

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – S/S St. Paul Avenue,
500' E of the c/l Hernwood Avenue
(10617 St. Paul Avenue)
2nd Election District
4th Council District

Travis Warrens, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-469-SPHA
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Richard Conrey, and the Contract Purchasers, Travis Warren and his wife, Kimberly Warren. The Petitioners request a special hearing to approve an accessory structure (garage) with a footprint larger than the principal structure (dwelling). In addition, variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1B.

Appearing at the requisite public hearing in support of the request were Travis and Kimberly Warren, who settled on the property just prior to the hearing and are now the owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the south side of St. Paul Avenue, just east of its intersection with Hernwood Avenue in Woodstock. The property contains a gross area of 2.0892 acres, more or less, zoned R.C.5 and is improved with a split-level, single family dwelling. As shown on the site plan, the property is accessed via a long narrow strip that leads into the site from St. Paul Avenue, with the larger portions of the tract located at the central and southern ends. Moreover, a good portion of the property is wooded and contains wetlands. In this regard, it is the location and orientation of the existing dwelling that necessitates the relief requested. As shown on the site plan, the house is located in the northern portion of the tract near the entrance to the

ORDER RECEIVED FOR FILING

Date

By

5/13/05

[Signature]

main area of the property, 50 feet from the rear property line. In this regard, testimony indicated that when the house was built in 1992, it was oriented to face the woods in the southern end of the property. Thus, you approach the rear of the house as you enter the main area of the property. The Petitioners are desirous of constructing a detached garage, 40' x 50' in dimension, similar in design to that shown in building elevation drawings submitted into evidence as Petitioner's Exhibits 3A through 3C. It was indicated that the proposed garage is necessary to provide storage for the Petitioner's classic car collection, an antique log canoe, as well as provide space for the Petitioner's woodworking hobby and tools. Due to the site constraints associated with the property, its irregular shape and location of the existing dwelling, the proposed garage will be located in the front yard. Testimony indicated that the garage could not be constructed to the rear of the dwelling due to its narrow distance from the rear property line. Moreover, the garage cannot be placed in the southern or eastern portions of the site due to the wooded nature and topography of the land and the septic reserve area. It was indicated that in the proposed location, the garage would be buffered by woods and would be located 300 feet from the house on the adjacent property. Additionally, the site plan shows that the garage will be situated in line with a similar sized garage on the immediately adjacent property to the west. Due to the fact that the proposed structure will be located in the front yard and will have a larger footprint than the existing dwelling, the requested special hearing and variance relief is necessary. In this regard, the existing house is 30' x 50' in dimension. Further testimony indicated that the Petitioners have discussed their plans with the adjacent neighbors, including the immediately affected neighbor to the west (Mr. Guarino), and no one had any objections to the proposal, as evidenced by their signed statements of support. (See Petitioner's Exhibit 4).

After due consideration of the testimony and evidence offered I am persuaded that the Petitioners have met the requirements of Section 307.1 for relief to be granted and that strict compliance with the zoning regulations would be unreasonably burdensome. As noted above, the site constraints and location of the existing house were persuasive factors. There were no adverse comments submitted by any County reviewing agency, and the neighbors support the proposal. Thus, I find that the relief requested is appropriate in this instance and that there will be no detriment to the health, safety or general welfare of the surrounding locale.

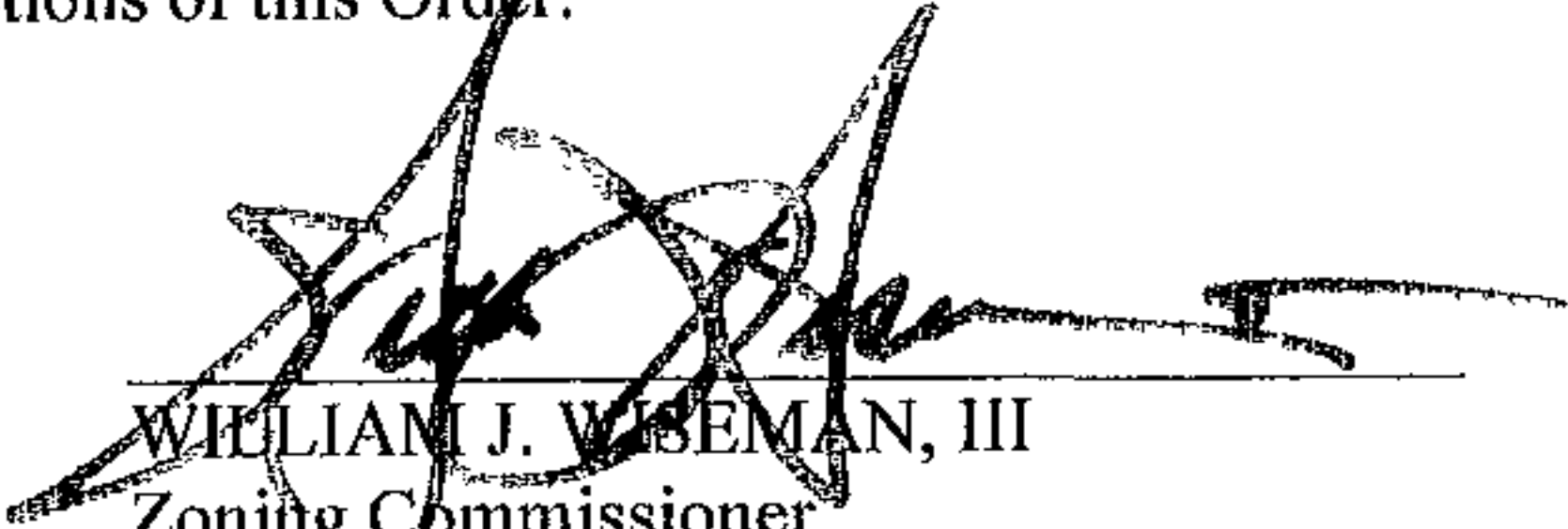
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

13th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of May 2005 that the Petition for Special Hearing to approve an accessory structure (garage) with a footprint larger than the principal structure (dwelling), in accordance with Petitioner's Exhibits 1B and 3A-3C, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1B, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The new garage shall be limited to uses accessory to the residential use of the property. It shall not be used to support a business or for commercial purposes. Moreover, the Petitioner shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.
- 3) The proposed garage shall be constructed substantial similar to that depicted on the building elevation drawings submitted into evidence as Petitioner's Exhibits 3A through 3C.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WJW:bjs


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 5/13/05
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

May 13, 2005

Mr. & Mrs. Travis Warren
10617 St. Paul Avenue
Woodstock, Maryland 21163

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
S/S St. Paul Avenue, 500' E of the c/l Hernwood Avenue
(10617 St. Paul Avenue)
2nd Election District – 4th Council District
Travis Warren, et ux - Petitioners
Case No. 05-469-SPHA

Dear Mr. & Mrs. Warren:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", is written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Richard N. Conrey
1575 Marriottsville Road, Marriottsville, Md. 21104-1301
People's Counsel; Case File

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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 10617 St Paul Ave
which is presently zoned RES

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A garage (accessory structure) with a footprint larger than the footprint of the dwelling (principal).

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

I, or we, agree to pay expenses of above Special Hearing, 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.

Zip Code



Mr & Mrs Travis Warren
306 S Lake Dr
Stevensville, MD 21666

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 05-4169-SPHA

Date 5/13/05

By [Signature]

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JCM Date 3/18/05



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 10617 St. Paul Ave.
which is presently zoned RES

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)

400.1; BCZR to permit a garage
to be built in the front yard in lieu of the required rear yard.

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 hearing

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:

Travis Warren
Name - Type or Print
Travis Warren
Signature
306 South Lake Dr 410643-1725
Address Telephone No.
Stevensville MD 21666
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Case No. 05-469-SPHA

REV 9/15/98

Legal Owner(s):

Richard Conrey
Name - Type or Print
Richard N. Conrey
Signature

Name - Type or Print
443-286-2225
Signature
1575 Marroftsville Rd
Address Telephone No.
Marroftsville MD 21104
City State Zip Code

Representative to be Contacted:

CONTRACT PURCHASER
Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JCM Date 3/18

Zoning Description for 10617 St. Paul Ave
Woodstock MD 21163

Beginning at a point on the South side of St. Paul Ave
which is $\approx 20'$ wide at the distance of $\approx 500'$ East
of the centerline of the nearest improved intersecting
street, Herwood Ave. which is $\approx 20'$ wide. ~~(As recorded
in Deed Liber 8010, Folio 644; in the subdivision
of "500 Feet East of Herwood Rd")~~ containing
2.0892 acres. Also known as 10617 St. Paul Ave.
and located in the 2nd Election District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 443409

DATE 3-15-05

ACCOUNT Recd - 006-6150

AMOUNT \$ 130.00

RECEIVED FROM: T. WARDEN 10617 ST. Paul Ave.

FOR: SPH & VAR (DEES)

PAID RECEIPT

BUSINESS ACTUAL TIME

1/21/2005 1/19/2005 14:23:01

DEES WARDEN 10617 ST. Paul Ave.

RECEIPT # 365246 3/18/2005 DEES

Dept 5 528 ZWING VERIFICATION

EXP NO. 443409

Dept Tot \$130.00

\$130.00 OF 2.00 CO

Baltimore County, Maryland

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #05-469-SPHA

10617 St. Paul Avenue

S/side of St. Paul Avenue, 500 feet east of centerline of Hernwood Avenue

2nd Election District - 4th Councilmanic District

Legal Owner(s): Richard Conrey

Special Hearing: to allow a garage (accessory structure) with a foot print larger than the footprint of the dwelling (principal). **Variance:** to permit a garage to be built in the front yard in lieu of the required rear yard.

Hearing: Thursday, April 28, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM WISEMAN

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

JT/4/663 Apr. 12

46409

CERTIFICATE OF PUBLICATION

4/13/2005

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 4/12/2005.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-469-SPHA

Petitioner/Developer: RICHARD

CONREY

Date of Hearing/Closing: APRIL 28, 2005

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

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

Ladies and Gentlemen:

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

10617 ST. PAUL AVE

The sign(s) were posted on

4/13/05
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

4/15/05
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

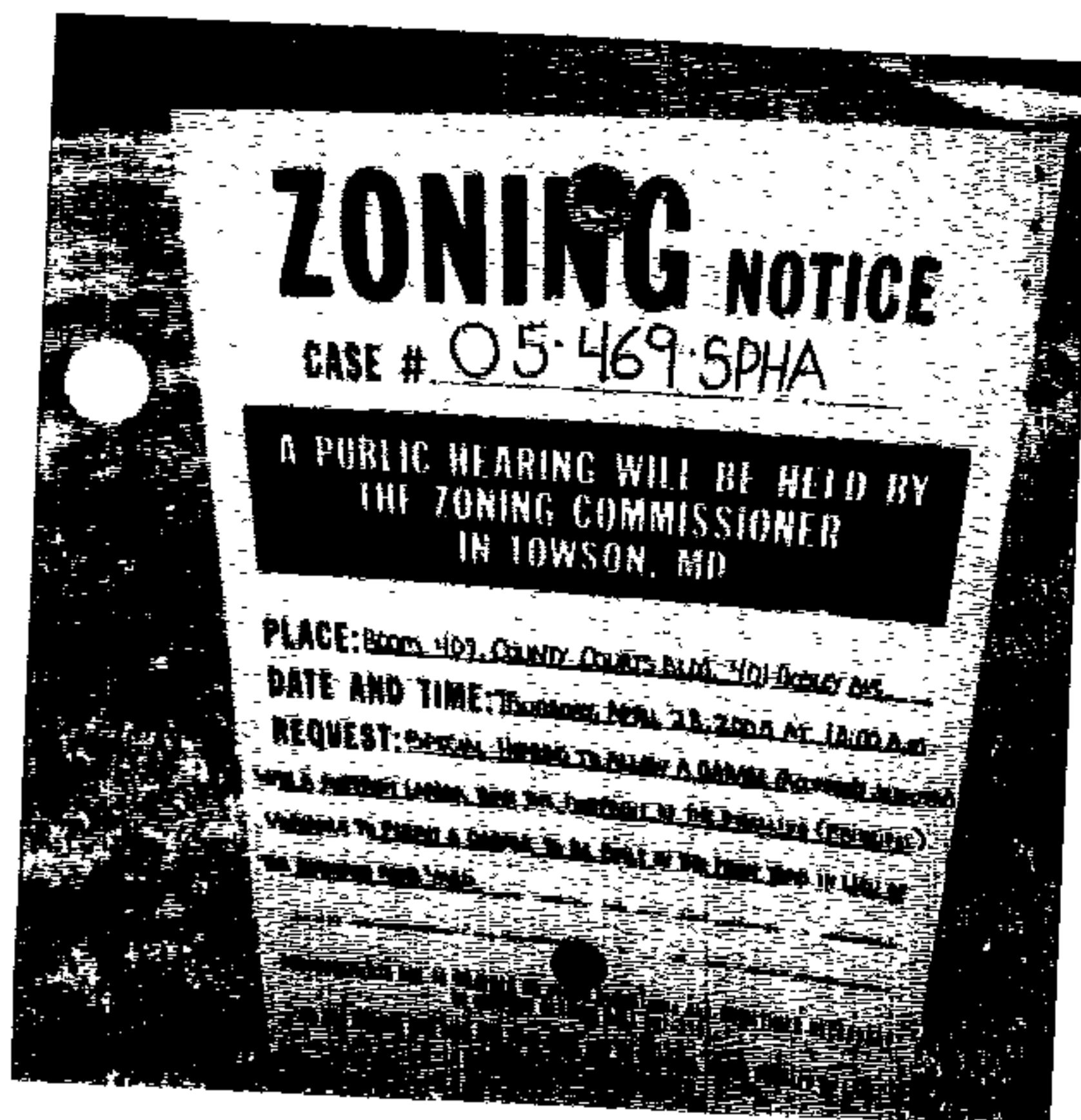
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 12, 2005 Issue - Jeffersonian

Please forward billing to:
Travis Warren
306 South Lake Drive
Stevensville, MD 21666

410-643-1725

NOTICE OF ZONING HEARING

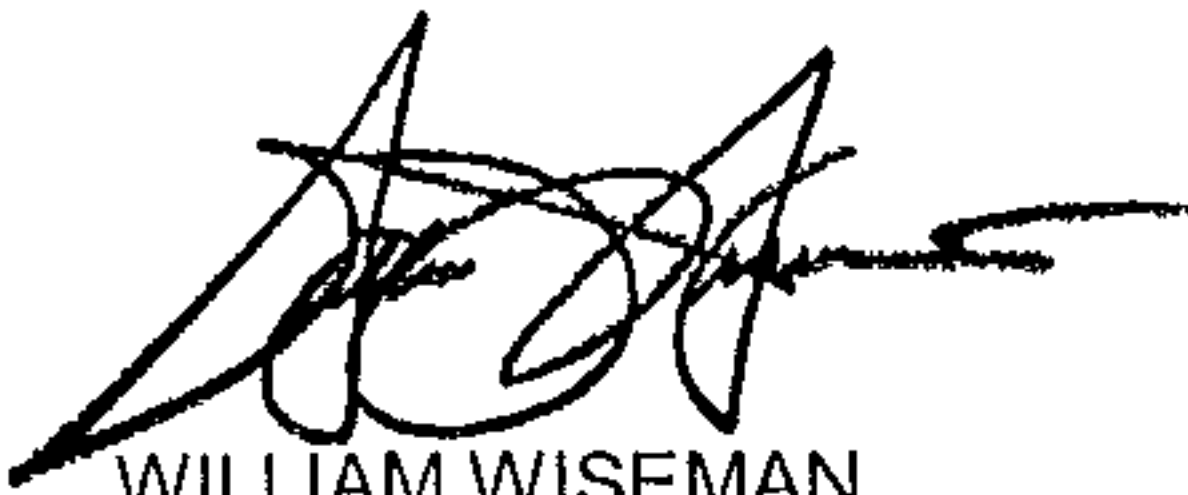
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-469-SPHA

10617 St. Paul Avenue
S/side of St. Paul Avenue, 500 feet east of centerline of Hernwood Avenue
2nd Election District – 4th Councilmanic District
Legal Owner: Richard Conrey

Special Hearing to allow a garage (accessory structure) with a foot print larger than the footprint of the dwelling (principal). Variance to permit a garage to be built in the front yard in lieu of the required rear yard/

Hearing: Thursday, April 28, 2005 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Memo to 05-469-SPHA

To Hearing Officer:

If this case 05-469-SPHA were granted, we are requesting that this is subject to legible plats for the file.

Carl Richards

**Department of Permits and
Development Management**

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



Baltimore County

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

March 23, 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: 05-469-SPHA

10617 St. Paul Avenue
S/side of St. Paul Avenue, 500 feet east of centerline of Hernwood Avenue
2nd Election District – 4th Councilmanic District
Legal Owner: Richard Conrey

Special Hearing to allow a garage (accessory structure) with a footprint larger than the footprint of the dwelling (principal). Variance to permit a garage to be built in the front yard in lieu of the required rear yard.

Hearing: Thursday, April 28, 2005 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Richard Conrey, 1575 Marriottsville Road, Marriottsville 21104
Travis Warren, 306 South Lake Drive, Stevensville 21666

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 13, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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



**CORRECTION FOR
VARIANCE
05-469-SPHA**

**LEGAL OWNERS NAME
RICHARD CONREY
NOT RICHARD CRONVEY**

**CONTACT PURCHASER
TRAVIS WARREN
NOT TRANS WARREN**

**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: 469
Petitioner: TRAVIS WARREN
Address or Location: 10617 ST. PAUL Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: TRAVIS WARREN
Address: 306 S. LAKE DR.
STEVENSVILLE, Md. 21156
Telephone Number: 410-643-1725

**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*

April 18, 2005

Richard Conrey
1575 Marriotsville Road
Marriottsville, Maryland 21104

Dear Mr. Conrey:

RE: Case Number: 05-469-SPHA, 10617 St. Paul Avenue

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Mr. and Mrs. Travis Warren 306 South Lake Drive Stevensville 21104

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

March 29, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No. 458, 459, 460, 464, 465, 466, 467, 468, (469), 470, 471, 472,

Pursuant to your request, the above 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 site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: April 19, 2005
Department of Permits & Development
Management

FROM: Dennis A. Kennedy, ^{DAK} Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 4, 2002
Item No. 459, 463, 464, 465, 467,
469, 470, 472

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

DAK:CEN
cc: file
ZAC-NO COMMENTS-04192005.doc

BW
4/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 21, 2005

RECEIVED

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

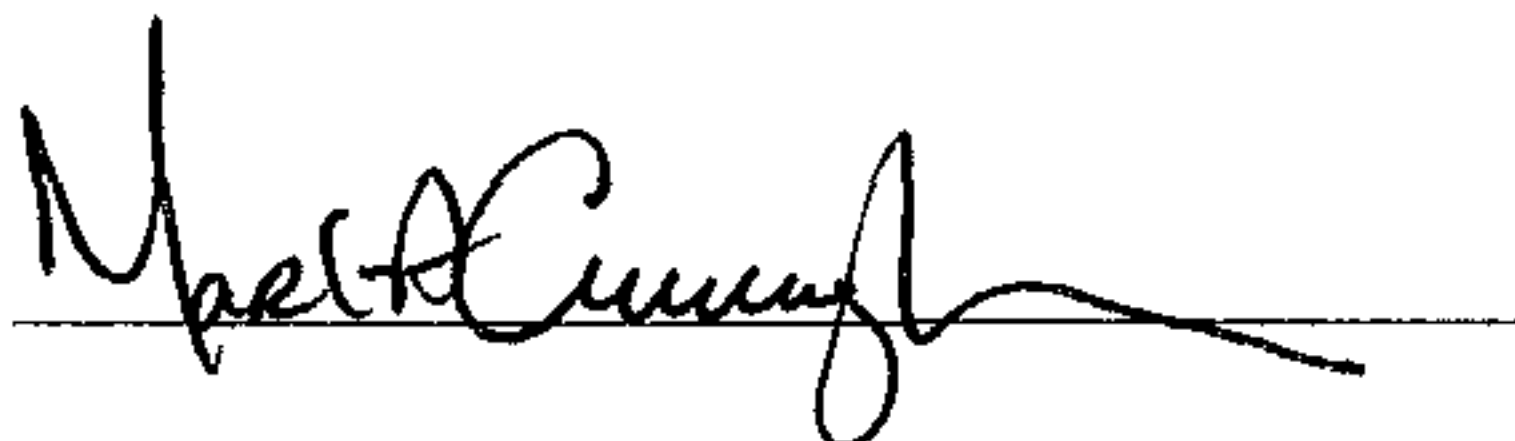
APR 22 2005

ZONING COMMISSIONER

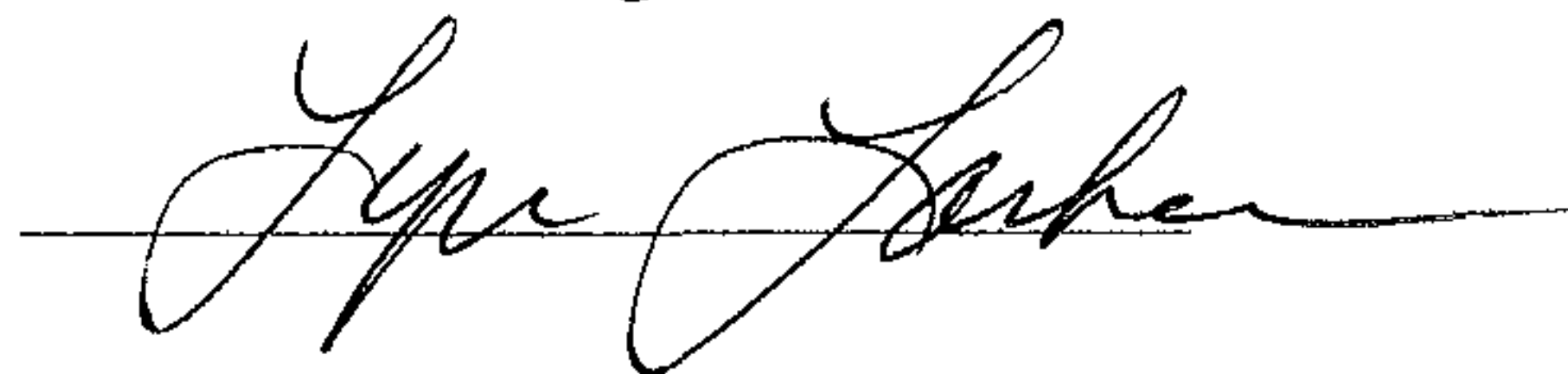
SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-469**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

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



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

Maryland Department of Transportation

Date: 3.25.05

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

RE: Baltimore County
Item No. 469 JCM

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
10617 St. Paul Avenue; S/side St. Paul Avenue,* ZONING COMMISSIONER
500' E c/line Hernwood Avenue
Legal Owner(s): Richard Conrey * FOR
Contract Purchaser(s): Travis Warren
Petitioner(s) * BALTIMORE COUNTY
* 05-469-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of March, 2005, a copy of the foregoing Entry of Appearance was mailed to Travis Warren, 306 S. Lake Drive, Stevensville, MD 21666, Petitioner(s).

RECEIVED

Per *CLB*

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.:

05-469 SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site PLAN 1A Existing 1B & Proposed Garage 1C - SITE PLAN SUBMITTED WITH Petition	
No. 2	PHOTOS 2A thru	
No. 3	Elevation of Garage 3A, B + C	
No. 4	3 ADJOINING NEIGHBORS - IN FAVOR OF PROPOSAL	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

[Click here for a plain text ADA compliant screen.](#)



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 02 Account Number - 0216150010

Owner Information

Owner Name: CONREY RICHARD N Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 1575 MARRIOTTSVILLE RD Deed Reference: 1) / 8010/ 644
MARRIOTTSVILLE MD 21104-1301 2)

Location & Structure Information

Premises Address
10617 ST PAUL AVE

Legal Description
2,1073 AC
SSR ST PAUL AV
500FT E OF HERNWOOD RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assesment Area	Plat No: Plat Ref:
86	2	205						1	
Special Tax Areas			Town Ad Valorem Tax Class						
Primary Structure Built 1992				Enclosed Area 1,332 SF		Property Land Area 2.10 AC		County Use 04	
Stories SPFOY		Basement			Type SPLIT FOYER			Exterior SIDING	

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments	
			As Of 07/01/2004	As Of 07/01/2005
Land:	44,400	55,500		
Improvements:	127,250	152,830		
Total:	171,650	208,330	183,876	196,102
Preferential Land:	0	0	0	0

Transfer Information

Seller: PEACH CHARLES F Date: 10/27/1988 Price: \$110,000
Type: IMPROVED ARMS-LENGTH Deed1: / 8010/ 644 Deed2:
Seller: Date: Price:
Type: Deed1: Deed2:
Seller: Date: Price:
Type: Deed1: Deed2:

Exemption Information

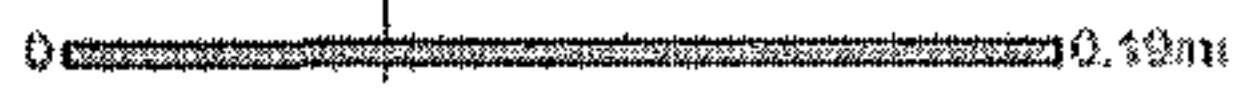
Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

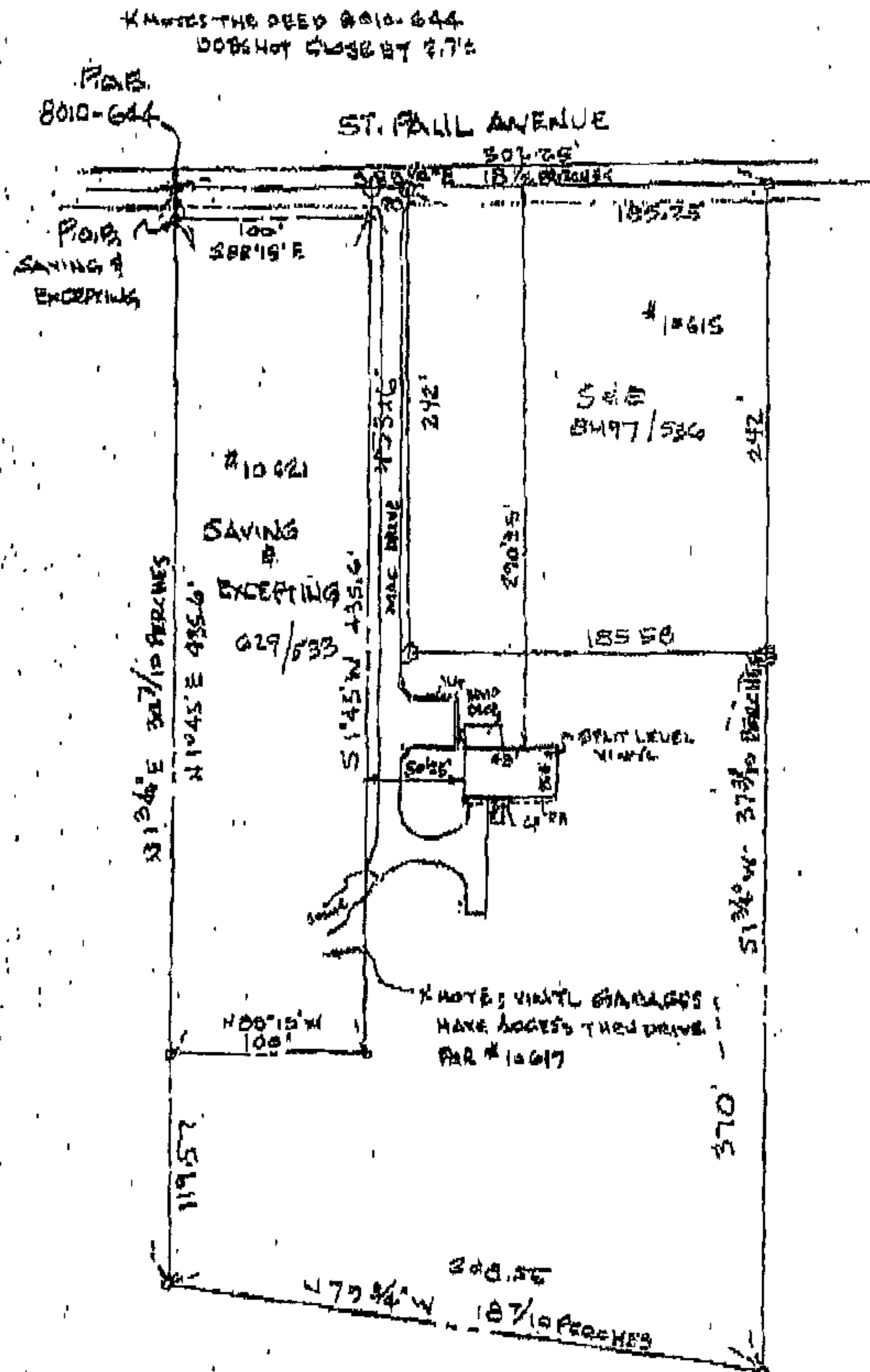
Special Tax Recapture:

* NONE *

N



04/06/2003 15:33 FAX



Note: New Method & Boundaries
Description Fund
10.017.13 shown in
Master 66.10248/194

*10617 ST. PAUL AVENUE

FILED: BOLD - 644

BALTIMORE CO., MARYLAND

Flood Zone Note:

Flood zones shown are approximate
as scaled from F.E.M.A. Flood Insurance

The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines but such identification may not be required for the transfer of title or securing financing or refinancing.

THE LOT SHOWN HEREON IS IN FLOOD ZONE C PER F.E.M.A.

PETITIONER'S

1A
EXHIBIT NO.

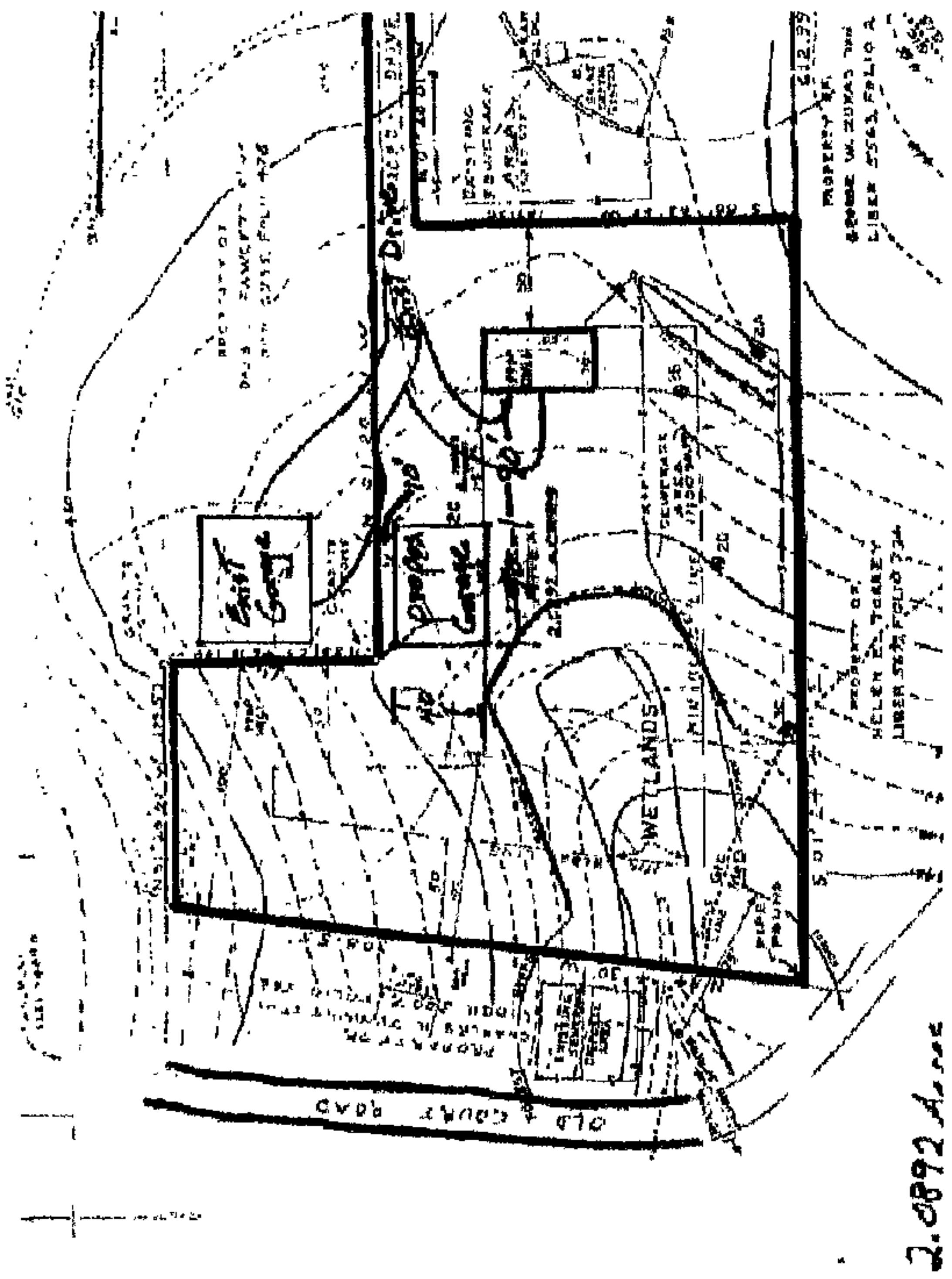
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 10617 ST Paul Ave. SEE PAGES 1 & 2 OF THE CITY OF BIRMINGHAM REQUIRED INFORMATION

SUBCOMMISSION NAME 500 FT East of Hennwood Rd FOLIO: 8010/6414

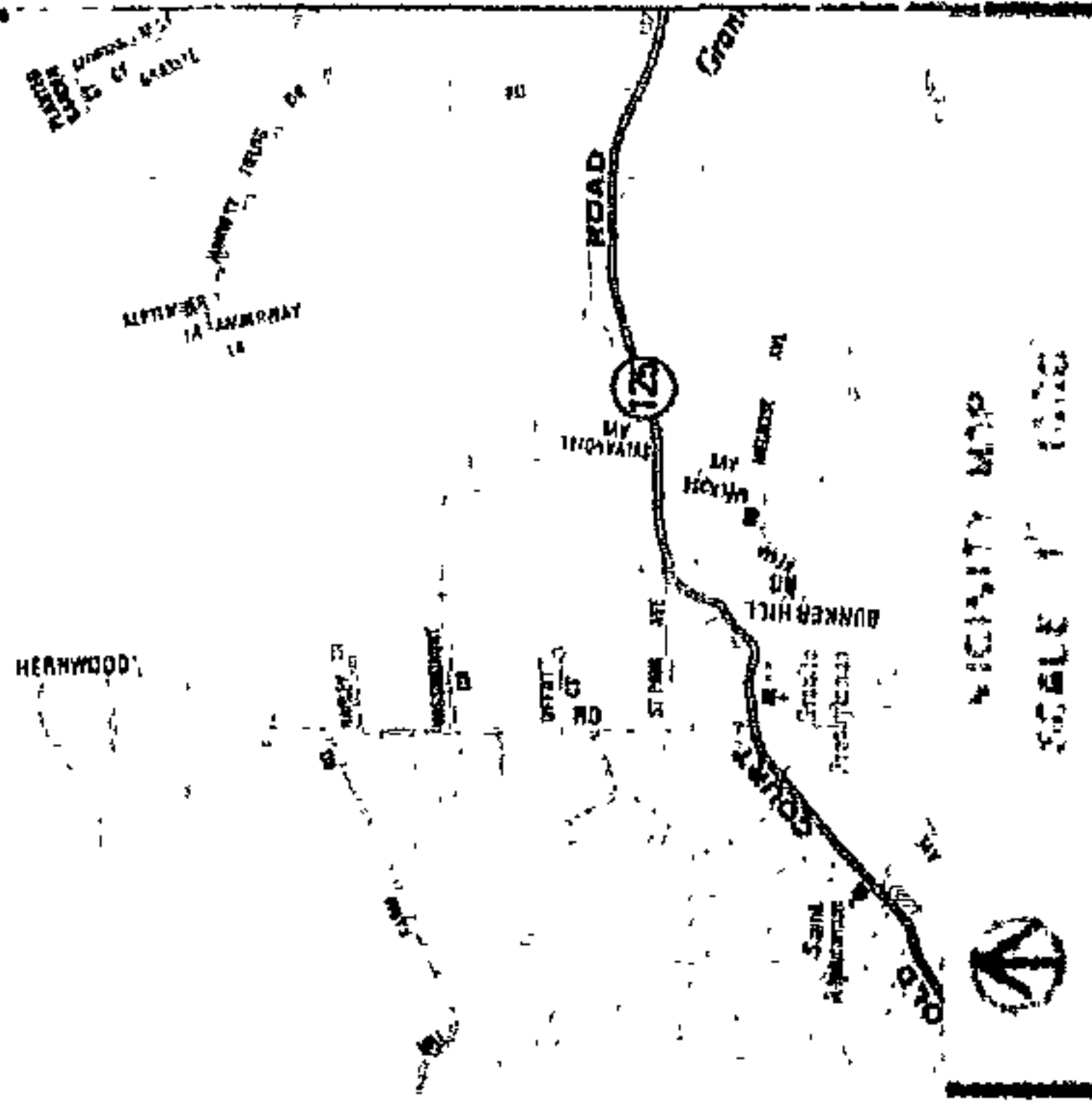
PLAT BOOK # FOLIO # LOT # SECTION #

OWNER Richard Conrey



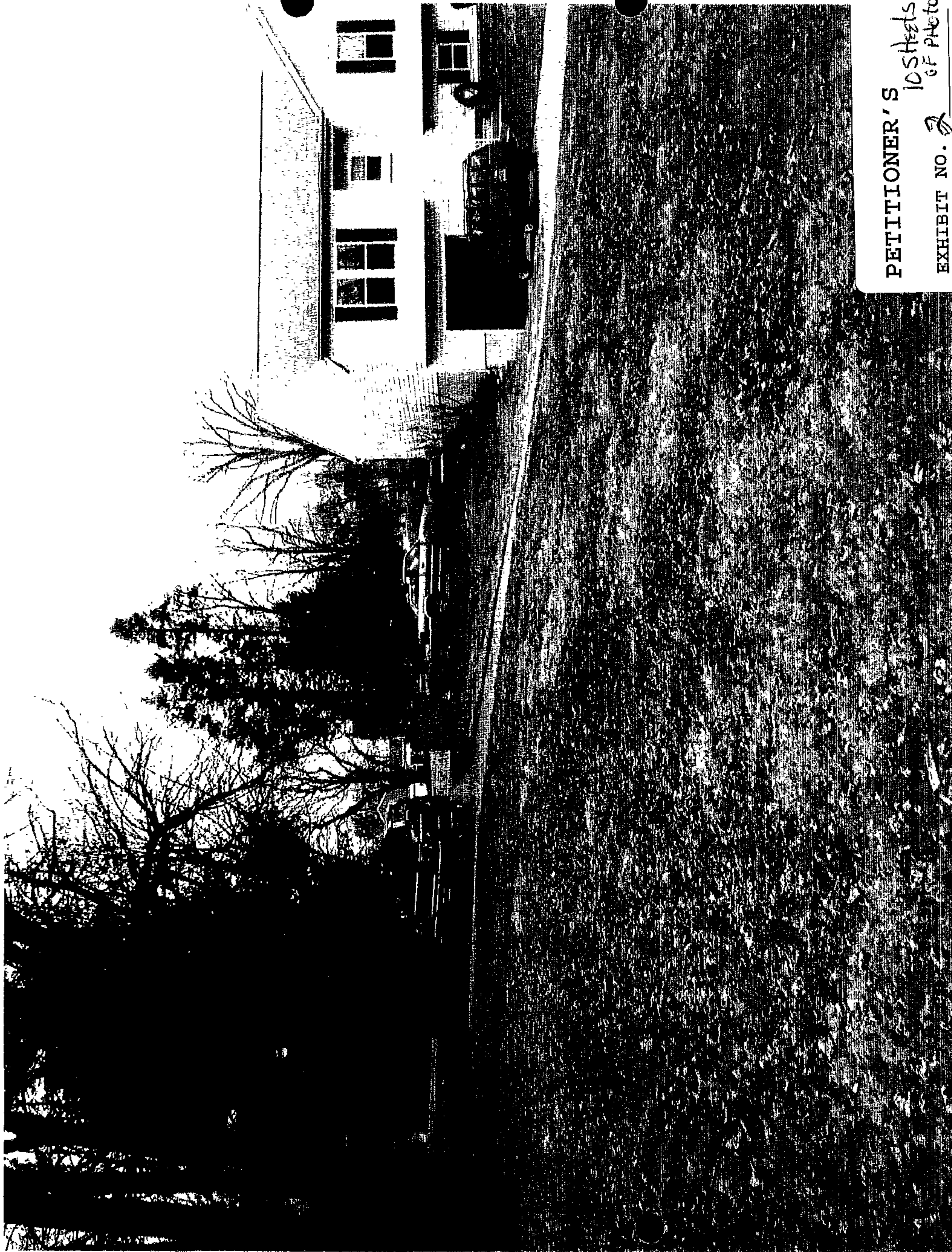
2.0892 Acres

PREPARED BY _____ SCALE OF DRAWING: 1" = _____



LOCATION INFORMATION	
ELECTION DISTRICT	2
COUNCILMAN'S DISTRICT	4
1" = 200' SCALE MAP #	NW 5-2
ZONING	RC5
LOT SIZE	2.0892
SURFACE	33' WIDE FREE
TRUNK	PRIVATE
WATER	
CHESAPEAKE BAY CRITICAL AREA	☒
100 YEAR FLOOD PLAIN	☒
HISTORIC PROPERTY BUILDING	☒
PRIOR ZONING HEARING	No

ZONING OFFICE USE ONLY	
REVIEWED BY	ITEM #
CASE #	

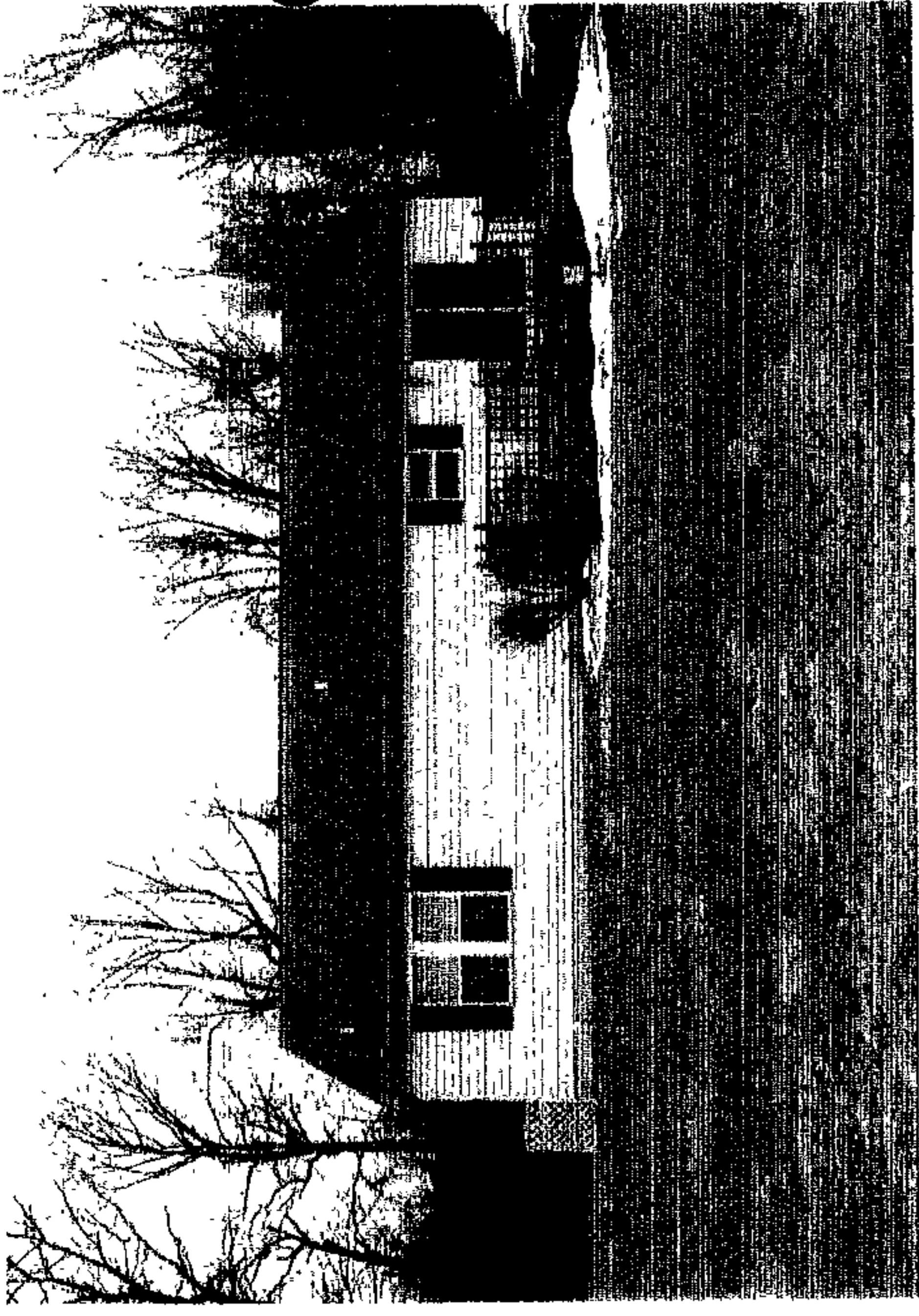
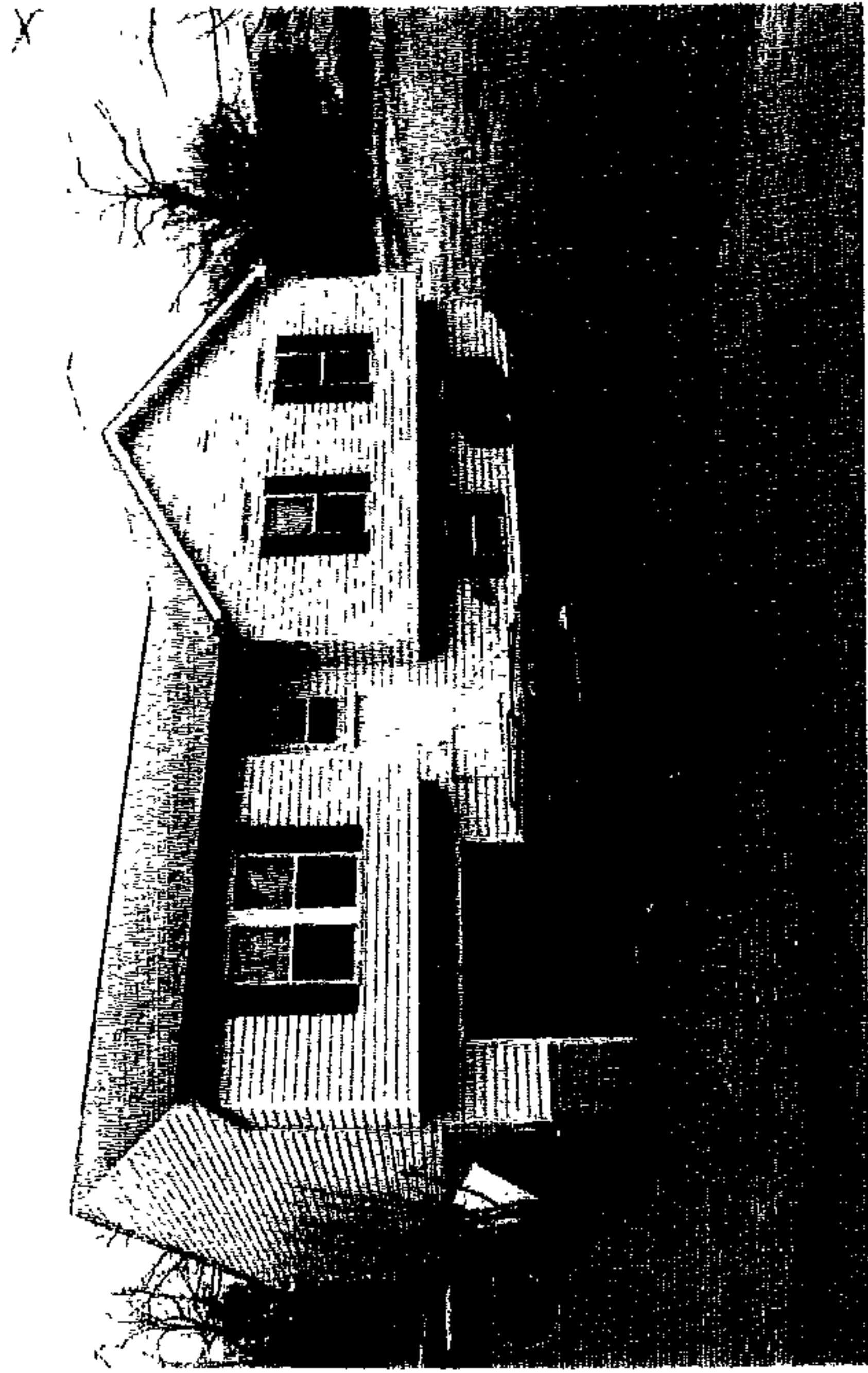


PETITIONER'S

10 Sheets
of Photos

EXHIBIT NO. 2

01/17/2001 10:00 AM



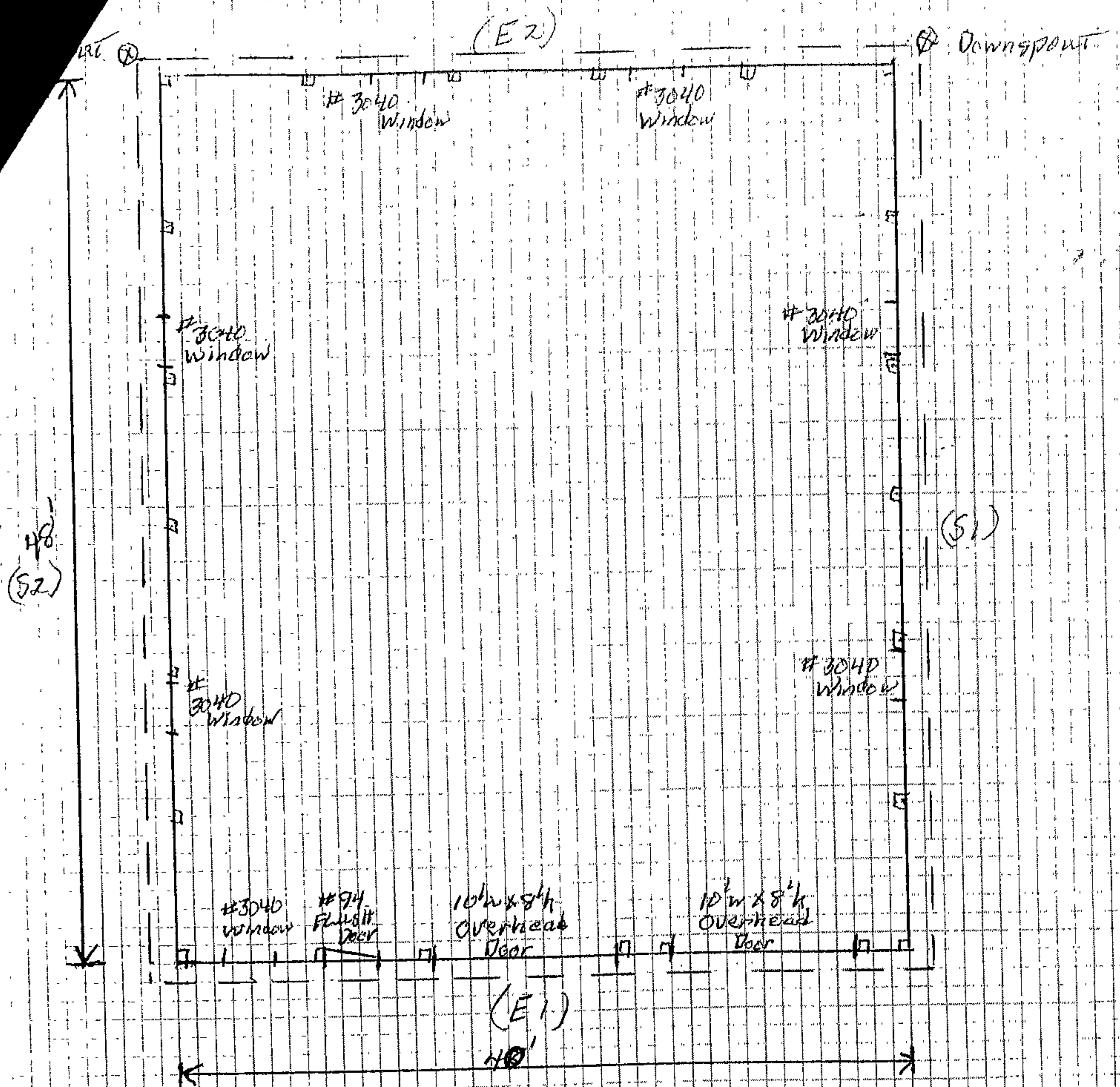
Neighbor's garage along property line



new garage







PETITIONER'S

EXHIBIT NO. 3 A

FLOOR PLAN

**Hanover
Building
Systems, Inc.**

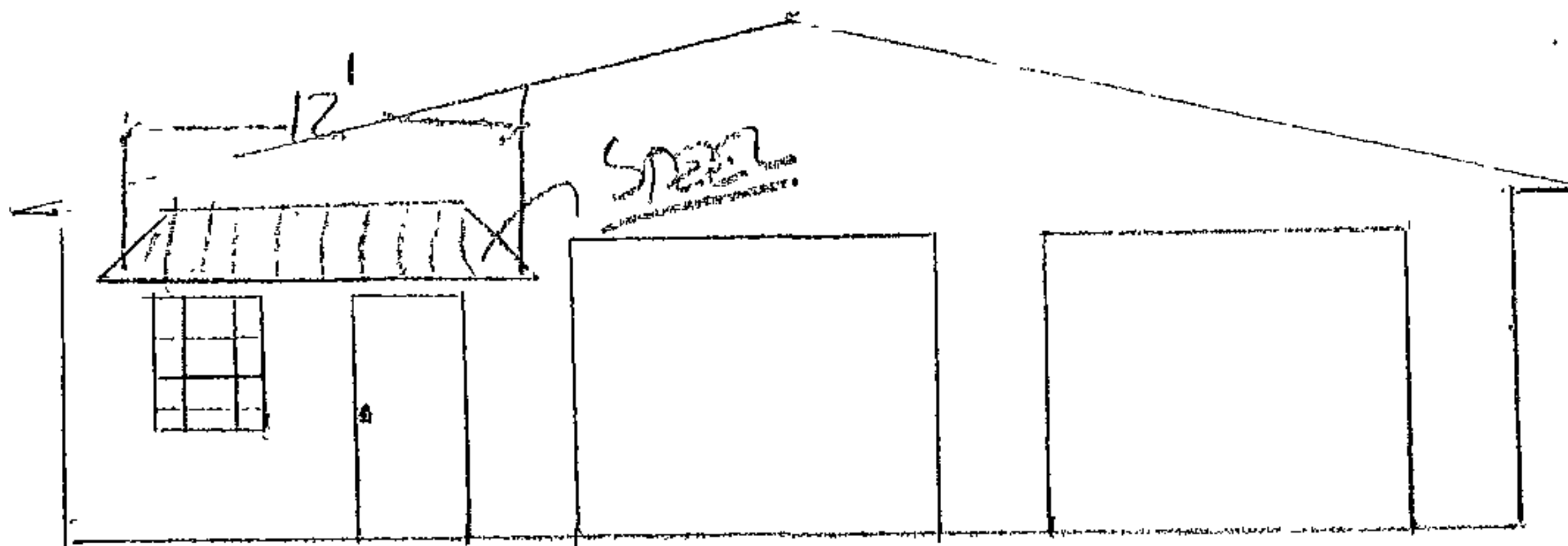
Job Name Trans Warren
 Address 10617 St. Paul Ave
Woodstock, Md. 21163
 Date 3/29/05

Print No. 406410
 Buyer Approval _____
 Bldg. Description 40' x 48' x 9'
Garage/Shop

Q.1. 11)

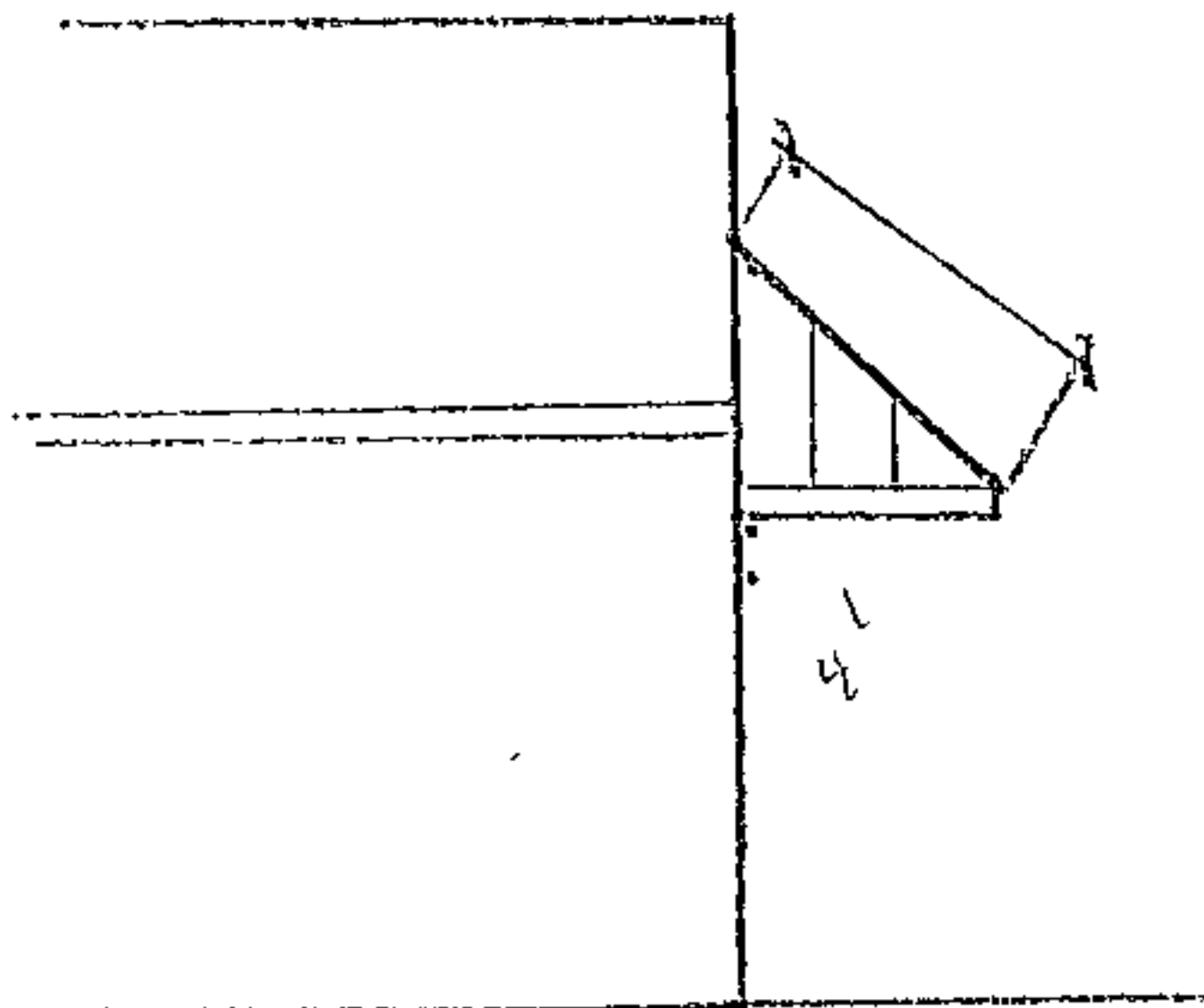
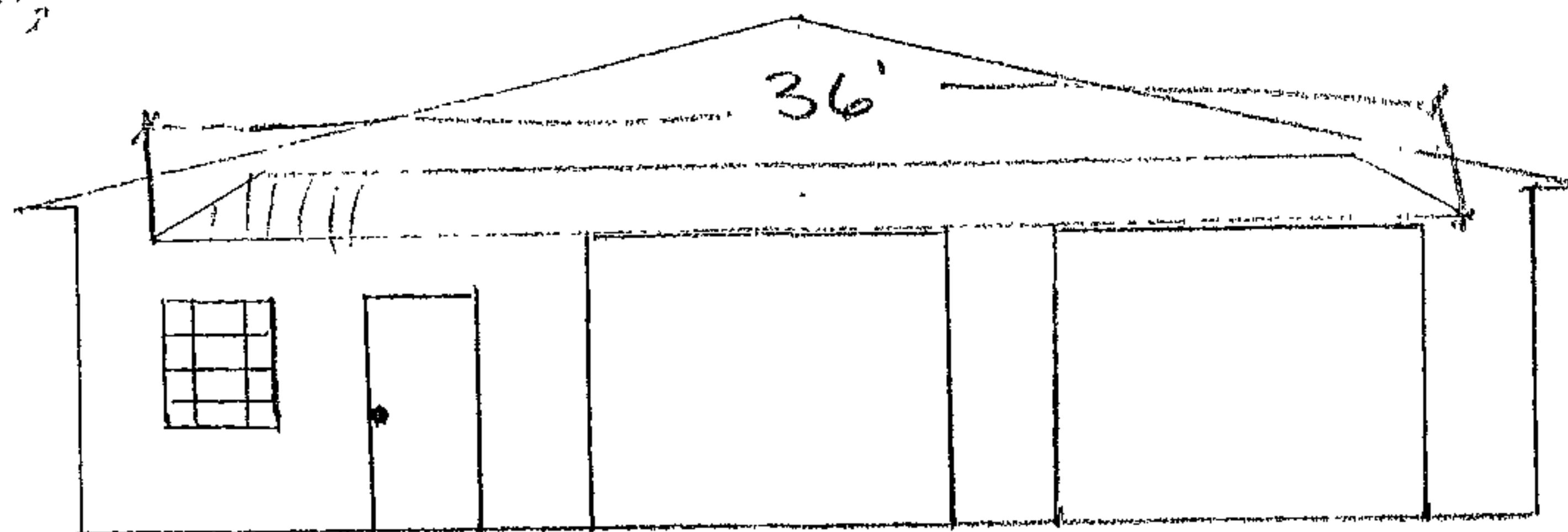
\$ 1,079

James H. H. H.

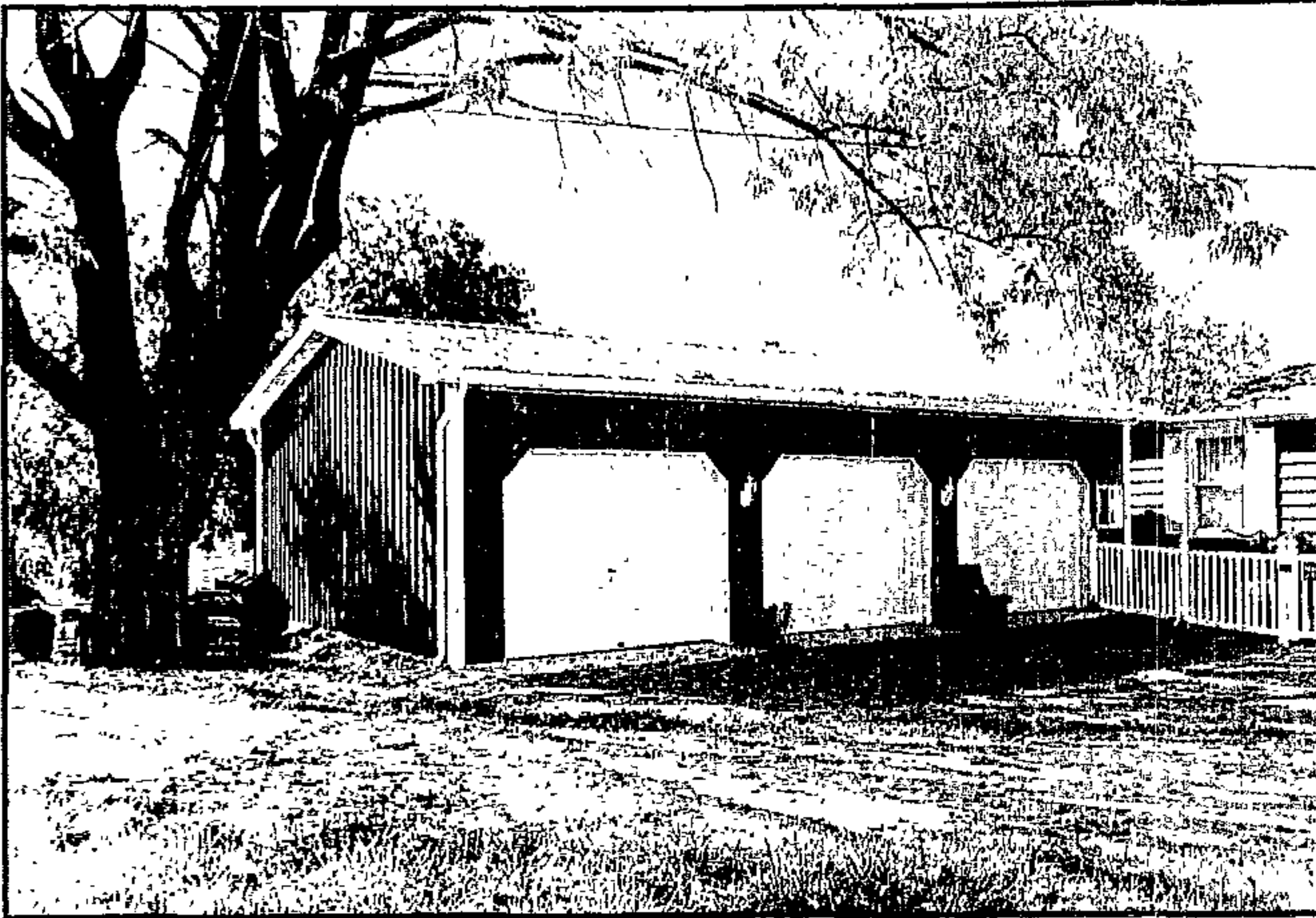


\$ 3069.00

Q.1. 12)



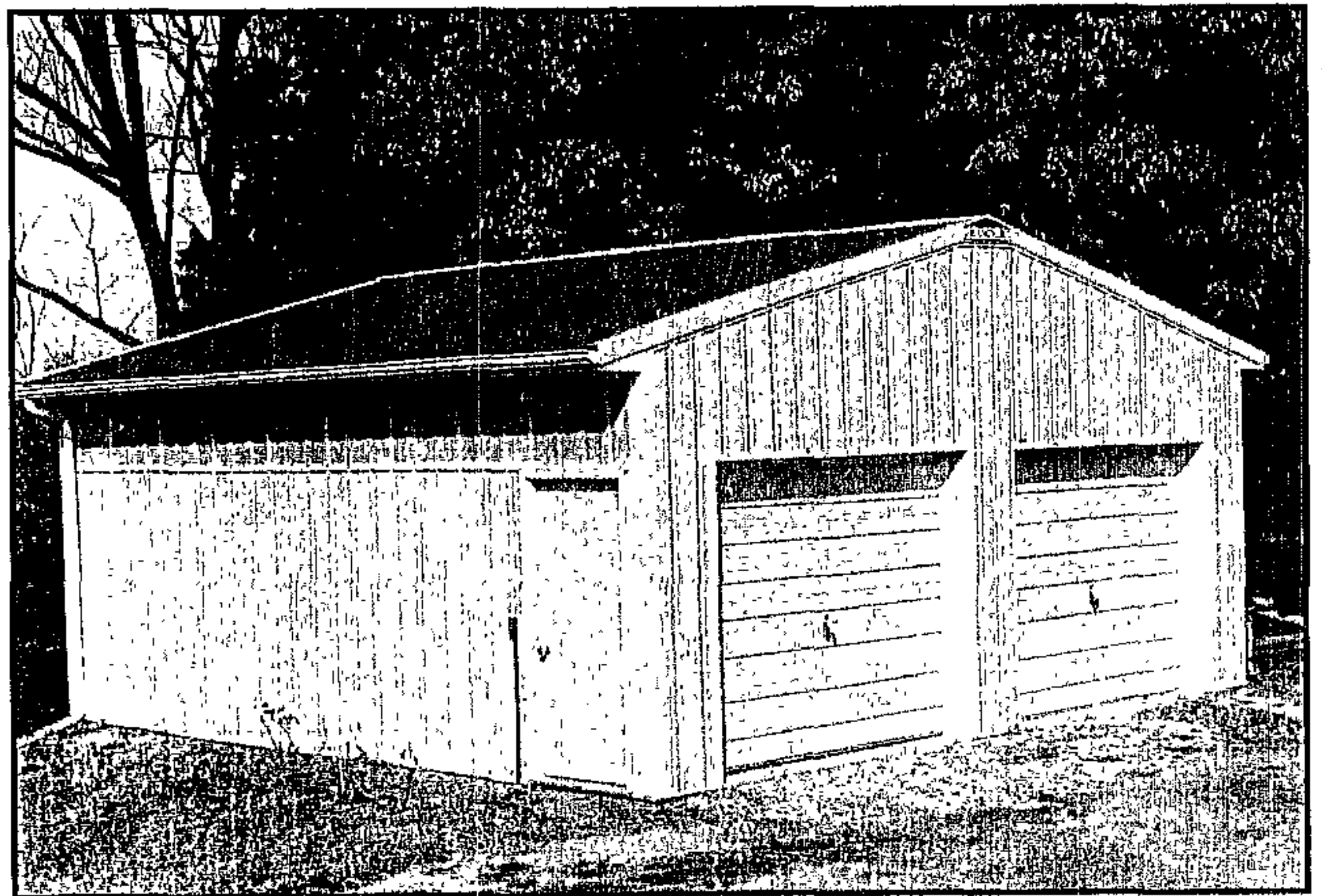
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I am not opposed to the construction of a 2000 ft² detached garage on what is considered the "front yard" (because of the direction that the house is facing) of 10617 St. Paul Avenue.

Name: Phillip F Guarino

Signature: Phillip F Guarino

Date: March 14 2005

Address: 10621 St Paul Ave

Woodstock MD 21163 410 203 1557

Name: William G Clute

Signature: 10615 St Paul Ave

Date: 3/13/05

Address: 10615 St Paul Ave

Name: Michael J Kosko

Signature: MICHAEL J. KOSKO, JR

Date: 3/13/05

Address: 10618 ST PAUL AVE

WOODSTOCK, MD 21163

Name: _____

Signature: _____

Date: _____

Address: _____

Name: _____

Signature: _____

Date: _____

Address: _____

PETITIONER'S

EXHIBIT NO.

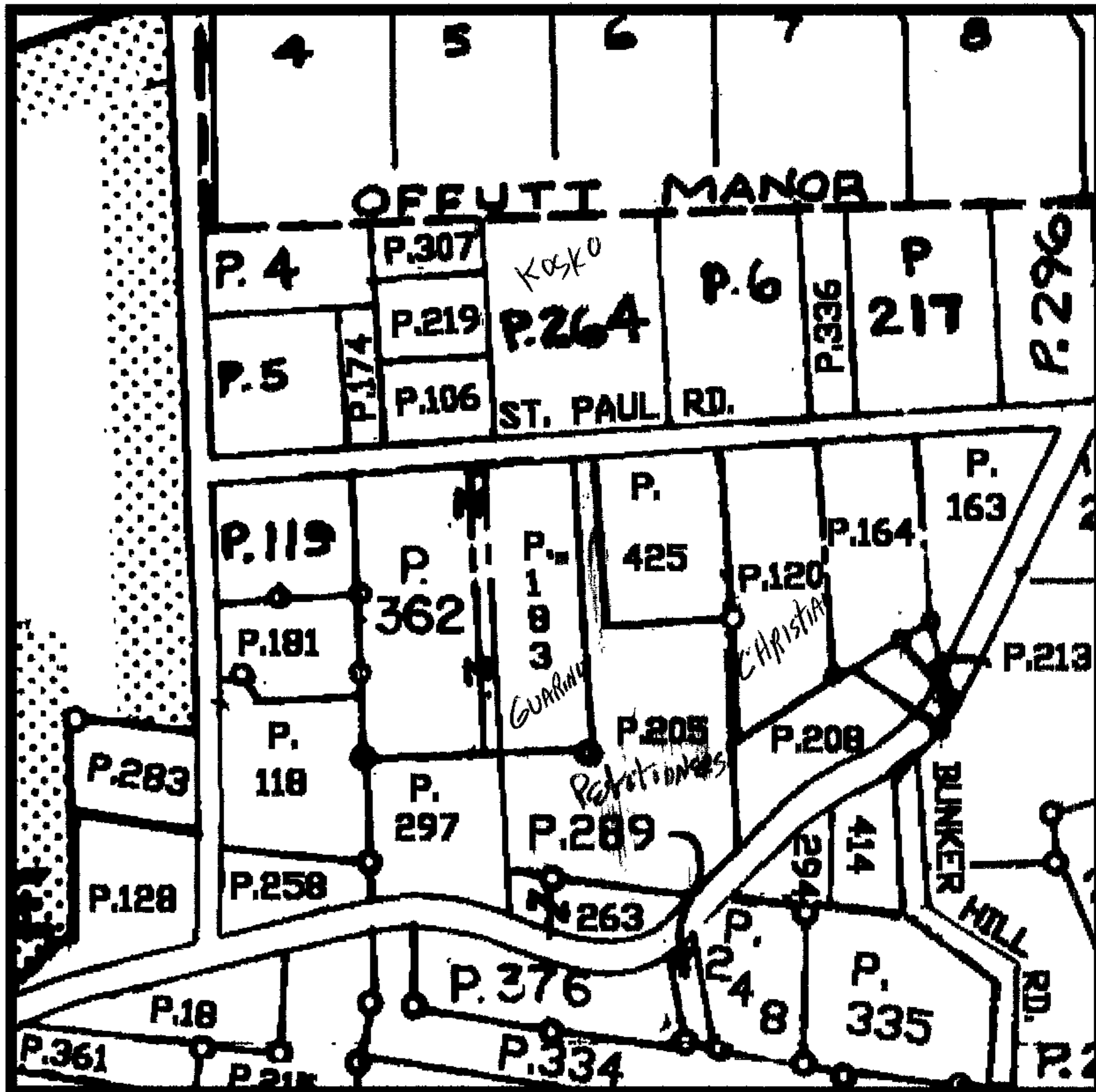
4



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
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District - 02 Account Number - 0203472790



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