

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – NE/S Tolson Avenue,
310' SE of the c/l Brentwood Avenue
(1907 Tolson Avenue)
12th Election District
7th Council District

Curtis T. Edmisten, Jr.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 06-008-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, Curtis Tracy Edmisten, Jr. The Petitioner requests a special hearing to approve an accessory structure (24' x 32' garage) to be larger than the principal dwelling (24' x 30') and variance relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 10-foot setback from the centerline of an alley in lieu of the required 15 feet for said accessory structure. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Curtis Edmisten, Jr., property owner, and his father, Curtis Edmisten, Sr., who resides across from the site. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is a rectangular shaped parcel located on the northeast side of Tolson Avenue, between Brentwood Avenue and 5th Avenue in Dundalk. The property contains a gross area of 0.14380 acres (6,250 sq.ft.), more or less, zoned D.R.5.5, and is improved with a single family dwelling known as 1907 Tolson Avenue, which was apparently built in 1939. Testimony indicated that the Petitioner purchased the property in May 2003 from his grandmother who had previously owned and resided there from 1948 until she sold it to her grandson. The Petitioner is desirous of constructing a one-story garage in the rear yard; however, due to the size of the structure and its proposed location, the requested special hearing and variance relief are necessary.

ORDER RECEIVED FOR FILING

Date

By

In this regard, testimony indicated that the younger Mr. Edmisten drives a commercial service truck in which he stores tools and a workbench used in his business. He also owns a "show" truck, which he built. Mr. Edmisten testified that there have been a number of break-ins in the neighborhood, and as a result, he proposes to construct a garage on his property in which to store the two vehicles. As shown on the site plan, the proposed building will be a one-story structure, 32' x 24' in dimension, and located approximately 5 feet from the rear (north) property line and 3.6 feet from the side property line. Testimony indicated that the proposed structure is a pre-fabricated building that the Petitioner purchased from the Home Depot. Given the fact that the proposed structure will be greater in area than the existing dwelling, which is 30' x 24' in dimension, special hearing relief is necessary. Moreover, since the property abuts an alley, a minimum setback of 15 feet from the centerline of that roadway is required. Thus, variance relief is requested to allow a 10-foot setback.

Testimony indicated that Mr. Edmisten discussed his plans with his neighbors on either side of the property and that no one had any objections. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency; however, the Office of Planning had requested building elevation drawings of the proposed structure be submitted for their review and approval prior to the issuance of any permits. Following the hearing, the Petitioner hand-delivered building elevation drawings and photographs of the proposed structure to the Office of Planning who submitted subsequent ZAC comments indicating that they have no objections to the proposal.

After due consideration of the testimony and evidence presented, I find that the relief requested is appropriate in this instance and should be granted. As noted above, the proposed structure will be slightly larger than the existing dwelling; however, is only a one-story building, which will be used to provide secure storage for his work truck and a "show" truck. There were no adverse ZAC comments and none of the neighbors voiced any objections. Thus, I am persuaded that relief can be granted without detrimental impacts to the adjacent properties or surrounding locale. However, in granting the relief, I will impose certain conditions to insure compliance with the use regulations. In this regard, the Petitioner is prohibited for using the garage for commercial

purposes. Moreover, the garage shall not be converted for use as living quarters and cannot contain kitchen or bathroom facilities.

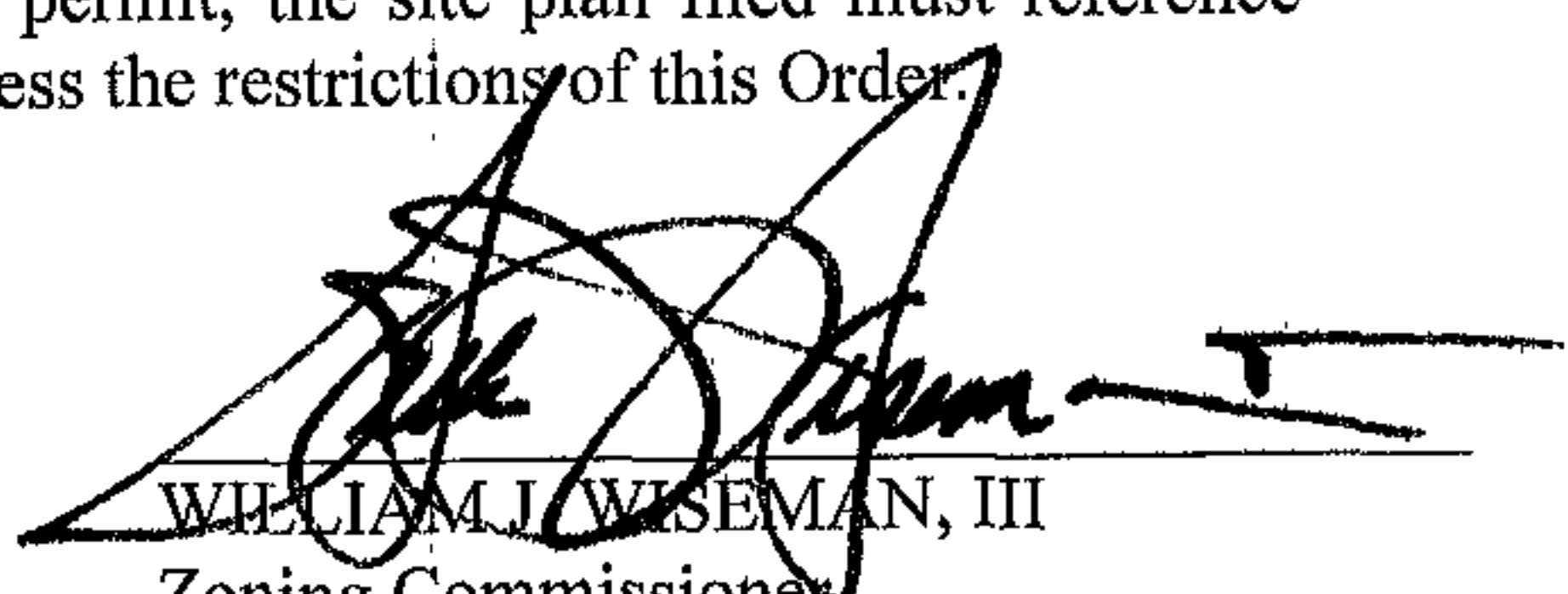
Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of September 2005 that the Petition for Special Hearing to approve an accessory structure (24' x 32' garage) to be larger than the principal dwelling (24' x 30'), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 10-foot setback from the centerline of an alley in lieu of the required 15 feet for said accessory structure, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 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 substantially similar to the building elevation drawings reviewed and approved by the Office of Planning.
- 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 9/16/05
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

September 16, 2005

Mr. Curtis T. Edmisten, Jr.
1907 Tolson Avenue
Dundalk, Maryland 21222

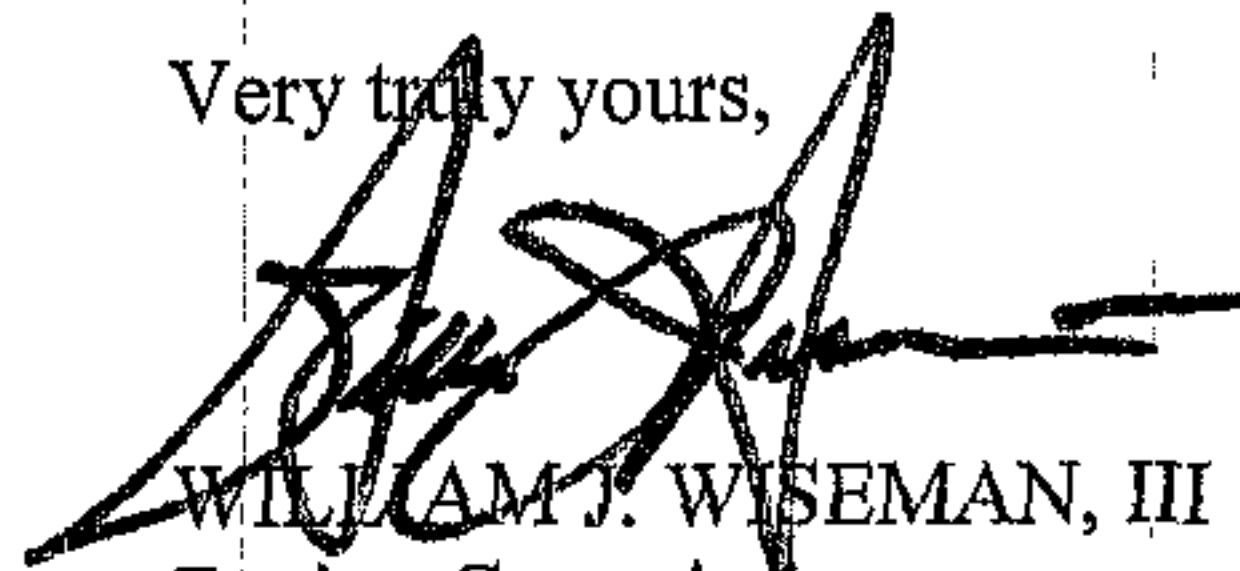
RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
NE/S Tolson Avenue, 310' SE of the c/l Brentwood Avenue
(1907 Tolson Avenue)
12th Election District – 7th Council District
Curtis T. Edmisten, Jr. - Petitioners
Case No. 06-008-SPHA

Dear Mr. Tolson:

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,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Office of Planning
People's Counsel; Case File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1907 Tolson Avenue, Dundalk, MD 21222

which is presently zoned DR5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an accessory structure
(24' x 32' garage) to be larger than the principal dwelling (24' x 30').

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.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Curtis Tracy Edmisten Jr.

Name - Type or Print

Signature

Name - Type or Print

Signature

(W) 443-324-1466

1907 Tolson Avenue

(H) 410-282-6029

Address

Telephone No.

Dundalk

MD

21222

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

BR

Date

6/30/05

Case No. 06-008-SPHA

280 9/15/98

ORDER RECEIVED FOR FILING

Date

By



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 1907 Tolson Ave.
which is presently zoned DR-5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

(garage) be located 10 ft. 400.2 to permit an accessory structure from the centerline of an alley in lieu of the required 15 ft.

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

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

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

Contract Purchaser/Lessee:

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

Case No. 06-008-SPHA

DATE 9/15/08

Legal Owner(s):

Curtis Tracy Edmiston Jr.

Name - Type or Print

Signature

Name - Type or Print

Signature

1907 Tolson Ave

Address

Dundalk

City

MD

State

21222

Zip Code

W. 443-324-1466

H 410 289-3789

Representative to be Contacted:

Name

Address

City

Telephone No.

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR Date 6/30/05

ZONING DESCRIPTION FOR 1907 Tolson Avenue, Dundalk, MD.
21222,
Baltimore County, Maryland.

Beginning at a point on the northeast side of Tolson Avenue which is 50 feet wide at the distance of 310 feet southeasterly of the centerline of Brentwood Avenue which is 50 feet wide. Being lots Nos. 17 & 18 in Block "F", section "G" in the subdivision of Fairlawn as recorded in Baltimore County Plat Book #W.P.C. No. 6, Folio 100, containing 6,250 square feet. Also known as No. 1907 Tolson Avenue and located in the 12th Election District, 7th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 446931

DATE 6/30/2005 ACCOUNT 6001-006-6150

AMOUNT \$ 130.00

RECEIVED FROM: Cash - 6/30/2005

FOR: Special H... ..

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

ISSUES: 6/30/2005 6/30/2005 15:00:00

RECEIPT # 319031 6/30/2005

DEPT 5 500 (MILITARY) VERIFICATION

IN NO. 446931

Receipt Tot. \$130.00

\$130.00 OK 6/30/2005

\$130.00 OK 6/30/2005

\$130.00 OK 6/30/2005

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #08-008-SPHA

1907 Tolson Avenue

N/east side of Tolson Avenue, 310 feet s/east of centerline of Brentwood Avenue

12th Election District — 7th Councilmanic District

Legal Owner(s): Curtis Tracy Edmisten, Jr.

Special Hearing: to allow an accessory structure (24' x 32' garage) to be larger than the principal dwelling (24' x 30'). **Variance:** to permit an accessory structure (garage) to be located 10 feet from the centerline of an alley in lieu of the required 15 feet.

Hearing: Tuesday, August 30, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Contact the Zoning Commissioner's Office at (410) 887-4388.

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

JT 8/6/05 August 16

82943

CERTIFICATE OF PUBLICATION

8/17/2005

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 8/16/2005.

- ☒ 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.: 06-008-SPHA

Petitioner/Developer: CURTIS TRACY
EDMISTEN, JR.

Date of Hearing/Closing: AUG 30, 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:

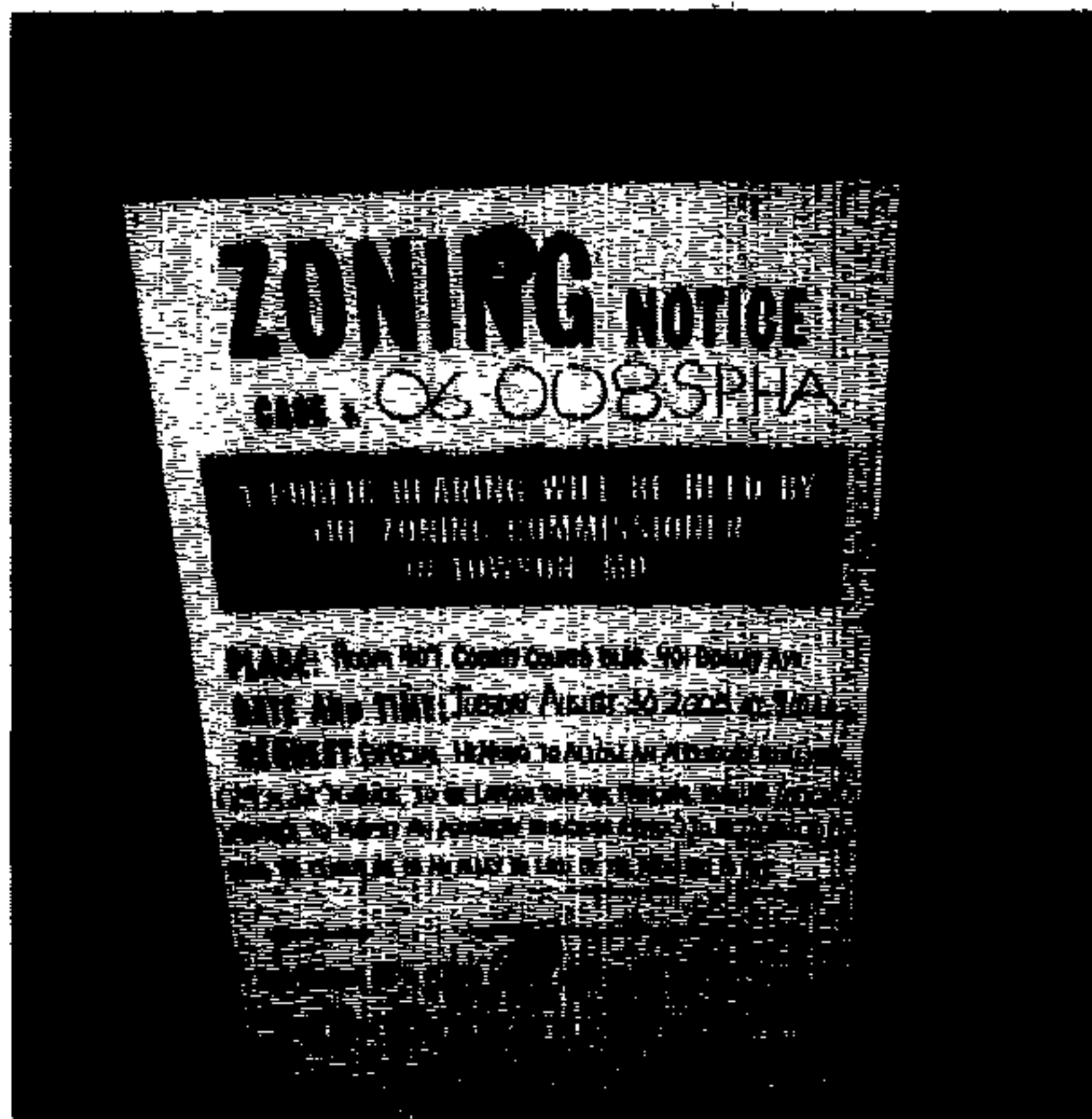
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1907 TOLSON AVE.

The sign(s) were posted on _____

8/15/05
(Month, Day, Year)

Sincerely,



1907 TOLSON AVE

Robert Black 8-17-05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
1907 Tolson Avenue; NE/side Tolson Avenue,* ZONING COMMISSIONER
310' SE c/line Brentwood Avenue
12th Election & 7th Councilmanic Districts * FOR
Legal Owner(s): Curtis Tracey Edmisten, Jr
Petitioner(s) * BALTIMORE COUNTY
* 05-08-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 18th day of July, 2005, a copy of the foregoing Entry of Appearance was mailed to Curtis Tracy Edmisten, Jr., 1907 Tolson Avenue, Dundalk, MD 21222, Petitioner(s).

RECEIVED

JUL 18 2005

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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*

July 13, 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: 06-008-SPHA

1907 Tolson Avenue

N/east side of Tolson Avenue, 310 feet s/east of centerline of Brentwood Avenue

12th Election District – 7th Councilmanic District

Legal Owner: Curtis Tracy Edmisten, Jr.

Special Hearing to allow an accessory structure (24' X 32' garage) to be larger than the principal dwelling (24' X 30'). Variance to permit an accessory structure (garage) to be located 10 feet from the centerline of an alley in lieu of the required 15 feet.

Hearing: Tuesday, August 30, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Curtis Edmisten, 1907 Tolson Avenue, Dundalk 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 15, 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
Tuesday, August 16, 2005 Issue - Jeffersonian

Please forward billing to:
Curtis T. Edmisten, Jr.
1907 Tolson Avenue
Dundalk, MD 21222

410-284-3789

NOTICE OF ZONING HEARING

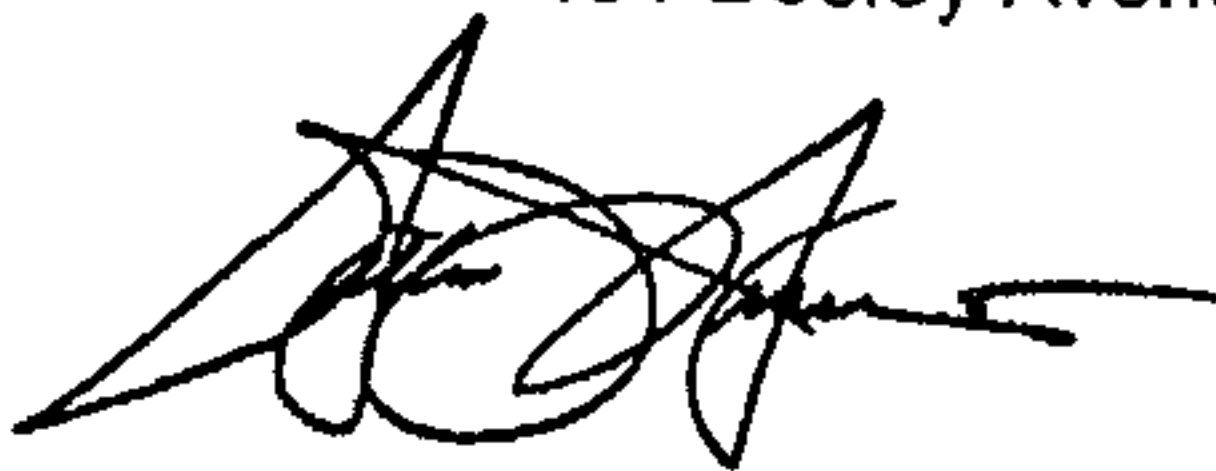
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-008-SPHA

1907 Tolson Avenue
N/east side of Tolson Avenue, 310 feet s/east of centerline of Brentwood Avenue
12th Election District – 7th Councilmanic District
Legal Owner: Curtis Tracy Edmisten, Jr.

Special Hearing to allow an accessory structure (24' X 32' garage) to be larger than the principal dwelling (24' X 30'). Variance to permit an accessory structure (garage) to be located 10 feet from the centerline of an alley in lieu of the required 15 feet.

Hearing: Tuesday, August 30, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
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.

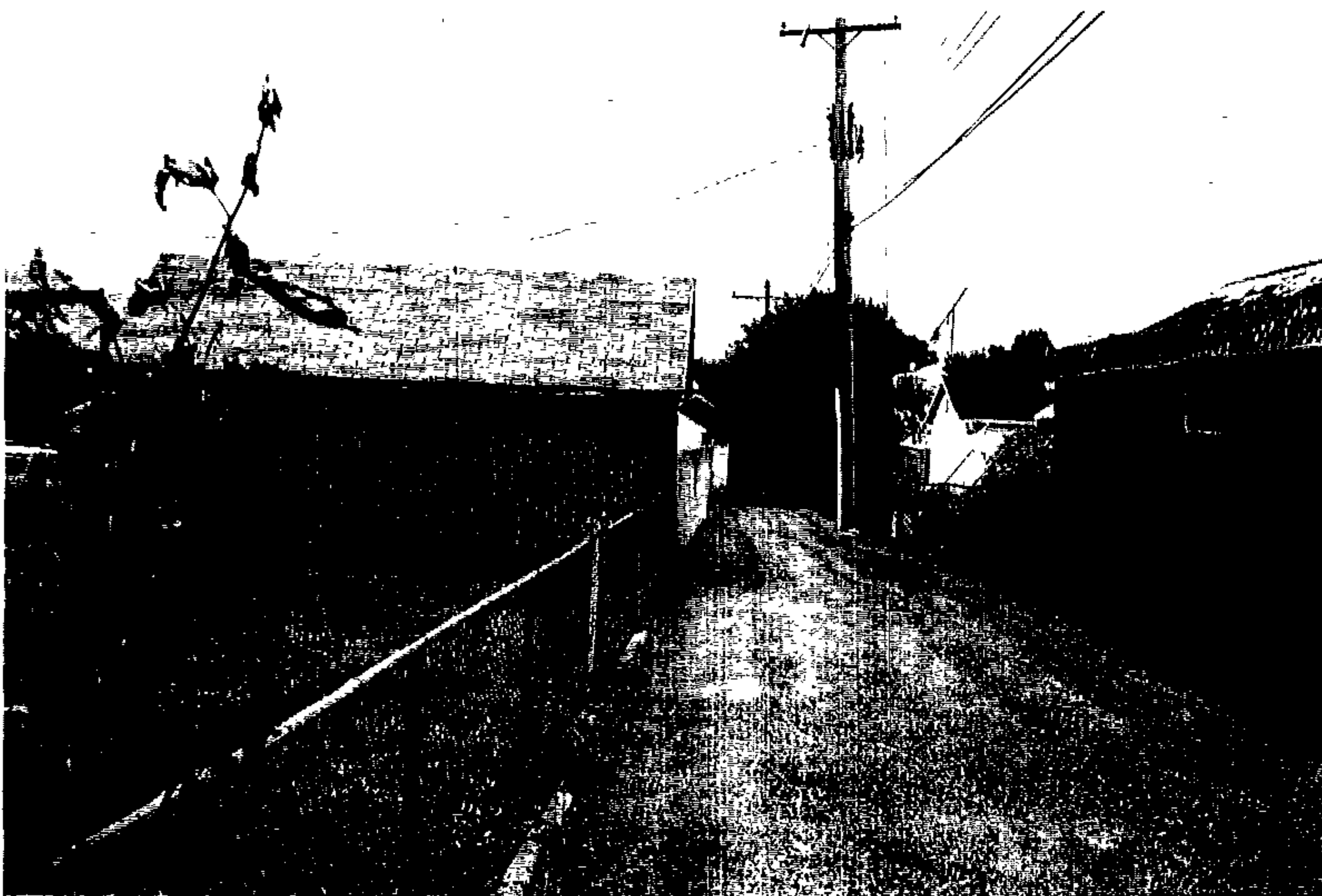
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 06-008-SPHA
Petitioner: CURTIS TRACY EDMISTON
Address or Location: 1907 TOLSON AVE., BALTIMORE, Md. 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: CURTIS T. EDMISTON
Address: 1907 TOLSON AVE., BALTIMORE, Md. 21222
Telephone Number: 410-284-3789 / 443-324-1466





**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

August 22, 2005

Curtis Tracy Edmisten, Jr.
1907 Tolson Avenue
Dundalk, Maryland 21222

Dear Mr. Edmisten:

RE: Case Number: 06-008-SPHA, 1907 Tolson Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 30, 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." The signature is written in a cursive, flowing style.

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

July 14, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: July 18,, 2005

Item No.: 001,003,006,007,008,011,013,014,015,016,017,018,019

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.

Acting Lieutenant David S. Heath
Fire Marshal's Office
(O) 410-887-4881
MS-1102F

cc: File

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 25, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For July 25, 2005
Item Nos. 001, 003, 006, 008, 011, 012,
013, 014, 016, 017, 018, and 019

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-07252005.doc

BW
8/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 18, 2005

RECEIVED

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

JUL 22 2005

SUBJECT: 6-008 – Variance

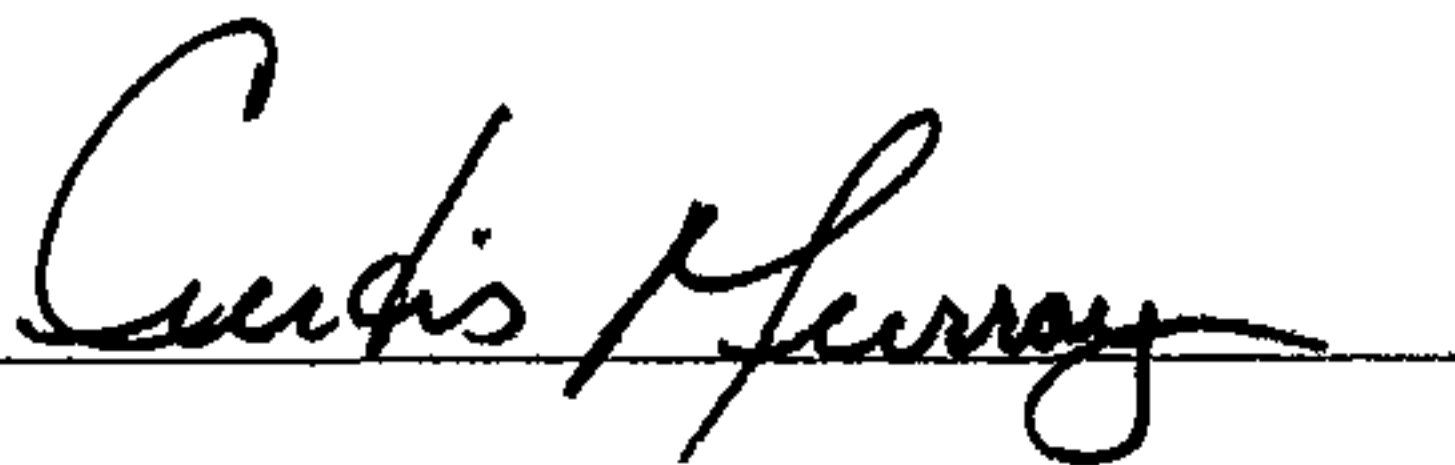
ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.
3. Submit elevations (all sides) of the proposed accessory structure to this office for review and approval prior to the issuance of any building permit.

For further information concerning the matters stated herein, please contact Amy Mantay at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: CM

BW
8/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 6, 2005

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

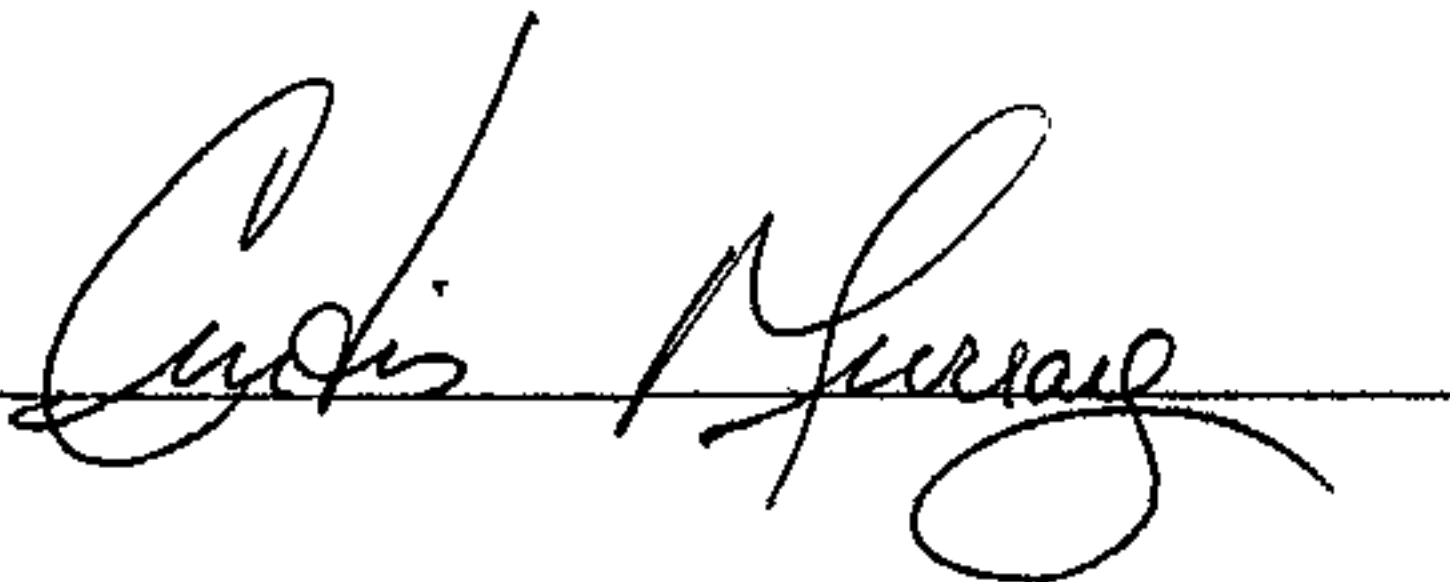
SUBJECT: 6-008 – Variance

SUMMARY OF RECOMMENDATIONS:

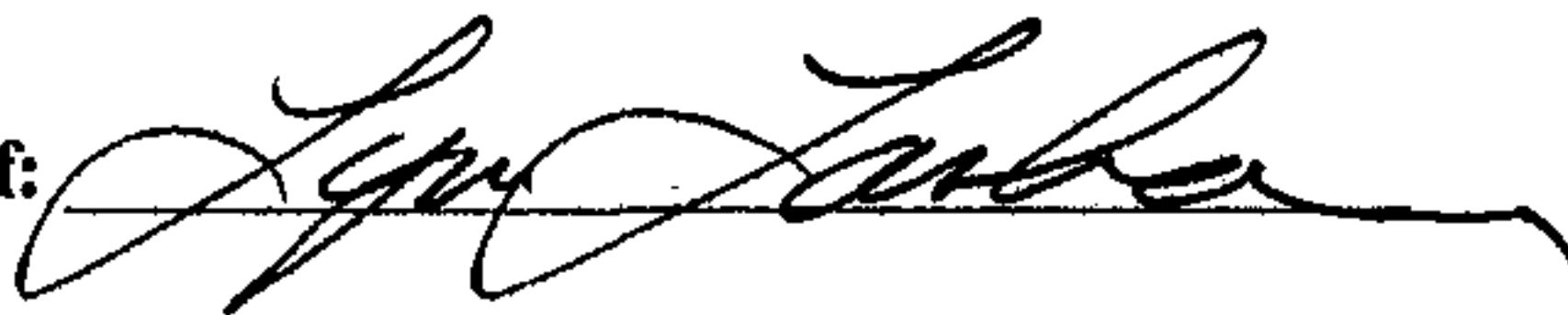
The Office of Planning does not oppose the petitioner's request for an accessory structure variance, as the Office of Planning has reviewed and approved building elevations as per ZAC comments dated July 18, 2005.

For further information concerning the matters stated herein, please contact Amy Mantay at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: CM

RECEIVED

SEP 7 2005

ZONING COMMUNITY



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

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

Maryland Department of Transportation

Date: 7.15.05

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

RE: Baltimore County
Item No. 008

BPR

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

Bill Wiseman - Case 6-008 Variance Curtis T. Edmisten

From: <Tracy461@aol.com>
To: <wwiseman@co.ba.md.us>
Date: 8/31/2005 9:46:42 PM
Subject: Case 6-008 Variance Curtis T. Edmisten

Mr. Wiseman,

This is pertaining to case 6-008 Variance. Below is the information you requested for the people living at 1905 Tolson ave.

**Owners of the house are:
Mr. Zdislaw Wach "Chet"
Mrs. Sandra Rose Wach**

Also in the matter of the elevation drawings for the proposed garage that Mr Curtis Murray had requested. I delivered the drawings and pictures that he had wanted later that day to his office. The drawings and photos were reviewed by Ms. Amy Mantay. She told me they would further review them and be in contact with you.

Thank you very much for your help with my case. Hope to hear from you soon.

Curtis T. Edmisten Jr

Case No.: 06-008 SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2		
No. 3		
No. 4		
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
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Account Identifier: District - 12 Account Number - 1211000370

Owner Information

Owner Name: EDMISTEN CURTIS TRACY, JR Mailing Address: 1907 TOLSON AVE BALTIMORE MD 21222-1717	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /18033/ 127 2)
--	---

Location & Structure Information

Premises Address 1907 TOLSON AVE	Legal Description LT 17,18 1907 TOLSON AVE FAIRLAWN
--	---

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assesment Area	Plat No:
103	3	513				F	17	3	Plat Ref: 6/ 100

Special Tax Areas	Town Ad Valorem Tax Class
Primary Structure Built 1939	Enclosed Area 1,080 SF
Stories 1 1/2	Basement YES
Property Land Area 6,250.00 SF	County Use 04
Type STANDARD UNIT	Exterior FRAME

Value Information

	Base Value	Value As Of 01/01/2003	Phase-In Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	28,060	28,060		
Improvements:	49,510	49,510		
Total:	77,570	77,570	77,570	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: KAHER ANNA D Type: IMPROVED ARMS-LENGTH	Date: 05/21/2003 Deed1: /18033/ 127	Price: \$95,000 Deed2:
Seller: Type:	Date: Deed1:	Price: Deed2:
Seller: Type:	Date: Deed1:	Price: Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

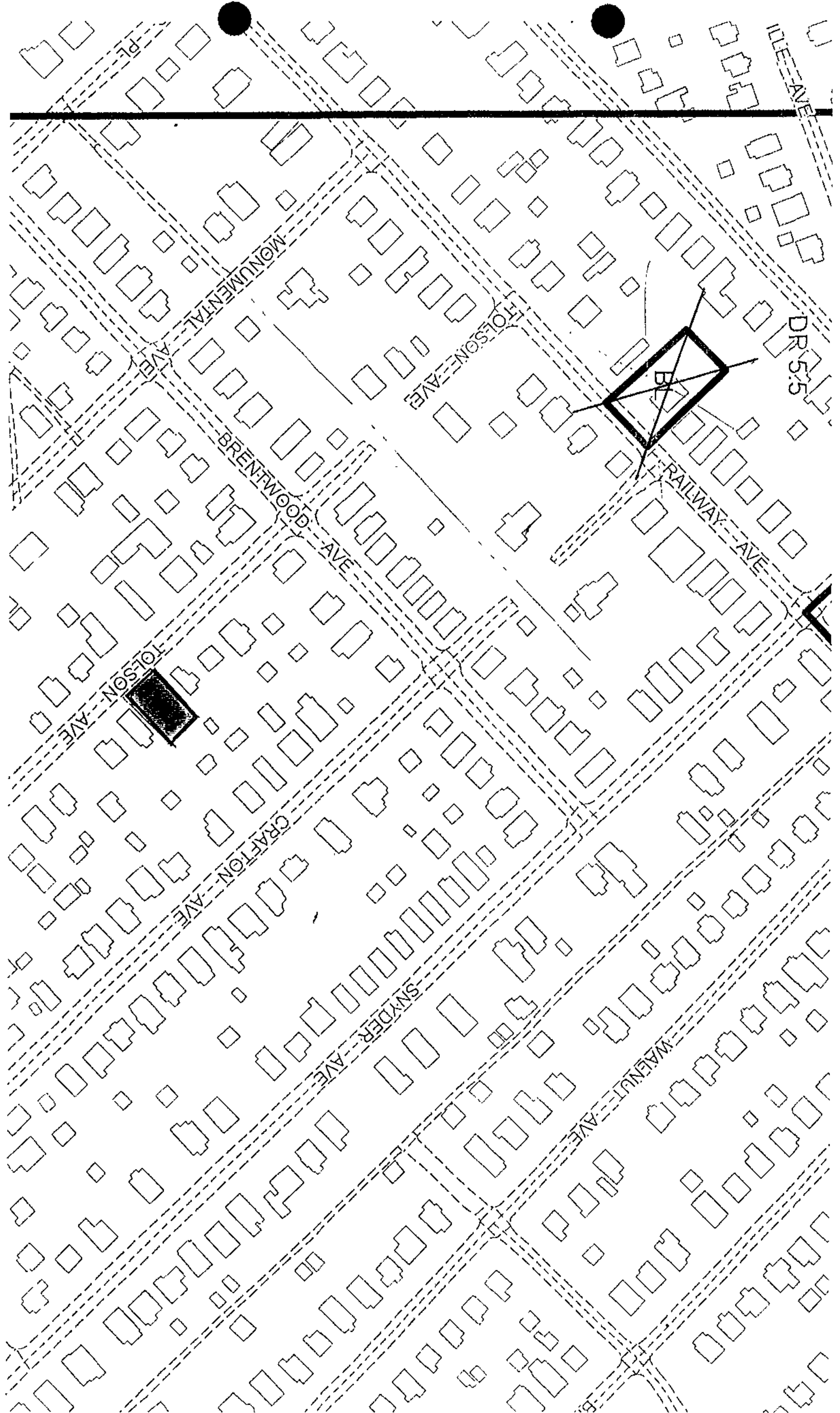
Special Tax Recapture:

* NONE *

CASE NAME _____
CASE NUMBER _____
DATE _____

CASE NAME _____
CASE NUMBER _____
DATE _____

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Curtis T. Edmister Curtis T. Edmister Sr.	1907 Tolson Ave. 711 Millwood Dr.	Bethesda, MD 20822 Fallsview Md. 21047	Tracy 461 @ AOL.com



DR 5:5

10302

#008

PLAT ☒ VARIANCE ☒ SPECIAL HEARING

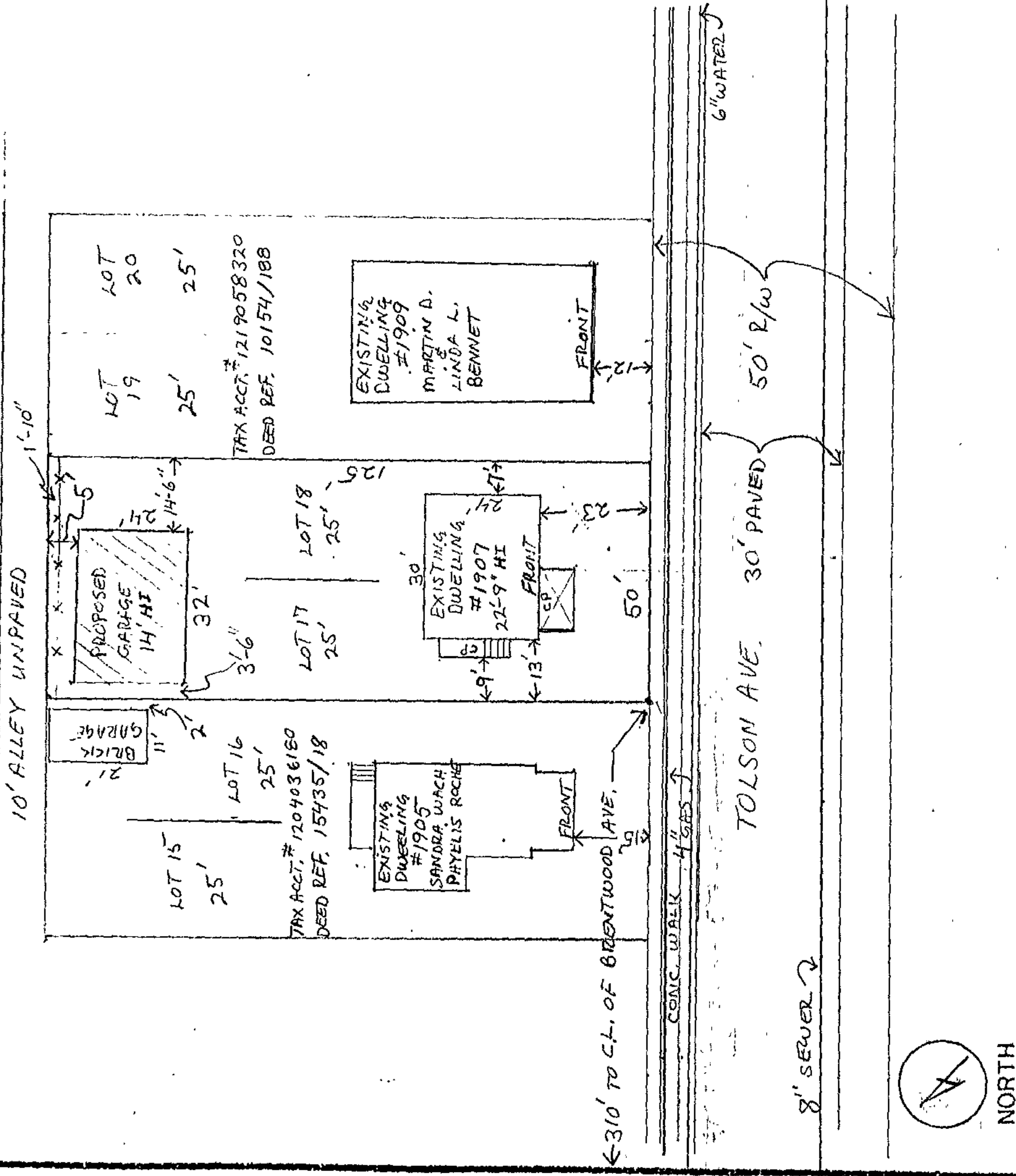
PROPERTY ADDRESS 1907 TOLSON AVE.

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

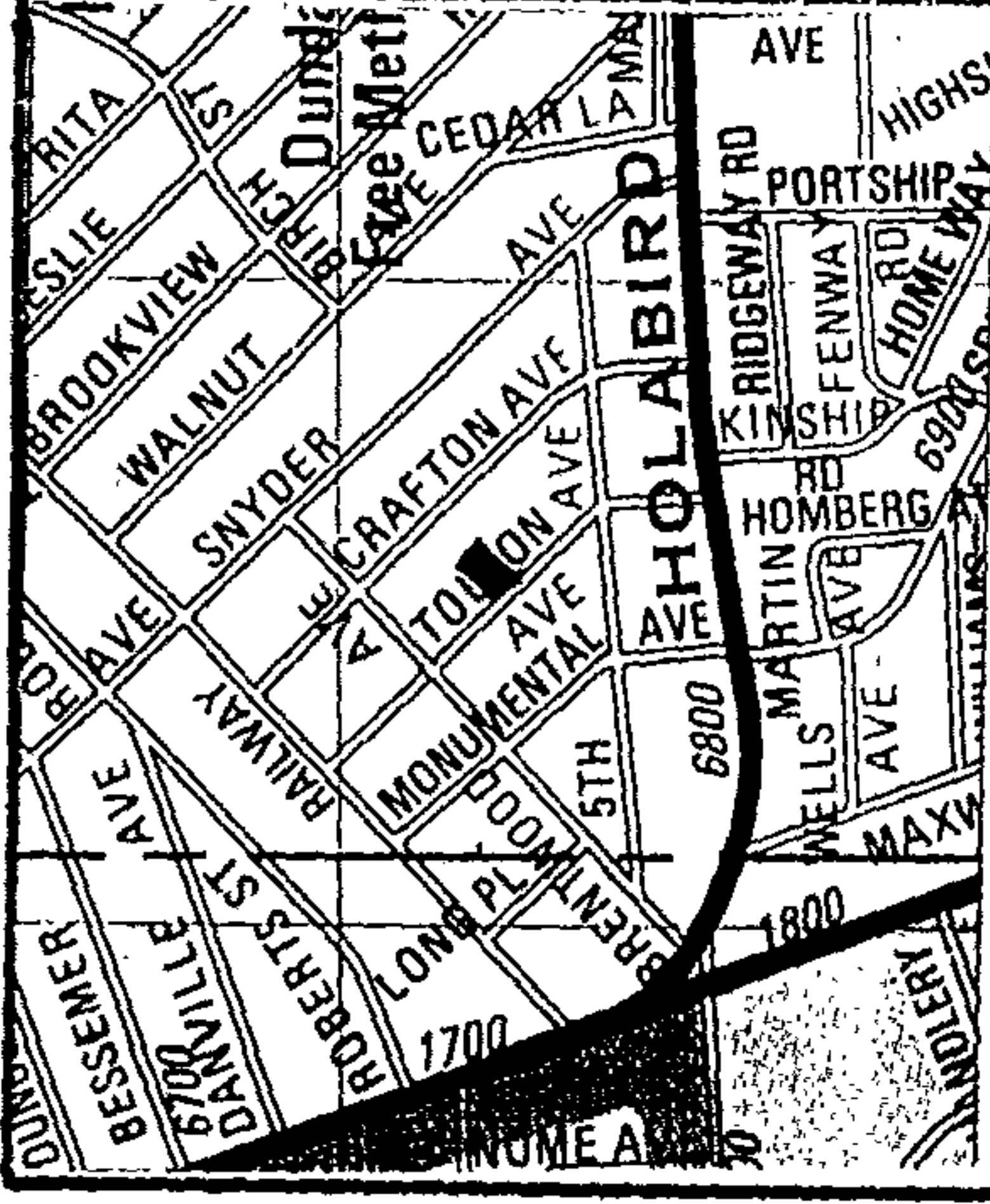
SUBDIVISION NAME FAIRLAWN

PLAT BOOK # 6 FOLIO # 200 LOT # 17 SECTION # 9

OWNER CURTIS Tracy Edmister Jr.



PREPARED BY CTE SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION	
ELECTION DISTRICT	12
COUNCILMANIC DISTRICT	7
1"=200' SCALE MAP #	SE 3-E
ZONING	DR 5.5
LOT SIZE	0.14380 ACRES
SQUARE FEET	6,250
SEWER	☒ PUBLIC ☐ PRIVATE
WATER	☒ PUBLIC ☐ PRIVATE
CHESAPEAKE BAY CRITICAL AREA	YES ☐ NO ☒
100 YEAR FLOOD PLAIN	☐ YES ☒ NO
HISTORIC PROPERTY/BUILDING	☐ YES ☒ NO
PRIOR ZONING HEARING	NONE
ZONING OFFICE USE ONLY	
REVIEWED BY	ITEM #
06	008-SHA