

IN RE: PETITION FOR VARIANCE
S/S Old Washington Boulevard,
200' NE of the c/l U.S. Route 1
(4119 Old Washington Boulevard)
13th Election District
1st Council District

6320 Howard Lane LLC
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 06-038-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, 6320 Howard Lane LLC, by Trema Wilcox. The Petitioners request a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a proposed replacement dwelling on the subject property with a side yard setback of 5 feet in lieu of the required 15 feet, and a sum of the side yards of 21 feet in lieu of the required 40 feet. 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 were Anthony Malizia, a representative of 6320 Howard Lane, LLC, property owners, and Larry Polen, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the south side of Old Washington Boulevard, just east of that road's intersection with U.S. Route 1 in Catonsville. The property contains a gross area of 7,500 sq.ft., more or less, zoned D.R.2, and was previously improved with a two-story, single-family dwelling, which was built in the 1930s. That building, which was 30' x 30' in dimension and contained a basement, was eventually demolished as a result of termite infestation. The Petitioners recently purchased the property and are desirous of redeveloping the site with a new

ORDER RECEIVED FOR FILM
Date 9/26/05
By [Signature]

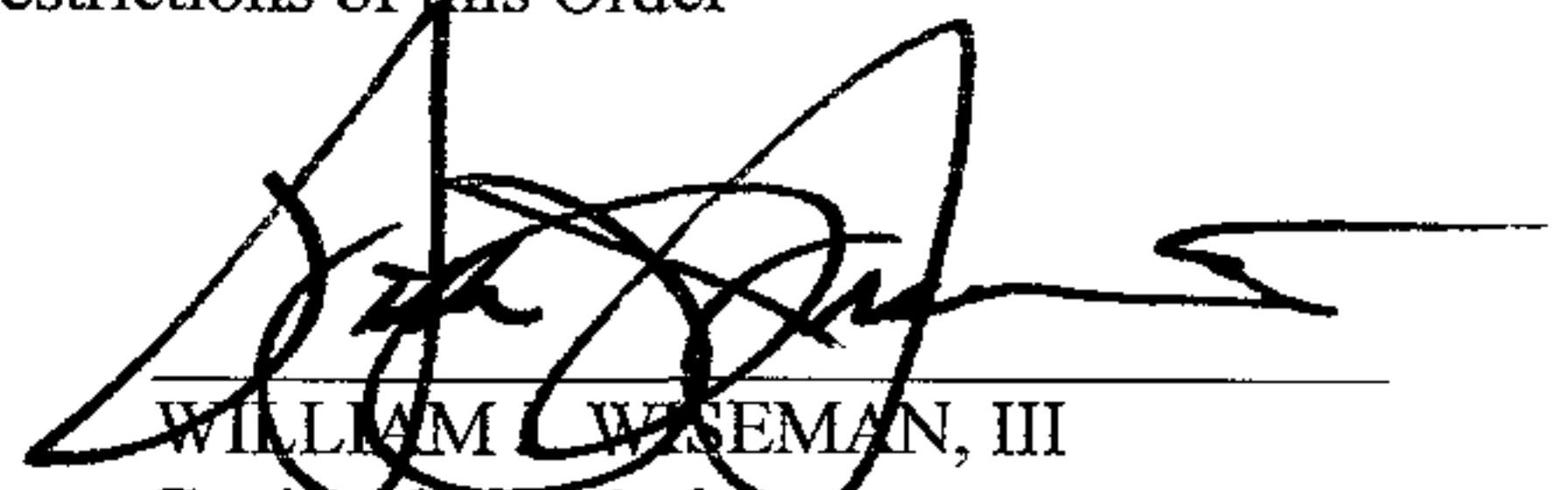
single-family dwelling. As shown on the site plan, the new house will be a one-story structure, 29' x 79' in dimension, and feature an attached garage to the rear. The house will be centered on the lot and provide similar setbacks as the houses on the adjacent lots. However, given the narrow width of the property, only a 5-foot setback can be maintained on the east side. In this regard, the site plan shows that the existing driveway access on the west side of the lot prevents shifting the house further in that direction. It was also indicated that there is a line of trees along the east side property line, which will buffer the proposed dwelling from the adjacent lot. Moreover, the site plan shows that the house on the adjacent lot to the east is located 15 feet from the common property line, whereas the house on the lot to the west is located 10 feet from the property line. Thus, the distances between the dwellings on these three lots will be consistent.

Based upon all of the testimony and evidence presented, I am persuaded to grant the requested relief. I find that strict compliance with the zoning regulations would cause a practical difficulty and unreasonable hardship for the Petitioner and prevent reasonable use of the property for a permitted purpose. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and the neighbors have no objections. Moreover, the proposal is consistent with the pattern of development in the neighborhood. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or 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.

~~THEREFORE~~, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of September 2005 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a proposed replacement dwelling on the subject property with a side yard setback of 5 feet in lieu of the required 15 feet, and a sum of the side yards of 21 feet in lieu of the required 40 feet, for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioners shall submit building elevation drawings of the proposed dwelling to the Office of Planning for review and approval to insure compatibility with the neighborhood.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order


WILLIAM L. WESEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 9/29/05
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 26, 2005

Larry Polen, Esquire
212 Washington Avenue
Towson, Maryland 21204

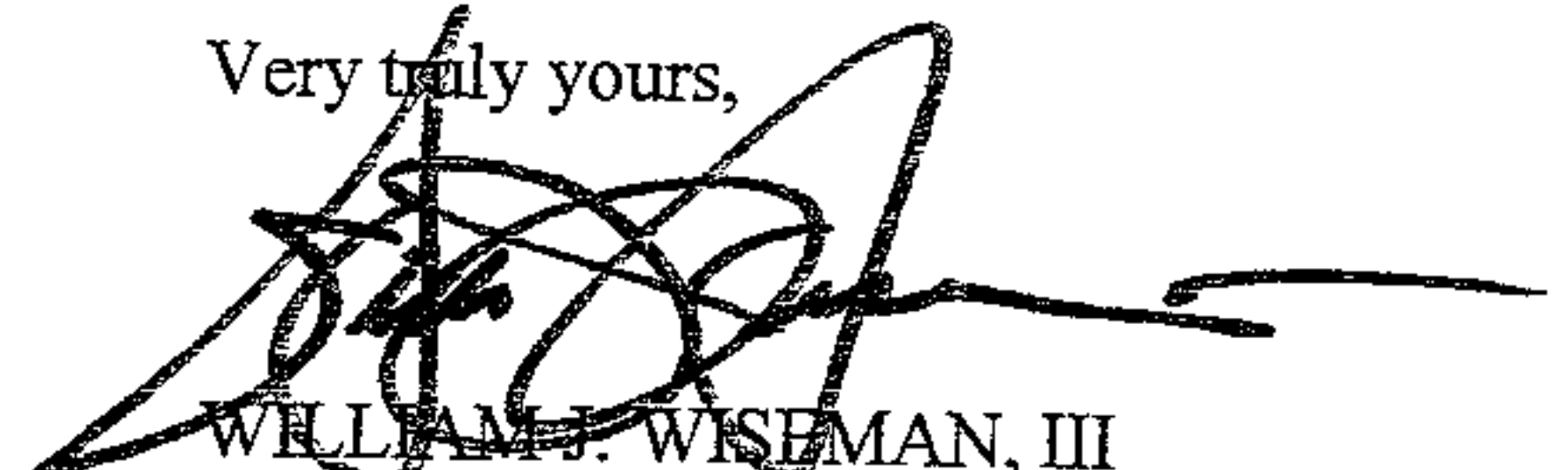
RE: PETITION FOR VARIANCE
S/S Old Washington Boulevard, 200' NE of the c/I U.S. Route 1
(4119 Old Washington Boulevard)
13th Election District – 1st Council District
6320 Howard Lane, LLC - Petitioners
Case No. 06-038-A

Dear Mr. Polen:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

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

Very truly yours,



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Anthony Malizia
6830 Howard Lane, Elkridge, Md. 21075
Office of Planning; People's Counsel; Case File

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





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 4149 OLD WASH. BLVD
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) 1B02.3.C.1 To allow a proposed

(replacement) dwelling with a side yard setback of 5 ft, and a sum of side yard setbacks of 20 ft, in lieu of the minimum required 15 ft, & 40 ft, respectively.

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

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.

State

Zip Code

Legal Owner(s):

6320 Howard Lane LLC.

Name - Type or Print

By Thomas Wilcox - member

Signature

Trema Wilcox

Name - Type or Print

Signature

6320 HOWARD LANE 410-379-5555

Address

Telephone No.

SLK RIDGE

MD

21075

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr.

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 7-19-05

ORDER RECEIVED FOR FILING
Date 7/19/05
Case No. 06-038 A
REV 9/10/98

RECEIVED

BW
9/19

AUG 24 2005

CORRECTIONS FOR CASE NUMBER 06-038-A:

PROPERTY ADDRESS: 4119 Old Washington Blvd.

sect 1602.3.C.1 of FCZR

VARIANCE to allow a proposed (replacement) dwelling with a side yard setback of 5 feet and a sum of side yard setbacks of 21 feet in lieu of the minimum required 15 feet and 40 feet respectively.

ZONING COMMISSIONER

Zoning Description

Zoning description for: 4114 Old Washington Boulevard

Beginning at a point on the ~~South~~ side of Old Washington Boulevard which is twenty feet wide at the distance of two hundred feet northeast of US Route 1. Being Lot #5, Section A in the subdivision Oak Park as recorded in Baltimore County Plat Book #7, Folio 23 containing 7,500 square feet. Also know as 4114 Old Washington Boulevard and located in Election District 13, Councilmanic District 1.

038

CERTIFICATE OF PUBLICATION

8/25/ 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 8/25/ 2005.

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

J. Wilkinson

LEGAL ADVERTISING

Advertisement for a proposed change in the zoning ordinance of Baltimore County, Maryland, to allow a proposed replacement dwelling with a side yard setback of 5 feet and a sum of side yard setbacks of 21 feet in lieu of the minimum required 15 feet and 40 feet respectively.

Legal Owner(s): 6326 Howard Lane, D.C. Tremia Wilcox

Variance: to allow a proposed replacement dwelling with a side yard setback of 5 feet and a sum of side yard setbacks of 21 feet in lieu of the minimum required 15 feet and 40 feet respectively.

Hearing: Friday, September 9, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Besley Avenue, Towson, MD 21204.

WILLIAM L. WISEMAN, III
Zoning Commission, Baltimore County

NOTES: 1. The proposed change is to be made accessible for special circumstances. Please contact the Zoning Commission for more information. 2. The proposed change is to be made accessible for special circumstances. Please contact the Zoning Commission for more information. 3. The proposed change is to be made accessible for special circumstances. Please contact the Zoning Commission for more information.

8/25/05 Page 2 of 2 63931

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Check No. 11002200
06-03-05

DATE 7-19-05 ACCOUNT R. DOLAN/06/15/05

AMOUNT \$ 65.00

RECEIVED FROM Anthony M. 11/2/0

FOR Resident's Homeowner's Insurance

for 4121 Old Washington Rd. #100

DISTRIBUTION
WHITE CASHIER PINK AGENCY YELLOW CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME JUNE

7/10/2005 7/19/2005 10:00:00

ED 4015 WALKIN WORK KCP

SHUTTLE 4 27000 7/19/2005 10:00

NO. 5 SCS JONING VERIFICATION

NO. 440231

Receipt for 105.00

07/19/05

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 06-038-A

Petitioner/Developer: TREMA
WILCOX

Date Of Hearing/Closing: 9/8/05

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

Attention:

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
at 4119 OLD WASHINGTON BLVD

This sign(s) were posted on August 24, 2005
(Month, Day, Year)

Sincerely,

Martin Ogle 8/24/05
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

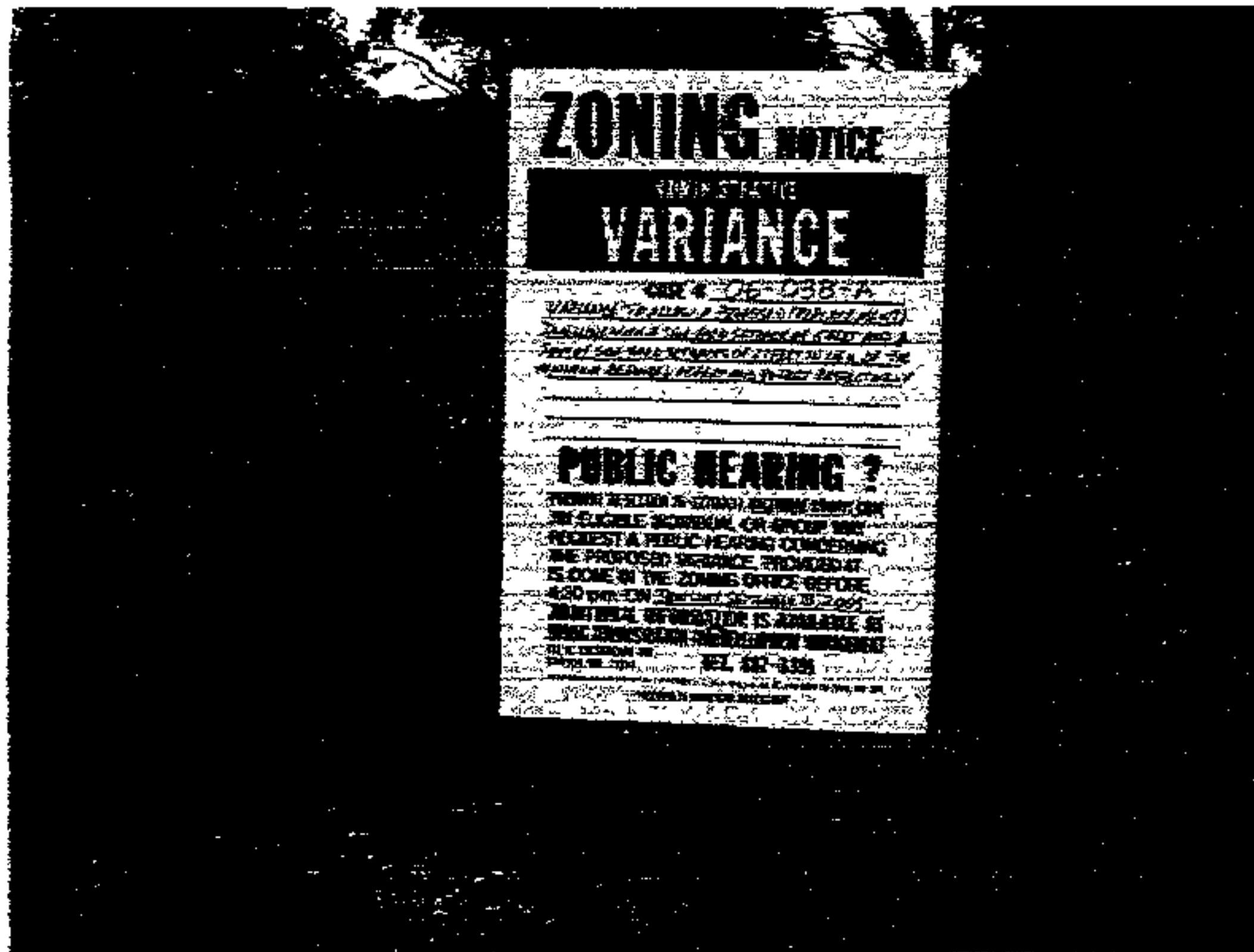
16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

im000399 (576x432x24b jpeg)



Yacht Of August 24, 2005

RE: PETITION FOR VARIANCE * BEFORE THE
4121 Old Washington Blvd; S/side Old
Washington Blvd, 200' E Washington Blvd. * ZONING COMMISSIONER
13th Election & 1st Councilmanic Districts
Legal Owner(s): 6320 Howard Lane, LLC by* FOR
Trema Wilcox
Petitioner(s) * BALTIMORE COUNTY
* 05-038-A

* * * * *

ENTRY OF APPEARANCE

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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of August, 2005, a copy of the foregoing Entry of Appearance was mailed to 6320 Howard Lane, LLC, by Trema Wilcox, 6320 Howard Lane, Elkridge MD 21075, Petitioner(s).

RECEIVED

AUG 02 2005

Per 


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: Case 06-038-A
Petitioner: 6320 Howard Lane LLC
Address or ^{site} Location: 4129 Old Washington Blvd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: 6320 Howard Lane, LLC (Ms. Tremaine Wilcox member)
Address: 6320 Howard Lane
Baltimore, Md. 21075
Telephone Number: 410-379-5555



August 22, 2005

CORRECTED 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: 06-038-A

4119 Old Washington Boulevard

S/side of Old Washington Boulevard, 200 feet east of Washington Boulevard

13th Election District – 1st Councilmanic District

Legal Owners: 6320 Howard Lane, LLC, Trema Wilcox

Variance to allow a proposed (replacement) dwelling with a side yard setback of 5 feet and a sum of side yard setbacks of 21 feet in lieu of the minimum required 15 feet and 40 feet respectively.

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

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:klm

C: Trema Wilcox, 6320 Howard Lane, Elkridge 21075

EAV NEW NOTICE OF HEARING

**T&P GENERAL
CONTRACTORS
INC.**

Anthony F. Malizia
Project Manager

6320 Howard Lane
Elkridge, Maryland 21075

Phone: 410-379-5555
Fax: 410-379-8458
Web: www.tandgeneral.com
Email: amalizia@tandgeneral.com

A stylized logo for T&P General Contractors, featuring the letters "T" and "P" in a bold, blocky font.

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 25, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**





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 29, 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: 06-038-A

4129 Old Washington Boulevard

S/side of Old Washington Boulevard, 200 feet east of Washington Boulevard

13th Election District – 1st Councilmanic District

Legal Owners: 6320 Howard Lane, LLC, Trema Wilcox

Variance to allow a proposed (replacement) dwelling with a side yard setback of 5 feet and a sum of side yard setbacks of 21 feet in lieu of the minimum required 15 feet and 40 feet respectively.

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

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Trema Wilcox, 6320 Howard Lane, Elkridge 21075

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 25, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



**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 29, 2005

Trema Wilcox
6320 Howard Lane, LLC.
Elkridge, Maryland 21075

Dear Ms. Wilcox:

RE: Case Number: 06-038-A, 4119 Old Washington Blvd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 19, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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: 8.30.05

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

RE: Baltimore County
Item No. 078-0738-A

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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

bu
ala

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 23, 2005

RECEIVED

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

AUG 25 2005

SUBJECT: 4121 Old Washington Blvd

ZONING COMMISSIONER

INFORMATION:

Item Number: 6-038

Petitioner: Trema Wilcox

Zoning: DR 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

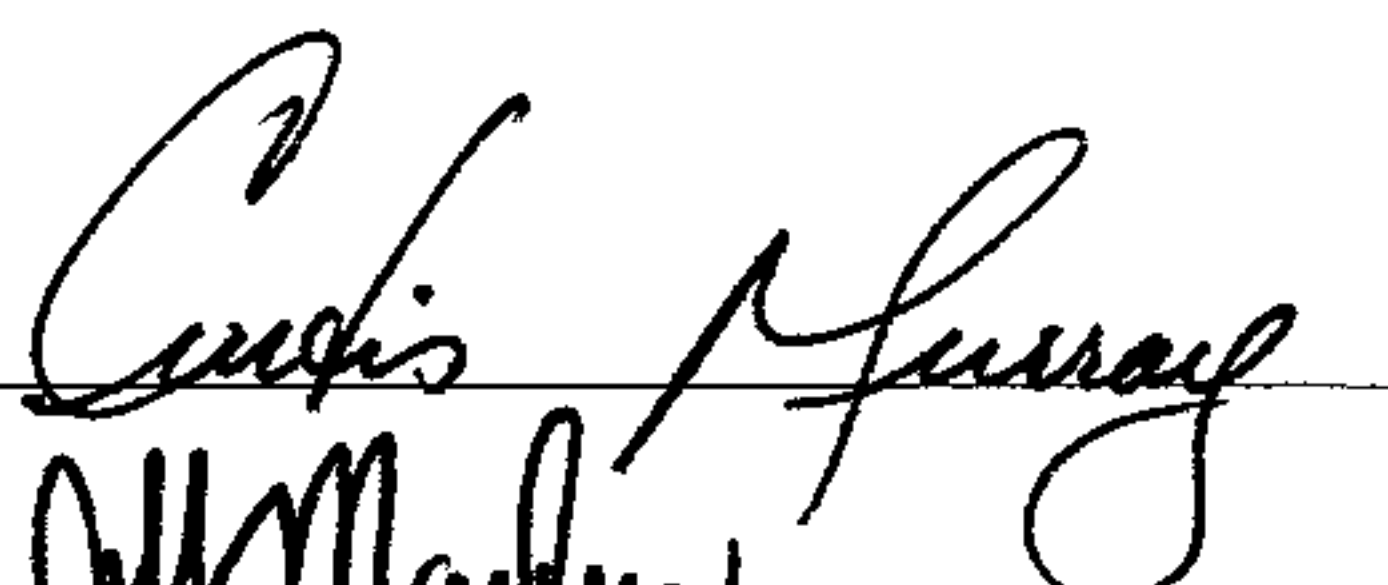
The Office of Planning conducted a field review of the subject site. The evaluation revealed the plat submitted by the petitioner is incorrect for the following reasons:

1. Lot 4 located at 4121 Old Washington Boulevard is not a vacant lot, and the petitioner does not own it.
2. Lots 3 and 5 are vacant lots. The street numbers shown on the plan are incorrect for the aforementioned lots.
3. The sum of the side yard setbacks shown on the plat is 21 feet instead of 11 feet as stated on the petition.

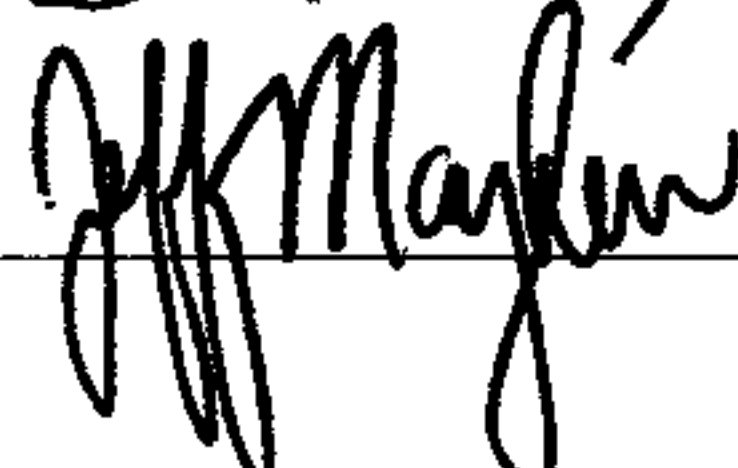
The Office of Planning recommends the petitioner be required to resubmit the petition for variance attaching the correct plat information.

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL: CM



BW
9/19

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 8, 2005

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

RECEIVED

AUG 10 2005

SUBJECT: Zoning Advisory Committee Meeting
For August 8, 2005
Item Nos. 032, 033, 034, 035, 036, 038,
039, 040, 041, 042, 043,

ZONING COMMISSIONER

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-08082005.doc

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



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

Maryland Department of Transportation

Date: 7.29.05

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

RE: Baltimore County
Item No. 038 JJS

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: R. Bruce Seeley *AMS*

DATE: September 2, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 1, 2005

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

06-032

06-033

06-034

06-036

06-038

06-039

06-040

06-041

06-043

Reviewers: Sue Farinetti, Dave Lykens, Glenn Shaffer, Bruce Seeley

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

August 2, 2005

Distribution Meeting of August 1, 2005

ATTENTION: Zoning Review Planners

Item No. 032, 033, 034, 035, 036, 037, 038, 039, 040, 041 and 043

Pursuant to your request, the above referenced plan(s) have been reviewed by this Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Department has no comments at this time.

If you have any questions contact my office.

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

Cc:file

Bill Wiseman - Case 06-038-A

From: <tmalizia@tandpgeneral.com>
To: <wwiseman@co.ba.md.us>
Date: 9/26/2005 7:23:49 AM
Subject: Case 06-038-A

Mr. Wiseman:

In response to your inquiry about 4119 Old Washington Boulevard, case number 06-038-A, the following was discovered:

The original house was built in the 1930's.

The dimensions were 30' x 30', basement with two stories.

The house was built from pine pallet boards, crate wood, etc.

The house had to be demolished due to termite infestation and structural deficiency.

That is all the information that we have on the original house. If there is any other information that you need, please let us know and we would be happy to comply.

Sincerely:

Anthony F Malizia
Project Manager

T&P General Contractors, Inc.
6320 Howard Lane
Elkridge, MD 21075
410 379 5555

tmalizia@tandpgeneral.com

—
No virus found in this outgoing message.
Checked by AVG Anti-Virus.
Version: 7.0.344 / Virus Database: 267.11.6/111 - Release Date: 9/23/2005

ZAC AGENDA**(REVISIONS)**

Item Number: 038 Case Number: 6-38-A Primary Use: Residential Reviewer: JJS

Type: Variance

Legal Owner: Trema Wilcox

Contract Purchaser:

Critical Area: No Flood Plain: No Historic: No Election Dist: 13th Councilmanic Dist: 1st

Property Address: ⁴¹¹⁹~~4421~~ Old Washington Blvd.

Location: South side of Old Washington Blvd, 200 feet east of Wastington Blvd.

Existing Zoning: DR 2

Area: 7,500 square feet

Proposed Zoning: VARIANCE to allow a proposed (replacement) dwelling with a side yard setback of 5 feet and a sum of side yard setbacks of ~~11~~ feet in lieu of the minimum required 15 feet and 40 feet respectively.

21

Attorney:

Miscellaneous:



T&P GENERAL CONTRACTORS, INC.

100% Woman-Owned Corporation

6320 Howard Lane
Elkridge, Maryland 21075

Phone 410-379-5555
Fax: 410-379-8458
Web: www.tandpgeneral.com

August 22, 2005

Department of Permits and Development Management
Director's Office
County Office Building
111 W Chesapeake Avenue
Towson, MD 21204

Ref: Revision Filing: Case 6-38-A: 4121 Old Washington Boulevard

To Whom It May Concern:

Per Case Number 6-38-A, the listed address, set back and lot numbers are incorrect. The actual address for the variance is 4119 Old Washington Boulevard. The sum of side yard setbacks is 21 feet and the lot number is 5. All other information is deemed to be correct. Please revise our Zoning Variance documents accordingly.

Please contact our office with questions at 410 379 5555. Thank you.

Sincerely:

Anthony F Malizia
Project Manager

* Condition Approval on Submitting:
Bldg Elevations to Planning.

No Objections ✓

79' long — Garage
Side entrance

Trees on E/Side of Property

Used as residence —

4/21 — two males

4/17 — family

Design of Bldg. —

Destroyed by

Petitioner sending me
add'l info on Prot
Home.

7-19-05

MEMO TO THE FILE

TO: ZC / Deputy Z.C.

From: John Sullivan, Planner II, Zon Rev.

Subject: Variance Case # 06-038 A; 4129 Old Washington Blvd

(see Receipt) I informed MR. Anthony Malizio at the 10:00 AM petition Appointment that since ~~the~~ the ownership of this property was incorporated an Attorney & will be required at the hearing. MR. Malizio acknowledged this fact & stated that an attorney would be present at the hearing.

CASE NAME _____
CASE NUMBER _____
DATE _____

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

Case No.: 06-038A 4119 OLD WASHINGTON BLVD

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		

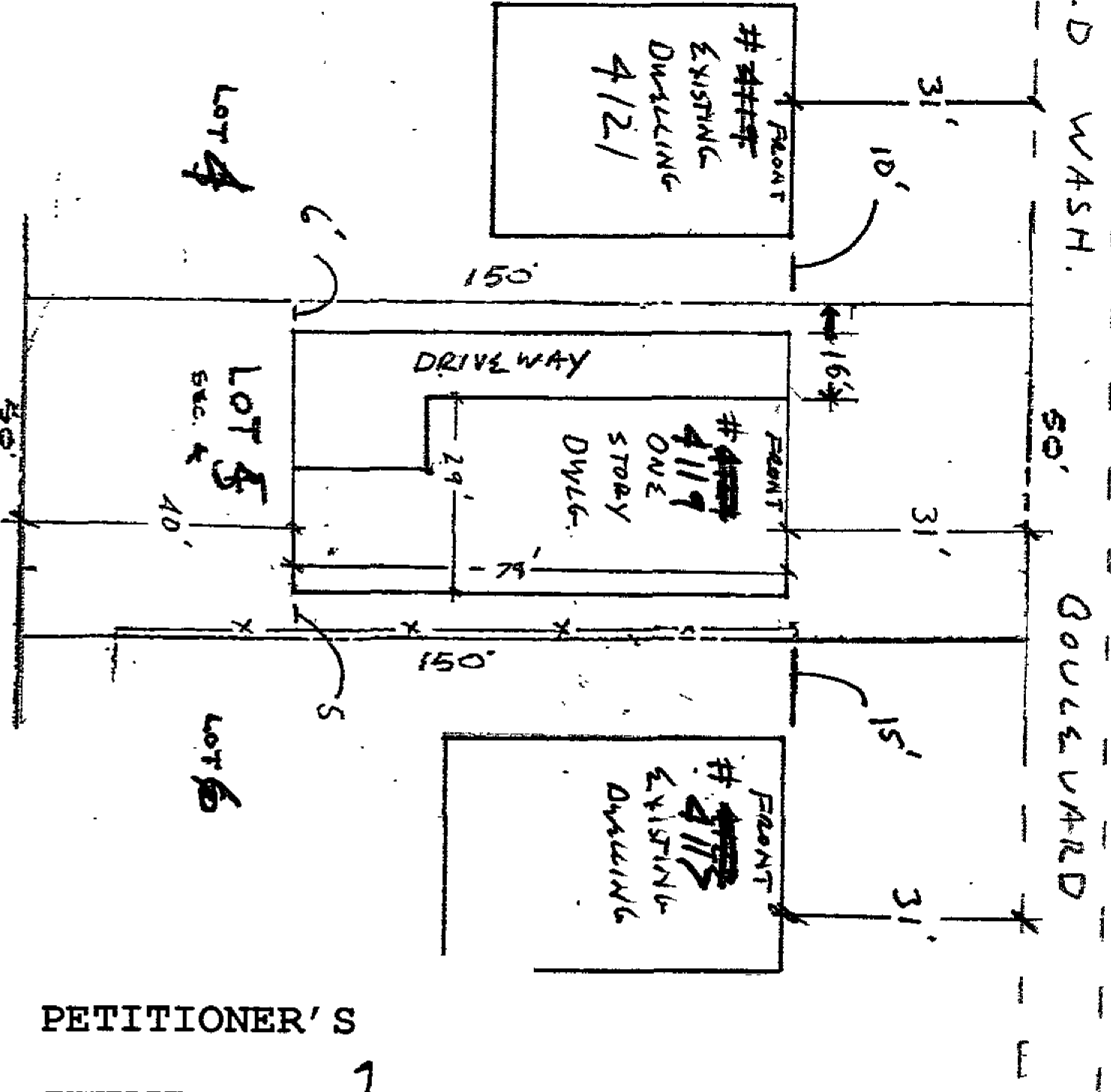
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4119 OLD WASHINGTON BLVD. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME DAK PARK

PLAT BOOK # 7 FOLIO # 23 LOT # 5 SECTION # A

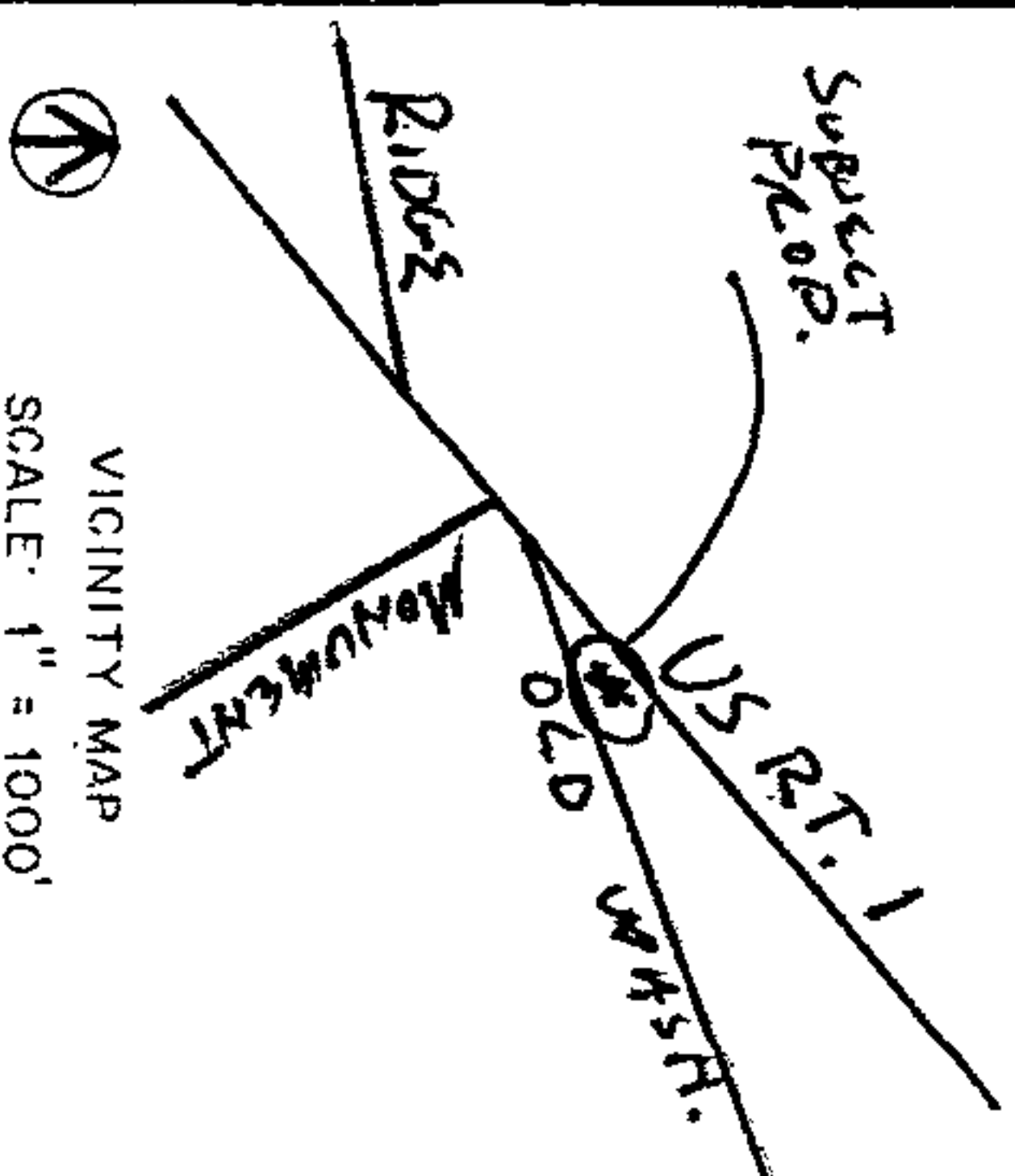
OWNER 6320 HOWARD LANE LLC



PETITIONER'S
EXHIBIT NO. 1

PREPARED BY AFM

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 13th

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 1400900.73
6,476

ZONING DR2

LOT SIZE .17 ACRES 7,520 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

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 1038 ITEM # 106-038-4

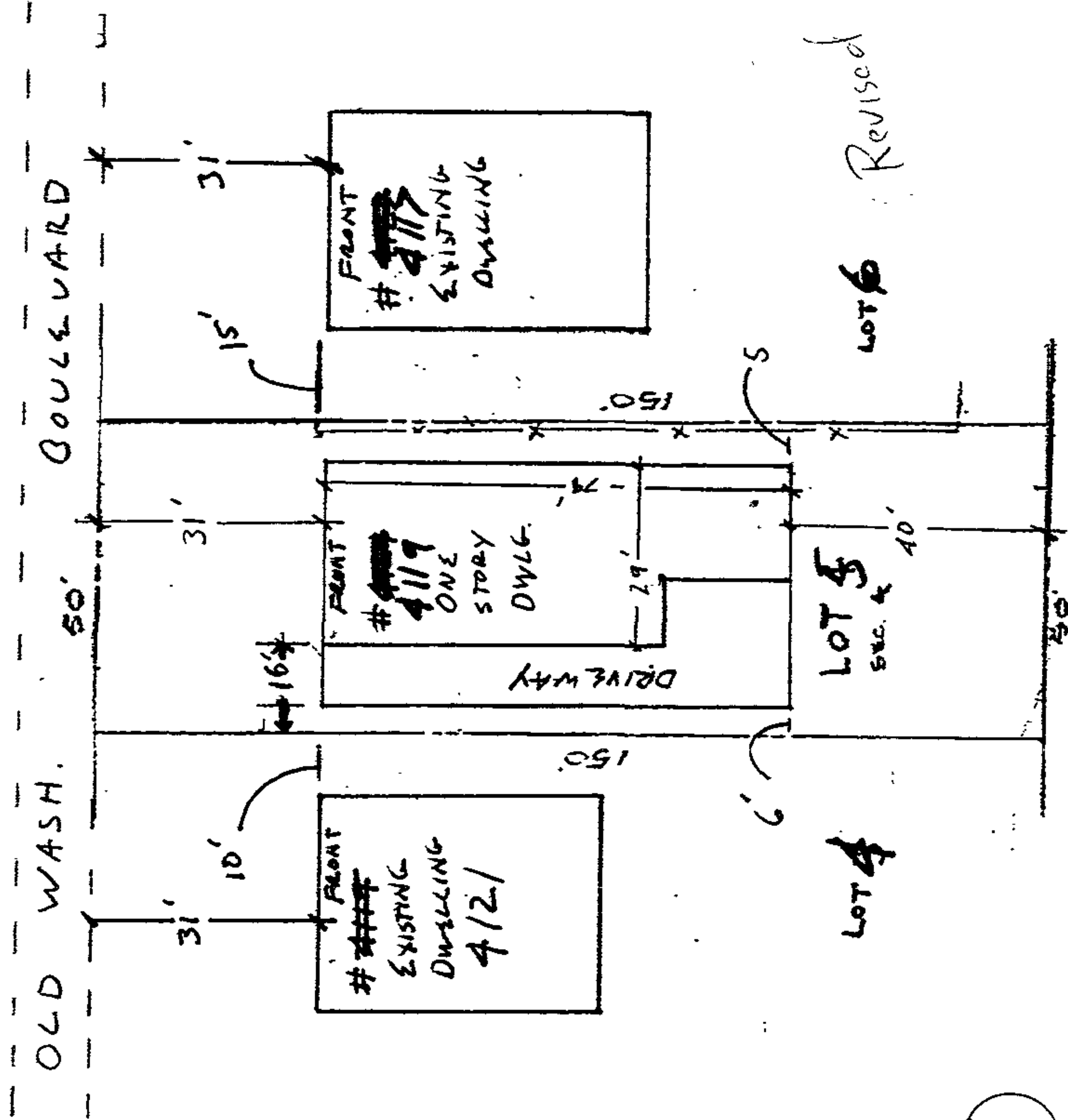
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4119 OLD WASHINGTON BLVD. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME DAK PARK

PLAT BOOK # 7 FOLIO # 23 LOT # 5 SECTION # A

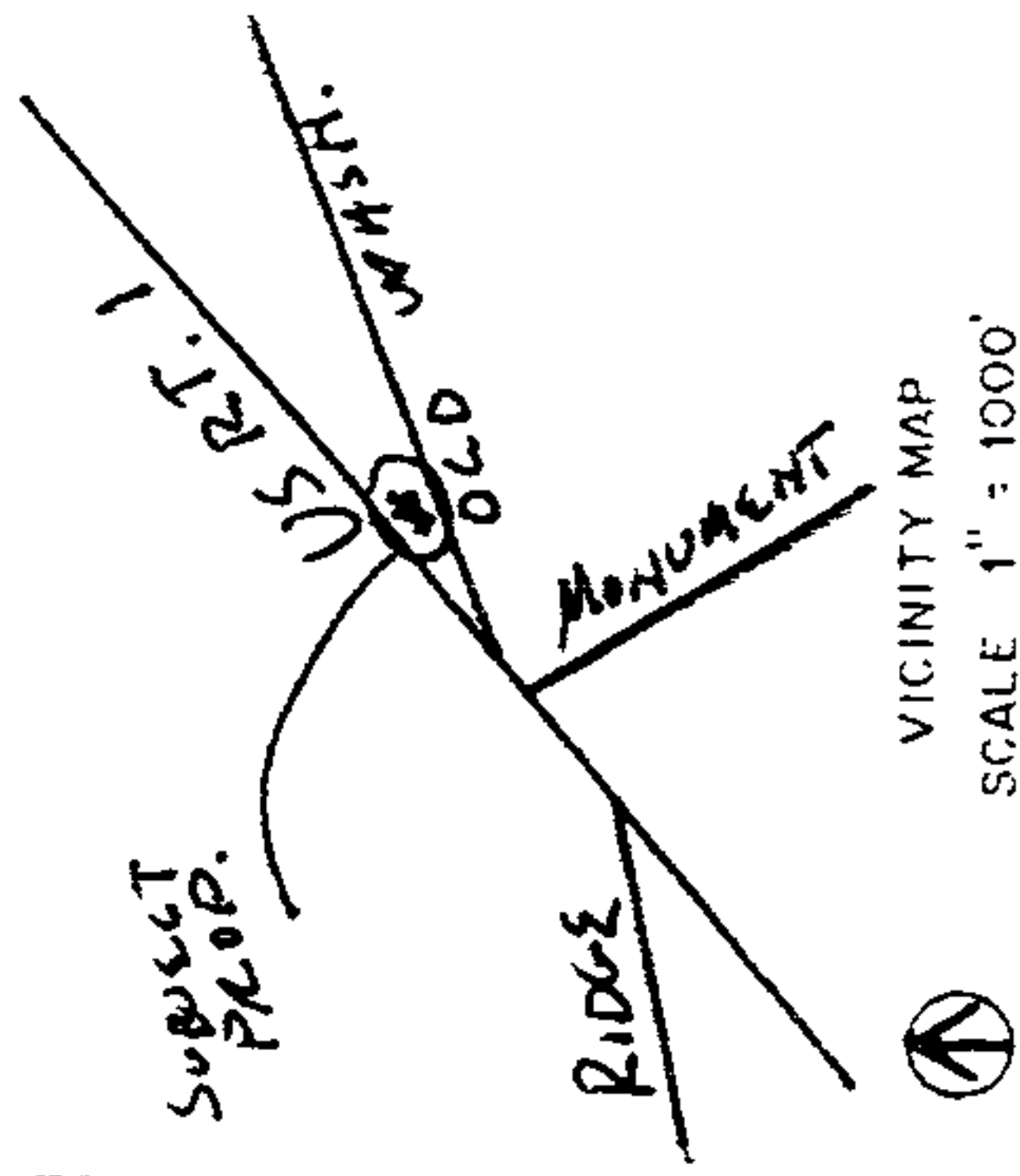
OWNER 6320 HOWARD LANE LLC



NORTH

PREPARED BY AFM

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 13th

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 1400900.73

ZONING DR 2

LOT SIZE 17 ACRES

SQUARE FEET 7,500

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒

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 JYS ITEM # 1038 CASE # 106-038-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4121 OLD WASHINGTON BLVD. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME DATE PARK

PLAT BOOK # 7 FOLIO # 23 LOT # 4 SECTION # A

OWNER 6320 HOWARD LANE LLC

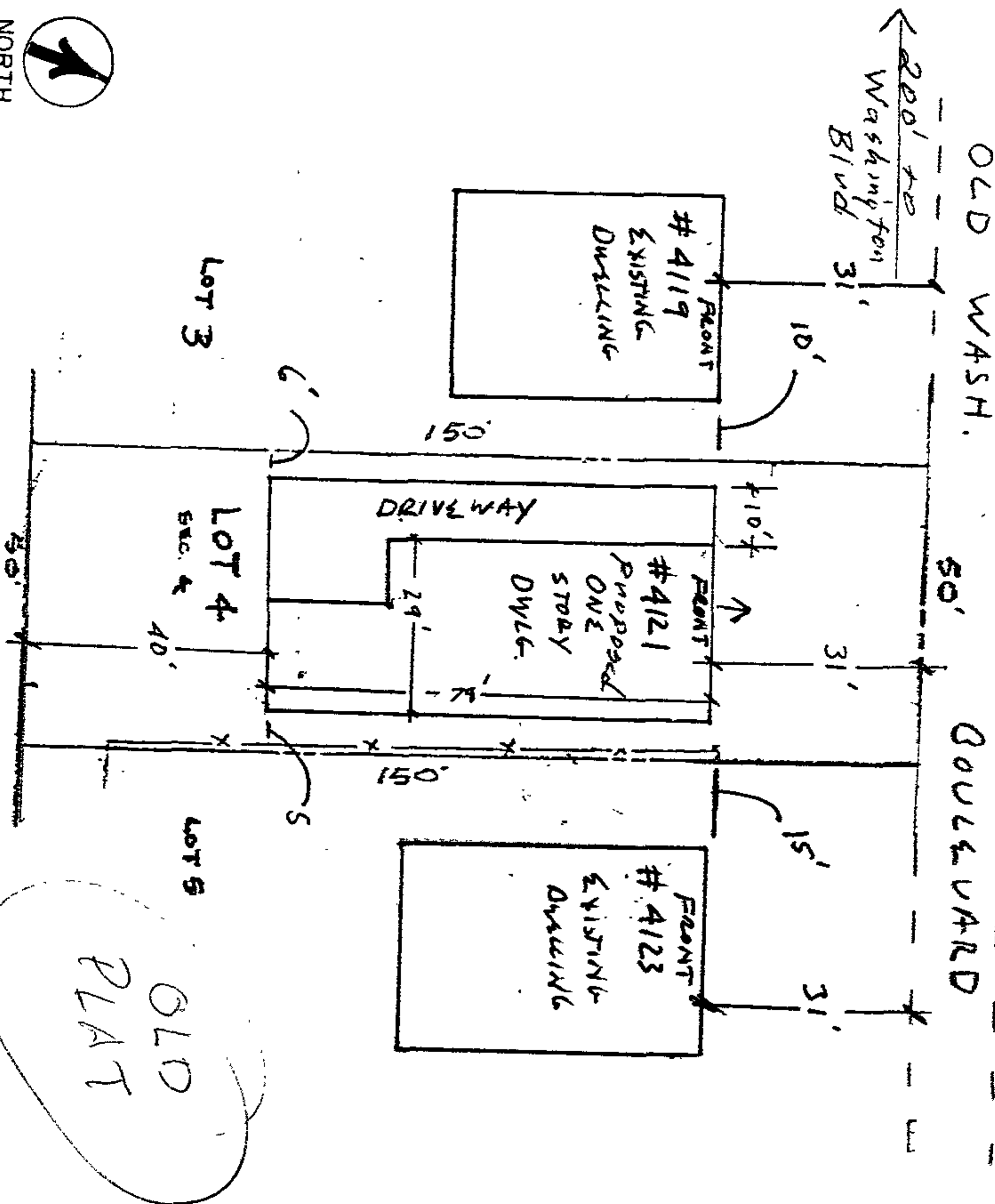
NORTH



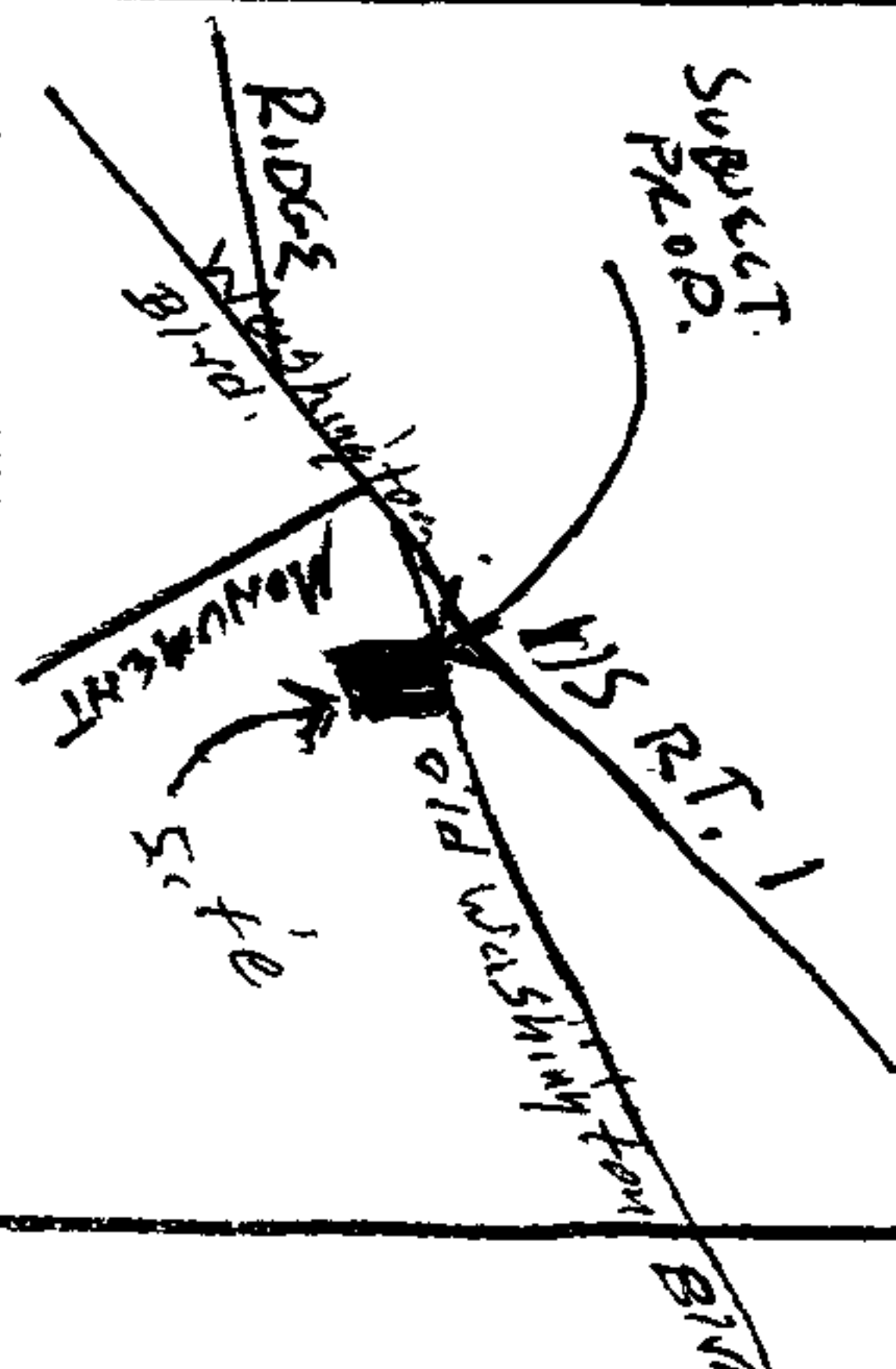
PREPARED BY

AFM

SCALE OF DRAWING: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 13th

COUNCILMANIC DISTRICT 1

1" = 200' SCALE MAP # 1099A1

ZONING DR2

LOT SIZE .17 ACRES 7,500 SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

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 638 ITEM # 638 CASE #



Board Code: A10-001