properties are not in the Lutherville Historic District approved by the Baltimore County Landmarks Preservation Commission, they are within the National Historic District of Lutherville. The district boundaries of the national and county districts do not completely overlap causing the confusion among the parties.

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Date 3/21/05
By [Signature]

Petitioners' Exhibit 6B is the 1981 deed describing both lots separately. Each has its own separate legal description and most importantly each has a separate "Being" clause which indicates that each lot was recorded separately at one time. The "Being" clause for 1425 Front Avenue indicates that the prior deed dated December 10, 1952 was recorded in the Land Records at Liber 2218, Folio 28, while the clause for 1423 Front Avenue indicates that the prior deed dated December 12, 1952 was recorded in the Land Records at Liber 2220, Folio 434. I find from these descriptions that the lots were separate in 1952.

However, Exhibit 6B, which is the Petitioners' present deed legal description, eliminates the separate "Being" clauses, and simply gives both legal descriptions and has a notation "Keep together for tax purposes". I conclude from this that somewhere in the chain of title an owner decided that he/she did not want to pay taxes on a separate and presumably valuable lot next to the home on 1425 Front Avenue. The SDAT records support this conclusion.

Whether the lots are separate or combined is determined by the intent of the grantors and grantees which in turn is demonstrated by the form and description of the properties in the deed. Based on the above, I find that while once the lots were in fact separate, they are now merged probably to reduce real estate tax liabilities. Thus, for the Petitioners to succeed in achieving their goals, the property would have to be submitted for minor subdivision. The lot known as 1423 Front Avenue can not be considered separately at this point for a lot width variance and approval under Section 304 for an undersized lot.

That said, if a subsequent Board or Court should find this conclusion in error, I will make further findings based on the assumption that 1423 Front Avenue is a separate lot. First, I find that the lot was in existence in 1952 and the DR zoning regulations were imposed on the lot in 1955. As a result, the lot can not meet the width requirements of the later imposed regulation. As this Commission has done consistently over many years, I find the lot unique in a zoning sense in that

ORDER RECEIVED FOR FILING

3/21/05

Ray

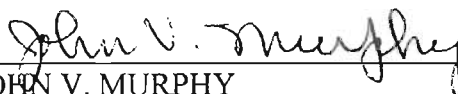
the impact of the later regulations impacts this lot differently from lots created after the imposition of the regulations. I further find that the Petitioners would suffer hardship if they could not build on the lot. I see no increase in density beyond that otherwise allowable under the DR 3.5 regulations because the lot is larger than the minimum lot size for DR 3.5 zoned property.

However, I find that building a 20 ft. wide house in this neighborhood would change the pattern of development in the area, which is located in an historic district. The homes in the area vary in design and vintage but they appear to me to be all with substantial front widths, which are often twice the proposed width. Mr. Maddox was correct that in this setting such a home would look like a mobile home, which I find, would not be compatible with an historic neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance requests should be denied.

THEREFORE, IT IS ORDERED, this 21 day of March, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), for a lot width of 45 ft. in lieu of the 70 ft. required in a D.R. 3.5 zone, and to approve and undersized lot in accordance with Section 304.1 of the B.C.Z.R, be and they are hereby DENIED.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date: 3/21/05
By: [Signature]

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

March 21, 2005

Mr. Andrew Blake
Ms. Diana M. Gutierrez
1425 Front Avenue
Lutherville, Maryland 21093

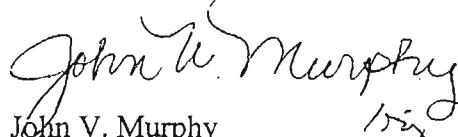
Re: Petition for Variance
Case No. 05-360-A
Property: 1425 Front Avenue

Dear Mr. Blake & Ms. Gutierrez:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been denied in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,


John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Richard E. Matz, Colbert, Matz, Rosenfelt, Inc., 2835 Smith Ave., Ste. G, Baltimore, MD 21209
Gene G. Maddox, 1427 Front Avenue, Lutherville, MD 21093
Louis W. Miller, President, GTCC, Inc., 44 E. Timonium Road, Timonium, MD 21093

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





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 1425 Front Avenue
which is presently zoned D.R.-3.5

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 of thereof, hereby petition for a Variance from Section(s)

1B02.3.C.1, BCZR for a lot width of 45 feet in lieu of 70 feet required in a D.R.-3.5 zone, and to approve an undersized lot in accordance with Section 304.1, BCZR.

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

To be presented at the hearing.

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

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

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

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

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

Legal Owner(s):

Andrew Blake
Name - Type or Print _____
Signature *Andrew Blake* _____
Diana M. Gutierrez
Name - Type or Print _____
Signature *Diana M. Gutierrez* _____
1425 Front Avenue 443-465-6416
Address _____ Telephone No. _____
Lutherville Md. 21093
City _____ State _____ Zip Code _____

Representative to be Contacted:

Robert S Rosenfelt, P.E.
COLBERT MATZ ROSENFELT, INC (eve) 410-358-8262
2835 Smith Avenue, Suite G (day) 410-653-3838
Address _____ Telephone No. _____
Baltimore MD 21209
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____
Reviewed By D.T. Date 1/18/05

ORDER RECEIVED FOR FILING
Jan 3/21/05
By [Signature]

Case No. 05-360-A



ZONING DESCRIPTION 1425 FRONT AVENUE, SECOND PARCEL

Beginning at a point on the east side of Front Avenue which is 35 feet wide, at the distance of 380 feet south of Seminary Avenue, which is 50 feet wide, thence the following courses and distances:

S 62°30'00" E, 270 ft.;
S 31°40'00" W, 45 ft.;
N 62°30'00" W, 270 ft., thence
N 31°40'00" E, 45 ft. to the Point of Beginning.

As recorded in Deed Liber 11540, folio 149 and containing 0.279 acre (12,150 square feet), more or less. Also known as 1425 Front Avenue, second parcel, and located in the 8th Election District, 3rd Councilmanic District.



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: #05-360-A
1425 Front Avenue
E/side of Front Avenue, 380 feet south of Seminary Avenue
8th Election District
3rd Councilmanic District
Legal Owner(s): Andrew Blake & Diana M. Gutierrez
Variance: for a lot width of 45 feet in lieu of 70 feet required and to approve an undersized lot.
Hearing: **Monday, March 7, 2005** at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

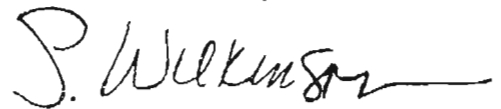
WILLIAM WISEMAN
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
2/208 Feb. 17 39530

CERTIFICATE OF PUBLICATION

_____ 2/17/, 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 2/17/, 2005.

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



LEGAL ADVERTISING

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WILLIAM WISEMAN
Zoning Commissioner for Baltimore County
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- North County News



LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441308

DATE 1/18/05 ACCOUNT 0010066150
AMOUNT \$ 115.00

RECEIVED FROM: DIANA M. EUTIERREZ

FOR: ITEM # 360 05-360-A + UNDERSIZE LOT
1425 FRONT AVE BY D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TYPE	DATE
1/20/2005	1/19/2005	14:15:18	4
EB 6006	WALKIN	KRCH	KCH
CHEQUE #	328790	1/19/2005	01/19
dept.	5	538 ZONING VERIFICATION	
R. NO.	441308		
Recpt tot		\$115.00	
\$115.00	CR	\$4.00	CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date February 21, 2005

RE: Case Number 05-360-A

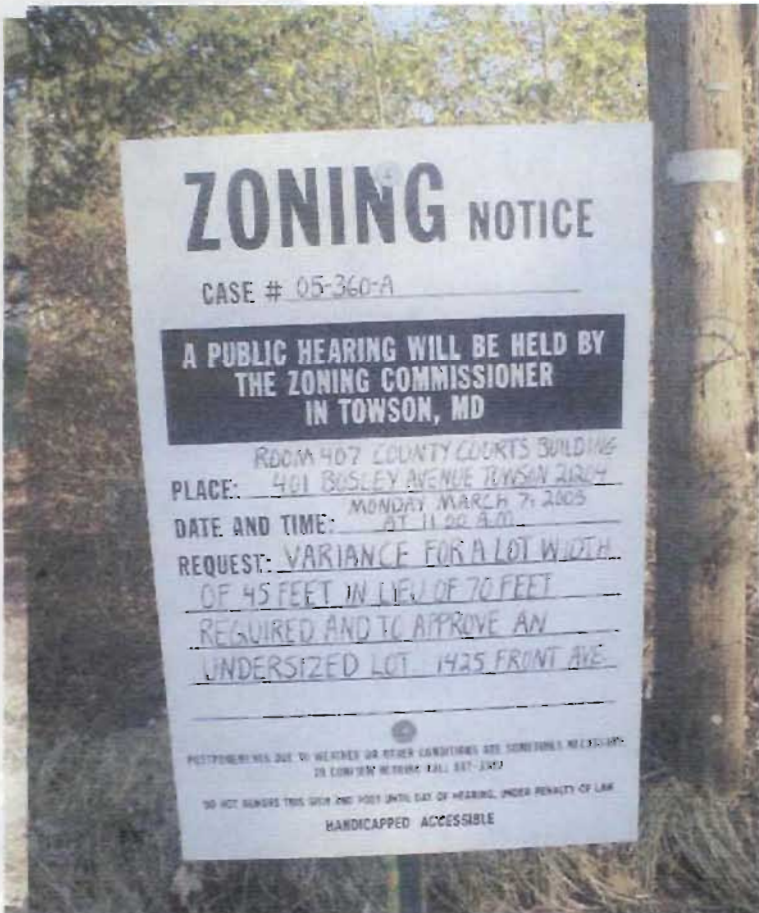
Petitioner/Developer ANDREW BLAKE/DIANNA GUTIERREZ/ROBERT ROSENFELD

Date of (Hearing) Closing MARCH 7, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1425 FRONT AVENUE

The sign(s) were posted on

February 19, 2005



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

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

January 31, 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: 05-360-A

1425 Front Avenue
E/side of Front Avenue, 380 feet south of Seminary Avenue
8th Election District – 3rd Councilmanic District
Legal Owners: Andrew Blake & Diana M. Gutierrez

Variance for a lot width of 45 feet in lieu of 70 feet required and to approve an undersized lot.

Hearing: Monday, March 7, 2005 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204


Timothy Kotroco
Director

TK:klm

C: Andrew Blake/Diana Gutierrez, 1425 Front Ave., Lutherville 21093
Robert S. Rosenfelt, 2835 Smith Ave., Ste. G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 19, 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.



TO: PATUXENT PUBLISHING COMPANY
Thursday, February 17, 2005 Issue - Jeffersonian

Please forward billing to:

Andrew Blake/Diane Gutierrez
1425 Front Avenue
Lutherville, MD 21093

443-465-6416

NOTICE OF ZONING HEARING

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CASE NUMBER: 05-360-A

1425 Front Avenue

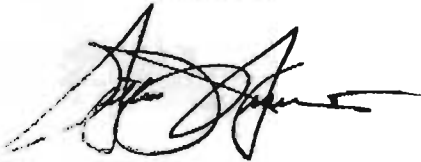
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8th Election District – 3rd Councilmanic District

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WILLIAM WISEMAN
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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**Department of Permits and
Development Management**

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



Baltimore County

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

March 2, 2005

Mr. Andrew Blake
Ms. Diana M. Gutierrez
1425 Front Avenue
Lutherville, Maryland 21093

Re: Case Number 05-360-A, 1425 Front Avenue

Dear Mr. Blake and Ms. Gutierrez:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 18, 2005.

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:rjc

Enclosures

c: People's Counsel
Robert S. Rosenfelt, P.E. Colbert Matz Rosenfelt, Inc. 2835 Smith Avenue Ste G
Baltimore, MD 21209

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 28, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: January 31, 2005

Item No.: 226, 360, 364, 366-367

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
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: 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: 1.25.05

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

RE: Baltimore County
Item No. 360 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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr J^{DO}
DATE: February 11, 2005
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of January 31, 2005

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

05-360

05-361

05-363

05-364

05-366

05-367

Reviewers: Sue Farinetti, Dave Lykens

3/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 4, 2005

RECEIVED

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

FEB - 8 2005

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-360

The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. Furthermore, the proposed undersized lot and accompanying site design request (with variances) is inconsistent with the development pattern of Lutherville (National Register Historic District). Most lots in the Historic District are larger and the homes are sited closer to the road.

As such, this office recommends that the application for undersized lot and accompanying variances be **DENIED**.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By: Martha Cunniff


Division Chief: Lynn Johnson

MAC/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 9, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For February 7, 2005
Item Nos. 360, 361, 363, 365, 366, 367

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

RWB:CEN:cp

cc: File

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 408
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 05-360-A

Residential Processing Fee Paid
(\$50.00)

Accepted by D.T.
Date 1/18/05

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

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:

Diana Gutierrez 1425 Front Avenue 443-465-6416
Print Name of Applicant Address Telephone Number

1425 Front Avenue Election District 8 Councilmanic District 3 Square Feet 35,977 sq. ft.
Lot Address

Lot Location: NE S W side/corner of Front Avenue 400 feet from NE S W corner of _____
(street) (street)

Land Owner: Diana M. Gutierrez & Andrew Blake Tax Account Number 0801

Address: 1425 Front Avenue Telephone Number (443)

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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly) Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>D.R. 3.5</u>		

Date	2-3-05
From	J. GERMAN
Co. Planning	PLANNING
Phone #	X3495
Fax #	X0824

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:

See Attached Comment from Bill Hughes - Area Planner

Signed by: [Signature]
for the Director, Office of Planning and Community Conservation

RECEIVED
JAN 19 2005
OFFICE OF PLANNING

Date: 2/3/05

Revised 2/05/02

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

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Jen German and Mark Cunningham

DATE: 2/02/05

FROM: Bill Hughey

SUBJECT: Undersized Lot, and ZAC #5-360 1425 Front Street (Lutherville)

The Community Planning Division has reviewed the undersized lot and accompanying site design request (with variances) at 1425 Front Ave. in Lutherville and does not believe it is consistent with the development pattern of Lutherville (National Register Historic District). Most lots in the Historic District are larger and the homes are sited closer to the road. Additionally, the proposed house as located on the proposed lot creates an undesirable front to rear orientation with the existing house at 1421 Front Ave.

For the reasons stated, it is recommended that the application for undersized lot and accompanying variances be denied

RE: PETITION FOR VARIANCE
1425 Front Avenue; E/side Front Avenue,
380' S of Seminary Avenue
8th Election & 3rd Councilmanic Districts
Legal Owner(s): Andrew Blake &
Diana Gutierrez
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 05-360-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 and all documentation filed in the case.

RECEIVED
JAN 31 2005
Per.....

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

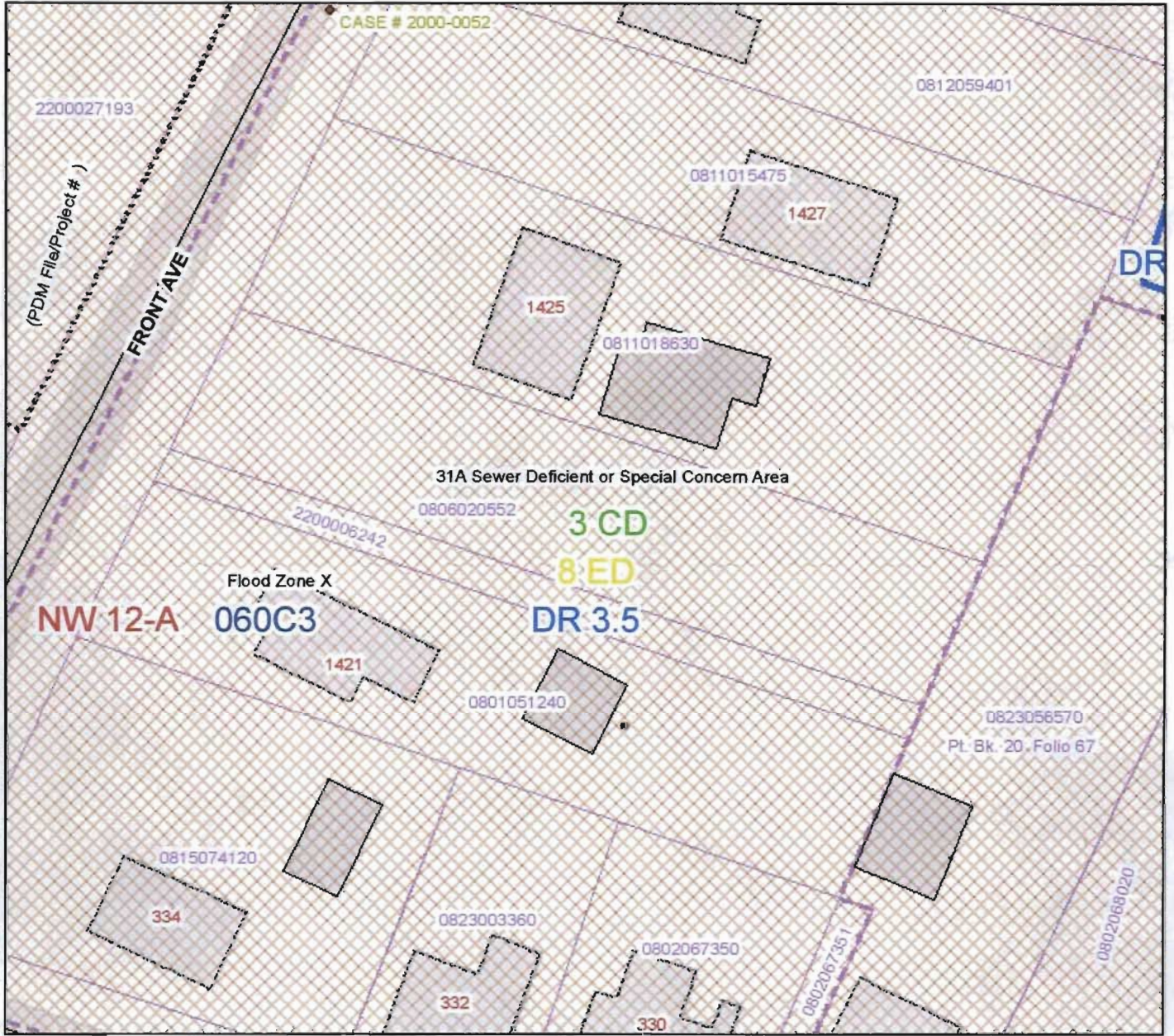
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of January, 2005, a copy of the foregoing Entry of Appearance was mailed to, Robert S. Rosenfelt, P.E., Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209, Attorney for Petitioner(s).

Peter Max Zimmerman

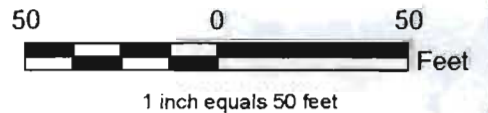
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

1425/27 Front Avenue (?)

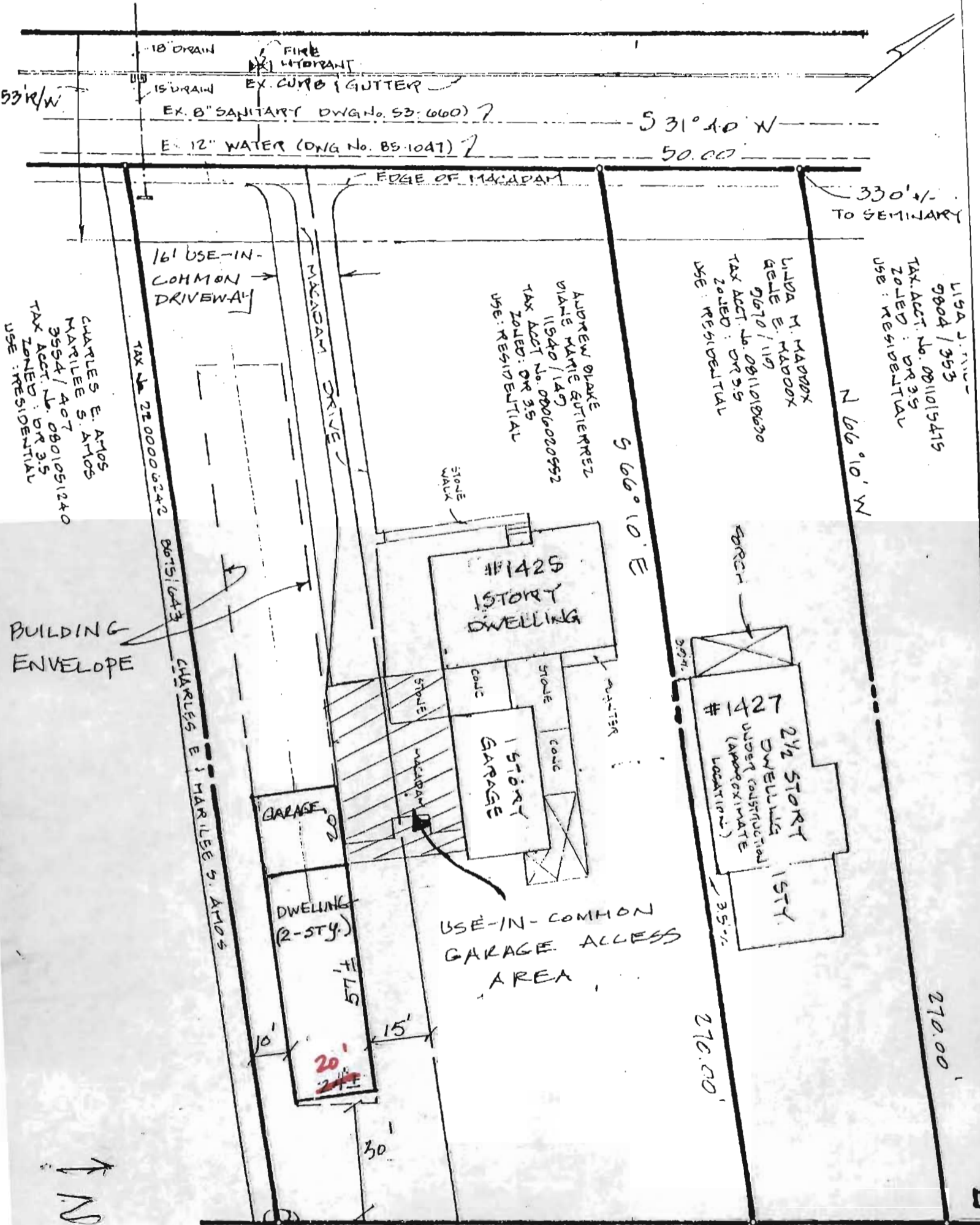


Publication Date: September 16, 2008
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



FRONT AVENUE



CHARLES E. AMOS
MARILEE S. AMOS
3554/407
TAX ACCT. No. 0801051240
ZONED: DR 3.5
USE: RESIDENTIAL

16' USE-IN-COMMON DRIVEWAY

TAX No. 2200006242

BOBISIGATZ
CHARLES E. AMOS
MARILEE S. AMOS

BUILDING ENVELOPE

ANDREW BLAKE
ADRIAN WHITE GUTIERREZ
VIAS MARIE GUTIERREZ
11540/149
TAX ACCT. No. 0806020992
ZONED: DR 3.5
USE: RESIDENTIAL

#1425
1 STORY DWELLING

1 STORY GARAGE

GARAGE

DWELLING (2-STY.)

USE-IN-COMMON GARAGE ACCESS AREA

LINDA H. MADDOX
GAIL E. MADDOX
9170/119
TAX ACCT. No. 0811010630
ZONED: DR 3.5
USE: RESIDENTIAL

#1427
2 1/2 STORY DWELLING UNDER CONSTRUCTION (APPROXIMATE LOCATION)
1 STY.

LISA J. MILLER
9804/353
TAX ACCT. No. 0811015415
ZONED: DR 3.5
USE: RESIDENTIAL

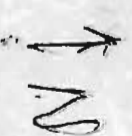
DAVID N. WILSON
DOMONIC G. WILSON
3751/406
TAX No. 082305065
ZONED: DR 3.5
USE: RESIDENTIAL

ROBERT E. W
7259/491
TAX No. 082306
ZONED: DR
USE: RESIDENTIAL

Red #1

12-13-04

SCALE: 1" = 30'



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 1425 FRONT AVE.

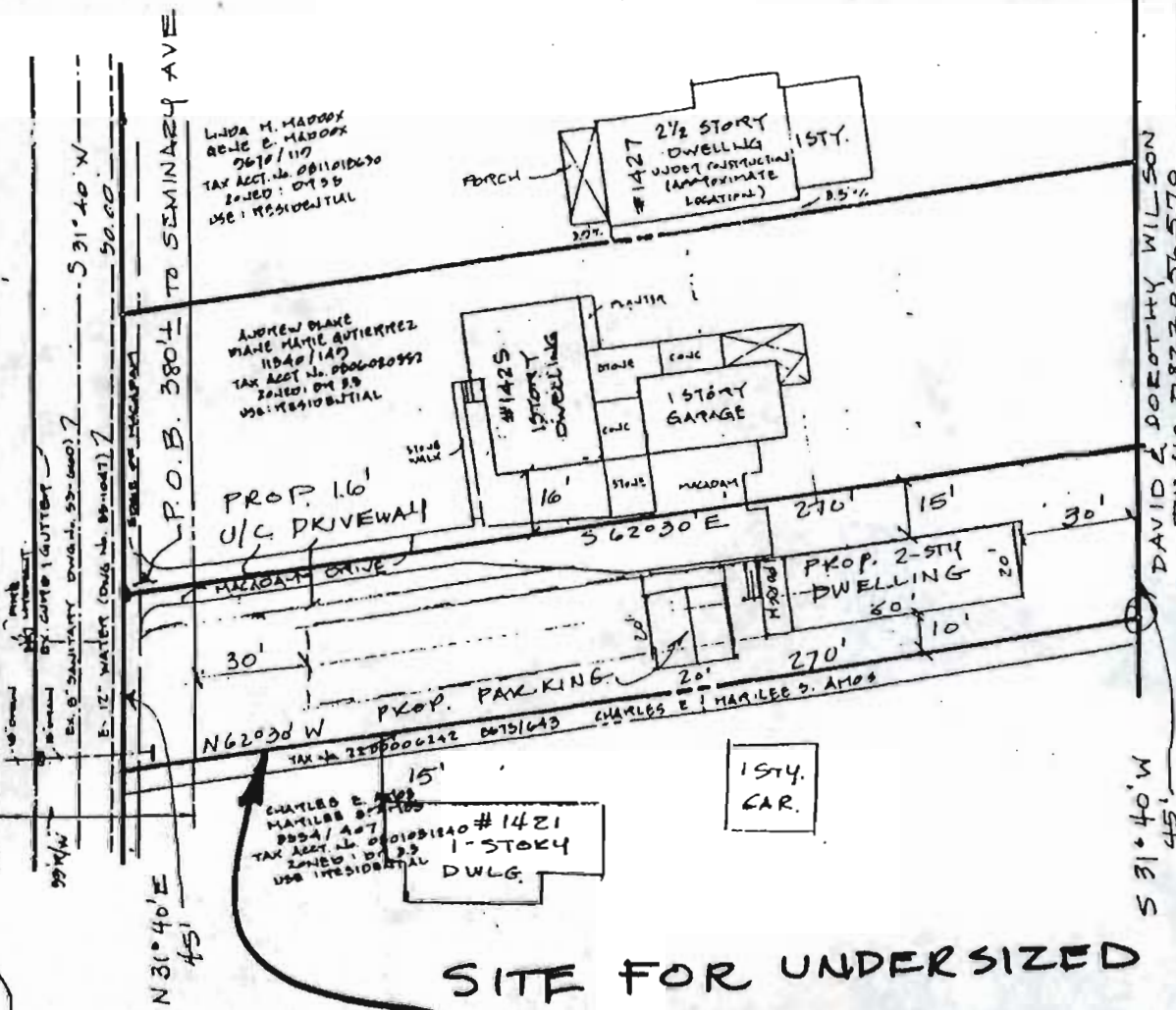
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME N/A

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER DIANA M. GUTIERREZ & ANDREW BLAKE

FRONT AVENUE



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT	8
COUNCILMANIC DISTRICT	3
1" = 200' SCALE MAP #	NW 12-A / 060C3
ZONING D.R.	- 3.5
LOT SIZE	0.279 ACREAGE / 12,150 SQUARE FEET
	PUBLIC PRIVATE
SEWER	<input checked="" type="checkbox"/> <input type="checkbox"/>
WATER	<input checked="" type="checkbox"/> <input type="checkbox"/>
CHESAPEAKE BAY CRITICAL AREA	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
100 YEAR FLOOD PLAIN	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
HISTORIC PROPERTY/ BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PRIOR ZONING HEARING	NO

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

D.T. | 360 | 05-360A

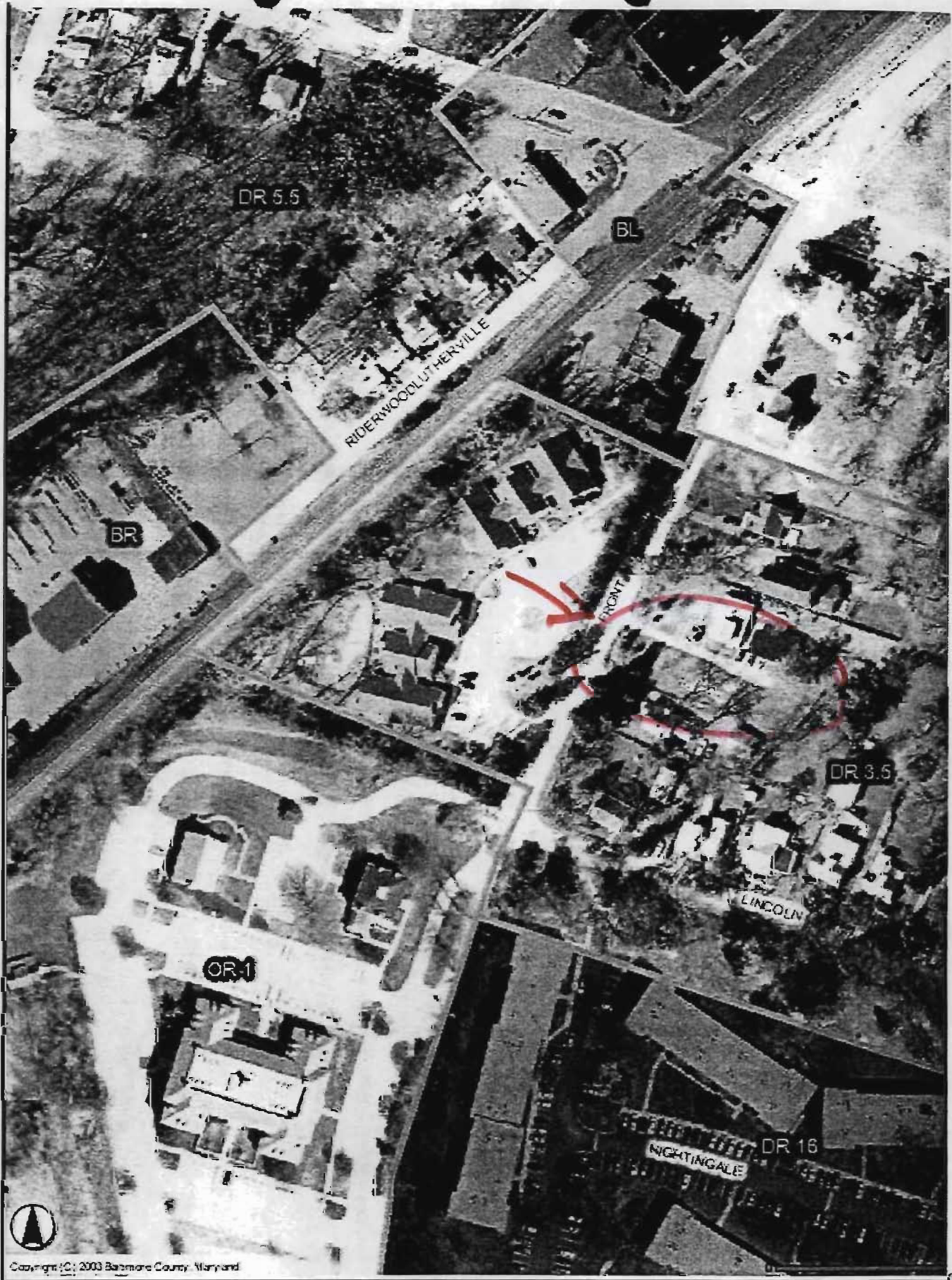


NORTH.

PREPARED BY COLBERT MATZ ROSENFELT, INC. SCALE OF DRAWING: 1" = 50'

SITE FOR UNDERSIZED LOT REQUEST

Red 9/13(?)



Pet #5

2009218

0011540 149

This No Consideration Deed

MADE THIS 19th day of March in the year One Thousand Nine Hundred Ninety Six by and between Keith Charles Gutierrez and Diana Marie Gutierrez, parties of the first part, and Andrew Blake and Diana Marie Gutierrez, parties of the second part.

Witnesseth, That in consideration of the sum of No Dollars and No Cents (\$0.00), the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey to the said parties of the second part, as Tenants by the Entireties, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple, that parcel of ground situate in Baltimore County, Maryland and described as follows, that is to say:

See Exhibit A attached hereto and made a part hereof

BEING the same parcel of ground which by deed dated March 25, 1993 and recorded among the Land Records of Baltimore County, Maryland in Liber SM No. 9852, folio 669 was granted and conveyed by Josie S. Fishpaw unto Keith Charles Gutierrez and Diana Marie Gutierrez, the Grantor herein.

This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

F. Michael Grace
F. Michael Grace

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part as Tenants by the Entireties, their assigns, the survivor of them and the survivor's personal representatives, heirs and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantor(s) and Grantee(s).

Test:

[Signature]

[Signature]

Keith Gutierrez (SEAL)

KEITH CHARLES GUTIERREZ
Diana M. Gutierrez (SEAL)

DIANA MARIE GUTIERREZ

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE *AS* DATE *4/11/96*

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
AS *4/11/96*
By Date

Ret # 6A

OWNER OCCUPANCY AFFIDAVIT

THE WITHIN GRANTEE(S) DO HEREBY CERTIFY UNDER THE PENALTY(IES) OF PERJURY THAT THE LAND CONVEYED HEREIN IS RESIDENTIALLY IMPROVED OWNER-OCCUPIED REAL PROPERTY AND THAT THE RESIDENCE WILL BE OCCUPIED BY US AS EVIDENCED BY THE SIGNATURE(S) BELOW.

X *Liana M. Gutierrez*
Robert W. Blum

The said property hereby conveyed is subject to a Deed of Trust dated March 25, 1993 and recorded among the Land Records of Baltimore County in Liber No. 9852 folio 673 by and between Mark M. Feinberg and Louise A. Pettitt, Trustees for the benefit of Consumer First Mortgage, Inc. in the original principal amount of \$105,650.00 and assigned in Liber SM No. 9852, Folio 679 and assigned in Liber SM No. 11025, Folio 456. The Grantee hereby agrees to assume and pay the same as part of the consideration for this conveyance and to be bound by all the terms and conditions thereof. The Grantee also assumes the obligations of \$ _____ under the terms and conditions of the instrument creating the indebtedness, to indemnify the Secretary of Housing and Urban Development to the extent of any claims arising from the insurance of the indebtedness above mentioned. The current principal balance to be assumed is \$102,592.69.

BEGINNING FOR THE FIRST at a point in the center line of Front Avenue at the end of the third or North 62½ degrees West 270 feet line of the parcel of land described in a Deed dated June 13, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2128, folio 190 etc., from Jennie E. Landman, widow, to the Trustee Holding Company; said point of beginning being also located South 31 degrees 40 minutes West 200 feet from the beginning of the whole tract of land of which this is a part as described in a Deed dated March 6, 1932 and recorded among the Land Records of Baltimore County in Liber H.B.M. No. 239, folio 305, etc., from Alexander H. Robertson, Trustee-Mortgagee, to George A. Black; and running thence from said point of beginning and binding reversely on the aforesaid third line of the said Deed from Landman to The Trustee Holding Company South 62½ degrees East 270 feet, more or less, to intersect the fourth or South 34 degrees 40 minutes West 314.82 feet line of that parcel of land described in a Deed dated September 4, 1932 and recorded among the Land Records of Baltimore County in Liber G.L.B.

BEGINNING FOR THE SECOND at the end of the third or North 66½ degrees West 270 feet line of the land which by a Deed dated October 17, 1924 and recorded among the Land Records of Baltimore County in Liber W.F.C. No. 605, folio 26, etc., was conveyed by George A. Black, bachelor, to William J. Cordle, Jr. and wife; and running thence and binding reversely on said line South 62½ degrees East 270 feet; thence South 31 degrees 40 minutes West 50 feet; thence North 62½ degrees West 270 feet, more or less, to the center line of Front Avenue; and thence running along the center line of Front Avenue North 31 degrees 40 minutes East 50 feet to the place of beginning.

The improvements thereon being known as No. 1425 Front Avenue also known as No. 1441 Front Avenue.

SAVING & EXCEPTING:

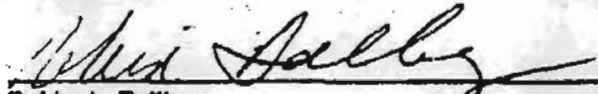
BEGINNING for the same at a point in the center of Front Avenue (80 feet wide) at the beginning of the North 31° 40' East 50.00 feet line, Parcel Two, of a Life Estate Deed of Josie S. Fishpaw, dated October 28, 1981 and recorded among the Land Records for Baltimore County in Liber E.H.K. Jr. 6340 folio 476, running thence on a portion of said line with said Avenue with all bearings referred to said deed meridian, North 31° 40' 00" East 5.01 feet; thence leaving said Road with the following line of division now made South 62° 30' 00" East 270.00 feet to a point on the South 31° 40' West 50.0 feet line, Parcel Two, of the abovementioned Deed, thence on said line South 31° 40' 00" West 5.01 feet to a point at the end of said line; said point also being at the end of the South 62-1/2° East 270.0 foot line of a tract of land conveyed unto Charles E. Ames and Marilee S. Ames, his wife, by deed dated July 2, 1959 and recorded among the aforesaid Land Records in Liber W.J.R. 3554 folio 407; thence reversely with said line North 62° 30' 00" West 270.00 feet to the place of beginning. Containing 1349 square feet or 0.0305 acres of land more or less.

KEEP TOGETHER FOR TTR PURPOSES

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I Hereby Certify, That on this 19th day of March in the year One Thousand Nine Hundred Ninety Six, before me, the subscriber, a Notary Public of the State of Maryland, County of Baltimore personally appeared Keith Charles Gutierrez and Diana Marie Gutierrez known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

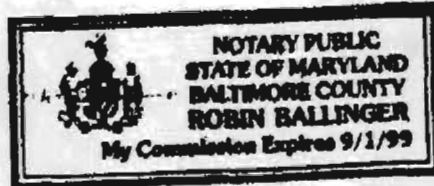
IN WITNESS WHEREOF, I hereunto set my hand and official seal


Robin A. Ballinger

My Commission Expires: September 1, 1999

File Number 5413TIM

DOCUMENT PREPARED BY:
THE FOUNTAINHEAD GROUP
2045 YORK ROAD
TIMONIUM, MD 21093



AFTER RECORDING FORWARD TO:
MR. ANDREW BLAKE
MRS. DIANA MARIE GUTIERREZ
1425 FRONT AVENUE
LUTHERVILLE, MD 21093

2007-218

NO CONSIDERATION
LIFE ESTATE FROM MOTHER TO CHILDREN

THIS DEED, Made this day of , in the year
one thousand nine hundred and eighty-one, by and between JOSIE S. FISHPAW
of Baltimore County, State of Maryland, of the first part, Grantor,
and BETTY L. HENRY, ROBERT T. FISHPAUGH, JOAN M. MERKLE and ANN F. WHEELER
of Baltimore County, State of Maryland, of the second part, Grantees.

The actual consideration paid or to be paid is no dollars.

WITNESSETH, the said JOSIE S. FISHPAW, does hereby grant and
convey unto BETTY L. HENRY, ROBERT T. FISHPAUGH, JOAN M. MERKLE and ANN
F. WHEELER, as tenants in common, their respective personal representatives
and assigns, reserving however to herself, the said Grantor, a life estate
in the hereinafter described properties, with all powers and limitations as
hereinafter mentioned, all those lots of ground situate, lying and being in
Baltimore County, State of Maryland, and described as follows:

BEGINNING FOR THE FIRST at a point in the centre line of Front
Avenue at the end of the third or North 62½ degrees West 270 feet line of
the parcel of land described in a Deed dated June 13, 1952 and recorded among
the Land Records of Baltimore County in Liber G.L.B. No. 2128, folio 190 etc.,
from Jennie H. Laudeman, widow, to the Trustee Holding Company; said point
of beginning being also located South 31 degrees 40 minutes West 200 feet from
the beginning of the whole tract of land of which this is a part as described
in a Deed dated March 6, 1902 and recorded among the Land Records of Baltimore
County in Liber N.B.M. No. 259, folio 305, etc., from Alexander H. Robertson,
Trustee-Mortgagee, to George A. Black; and running thence from said point of
beginning and binding reversely on the aforesaid third line of the said Deed
from Laudeman to The Trustee Holding Company South 62½ degrees East 270 feet,
more or less, to intersect the fourth or South 34 degrees 40 minutes West
314.82 feet line of that parcel of land described in a Deed dated September 4,
1952 and recorded among the Land Records of Baltimore County in Liber G.L.B.

Deed #6340

No. 2169, folio 37, etc., from James T. Black and others to Calvin L. Horn and wife; thence binding along a portion of said last mentioned fourth line South 34 degrees 40 minutes West 75 feet, more or less, to the first or South 62½ degrees East 270 feet line of the parcel of land described in a Deed dated March 27, 1925 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 610, folio 310 etc., from George A. Black, bachelor, to Frank C. Kearns and wife; thence binding reversely along the said first line last mentioned herein North 62½ degrees West 270 feet to the centre line of Front Avenue and to intersect the last or North 31 degrees 40 minutes East 458 feet 4 inches line of the whole tract of land above mentioned of which this is a part; and thence running along the centre of Front Avenue and along a part of the said last line of the whole tract North 31 degrees 40 minutes East 75 feet, more or less, to the place of beginning.

BEING the same property which by Deed dated December 10, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2218, folio 28, was granted and conveyed by James T. Black and Robert Y. Black, all unmarried, unto Robert A. Fishpaw and Josie S. Fishpaw, his wife, as tenants by the entireties. The said Robert A. Fishpaw having since departed this life on or about the 26th day of January, 1981.

BEGINNING FOR THE SECOND at the end of the third or North 66½ degrees West 270 feet line of the land which by a Deed dated October 17, 1924 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 605, folio 26, etc., was conveyed by George A. Black, bachelor, to William J. Cordle, Jr. and wife; and running thence and binding reversely on said line South 62½ degrees East 270 feet; thence South 31 degrees 40 minutes West 50 feet; thence North 62½ degrees West 270 feet, more or less, to the centre line of Front Avenue; and thence running along the centre line of Front Avenue North 31 degrees 40 minutes East 50 feet to the place of beginning.

BEING the same property which by Deed dated December 12, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2220, folio 434, was granted and conveyed by The Trustee Holding Company unto Robert A. Fishpaw and Josie S. Fishpaw, his wife. The said Robert A. Fishpaw having since departed this life as aforesaid.

TOGETHER with the buildings and improvements thereupon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises unto the said Betty L. Henry, Robert T. Fishpaugh, Joan M. Merkle and Ann F. Wheeler, as tenants in common, their respective personal representatives and assigns, (reserving, however, to herself, Josie S. Fishpaw, a life estate in the hereinbefore described property, with full power and authority in the said Josie S. Fishpaw, to sell, lease, give, mortgage or to otherwise dispose of (except by Last Will and Testament) said property or any part thereof or any interest therein, including the absolute estate herein and including the remainder as well as the life estate), and the proceeds of any sale or lease thereof or money borrowed or secured by any mortgage thereon to take, expend or dispose of in such manner as she may wish or to consume for her own purpose, with obligation on the part of the purchasee, mortgagee, lessee or grantee to see to the application of the purchase money or money borrowed or any money which may be the proceeds of any sale, mortgage, lease or disposition of any part or any interest in said property, and from and after the death of Josie S. Fishpaw, as to so much of said property not having been previously disposed of or alienated by Josie S. Fishpaw, then to the said Betty L. Henry, Robert T. Fishpaugh, Joan M. Merkle and Ann F. Wheeler, as tenants in common, their respective personal representatives and assigns, in fee simple.

AND the said party of the first part covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurance of the same as may be requisite.

WHENEVER used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

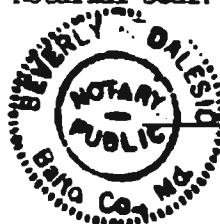
WITNESS:

JOSIE S. FISHPAW (SEAL)

STATE OF MARYLAND, Baltimore County, to wit:

I HEREBY CERTIFY, that on this _____ day of _____, 1981, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared JOSIE S. FISHPAW, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, who signed same in my presence, and acknowledged that she executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

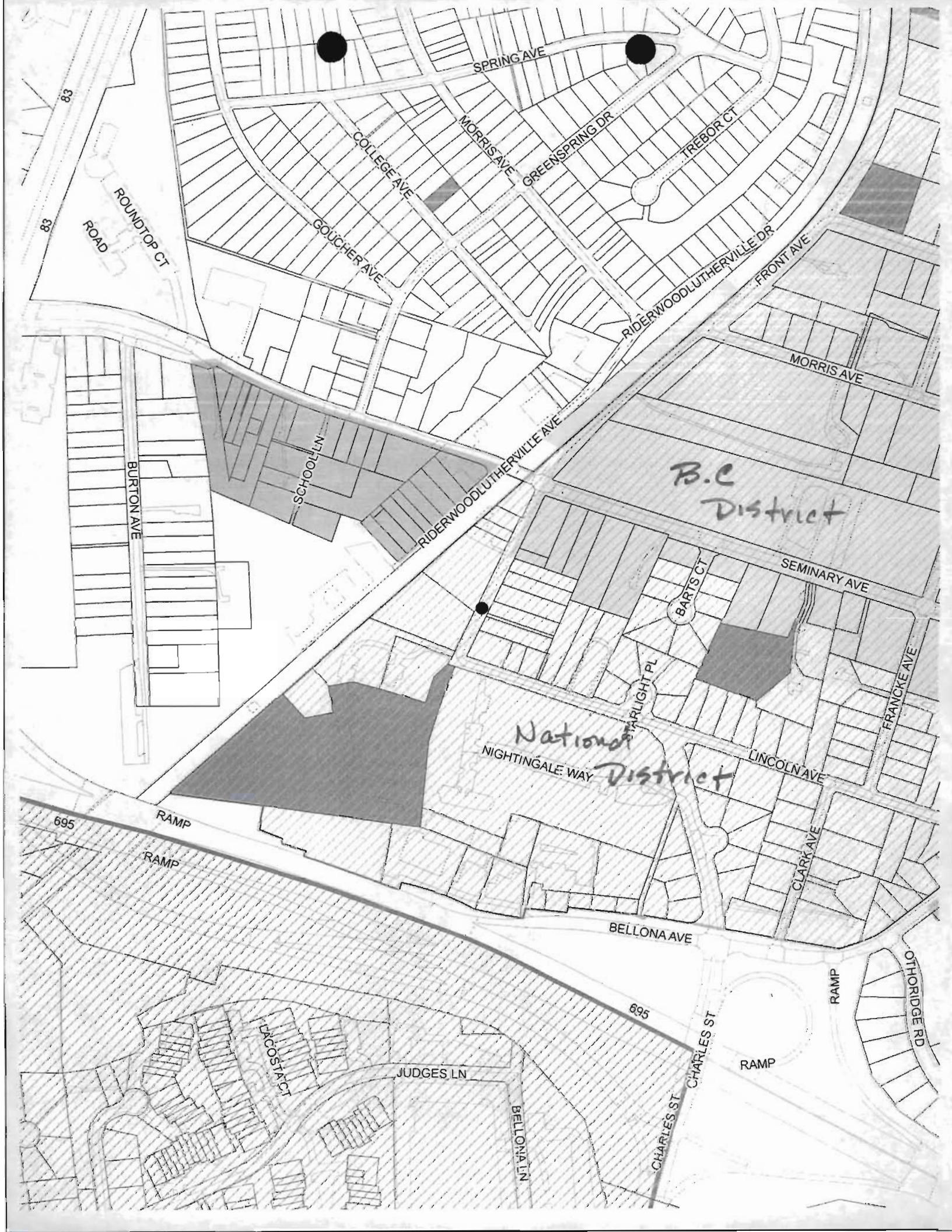


Notary Public

My Commission expires:

0371**** 2V402741 18-62 100
0371**** 2V402741 18-62 100

Rec'd for record OCT 29 1981 at 11:17
Per Elmer H. Kahline, Jr., Clerk
Mail to Covington - Boston
Receipt No. 67 1700



SPRING AVE

COLLEGE AVE

MORRIS AVE

GREENSPRING DR

TREBOR CT

GOUCHER AVE

RIDERWOODLUTHERVILLE DR

FRONT AVE

MORRIS AVE

RIDERWOODLUTHERVILLE AVE

B.C District

SEMINARY AVE

BARTIS CT

MARLIGHT PL

National District

LINCOLN AVE

FRANCKE AVE

RAMP

RAMP

BELLONA AVE

CLARK AVE

RAMP

OTHORIDGE RD

RAMP

695

CHARLES ST

JUDGES LN

BELLONA LN

LACOSTA CT

83

83

ROUNDTOP CT
ROAD

BURTON AVE

SCHOOL LN

695

facsimile memo

MF/A/P

DATE: 12/21/04

TO: Randy Sovich

FAX NO.: 410-377-5553

TO: _____

FAX NO.: _____

TO: _____

FAX NO.: _____

FROM: Bob Rosenfelt

PROJECT NO.: 2004-219

PROJECT NAME: 1425 Front Avenue

MESSAGE:

Randy- Attached is a 30-scale layout showing a proposed 24'± wide house. Will have a 16' shared driveway w/ a "use-in-common access area to a garage. Also attached is an aerial.

I sent Diana an email + will call her. Her name is Diana Gutierrez.

Thanks,

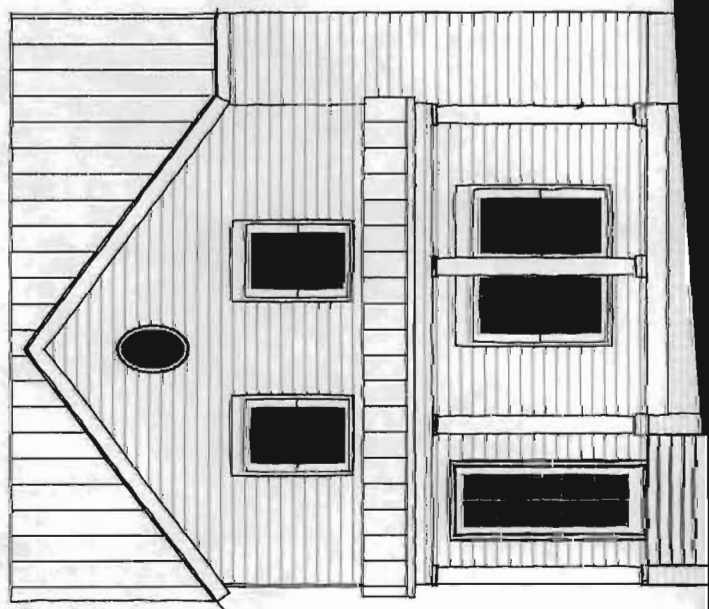
TOTAL PAGES INCLUDING COVER SHEET
Original to Follow under Separate Cover

25

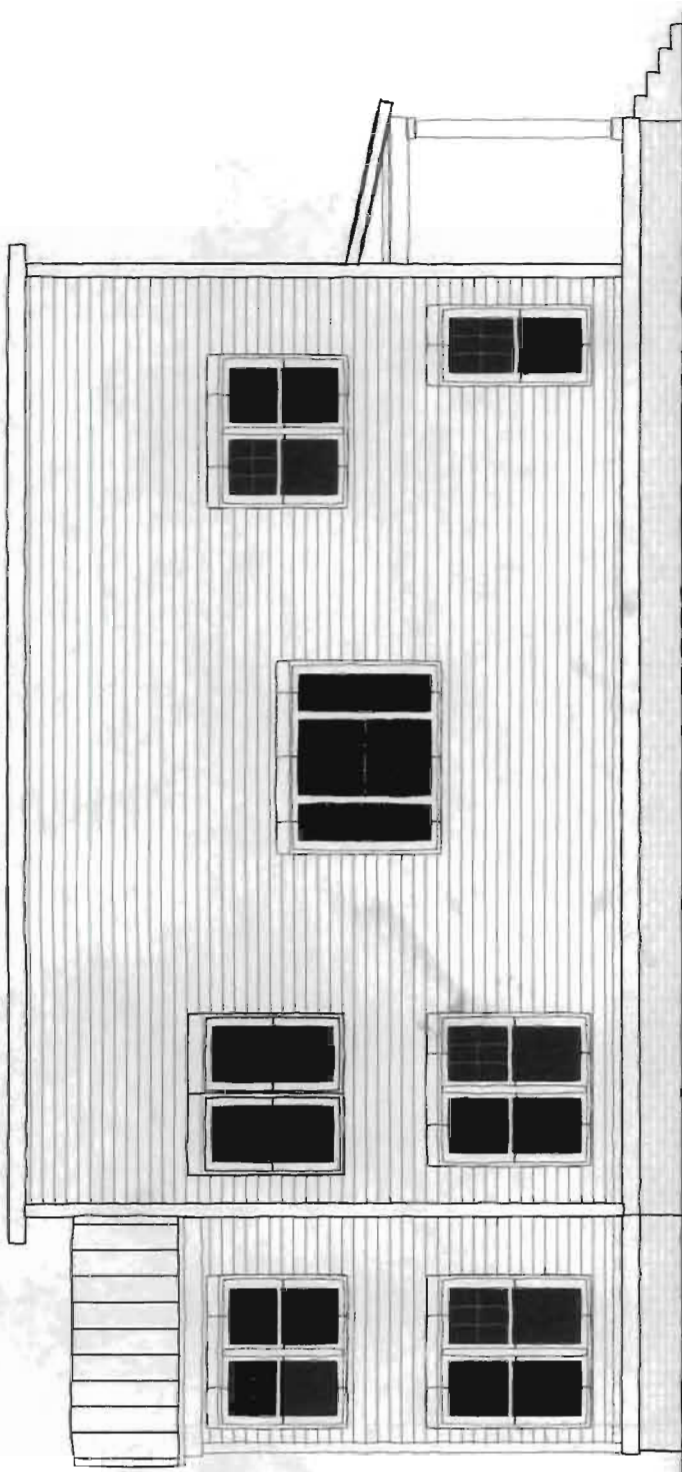
If you do not receive all pages, kindly notify us at once.
OUR PHONE NO: (410) 653-3838 - OUR FAX NO: (410) 653-7953

Colbert Matz Rosenfelt, Inc.
Civil Engineers Surveyors Planners
2835 Smith Avenue Suite G
Baltimore, Md. 21209

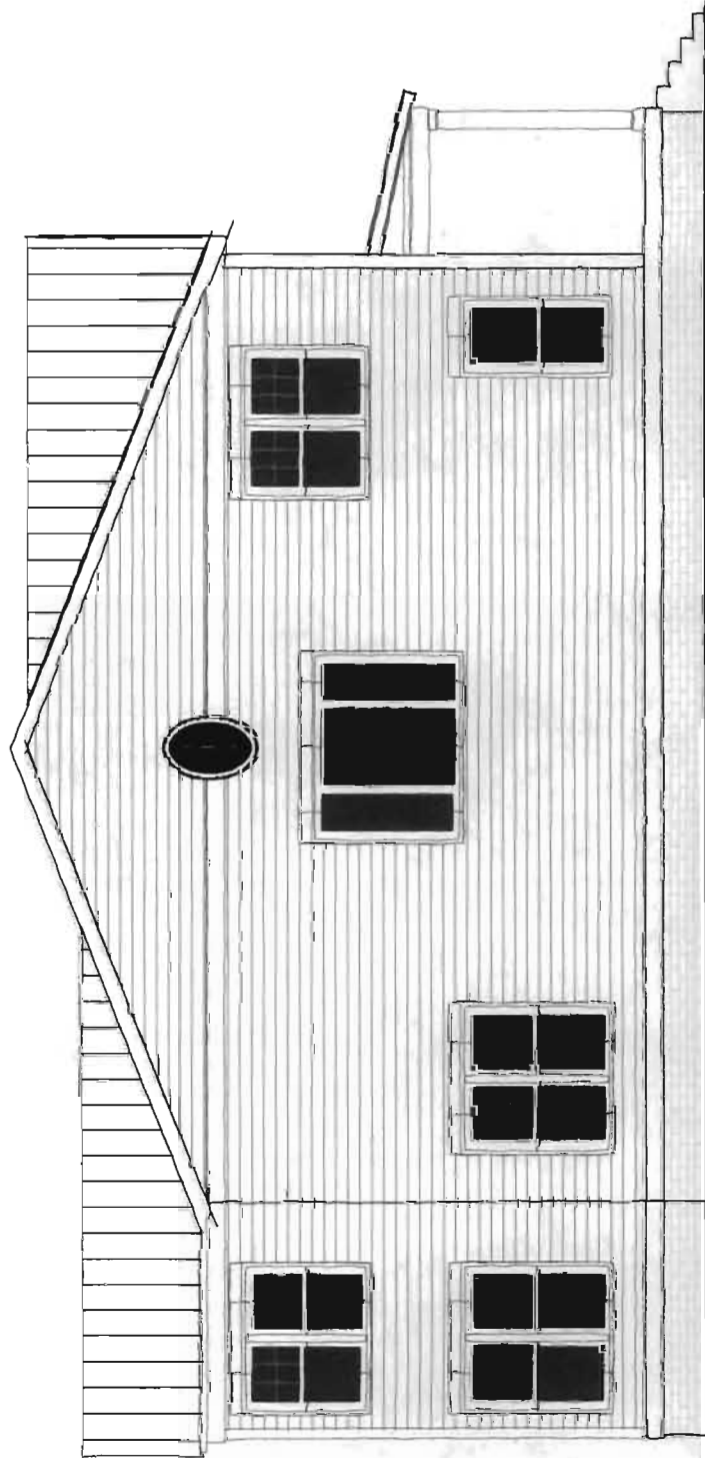
CC: _____
SENT BY: _____



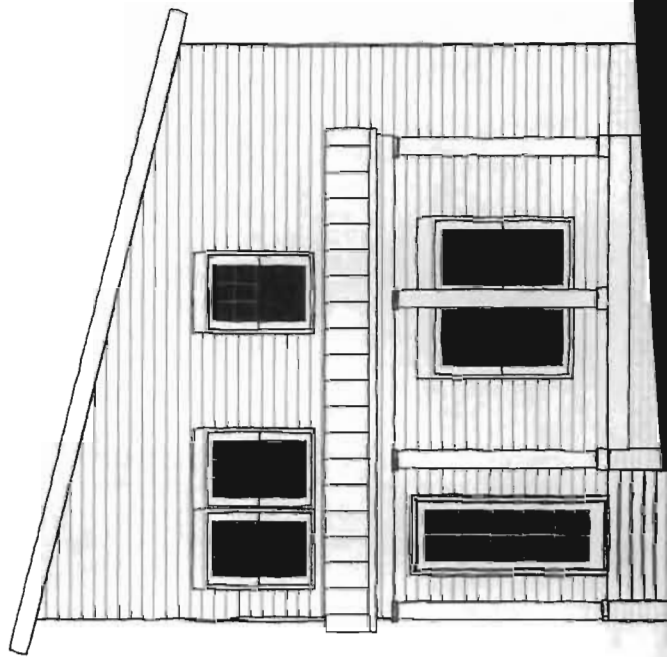
FRONT ELEVATION



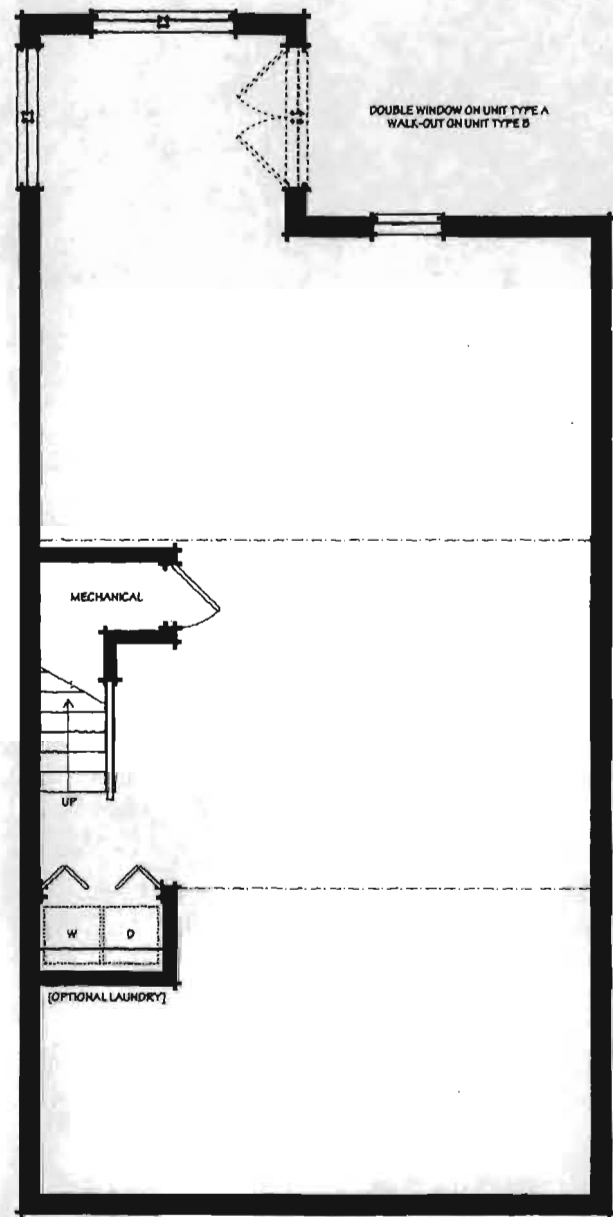
LEFT SIDE ELEVATION



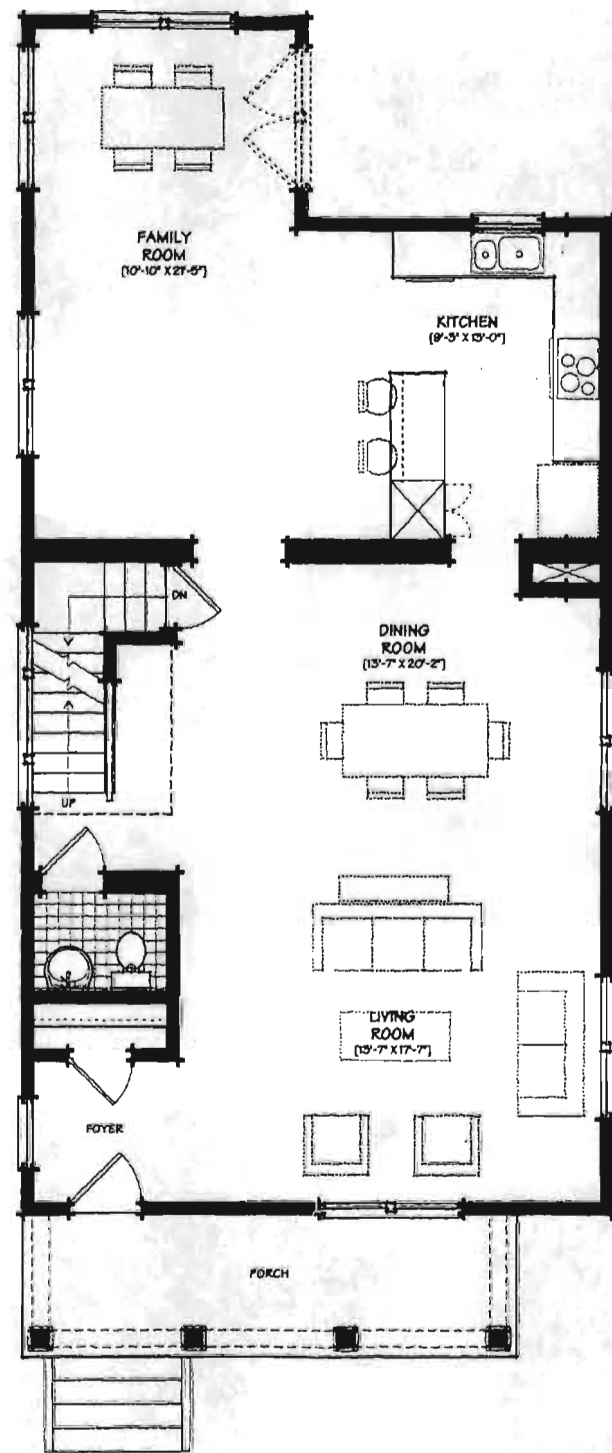
RIGHT SIDE ELEVATION



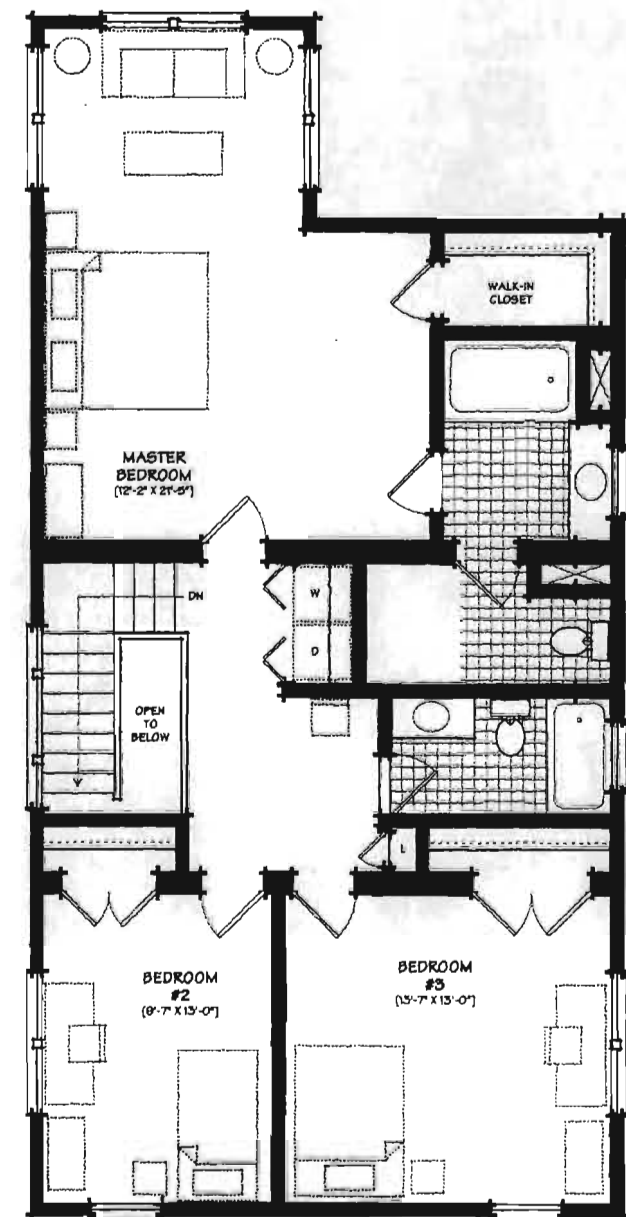
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Net #4

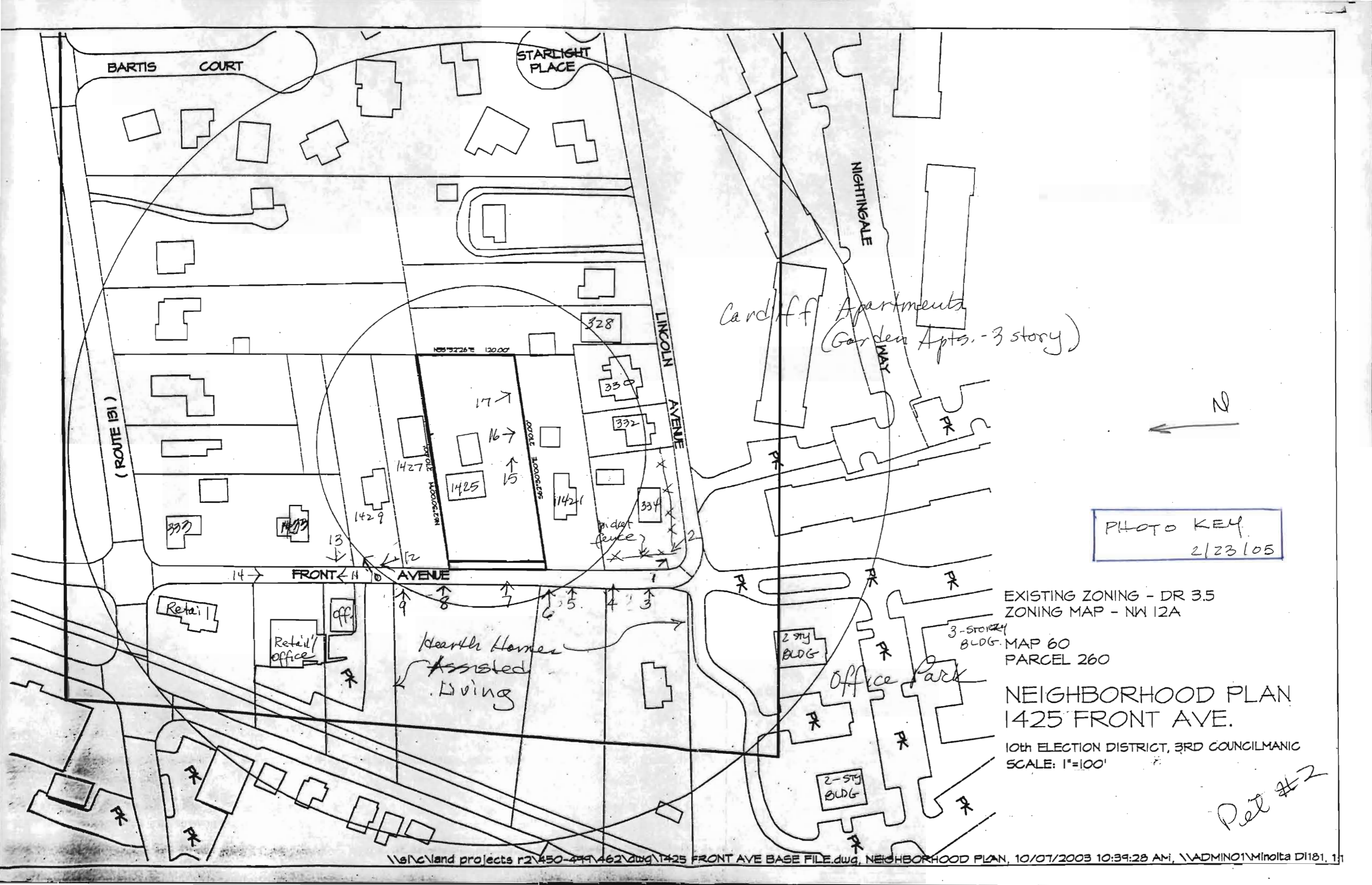
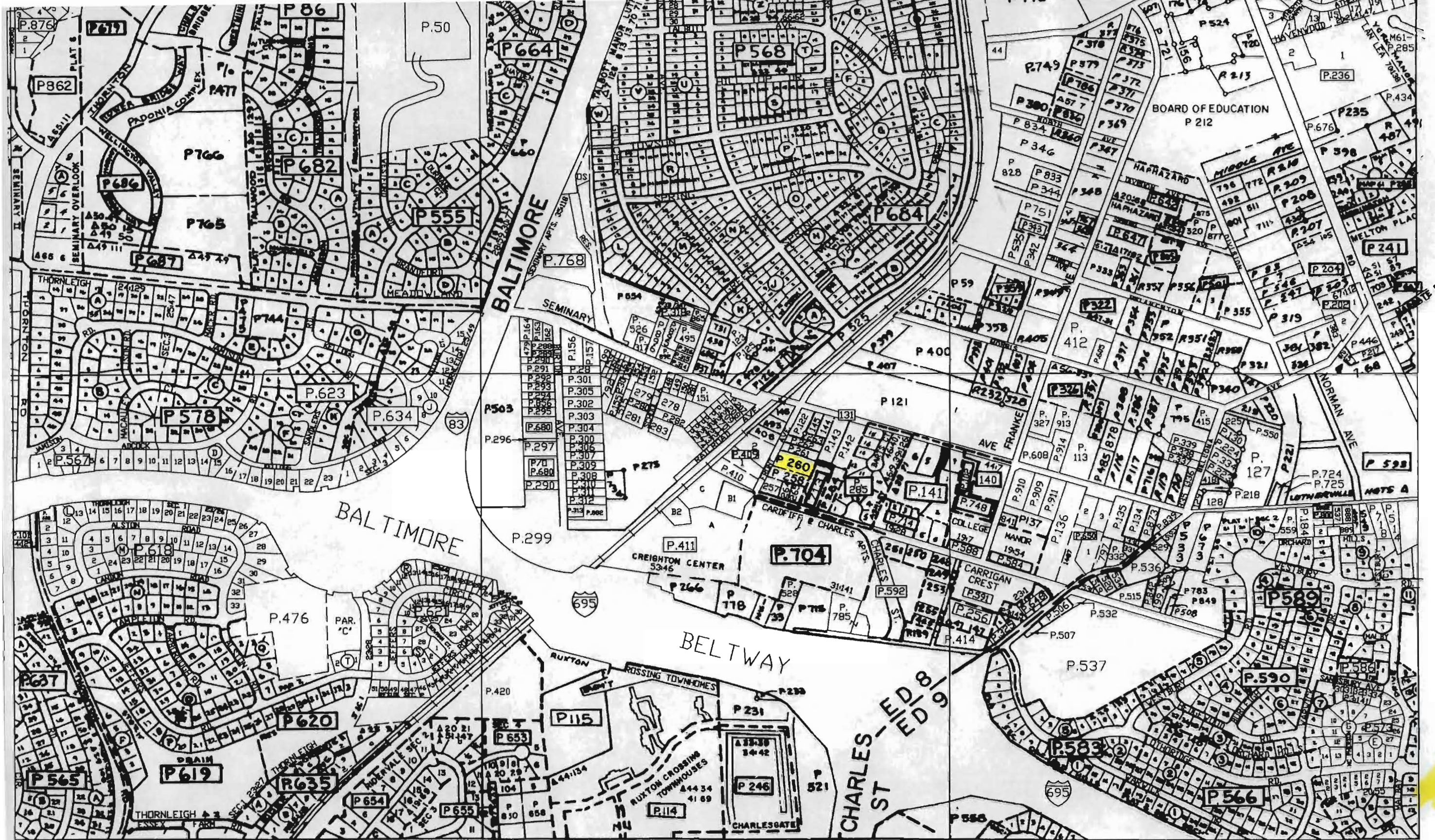


PHOTO KEY
2/23/05

EXISTING ZONING - DR 3.5
ZONING MAP - NW 12A
MAP 60
PARCEL 260
NEIGHBORHOOD PLAN
1425 FRONT AVE.
10th ELECTION DISTRICT, 3RD COUNCILMANIC
SCALE: 1"=100'

Pet #2



579

Plot #1

576

COMPILED BY:
MARYLAND DEPARTMENT OF PLANNING
PROPERTY MAPPING SECTION

The information shown on this map has been compiled from deed descriptions and plats and is not an actual survey. It should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning, Property Mapping Section, Room 1101, 301 W. Preston St., Baltimore, MD 21201-2305.

PROPERTY LINE
 SUBDIVISION BOUNDARY
 TOWN BOUNDARY
 PRIVATE ROAD
 STREAM LINE

CONTINUING OWNERSHIP - *Z* *la* - *Z* *z* *z* *z*

PARCEL NUMBERING - P.### (ASSIGNED TO IDENTIFY OWNERSHIP. MUST BE PRECEDED BY A MAP NUMBER.)

SCALE 1"=600' (RF 1:7200)



BALTIMORE COUNTY,
MARYLAND

1940819mN
 432944.1mE

890-576
MAP NO.
60

REVISED TO:	DATE	BY	LIBER	LAST P. NO.	QUARTER-QUADRANGLE	DATE OF PHOTO	SHA GRID
	MARCH '03	ML					

905

908



2

Cardiff Apts
Lincoln Ave

2

Hearth Home
Assisted Living
1414-1420 Front

3

334 Lincoln



1421 Front / 33x Lincoln

5

1421 Front

6

* 1425 / 1421 Front



7

1425 Front

8

1427 | 1425 Front

9

1429 | 1427 Front



433 Front

11

End of Front Ave.
Retail bldgs on left

12

Left side of property
front to back

1430 Front Ave. - offices in
converted residence

1432 Front Ave. - retail/office

401 Seneca Ave. - retail



1430 front ave -
 mortgage broker
 1432 front Ave - retail/office

Front Ave. looking south

Driveway of 1425 Front Ave
 looking east

on right - garage, 1421 Front
 at rear - garage, 328 Lincoln



Driveway of 1425 Front Ave
looking south

on right - garage, 1421 Front

on left - 330 ~~Front~~ Lincoln

2:3/05 17

↑ near of 1425 Front

Buildings, left to right

garage, 328 Lincoln

house, 328 Lincoln

house, 330 Lincoln