

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Beaumont Avenue. 359 ft. S
centerline of Edmondson Avenue
1st Election District
1st Councilmanic District
(111 N. Beaumont Avenue)

Sheryl H. & Luis C. Bernardo
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* CASE NO. 05-390-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Sheryl H. and Luis C. Bernardo. The variance request is for property located at 111 N. Beaumont Avenue in the Catonsville area of Baltimore County. The variance request is from Section 1B02.3.C.1 (Chart) of the Baltimore County Zoning Regulations, to permit an addition with a sum of side yards of 21 ft. in lieu of the minimum required setback of 40 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 12, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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 25, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

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

147
3/3/05
Ray
WHEN RECEIVED FOR FILING

"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 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."

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 3 day of March, 2005, that a variance from Section 1B02.3.C.1 (Chart) of the Baltimore County Zoning Regulations, to permit an addition with a sum of side yards of 21 ft. in lieu of the minimum required setback of 40 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

ADEN RECEIVED FOR FILM
3/3/05
Ray

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning said property to its original condition;
2. Compliance with the ZAC comments submitted by the Office of Planning dated February 25, 2005, a copy of which is attached hereto and made a part hereof;
3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

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

3/3/05

Ray

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 3, 2005

Mr. & Mrs. Luis C. Bernardo
111 N. Beaumont Avenue
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 05-390-A
Property: 111 N. Beaumont Avenue

Dear Mr. & Mrs. Bernardo:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted 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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 111 N. BEAUMONT AVE CATONSVILLE
which is presently zoned DR2

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) 1 BOR. 3c1 (CART) to Permit
A SUM OF SIDE YARDS OF 2 FT. IN LIEU OF THE
REQUIRED 40 FT

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

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

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

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

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

Legal Owner(s):

LUIS C. BERNARDO
Name - Type or Print _____
Signature _____
SHERYL H. BERNARDO
Name - Type or Print _____
Signature _____
111 N. BEAUMONT AVE 4104555174
Address _____ Telephone No. _____
CATONSVILLE MD 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

SHERYL + LUIS BERNARDO
Name _____ W - 4106956655
111 N. BEAUMONT AVE 4104555174
Address _____ Telephone No. _____
CATONSVILLE MD 21228
City _____ State _____ Zip Code _____

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

Zoning Commissioner of Baltimore County

CASE NO. OS-390-A

Reviewed By JMA Date 02-04-05

Estimated Posting Date 02-13-05

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at

111 N. BEAUMONT AVE
Address
CATONSVILLE MD 21228
City State Zip Code

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

1. Request a Variance for the combined side-yard requirement of 40 feet.

2. Request a Variance for the existing condition of covered brick walkway attached to the garage, whereas the condition existed when the current owners purchased the property in 1994.

A. The uniqueness of the property causes the zoning provision to impact more on the subject property than on the surrounding properties because:

1. Undersized lot at 15,000 square feet. Neighboring lots are 20,000 square feet. (5,000 square feet of backyard was previously subdivided and sold-off making the rear yard short)

2. Property was down-zoned in the late 1990's from DR 3.5 to DR 2, as a result the property setbacks have increased for front, rear and side yards, causing a hardship on this property.

3. Property was purchased by current owners in 1994 with existing condition of detached garage and attached covered brick walkway on the south side of the property. GROWING FAMILY REQUIRES MORE ROOM.

B.2. Practical Difficulty for and Area Variance

i. Conformance to the new zoning standards for this undersized lot would be burdensome for the subject property since the property is an undersized lot (15,000 square feet). DR 2 Zoning requires the minimum lot size at 20,000 square feet.

ii. Substantial relief would be provided if relaxation from BCZR is granted for the subject undersized lot.

iii. The spirit of the ordinance will be observed and the public safety and welfare not impacted.

C. No increase in residential density is proposed. INTERIOR LAYOUT IS SUCH THAT THE SIDE IS THE ONLY FEASIBLE

D. Relief that is requested will be in strict harmony with the spirit and intent of the regulations. The proposed addition would maintain the required 20 foot side yard setback.

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

[Signature]
Signature

LUIS C. BERNARDO
Name - Type or Print

[Signature]
Signature

SHERYL H. BERNARDO
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of February, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature] commissioned as
Notary Public [Signature]
My Commission Expires 2-21-2005

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at

111 N. BEAUMONT AVE
Address
CATONSVILLE MD 21228
City State Zip Code

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

1. Request a Variance for the combined side-yard requirement of 40 feet.

2. Request a Variance for the existing condition of covered brick walkway attached to the garage, whereas the condition existed when the current owners purchased the property in 1994.

A. The uniqueness of the property causes the zoning provision to impact more on the subject property than on the surrounding properties because:

1. Undersized lot at 15,000 square feet. Neighboring lots are 20,000 square feet. (5,000 square feet of backyard was previously subdivided and sold-off making the rear yard short)

2. Property was down-zoned in the late 1990's from DR 3.5 to DR 2, as a result the property setbacks have increased for front, rear and side yards, causing a hardship on this property.

3. Property was purchased by current owners in 1994 with existing condition of detached garage and attached covered brick walkway on the south side of the property. Growing family requires more room.

B.2. Practical Difficulty for and Area Variance

i. Conformance to the new zoning standards for this undersized lot would be burdensome for the subject property since the property is an undersized lot (15,000 square feet). DR 2 Zoning requires the minimum lot size at 20,000 square feet.

ii. Substantial relief would be provided if relaxation from BCZR is granted for the subject undersized lot.

iii. The spirit of the ordinance will be observed and the public safety and welfare not impacted.

C. No increase in residential density is proposed. Interior layout is such that the side is the only practical location for an addition.

D. Relief that is requested will be in strict harmony with the spirit and intent of the regulations. The proposed addition would maintain the required 20 foot side yard setback.

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

[Signature]
Signature

LUIS C. BERNARDO
Name - Type or Print

[Signature]
Signature

SHERYL H. BERNARDO
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of February, 2005 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 2-21-2005



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 111 N. BEAUMONT AVE CATONSVILLE
which is presently zoned DR 2

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) 1302.3c1 (CURB) to Permit

A SUM OF SIDE YARDS OF 21 FT IN LIEU OF THE REQUIRED 40 FT

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

LUIS C. BERNARDO

Name - Type or Print

Signature

SHERYL H. BERNARDO

Name - Type or Print

Signature

111 N. BEAUMONT AVE 4104555174

Address

Telephone No.

CATONSVILLE MD

City

State

21228

Zip Code

Representative to be Contacted:

SHERYL + LUIS BERNARDO

Name

W - 4106956655

111 N. BEAUMONT AVE 4104555174

Address

Telephone No.

CATONSVILLE MD

City

State

21228

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 02 day of 02-04-05 that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 05-390-A

Reviewed By TD

Date

02-04-05

REV 10/25/01

Estimated Posting Date

02-13-05

**Zoning Description
111 Beaumont Avenue
Catonsville, MD 21228**

Zoning Description for 111 Beaumont Avenue.

Beginning at a point on the west side of Beaumont Avenue which is 50 feet wide at the distance of 359 feet 6 inches ^{South} of the centerline of the nearest improved intersecting street Edmondson Avenue which is 50 feet wide. Being parcel 1639 as recorded in Baltimore County Plat Book # 10726, Folio # 653, containing 15,000 square feet. Also known as 111 Beaumont Avenue and located in the 1st Election District, 1st Councilmanic District.

Deed Description from Baltimore County Plat Book 10726 Folio 653

Beginning for the same on the west side of Beaumont Avenue at the distance of 359 feet 6 inches southerly from the corner formed by the intersection of the west side of Beaumont Avenue with the south side of Edmondson Avenue and running thence southerly binding on the west side of Beaumont Avenue 100 feet; thence westerly parallel with Summit Avenue 150 feet; thence northerly parallel with Beaumont Avenue 100 feet to meet a line drawn westerly from the place of beginning parallel with Summit Avenue; thence westerly reversing said line so drawn and binding thereon 150 feet to the place of beginning.

05-390-D

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

05-300-A
No. 39309

DATE 03-04-05 ACCOUNT R 001 006-6150

AMOUNT \$ 65.00

RECEIVED FROM SORAS LUIS Rodriguez
111 N. BELT ROAD
RES. PHILADELPHIA

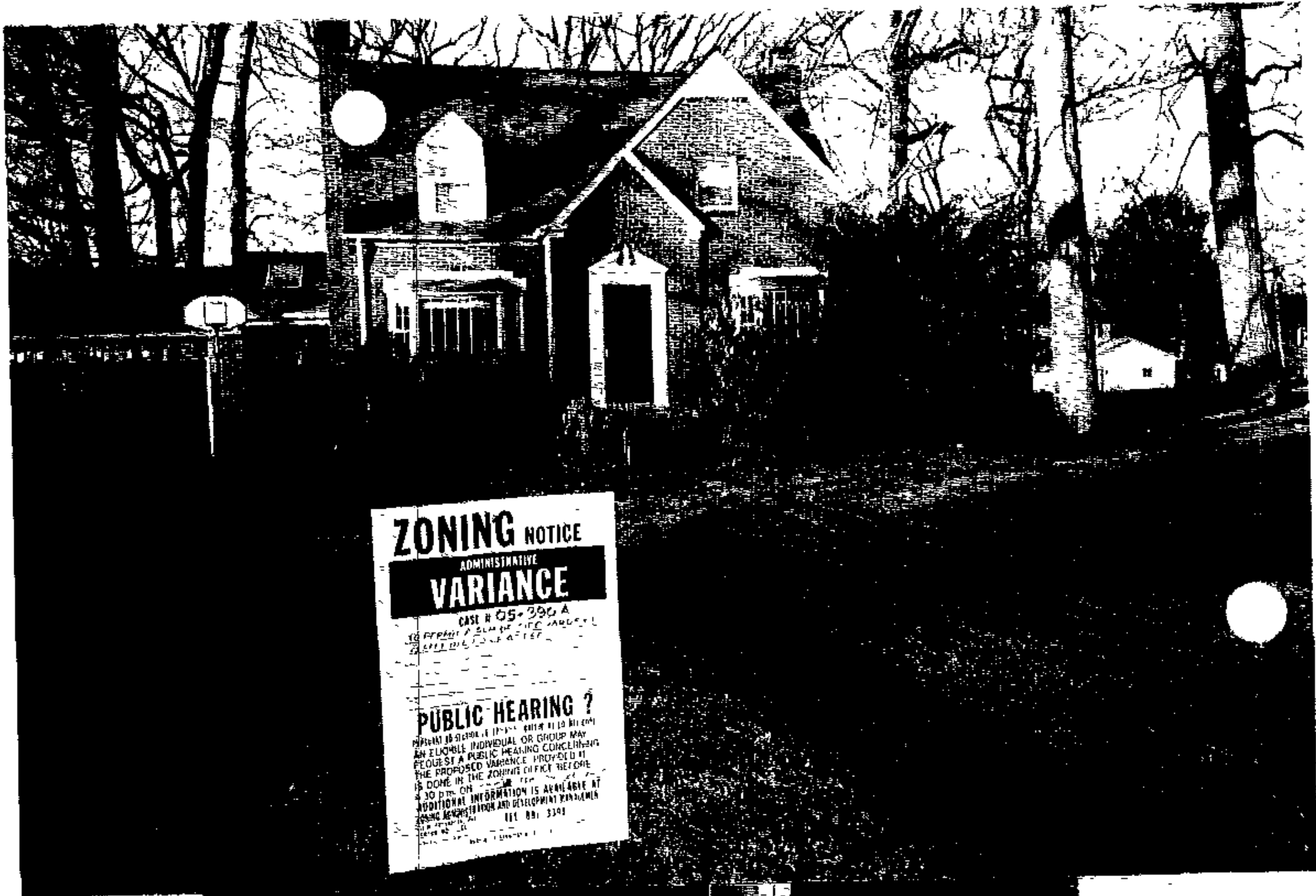
DISTRIBUTION
WHITE CASHIER
PINK AGENCY
YELLOW CUSTOMER
SPJ

PAID RECEIPT

DATE	AMOUNT	TIME	BY
03/04/05	65.00	11:45 AM	1
TOTAL \$ 65.00			
BALANCE \$ 0.00			
TOTAL \$ 65.00			

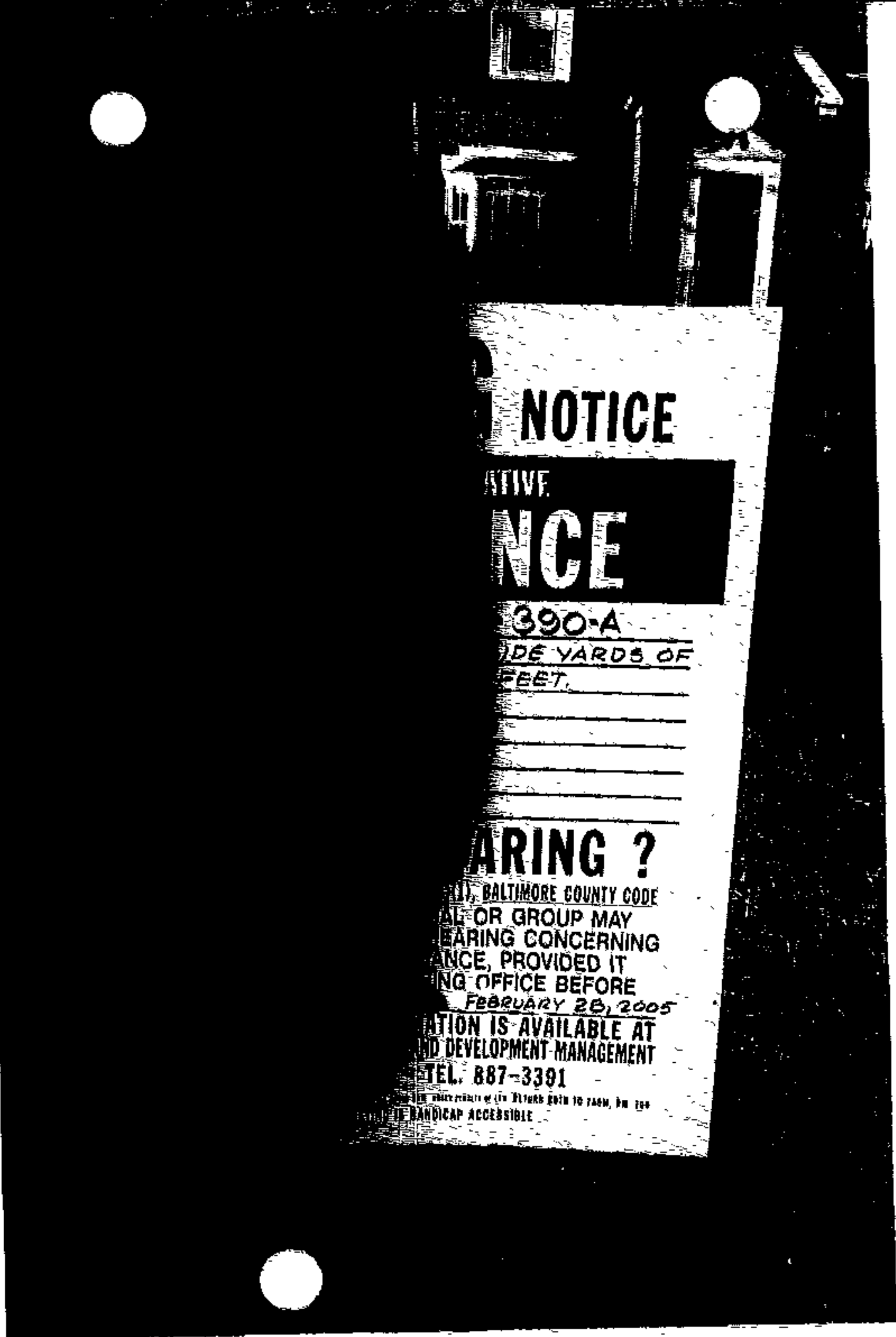
RECEIVED BY: SPJ
DATE: 03/04/05
TIME: 11:45 AM
BY: 1

CASHIER'S VALIDATION



ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 05-390-A
TO FROM A SUM OF 110 FEET TO 120 FEET
SIDE YARDS OF
FEET.

PUBLIC HEARING ?
ANY INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
FEBRUARY 28, 2005.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
TEL. 887-3391



ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 05-390-A
TO FROM A SUM OF 110 FEET TO 120 FEET
SIDE YARDS OF
FEET.

PUBLIC HEARING ?
ANY INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
FEBRUARY 28, 2005.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
TEL. 887-3391

CERTIFICATE OF POSTING

RE: Case No.: 05-390-A

Petitioner/Developer: LUIS & SHERLY BERNARDO

Date of Hearing/ Closing: FEB. 28, 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 under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #111 N. BENUMOUNT AVE.

The sign(s) were posted on FEB. 12, 2005
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

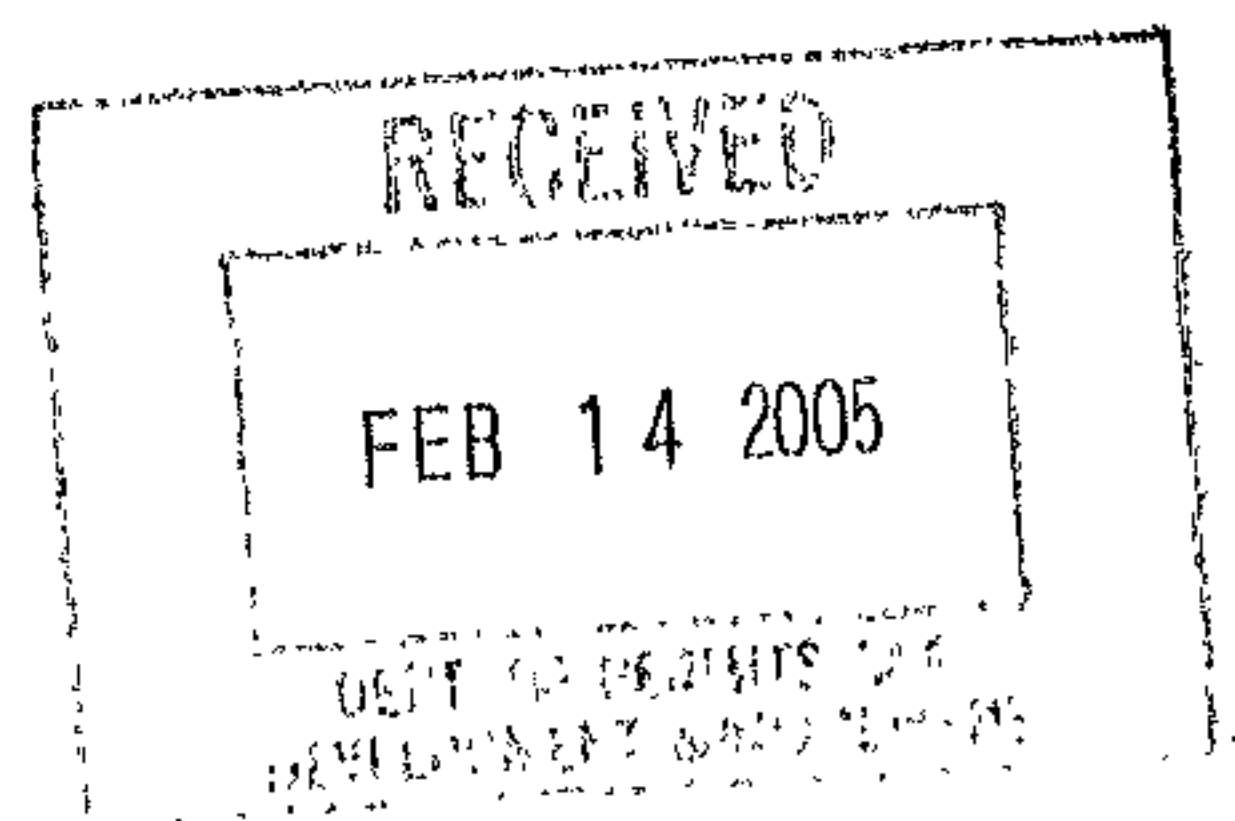
(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 390 -A Address 111 N. BELMONT AVE.

Contact Person: JOHN R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 02-04-05 Posting Date: 02-13-05 Closing Date: 02-28-05

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 05- 390 -A Address 111 N. BELMONT AVE.

Petitioner's Name LUIS AND SHERYL BERNARDOS Telephone 410-455-5174

Posting Date: 02-13-05 Closing Date: 02-28-05

Wording for Sign: TO PERMIT A SUM OF SIDE YARDS OF 21 FT.

IN LIEU OF 40 FT.

WCR - Revised 6/25/04

**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: 05-390-A

Petitioner: Luis and Sheryl Bernardo

Address or Location: 111 Beaumont Avenue Catonsville md 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Luis + Sheryl Bernardo

Address: 111 Beaumont Ave
Catonsville, md 21228

Telephone Number: 410-455-5174

Revised 2/20/98 - SCJ

05-390-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*

February 28, 2005

Luis C. Bernardo
Sheryl H. Bernardo
111 N. Beaumont Avenue
Catonsville, Maryland 21228

Dear Mr. and Mrs. Bernardo:

RE: Case Number: 05-390-A, 111 N. Beaumont Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 4, 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, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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

February 14, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: ~~February 22~~, 2005

Item No.: 379, 380-392, 394 (390)

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.

1. 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: 2.11.05

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

RE: Baltimore County
Item No. 390 JRA

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 ^{JO}
DATE: February 25, 2005
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of February 14, 2005

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

05-379

05-381

05-385

05-386

05-387

05-388

05-389

05-390

05-391

05-394

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 25, 2005

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

RECEIVED

FEB 25 2005

SUBJECT: 111 N. Beaumont Avenue

INFORMATION:

Item Number: 5-390

Petitioner: Luis C. Bernardo

Zoning: DR 2

Requested Action: Administrative Variance

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The existing dwelling is a distinctive structure that is located in the Old Catonsville Historic District which is listed on the National Register of Historic Places. The subject dwelling contributes to the significance of the historic district. As such, the proposed addition shall be architecturally consistent with the neighborhood's historic character. The petitioner shall submit building elevations (all sides) of the proposed addition to the Office of Planning for review and approval prior to the hearing. In addition to the elevations of the proposed addition, the petitioner shall also submit photographs (all sides) of the existing dwelling, and of the neighboring dwellings on both side of the subject property.

For further information concerning the matters stated herein, please contact Tim Dugan at 410-887-1182

Prepared by: Mark A. Cunniff

Division Chief: John J. Senhance

AFK/LL:MAC:

ORDER RECEIVED FOR FILING

3/3/05

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 7, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For February 22, 2005
Item Nos. 379, 380, 381, 383, 384, 386,
387, 388, 390, 391, 392, 393, and 394

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

RWB:CEN:jrb

cc: File

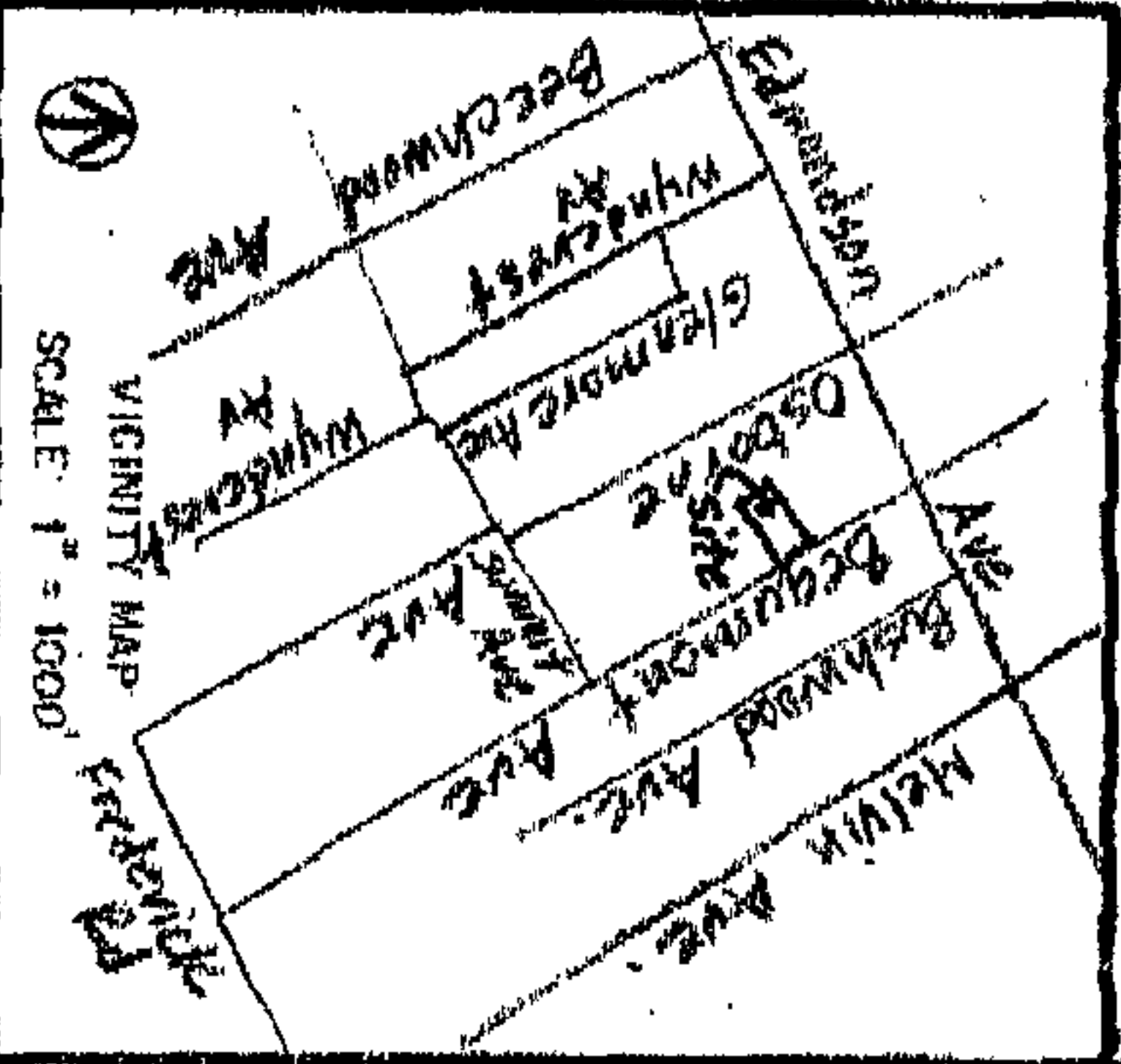
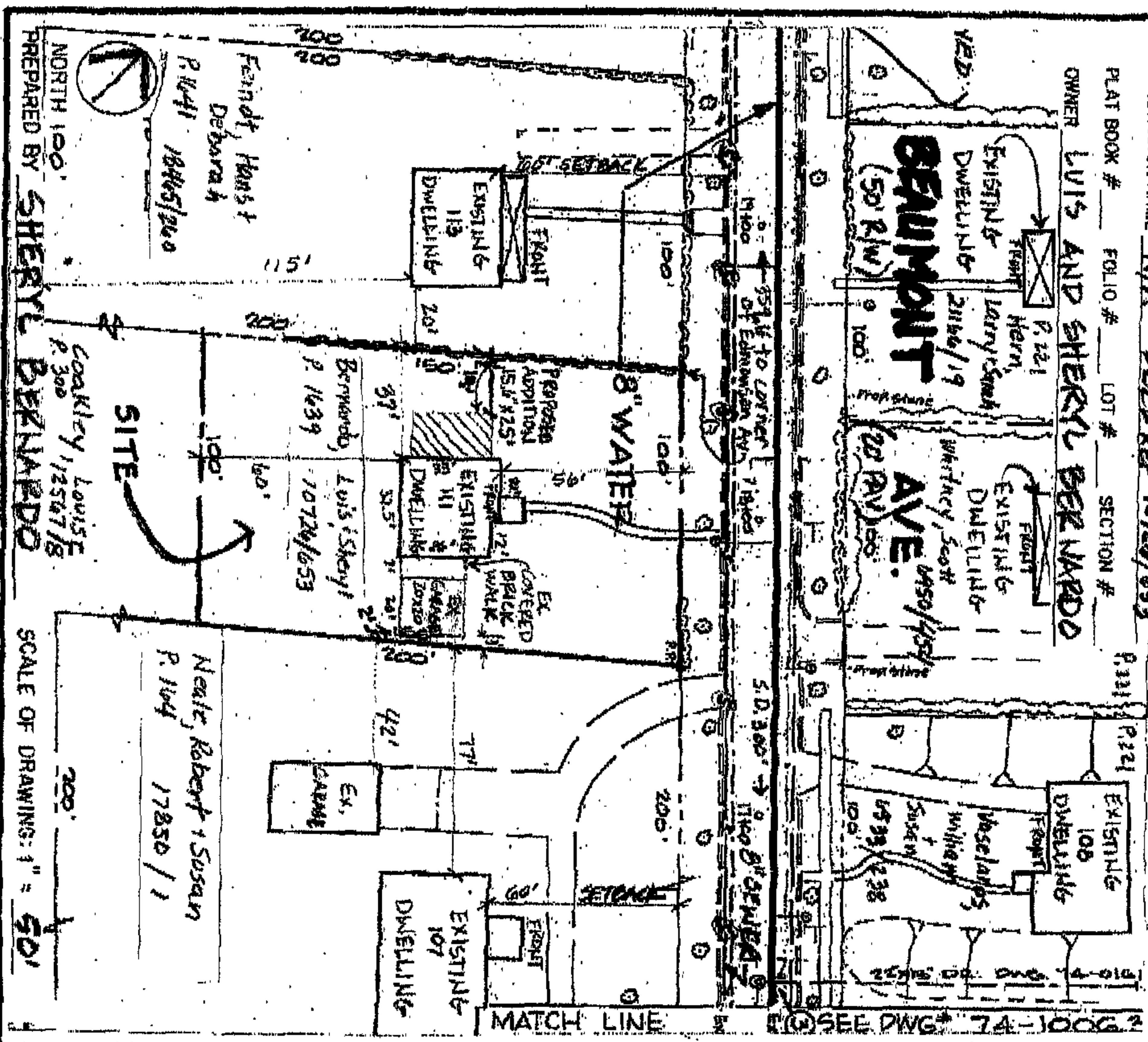
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS **111 BEAUMONT AVE.** SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME **N/A** DEED REF **10724/653**

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

OWNER **LUIS AND SHERYL BERNARDO**



LOCATION INFORMATION

ELECTION DISTRICT **1**
COUNCILMANIC DISTRICT **1**

1" = 200' SCALE MAP # **SW3F SW36**
ZONING **DR 2**

LOT SIZE **3,344** ACRES **15,000** SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
100 YEAR FLOOD PLAIN ZONE C ☐ YES ☒ NO
HISTORIC PROPERTY / BUILDING ☐ YES ☒ NO
NATIONAL REGISTER DISTRICT ☐ YES ☒ NO
PRIOR ZONING HEARING ☐ YES ☒ NO

ZONING OFFICE USE ONLY
REVIEWED BY **ITEM #** CASE # **PS-370-17**

PREPARED BY **SHERYL BERNARDO**

Plat #1

Subject property is shown in Zone "C"
on the National Flood Insurance Program
Flood Insurance Rate Map of Baltimore
County, Maryland. Panel # 3905575
Community Panel # 245010 0390 B
Effective Date: 3-2-81

This is to certify that I have surveyed the property known as III BEAUMONT AVENUE OR III NORTH BEAUMONT AVENUE recorded in Liber 5996, Folio 603 among the Land Records of BALTIMORE COUNTY, Maryland for the purpose of locating the improvements thereon.

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES.



J. Carl Hudgins PLS#96

LOCATION SURVEY
111 BEAUMONT AVENUE
BALTIMORE COUNTY, MD

NTT ASSOCIATES, INC.

16205 Old Frederick Road
Mt. Airy, Maryland 21771

Phone 442-2031

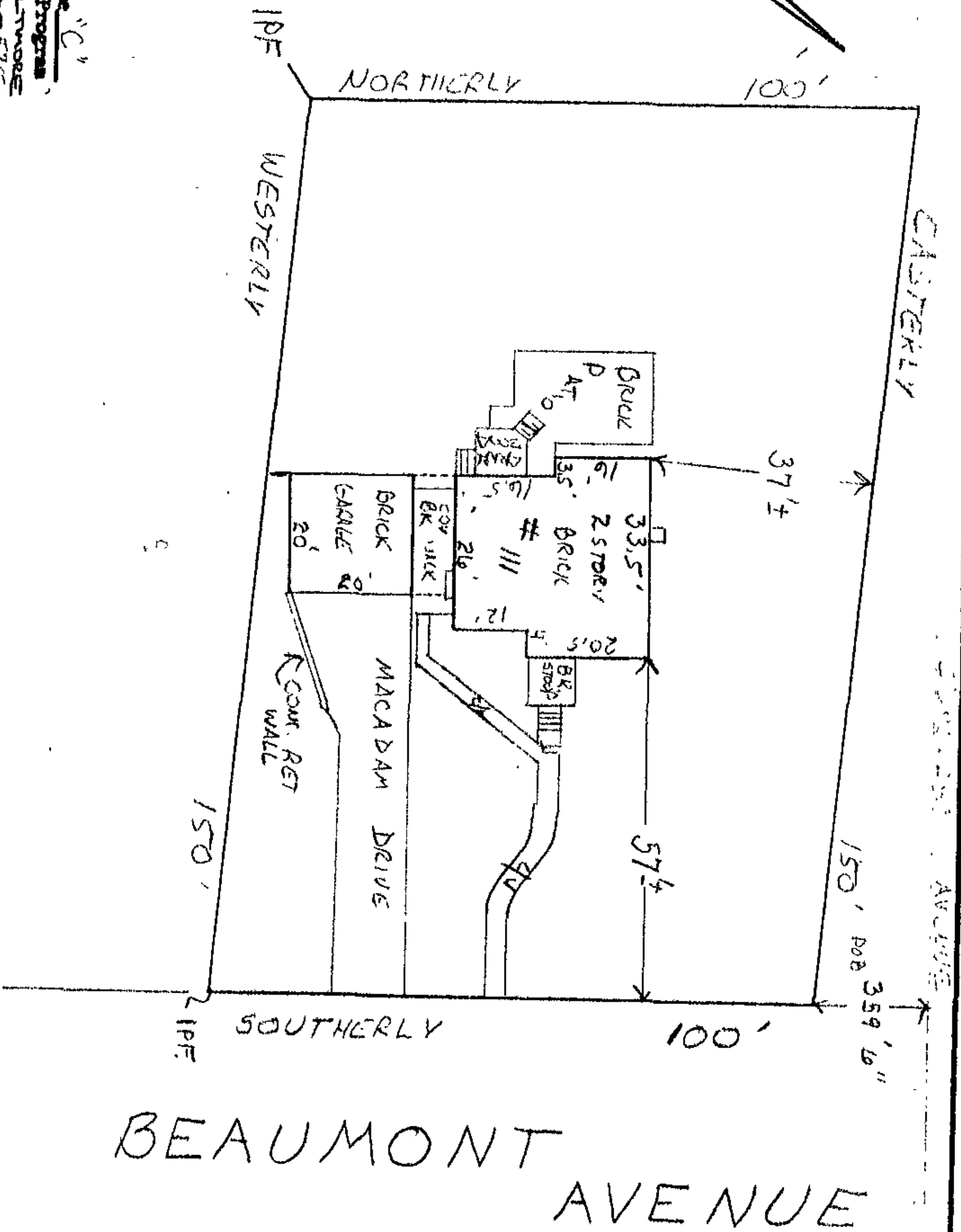
Scale 1" = 30'

Date 3-1-94

Field By DATE

Drawn By LA-777

Drawing # X-15678



OS-390-A

View Map
New Search

P1197

P185

1321 29

P1772

P1371

P1328

P230

P1396

P151

P15

P1292

P1772

P1524

P927

P1420

P220

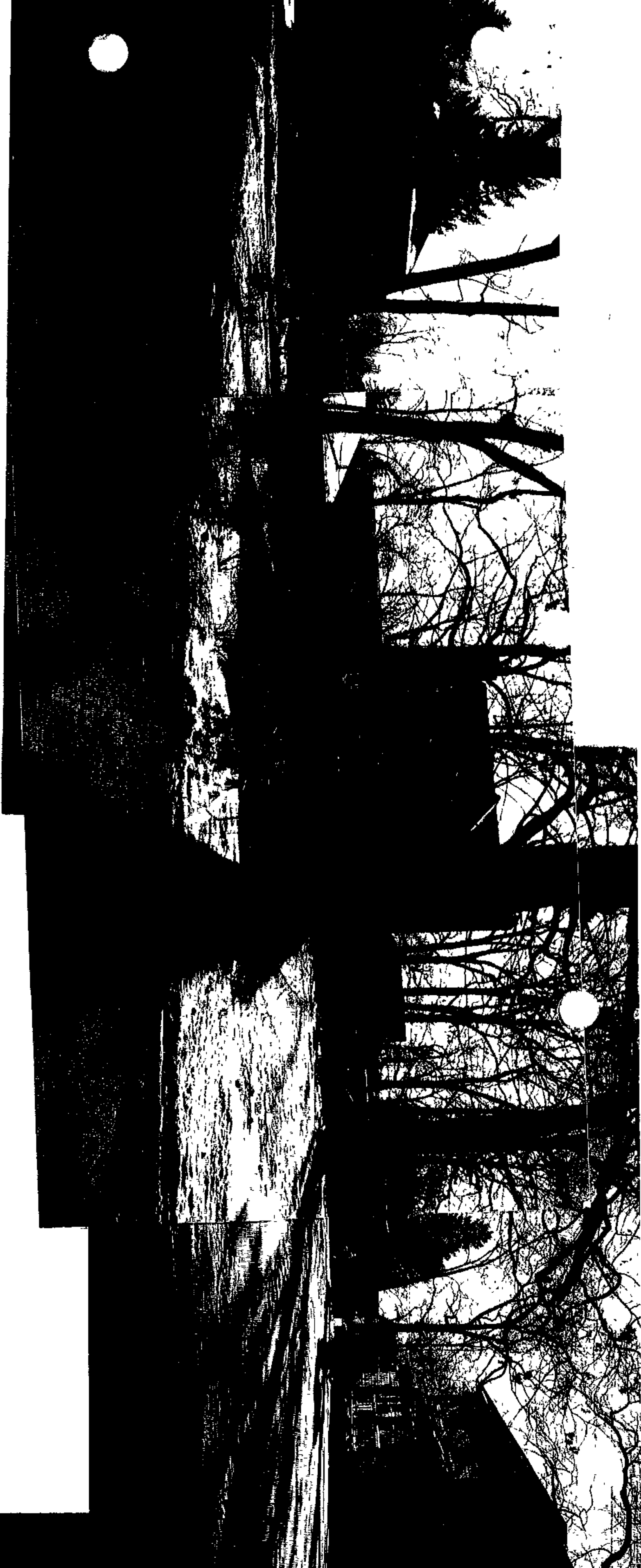
P221

P1593

TaxMap 101
GRID 7
Parcel 1639

OS 390-A





OS-390-A

rct0502, IMG_0919_0019

Ritz, R1513, 02/02/05

rct0502, IMG_0920_0020

Ritz, R1513, 02/02/05

111 Beannont Ave



Photo # 23

111 Beaumont Ave
Catonsville, Md

6/10/61 1961-1962

Rear Elevation - After Rehab

OS-390-17



Photo #149

111 Beaumont Ave
Catonsville, Md

111 Beaumont Ave

Front Elevation - After Rehab

OS-390-A



00000000 140-0912-0012

Ritz, R1513: 02/02/05

OS-390-A

111 Braumant Ave



Photo 108

Rehab Item # 2

111 Beaumont Ave
Catonsville, Md

05/05/05

Garage Door - After Rehab.

Shows new carriage style - arts and
crafts garage door - wood + glass
construction

OS-390-A



Photo 21

111 Braumont Ave
Catonsville, Md

Side Elevation - ~~After Rehab Trim-Cleaning~~
~~to remove mold~~

Location of proposed
addition.

OS-390-17

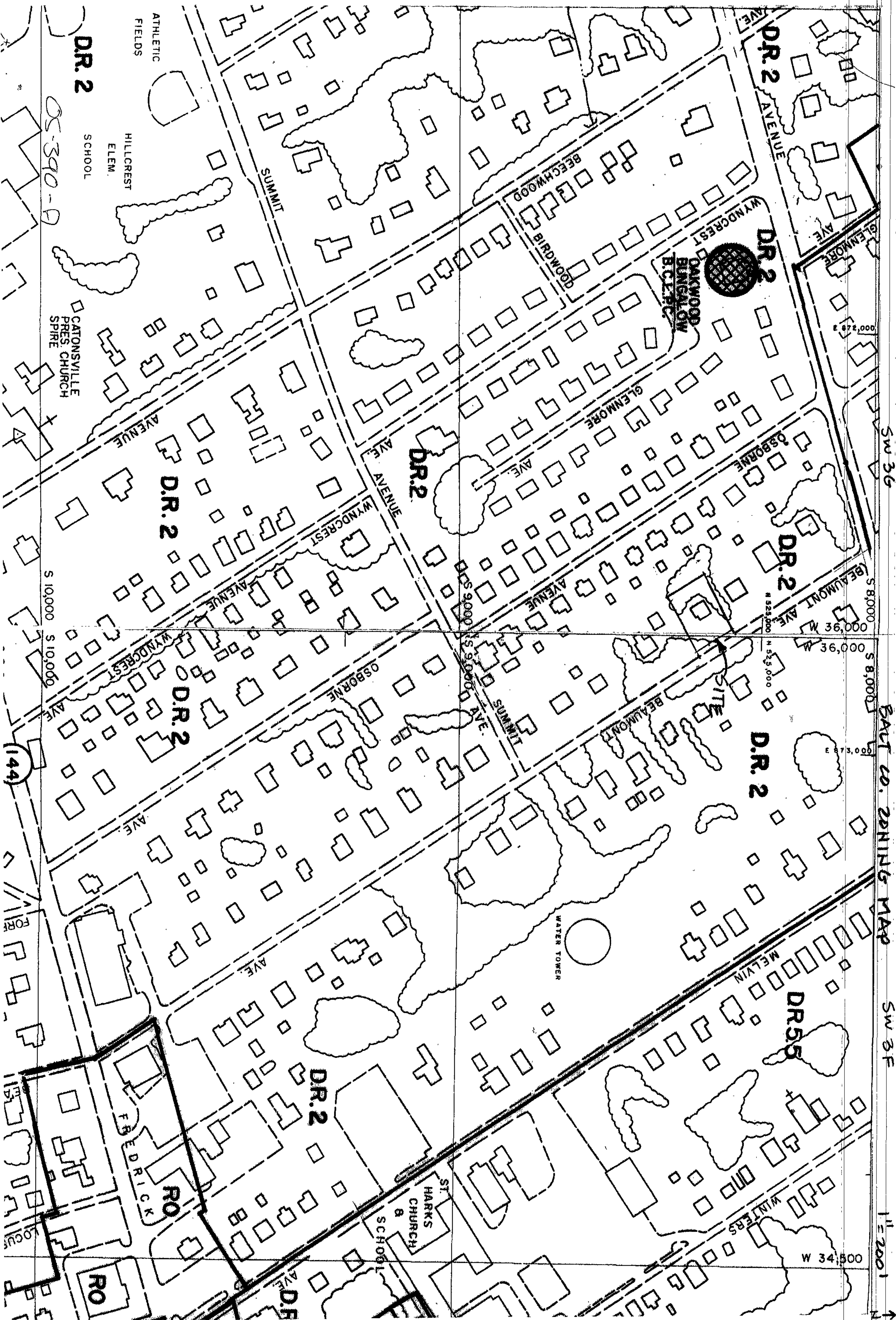


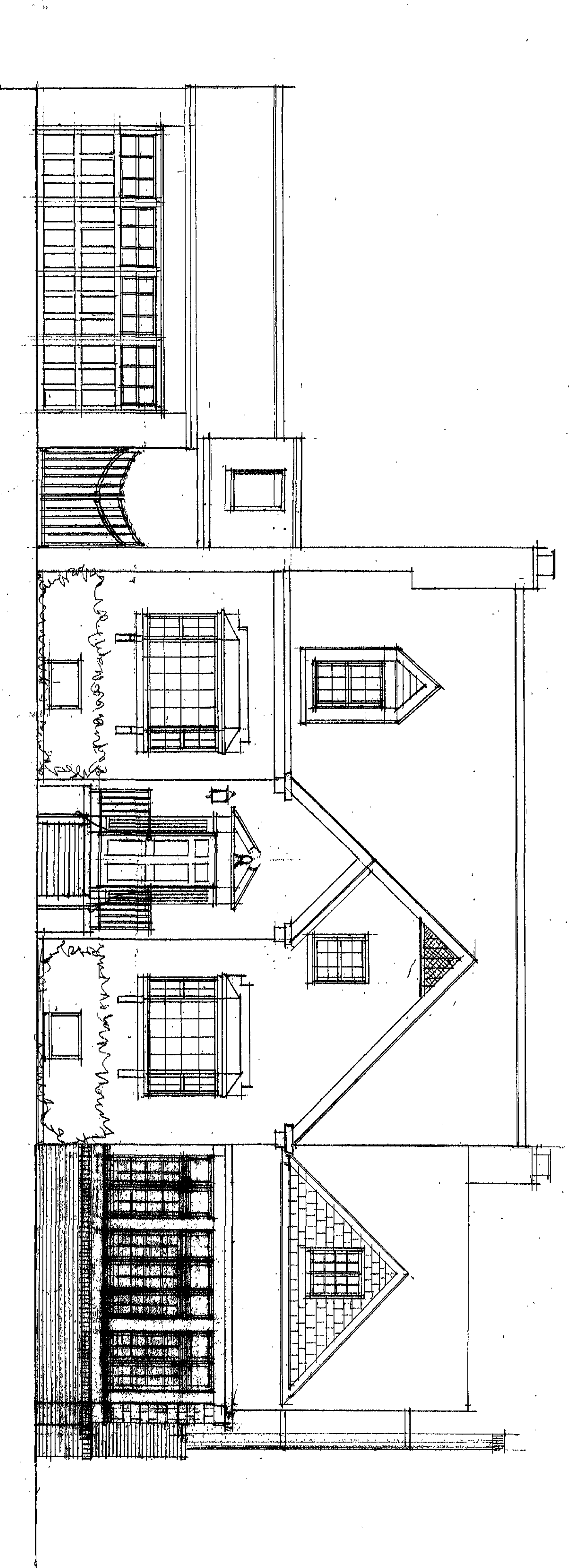
Photo #18

111 Beaumont Ave
Catonsville, Md

Front Elevation - Before Rehab

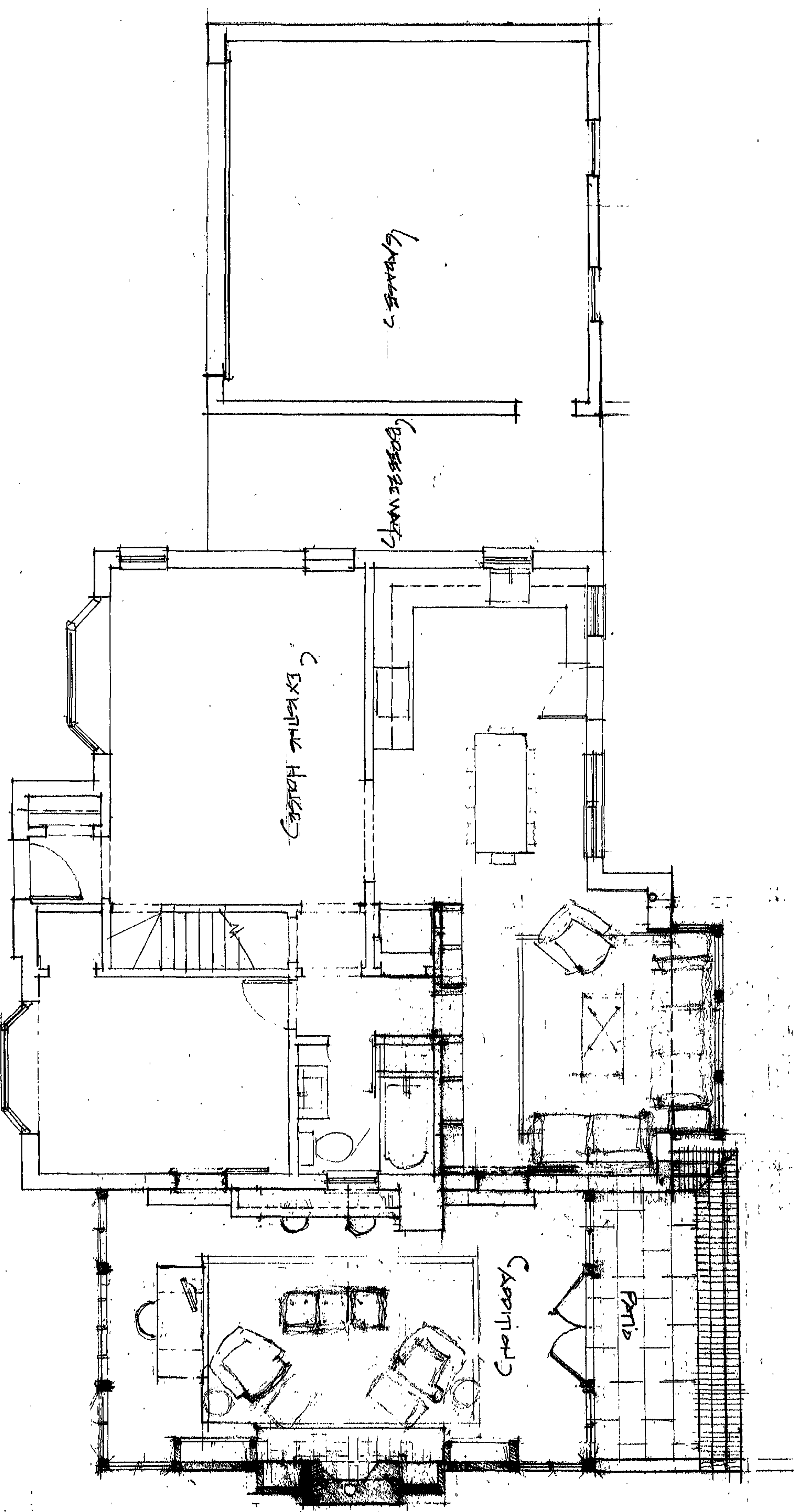
MS-390-1





EAST ELEVATION: BERNARD ADDITION
3/16" = 1' - 0"

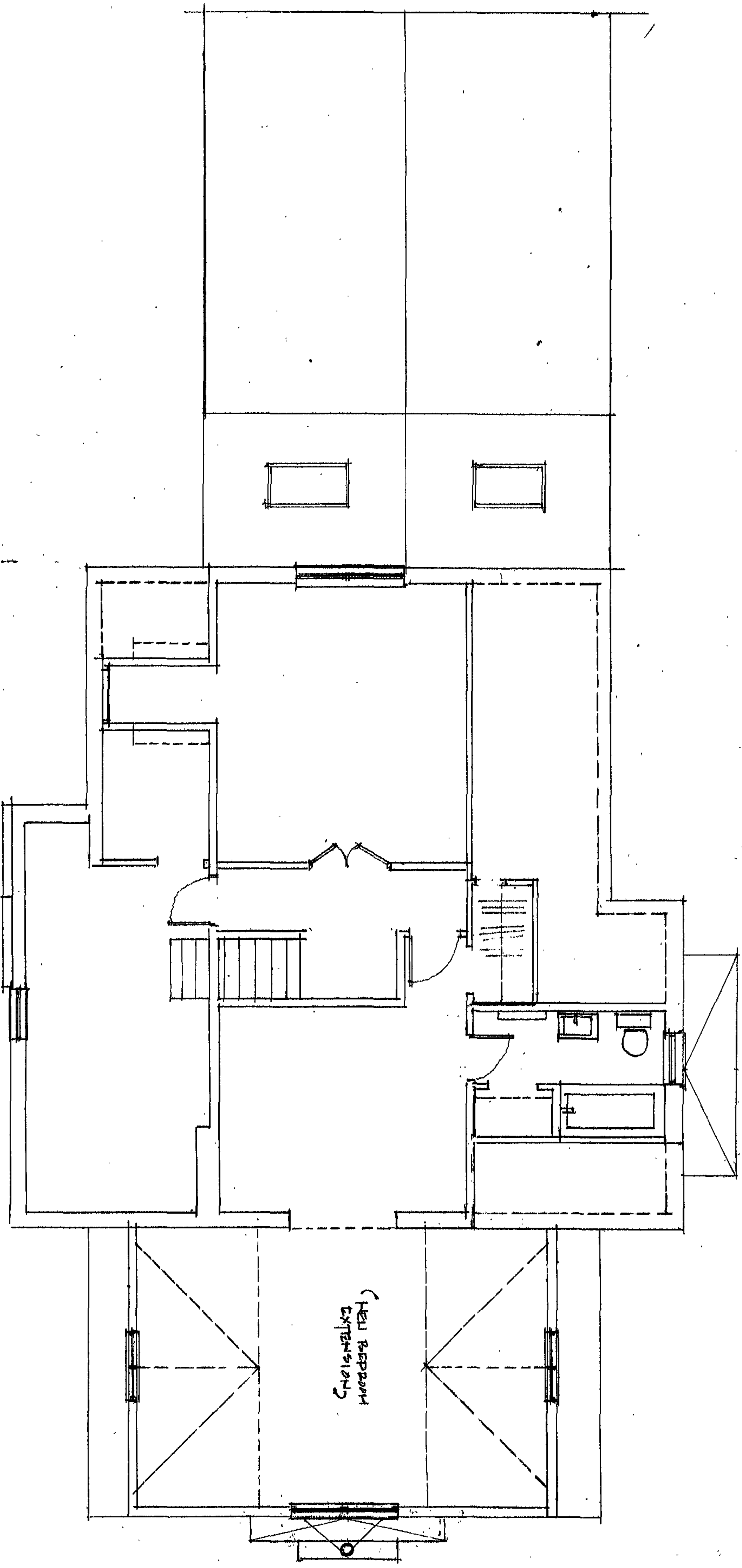
OS-390-17



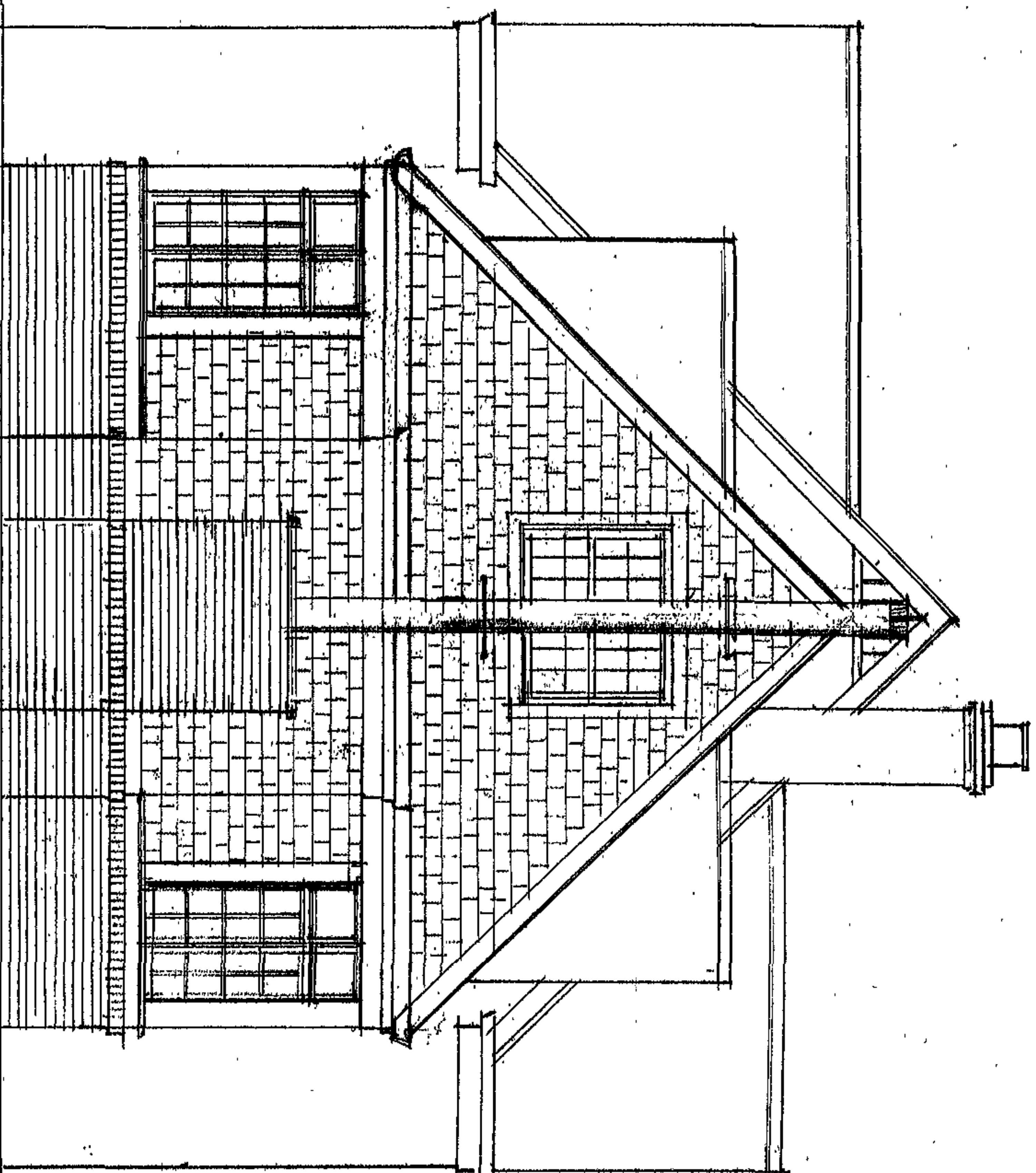
1st FLOOR PLAN. BEHIND ADJUTANT
3/16/21-01

OS-390-67

2ND FLOOR PLAN: REFRIGERATOR ADDITION
3/16/11 21-011



OS-390-4



NORTH ELEVATION: BERNARDOS ADDITION
3/16" = 1'-0"

05-390-A