IN RE: PETITIONS FOR VARIANCE

SE/S Sunbriar Avenue, 200' & 150' NE of

Windsor Mill Road

(2107 & 2105 Sunbriar Avenue)

1st Election District

4th Council District

* OF BALTIMORE COUNTY

ZONING COMMISSIONER

BEFORE THE

* Cases Nos. 06-050-A & 06-051-A

Cynthia Jordan Petitioner

* * * * * * * * *

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Variance filed by Cynthia Jordan, owner of the subject two adjacent properties known as 2105 and 2107 Sunbriar Avenue. Since the properties are owned by the same person and are located adjacent to one another, the two cases were heard contemporaneously. In Case No. 06-050-A, the Petitioner requests a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet for a proposed dwelling, to be known as 2107 Sunbriar Avenue. In Case No. 05-051-A, the Petitioner requests similar relief from Section 1B02.3.C.1 of the B.C.Z.R. to permit the existing dwelling, known as 2105 Sunbriar Avenue, on a 50-foot wide lot in lieu of the minimum required lot width of 55 feet. The subject properties and requested relief are more particularly described on the site plan submitted in each case, which was accepted into evidence and respectively marked as Petitioner's Exhibits 1.

Appearing at the requisite public hearing in support of the requests was Cynthia Jordan, property owner, Susan Jackson-Stein, prior owner of the subject properties, and J. Scott Dallas, the Surveyor who prepared the site plan(s) for these properties. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject adjacent parcels are located on the east side of Sunbriar Avenue, just north of Windsor Mill Road in western Baltimore County. The lots are identified as Lots 19 and 20 of Windsor Dale, an older subdivision that was platted

Date LOW FOR FILES

and recorded in the Land Records in 1923, prior to the first set of zoning regulations in Baltimore County. As is often the case with older subdivisions, many of the lots are undersized and do not meet current area and width requirements. In this regard, each of the subject lots contains a gross area of 7,500 sq.ft., or 0.17 acres, more or less zoned D.R.5.5, and is 50' wide by 150' deep. As shown on the site plan, Lot 20 is improved with a single-family dwelling, known as 2105 Sunbriar Avenue, which was built in 1930. Lot 19 is an unimproved lot.

The Petitioner recently purchased the subject properties from Ms. Jackson-Stein, who had owned both lots since 1979 and resided in the existing dwelling until Ms. Jordan's purchase of the lots in March 2005. Ms. Jordan, who now resides on the property, wishes to develop the unimproved lot with a two-story, single-family dwelling to be known as 2107 Sunbriar Avenue. Ms. Jordan indicated that she will either reside in the new dwelling or sell that property. In any event, the proposed dwelling will be 30' by 40' in dimension and will meet all required setbacks from front, side and rear property lines. In order to proceed with the proposed development, the requested variance relief is necessary to legitimize existing conditions on the dwelling lot and allow development of the vacant lot. In support of the proposal, photographs of the subject property and adjacent lots show that most of the houses in this community were built on 50-foot wide lots. In addition, Ms. Stein testified that the unimproved parcel (Lot 19) was never used as an accessory to the dwelling lot (Lot 20). Moreover, the Petitioner has met with the Office of Planning and will submit building elevation drawings of the proposed dwelling consistent with other houses in the neighborhood. Thus, it appears the relief requested is appropriate in this instance and consistent with the pattern of development.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. The fact that this subdivision was platted and recorded many years ago, well prior to the adoption of the B.C.Z.R., is a persuasive factor. Both lots meet the minimum area requirements of 6,000 sq.ft. under the D.R.5.5 zoning regulations and the existing and proposed dwelling will meet all setback requirements. The only deficiency in both instances is the lot width. As noted above, most of the houses in this community were built on 50-foot wide lots with similar

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setbacks as that proposed here. Moreover, no one appeared in opposition to the request and the proposal is consistent with the pattern of development in the neighborhood. In this regard, testimony indicated that the Petitioner has discussed her plans with the adjacent neighbors and they have no objections. In my view, the relief requested will not result in any detriment to the health, safety and general welfare of the surrounding locale and meets the spirit and intent of Section 307 for relief to be granted.

However, pursuant to the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning, the Petitioners shall submit building elevation drawings of the proposed dwelling to that agency for review and approval prior to the issuance of any permits. The proposed dwelling shall be compatible in terms of size, exterior, building materials, color and architectural details with existing dwellings in the area. In addition, landscaping shall be provided along the public road for both properties. It is also to be noted that based upon the ZAC comments submitted by the Bureau of Development Plans Review, the Petitioner submitted revised site plan(s) to reflect a 5-foot wide right-of-way widening strip along Sunbriar Road. Those plans have been respectively marked as Petitioner's Exhibits 1A.

Pursuant to the advertisement, posting of the property(s) 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 ______ day of October 2005 that the Petition for Variance filed in Case No. 06-050-A seeking relief from Section 1B02.3.C.1 of the B.C.Z.R. to permit a lot width of 50 feet in lieu of the required 55 feet, for a proposed dwelling, to be known as 2107 Sunbriar Avenue, in accordance with Petitioner's Exhibit 1A, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 06-051-A, seeking relief from Section 1B02.3.C.1 of the B.C.Z.R. to permit the existing dwelling, known as 2105 Sunbriar Avenue, on a 50-foot wide lot in lieu of the minimum required lot width of 55 feet, in accordance with Petitioner's Exhibit 1A, be and is hereby GRANTED, subject to the following restrictions:

FORK ALTENED

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is 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 proposed dwelling shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning. In addition, landscaping shall be provided along the public road for both properties.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order

WIŁLIAM J. WYSEMAN, III

Zoning Commissioner for Baltimore County

WJW:bjs

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JAMES T. SMITH, JR. County Executive

October 26, 2005

WILLIAM J. WISEMAN III

Zoning Commissioner

AMIWISEMAN, III

Zoning Commissioner

for Baltimore County

Ms. Cynthia Jordan 2105 Sunbriar Avenue Baltimore, Maryland 21207

RE: PETITIONS FOR VARIANCE

SE/S Sunbriar Avenue, 200/150' NE of the c/l Windsor Mill Road

(2107 & 2105 Sunbriar Avenue)

1st Election District – 4th Council District

Cynthia Jordan - Petitioner

Cases Nos. 06-050-A and 06-051-A

Dear Ms. Jordan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for 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.

WJW:bjs

cc: Ms. Susan Jackson-Stein

815 Kearny Court, Salisbury, Md. 21804

Mr. J. Scott Dallas, P.O. Box 26, Baldwin, Md. 21013

Development Plans Review, DPDM; Office of Planning; People's Counsel; Case/File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2105 Sunbriar Avenue

which is presently zoned D.R. 5.5

IWe do solemnly declare and affirm, under the penalties of .

This Petition shall be filed with the Downer(s) of the property situate in Baltin made a part hereof, hereby petition for a sport of the property and area and area.	Variance from Sect	ion(s) 30.4.1 (a)	and (c) to	t attached hereto and	,
Chbrose di mineralsente	OT BUO BUV O	ГП ар- -Т/актапиа н	doomod	<i>f</i> — — ~	
necessary by the Zoning	Commissions	r — —	aeemea	(BCZ12)	•
The state of the state state of the state of	TOTIE:	- 40 LEV	MIT A LOT	WIDTH OF S	0
•	•	" I'LLEU	OFTILE	ZEQUIZED 55	<u> </u>
	• .	•	of the h	-EQUIRED 55	•

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

Neighborhood is predominately comprised of 50' wide lots. All other bulk regulations can be met. Lot appears on recorded subdivision plat entitled "Windsor Dale" but was recorded in 1922, prior to existence of Planning Board.

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.

	perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	Legal Owner(s):
	Cynthia Jordan
Name - Type or Print	Name Type or Print
Signature	Signature
Address Telephone No.	Name - Type or Print
City State Zip Code	Signature
Attorney For Petitioner:	2105 Sunbriar Avenue (410-727-5095
Name - Type or Print	Baltimore, MD 21207
	City State Zip Code . Representative to be Contacted:
Signature	J. Scott Dallas (J.S. Dallas, Inc.)
Company	Name P. O. Box 26
Address Telephone No.	13523 Long Green Pike 410-817-4600 Address Baldwin MD 21013
State Zip Code	Baldwin MD 21013 City State Zip Code
	OFFICE USE ONLY
136 NB. 06-051-A	ESTIMATED LENGTH OF HEARING
5 9 8 9 8	UNAVAILABLE FOR HEARING Date 7/25/05

5/2,N - Sold Property -

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE P.O. BOX 26 BALDWIN, MD 21013 (410) 817-4600 FAX (410) 817-4602

ZONING DESCRIPTION FOR #2105 SUNBRIAR AVENUE

BEGINNING at a point on the southeast side of Sunbriar Avenue, 30 feet wide, at the distance of 150 feet, more or less northeast of the south side of Windsor Mill Road, which is 37 feet wide per HRW 63-053-8.

BEING Lot No.20, "WINDSOR DALE" as recorded in Baltimore County Plat Book No.7 Folio 55.

CONTAINING 7,500 square feet of land, more or less or **0.172** acres of land, more or less.

ALSO known as # 2105 SUNBRIAR AVENUE and located in the 1st Election District 4th Councilmanic District.

Note: above description is based on existing record plat and is for zoning purposes only.



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: #06-051-A 2105 Sunbriar Avenue S/east side of Sunbriar Avenue, 150 feet n/east of Windsor Mill Road 1st Election District 4th Councilmanic District Legal Owner(s): Cyrithia Jordan Variance: to permit a lot width of 50 feet in lieu of the required 55 feet. Hearing: Friday, September 16, 2005 at 10:00 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) 887-4386.

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

9/012 Sept. 1 65030

CERTIFICATE OF PUBLICATION

911,2005
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 911,20 <u>05.</u>
The Jeffersonian Arbutus Times Catonsville Times
☐ Towson Times
☐ Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. Wilkingan

LEGAL ADVERTISING

FOR: () () () () () ()	<i>-</i> ←	0006 (1)	BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT
		J C	70

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POSINTS ACTUAL FINE TO WSD1 WHEN HER TO HER THE WSD1 WHEN HER THE HER HER STATION OF THE STATION OF METALION OF ME H1.80

Meteor for 485,00 CK 465.00 CK 1.00 Haltamore County, Maryland **\$**65,⊞0 \$

CASHIER'S VALIDATION

DISTRIBUTION
WHITE - CASHIER

AGENCY

YELLOW - CUSTOMER

CERTIFICATE OF POSTING

7 TTE	ENTION: KRISTEN MATTHEWS	Date September 27,2005
RE:	Case Number 06-051-A Petitioner/Developer, CYNTHIA JOI Date of Hearing) Closing OCTOBE	RAPU/SCOTT DALLAS 211,2005
were	This is to certify under the penalties of perjusosted conspicuously on the property located	any that the necessary sign(s) required by law at 2105 SUNBRIAR AVE
	The sign(s) were posted on	September 26,2005 (Month, Day, Year)
		Signature of Sign Poster) LINDA O'KEEFF (Printed Name of Sign Poster) 523 PENNY LANE (Street Address of Sign Poster) HUNT VALLEY MD 21030 (City, State, Zip Code of Sign Poster) 410-666-5366 (Telephone Number of Sign Poster)

TO: PATUXENT PUBLISHING COMPANY

Thursday, September 1, 2005 Issue - Jeffersonian

Please forward billing to:

Susan Stein 815 Kearney Court Salisbury, MD 21804 410-208-6318

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: 06-051-A

2105 Sunbriar Avenue

S/east side of Sunbriar Avenue, 150 feet n/east of Windsor Mill Road

1st Election District – 4th Councilmanic District

Legal Owner: Cynthia Jordan

Variance to permit a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Friday, September 16, 2005 at 10:00 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

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

August 3, 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: 06-051-A

2105 Sunbriar Avenue

S/east side of Sunbriar Avenue, 150 feet n/east of Windsor Mill Road

1st Election District - 4th Councilmanic District

Legal Owner: Cynthia Jordan

Variance to permit a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Friday, September 16, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Cynthia Jordan, 2105 Sunbriar Avenue, Baltimore 21207

J. Scott Dallas, P.O. Box 26, 13523 Long Green Pike, Baldwin 21013

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPTEMBER 1, 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 of Development Management

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

September 26, 2005

NEW 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: 06-051-A

2105 Sunbriar Avenue

S/east side of Sunbriar Avenue, 150 feet n/east of Windsor Mill Road

1st Election District – 4th Councilmanic District

Legal Owner: Cynthia Jordan

Variance to permit a lot width of 50 feet in lieu of the required 55 feet.

| ₽(g Hearing: Tuesday, October 11, 2005 at 3:00 p.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Cynthia Jordan, 2105 Sunbriar Avenue, Baltimore 21207

J. Scott Dallas, P.O. Box 26, 13523 Long Green Pike, Baldwin 21013

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 26, 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 ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

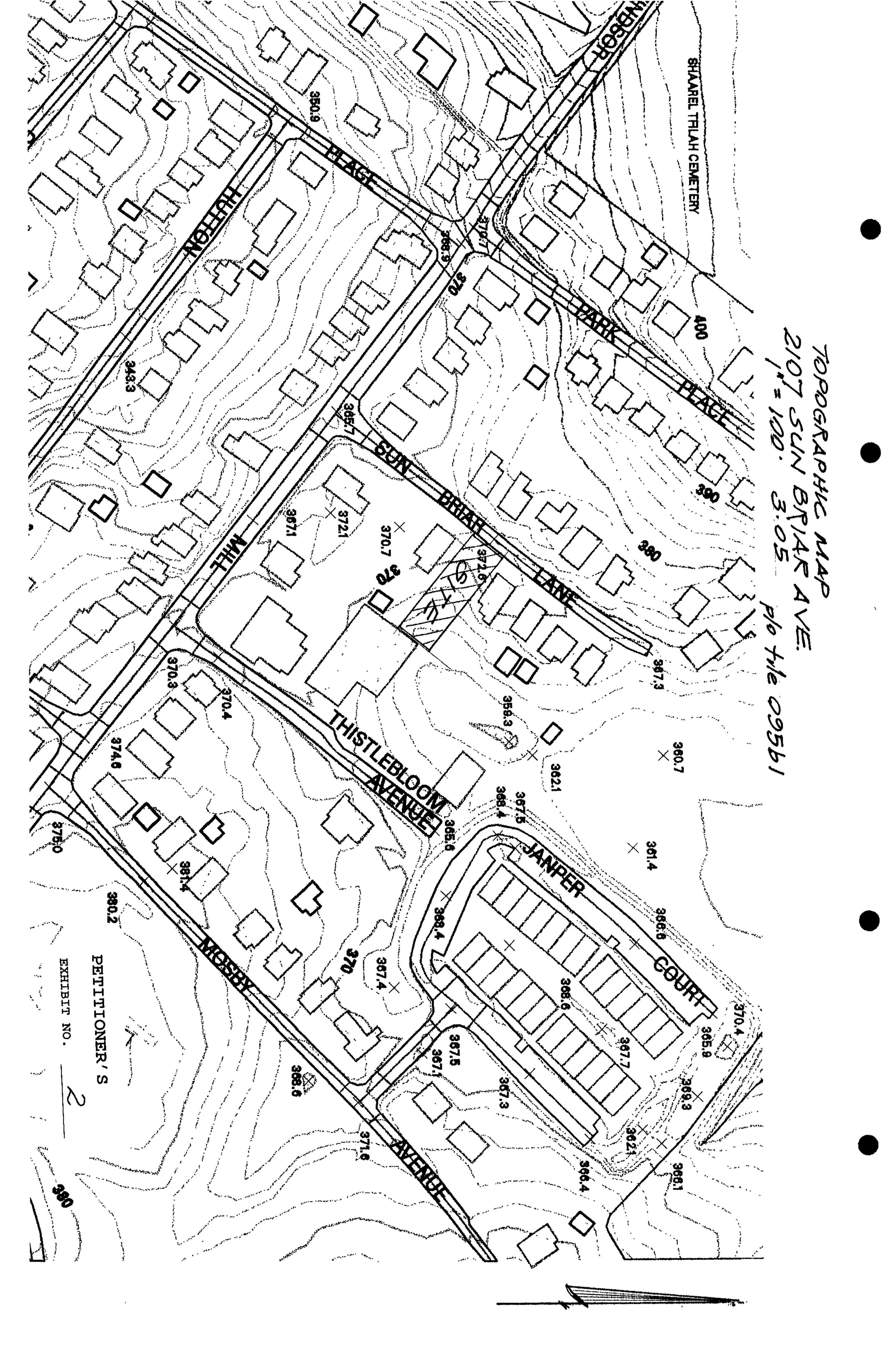
The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is 'the 'subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on 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.

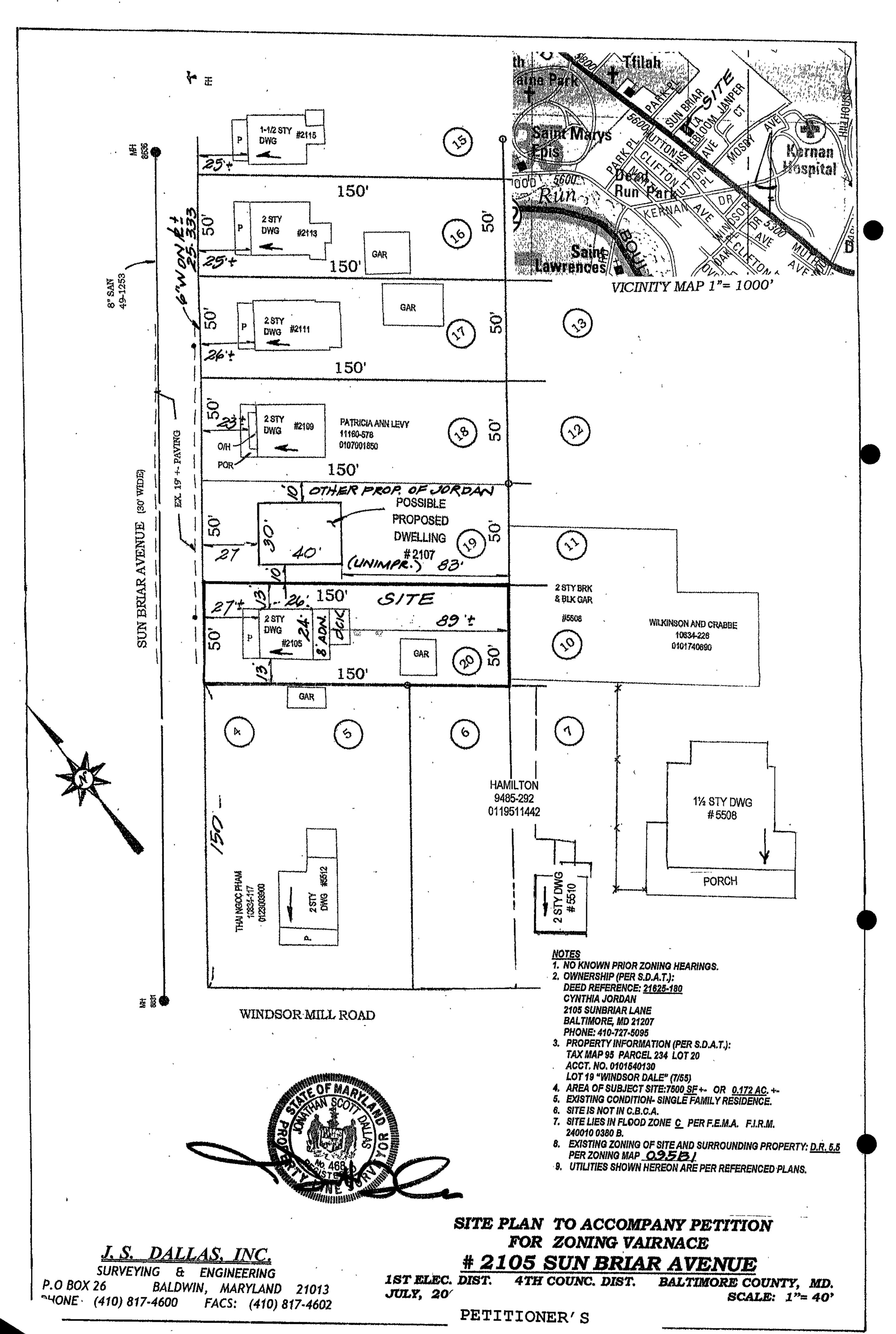
Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

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

For Newspaper Advertising:
Item Number or Case Number: 06-051-A
Petitioner: CHNTHIA JORDAN
Address or Location: 2105 SUNBRIAR AVENUE
PLEASE FORWARD ADVERTISING BILL TO:
Name: SUSAN STEIN
Address: 815 KEARNEY KOURT
SALISBURY, MD. 21804
Telephone Number: 410. 208-6314

Revised 2/20/98 - SCJ





05.1058

EXHIBIT NO.

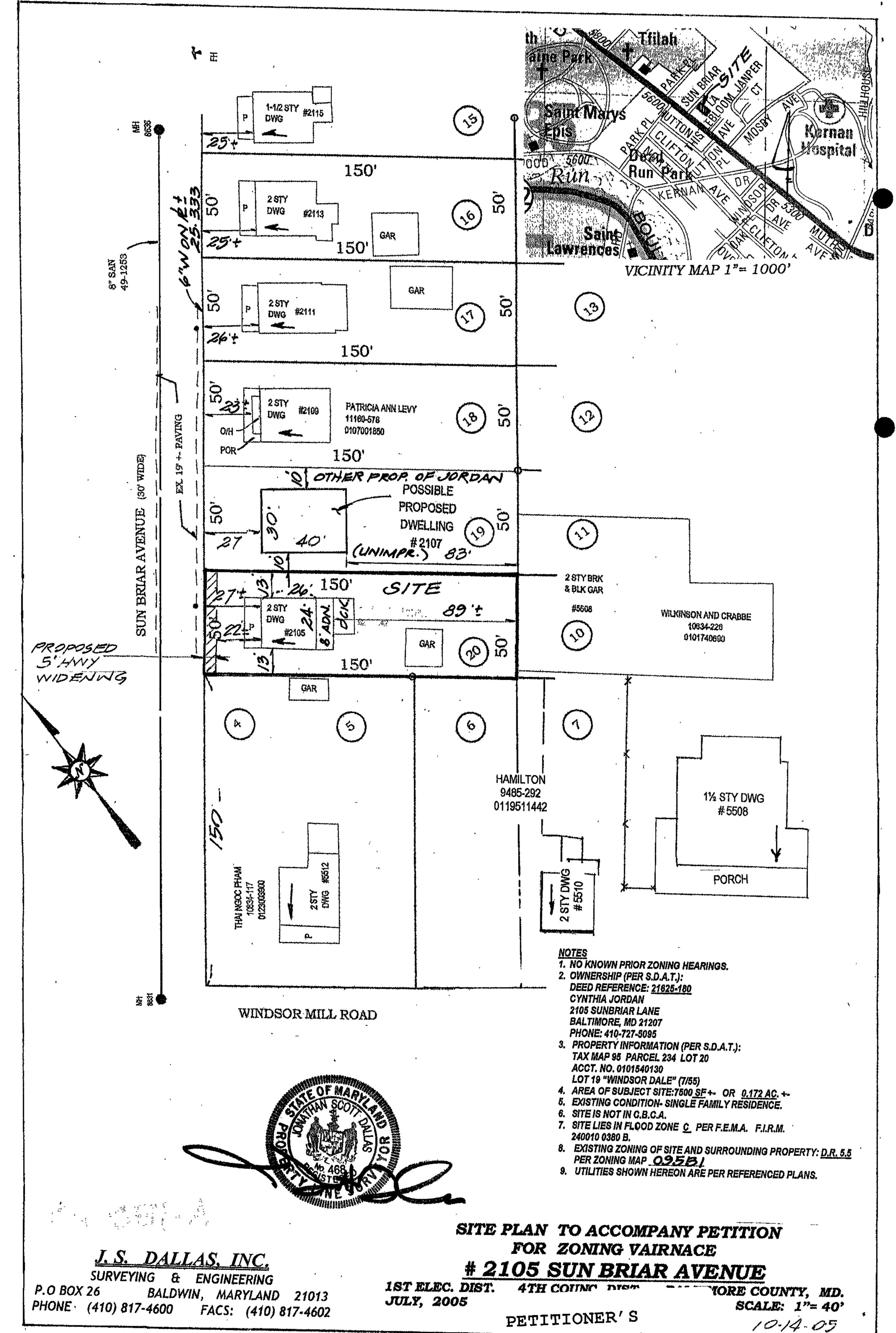
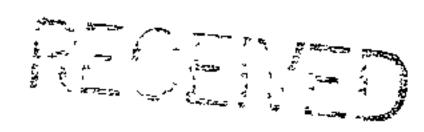


EXHIBIT NO.

05.1058

J. S. Dallas, inc.

SURVEYING & ENGINEERING BALDWIN, MARYLAND, 21013 P.O. BOX 26 (410) 817-4600 FAX: (410) 817-4602



OCT I 9 2005

October 17, 2005 Re: Sunbriar Avenue Case Numbers 06-050-A (#2107)and

06-051-A (#2105) (my job # 05-1058)

MR. WILLIAM WISEMAN To:

Baltimore County Zoning Commissioner

BALT. CO. COURTS BLDG

4TH FLOOR HAND DELIVER

×	We	are	submitting	
			£	

Under separate cover

1	
No.	Description
1	EACH PLAN REVISED TO REFLECT PROPOSED 5'
	HIGHWAY WIDENING PER YOUR RECENT
	TELEPHONE MESSAGE.

SINCE THE PROPOSED HOUSE FRONT SETBACK IS BASED UPON EXISTING NEIGHBORHOOD FRONT AVERAGING, THE POSITION OF THE PROPOSED DWELLING ON #2107 WILL NOT CHANGE POSITION, AND THE EXISTING DWELLING WAS IN CONFORMANCE AS CONSTRUCTED (WITH ORIGINAL 30' R/W).

For further information, please contact the writer at this office.

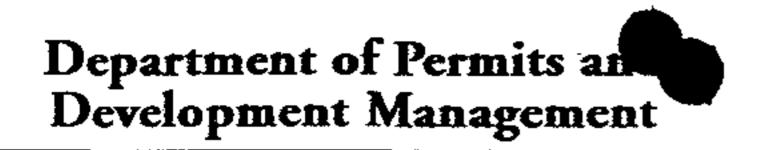
Very truly yours,

J. Scott Dallas, P.L.S.

President

Encl.

Cc: Ms. Susan Stein



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





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

September 5, 2005

Cynthia Jordan 2105 Sunbriar Avenue Baltimore, Maryland 21207

Dear Ms. Jordan:

RE: Case Number: 06-051-A, 2105 Sunbriar Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 25, 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.

U. Carl Rolls D.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

J. Scott Dallas P.O. Box 26 13523 Long Green Pike Baldwin 21013



Department of Permits and Development Management

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





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

October 3, 2005

Cynthia Jordan 2105 Sunbriar Avenue Baltimore, Maryland 21207

Dear Ms. Jordan:

RE: Case Number:06-051-A, 2105 Sunbriar Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 25, 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.

W. Callinal D.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

J. Scott Dallas P.O. Box 26 13523 Long Green Pike Baldwin 21013



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 August 3, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: August 8, 2005

Item No.: 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065 and 066.

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 Don W. Muddiman Fire Marshal's Office 410-887-48810 MS-1102F

cc: File







BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: August 10, 2005

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 15, 2005

Item No. 051

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The minimum right-of-way for all public roads in Baltimore County is 40-feet. Show a 5-foot wide right-of-way widening strip and draw the setback from the new line.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 051-08102005.doc

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley

DATE:

September 2, 2005

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 8, 2005

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

06-048

06-050

06-051

06-056

06-057

06-059

06-064

06-065

06-066

Reviewers:

Sue Farinetti, Dave Lykens, Glenn Shaffer, Bruce Seeley

S:\Devcoord\ZAC-8-8-05NC.doc



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: August 9, 2005

RECEIVED

AUG 1 1 2005

ZONING COMMISSIONER

SUBJECT:

2105 Sunbriar Avenue

INFORMATION:

Item Number:

6-051 (also see case # 6-050)

Petitioner:

Cynthia Jordan

Zoning:

DR 5.5

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. However, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

- 1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
- 2. Provide landscaping along the public road.

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

Prepared by:

Division Chief:

AFK/LL: CM







Robert L. Flanagan, Secretary

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

Administration

Maryland Department of Transportation

Neil J. Pedersen, Administrator

Date: 8-2.05

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

RE:

Baltimore County
Item No. 05/

TN

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

1. 1. Andh

Engineering Access Permits Division





2105 Sunbriar Avenue; SE/side Sunbriar Avenue, 150' NE Windsor Mill Road 1st Election & 4th Councilmanic Districts Legal Owner(s): Cynthia Jordan

Petitioner(s)

- BEFORE THE
- ZONING COMMISSIONER
- * **FOR**
- * **BALTIMORE COUNTY**
- 06-051-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 5th day of August, 2005, a copy of the foregoing Entry of Appearance was mailed to, J. Scott Dallas, P.O. Box 26, 12523 Long Green Pike. Baldwin, MD 21013, Representative for Petitioner(s).

RECEIVED

AUG 0 5 2005

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

: dimmenon

Case No.:

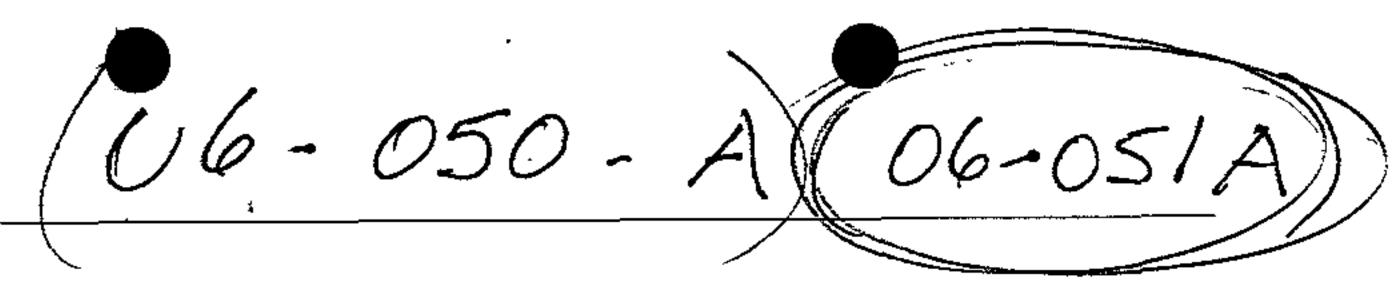


Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	1 SIts PLAN	-
No. 2	IA-AMENDED SITE PLAN TOPOGRAPHIC MAP SHOWING THENE OF BEV. IN ARGA	
No. 3	PHOTO'S - SEND TE DEVELOPEMENT FILE	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

ETITIONER'S SIGN-IN SHEET

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CITY, STATE, ZIP	40812 UM 112	vallen In Dalle										
ADDRESS	815 Wearny Ct.	12										
NAME	Jue Jackson - Stein	("yothin Joursan										*