IN RE: PETITION FOR VARIANCE E/side of Putnam Road, 1,040' S c/line Monumental Road 13th Election District 1st Councilmanic District **(2065 & 2067 Putnam Road)**	* * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
George E. & Stratton S. Kalpaxis, **and** Terrie E. Shaw, *Legal Owners/Petitioners*	*	CASE NOS. 06-161-A & 06-162-A

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject properties, George E. & Stratton S. Kalpaxis and Terri E. Shaw in the southwestern portion of Baltimore County.

In case 06-161-A, the variance request is for property located at 2065 Putnam Road. The variance requested by George E. & Stratton S. Kalpaxis is from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) - Comprehensive Manual of Development Policies (CMDP), to permit an existing dwelling with a 2.5 ft. side yard in lieu of the required 8 ft. and to amend the first amended Final Development Plan – Monumental Park for Lot 1 only.

In case 06-162-A, the variance request is for property located at 2067 Putnam Road. The variance is from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) – Comprehensive Manual of Development Policies (CMDP), to permit an existing dwelling with an 8 ft. side yard (from window to track boundary) in lieu of the required 35 ft.; to amend the previously approved variance of 20 ft. granted in Case #84-207-A; and to amend the first amended Final Development Plan – Monumental Park for Lot 67 only.

Notice of both hearings were given to the public by posting the properties with notice of the hearing date and time on October 17, 2005 and by publication in "The Jeffersonian" newspaper on October 18, 2005.

ORDER RECEIVED FOR FILING
Date 11-18-05
By

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None

Interested Persons

Appearing at the hearing on behalf of the variance request was Mary Gephardt, Esq. who represented George E. and Stratton S. Kalpaxis, owners of 2065 Putnam Road and Terrie E. Shaw, who owns 2067 and 2071 Putnam Road. Timothy Scherer, who has contracted to purchase 2067 Putnam Road from Ms. Shaw, also attended the hearing. Paul Lee, P.E. attended the hearing from Century Engineering. There were no Protestants or interested citizens at the hearing. Peter Max Zimmerman, People's Counsel, entered his appearance in this case.

Applicable Law

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

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Testimony and Evidence

Ms. Gephardt proffered that this case arises from a suit in the Circuit Court to quiet title, Case No. 03-C-05-001951, brought by Ms. Shaw against the Kalpaxis' alleging that the Kalpaxis home encroaches onto the Shaw property as shown on Petitioner's Exhibit 10 A. The Kalpaxis

ORDER RECEIVED FOR FILING
Date 11-18-05
By

bought a lot with a home on it in 1996. The home was located on Lot 1 of the Final Subdivision Plat of a Resubdivision of Lot 67, Section B "Oak Park Addition" and Lot 1 "Monumental Park" subdivision. Apparently, a site survey revealed that the home extended onto the adjacent lot 4.5 feet which was owned by Ms. Shaw. That adjacent lot is known as Lot 67 of the "Final Subdivision of Plat of a Resubdivsion of Lot 67, Section B "Oak Park Addition.

To remedy the situation, the Parties to the Circuit Court case agreed to adjust the lot line boundary between these properties shifting the present line shown in red on Exhibit 10 B seven feet to the south. This will result in Lot 1 growing larger to encompass the existing house by 2.5 feet and Lot 67 shrinking as shown. Presumably, Ms. Shaw was compensated adequately to accept this result.

Mr. Lee reviewed the contorted history of these lots, their designation on various subdivisions, etc. from their creation in 1921 by the recording of the "Oak Park Addition" as 50-foot wide lots. See Exhibits 1 through 9. He noted that the subject lots are oddly shaped as they occupy the acute intersection of Putnam and Spring Roads. Spring Road, although planned on early versions of the subdivision, was not in fact constructed or dedicated to the County. It has now disappeared from the latest plan.

Apparently, lot 67 was lost and then later rediscovered. By various adjustments to the subdivisions controlling these lots, the dimensions of the subject lots were moved to accommodate newly imposed zoning regulations such as Bill 100 in 1980. At present, Ms. Shaw lives in the house on Lot 66, Mr. Scherer would like to purchase the house on Lot 67, and the Kalpaxis live in the home on Lot 1. All were present at the hearing in person or represented by their attorney, Ms. Gerhardt. All agreed to the requested variances and lot line adjustments.

Consequently, Mr. Lee requested in case 06-161-A to permit an existing dwelling (2065 Putnam Road) with a 2.5 ft. side yard in lieu of the required 8 ft. and to amend the first amended

ORDER RECEIVED FOR FILING
Date 11-18-05
By

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this 18 day of November, 2005, by this Deputy Zoning Commissioner, that the Petitioner's request for variance (Case 06-161-A) from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) – Comprehensive Manual of Development Policies (CMDP), to permit an existing dwelling with a 2.5 ft. side yard in lieu of the required 8 ft. and to amend the first amended Final Development Plan – Monumental Park for Lot 1 only, be and it is hereby GRANTED; and

IT IS ALSO ORDERED that the Petitioner's request for variance (Case 06-162-A) from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) – Comprehensive Manual of Development Policies (CMDP), to permit an existing dwelling with an 8 ft. side yard (from window to track boundary) in lieu of the required 35 ft. and to amend the previously approved variance of 20 ft. granted in Case #84-207-A and to amend the first amended Final Development Plan – Monumental Park for Lot 67 only, be and it is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

ORDER RECEIVED FOR FILING
Date 11-18-05
By

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

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

November 15, 2005

Mary Gephardt, Esq.
809 Eastern Blvd., #300
Baltimore, Maryland 21221

Re: Petition for Variance
Case Nos. 06-161-A & 06-162-A
Properties: 2065 & 2067 Putnam Road

Dear Ms. Gephardt:

Enclosed please find the decision rendered in the above-captioned cases. The petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: George E. and Stratton S. Kalpaxis, 2065 Putnam Road, Baltimore, Maryland 21227
Terrie Shaw, 2071 Putnam Road, Baltimore, Maryland 21227
Paul Lee, Century Engineering, Inc., 32 West Road, Towson, MD 21286
Timothy P. Scherer, 2067 Putnam Road, Baltimore, MD 21227
People's Counsel; Case File

Printed on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2065 Putnam Road

which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.2.a BCZR CMDP

To permit an existing dwelling with a 2.5 ft. side yard in lieu of the required 8 ft. and to amend the first amended Final Development Plan - Monumental Park for Lot 1 only.

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

To be addressed at hearing.

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

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

Contract Purchaser/Lessee:

Terrie E. Shaw
Name - Type or Print

Terrie Shaw
Signature

2071 Putnam Road — 410-247-8918
Address — Telephone No.

Baltimore — MD — 21227
City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

George E. Kalpaxis
Name - Type or Print

George E. Kalpaxis
Signature

Stratton S. Kalpaxis
Name - Type or Print

Stratton S. Kalpaxis
Signature

2065 Putnam Road — 410-247-5891
Address — Telephone No.

Baltimore — MD — 21227
City — State — Zip Code

Representative to be Contacted:

Paul Lee - Century Engineering, Inc.
Name

32 West Road — 410-823-8070
Address — Telephone No.

Towson, — MD — 21204
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____
Reviewed By JF Date 9/16/05

ORDER RECEIVED FOR FILING
Date 9/15/05
By

Case No. 06-161-A

REV 9/15/98

CENTURY ENGINEERING

32 West Road
Towson, MD 21204

DESCRIPTION
#2065 PUTNAM ROAD
ELECTION DIST. 13C1 BALTIMORE COUNTY, MD

Beginning for the same at a point on the east side of Putnam Road said point being on the division line of Lots 1 & 2 and also located Southerly 1,040'± from the center of Monumental Road; thence running with and binding on said East side; 1) South 02° 04' 51" East 62.30 feet to a point, thence leaving said East side of Putnam Road and running for a new line of division through Lot 67, 2) North 87° 55' 09" East 90.21' to a point on the rear property line of Lot 67, thence running with and binding on said rear property line 3) North 12° 47' 48" East 64.46' to a point on the division line between Lots 1 & 2, thence running with and binding on said division line 4) South 87° 55' 09" West 106.76' to the place of beginning.

Containing 6,135 square feet (0.141 acres ±) of land, more or less and referred to as Lot 1 and part of Lot 67.

Wfile\Login2\Land-Dev\LDO5\descr\PutnamRd-9-7-05

STATE OF MARYLAND
PAUL LEE
4051
PROFESSIONAL ENGINEER

#161

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0053

DATE 9-16-05 ACCOUNT 001-006-6150

AMOUNT $ 115.00

RECEIVED FROM: LAUENSTEIN & GERHARDT KAUPAYIS
2065 PUTNAM RD. ITEM # 161

FOR: VARIANCE.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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: #06-161-A
2065 Putnam Road
E/side of Putnam Rd. at the distance of 1,040 feet south from the centerline of Monumental Rd.
13th Election District - 1st Councilmanic District
Legal Owner(s): George E. & Stratton S. Kalpaxis
Contract Purchaser: Terrie E. Shaw

Variance: to permit an existing dwelling with a 2.5-foot side yard in lieu of the required 8 feet and to amend the first amended Final Development Plan - Monumental Park for Lot 1 only.

Hearing: Wednesday, November 2, 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.

JT/10/697 Oct. 18 71540

CERTIFICATE OF PUBLICATION

10/20/, 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 10/18/, 2005.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

ZONING NOTICE

CASE # 06-161-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ROOM 407, COUNTY COURTS BUILDING
401 BOSLEY AVENUE
TOWSON, MD 21204

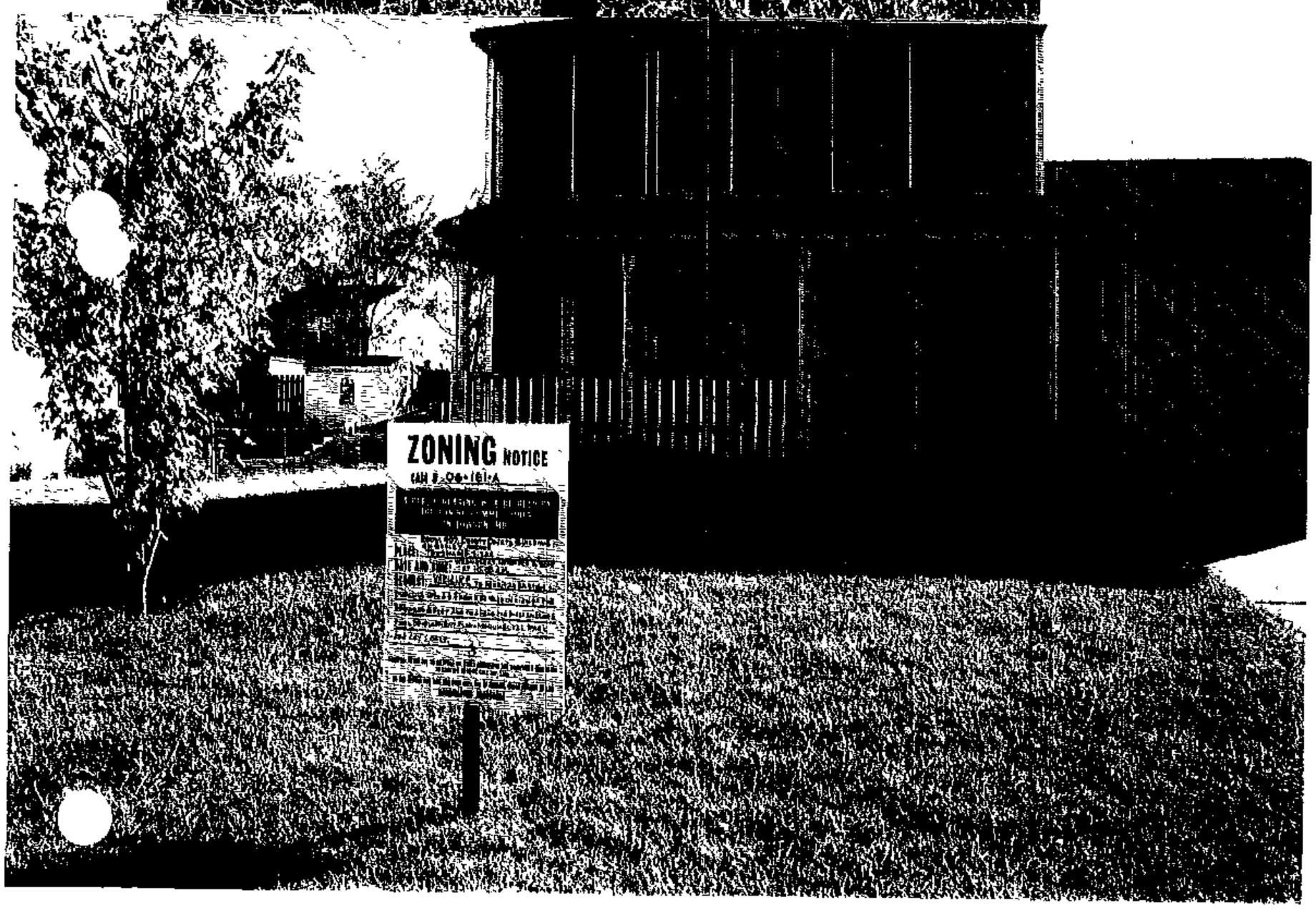
DATE AND TIME: WEDNESDAY, NOVEMBER 9, 2005
AT 10:00 A.M.

REQUEST: VARIANCE TO PERMIT AN EXISTING
DWELLING WITH A 2.5 FOOT SIDE YARD IN LIEU OF THE
REQUIRED 8 FEET AND TO AMEND THE FIRST AMENDED
FINAL DEVELOPMENT PLAN-MONUMENTAL PARK
FOR LOT 1 ONLY.

POSTPONEMENT DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED-ACCESSIBLE



CERTIFICATE OF POSTING

RE: Case No.: 06-161-A

Petitioner/Developer: TERRIE SHAW

Date of Hearing/Closing: NOV. 2, 2005

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

Attention: **Christen Matthews**

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 propery located at

2065 PUTNAM ROAD

The sign(s) were posted on OCT. 17, 2005
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 18, 2005 Issue - Jeffersonian

Please forward billing to:
Lauenstein & Gephardt
M & T Building, Ste. 300
809 Eastern Boulevard
Baltimore MD 21221

410-687-2299

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: 06-161-A
2065 Putnam Road
E/side of Putnam Rd. at the distance of 1,040 feet south from the centerline of Monumental Rd.
13th Election District – 1st Councilmanic District
Legal Owners: George E. & Stratton S. Kalpaxis
Contract Purchaser: Terrie E. Shaw

Variance to permit an existing dwelling with a 2.5-foot side yard in lieu of the required 8 feet and to amend the first amended Final Development Plan – Monumental Park for Lot 1 only.

Hearing: Wednesday, November 2, 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

October 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: 06-161-A
2065 Putnam Road
E/side of Putnam Rd. at the distance of 1,040 feet south from the centerline of Monumental Rd.
13th Election District – 1st Councilmanic District
Legal Owners: George E. & Stratton S. Kalpaxis
Contract Purchaser: Terrie E. Shaw

Variance to permit an existing dwelling with a 2.5-foot side yard in lieu of the required 8 feet and to amend the first amended Final Development Plan – Monumental Park for Lot 1 only.

Hearing: Wednesday, November 2, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Kalpaxis, 2065 Putnam Road, Baltimore 21227
Terrie Shaw, 2071 Putnam Road, Baltimore 21227
Paul Lee, Century Engineering, 32 West Road, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 18, 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: 06-461-A

Petitioner: George & Stratton Kalpaxis

Address or Location: 2065 Putnam Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: LAUENSTEIN & GEPHARDT

Address: M & T BANK BUILDING SUITE 300
809 EASTERN BOULEVARD
BALTO. MD 21221

Telephone Number: 410-687-2299

Revised 7/11/05 - SCJ

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

October 31, 2005

George E. Kalpaxis
Stratton S. Kalpaxis
2065 Putnam Road
Baltimore, Maryland 21227

Dear Mr. and Mrs. Kalpaxis:

RE: Case Number: 06-161-A, 2065 Putnam Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 16, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Terrie Shaw 2071 Putnam Road Baltimore 21227
Paul Lee Century Engineering 32 West Road Towson 21286

Printed on Recycled Paper

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

September 22, 2005

ATTENTION: Zoning review planners

Distribution Meetings of: **October 3,** 2005

Item No.: 155-166 (161)

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.

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

Lieutenant J.D.Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 27, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For October 10, 2005
Item Nos. 155, 156, 157, 159, 160, 161, 162, 163, 164, 165 and 166

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-09272005.doc

BALTIMORE COUNTY, MARYLAND

RECEIVED

INTER-OFFICE CORRESPONDENCE

SEP 27 2005

ZONING COMMISSIONER

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

DATE: September 26, 2005

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-161 Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By: _____

Division Chief: _____

CM/LL

W:\DEVREV\ZAC\6-161.doc

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

SHA
Driven to Excel
State Highway Administration
Maryland Department of Transportation

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

Date: 9·21·05

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

RE: Baltimore County
Item No. 161 JRF

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,

S. F. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

RE:	PETITION FOR VARIANCE 2065 Putnam Road; E/side Putnam Road, 1,040' S c/line Monumental Road 13th Election & 1st Councilmanic Districts Legal Owner(s): George E Kalpaxis Contract Purchaser(s): Terri Shaw Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 06-161-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
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

RECEIVED
SEP 2 3 2005
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of September, 2005, a copy of the foregoing Entry of Appearance was mailed to, to Paul Lee – Century Engineering, Inc, 32 West Road, Towson, MD 21204, Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

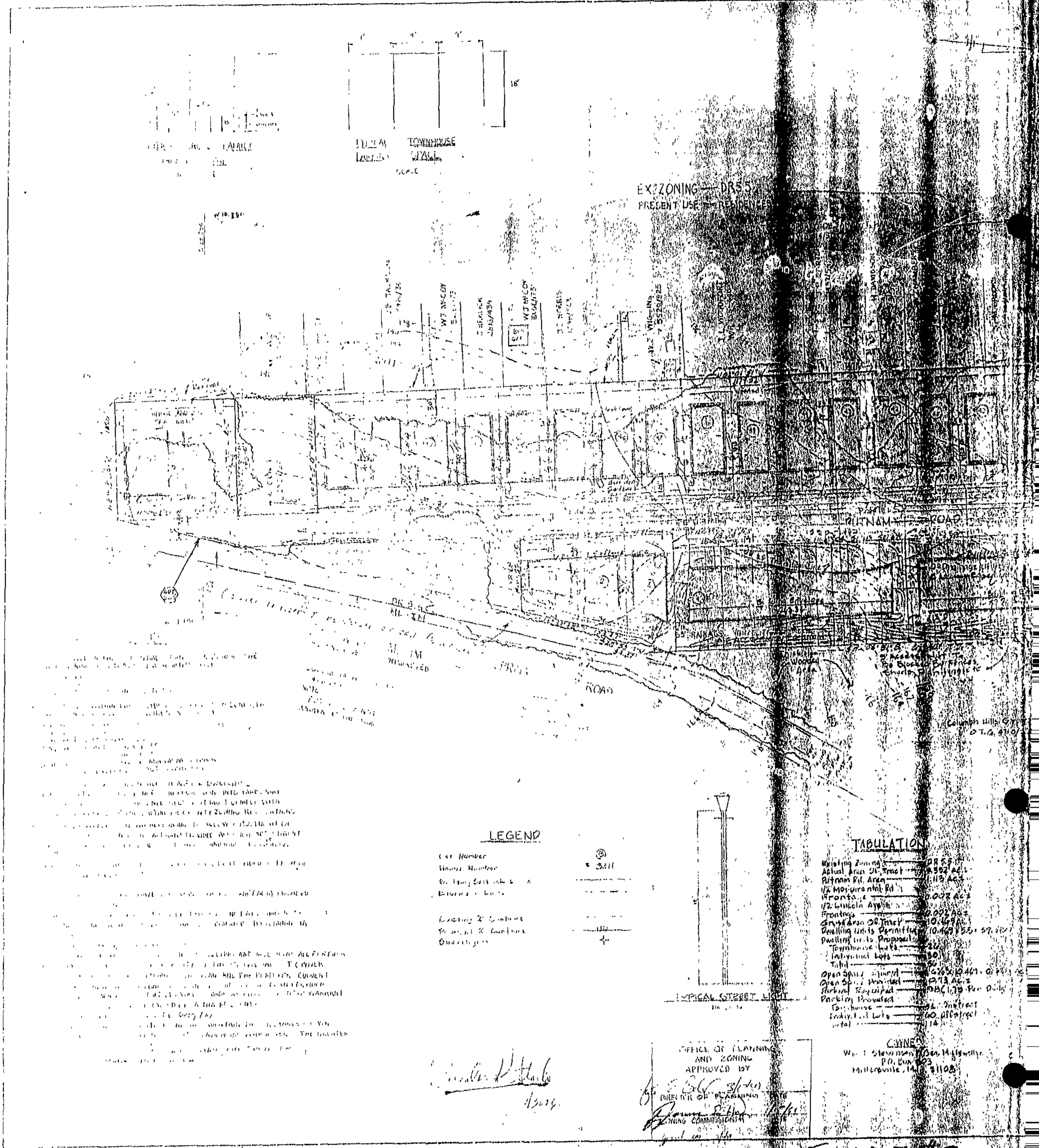
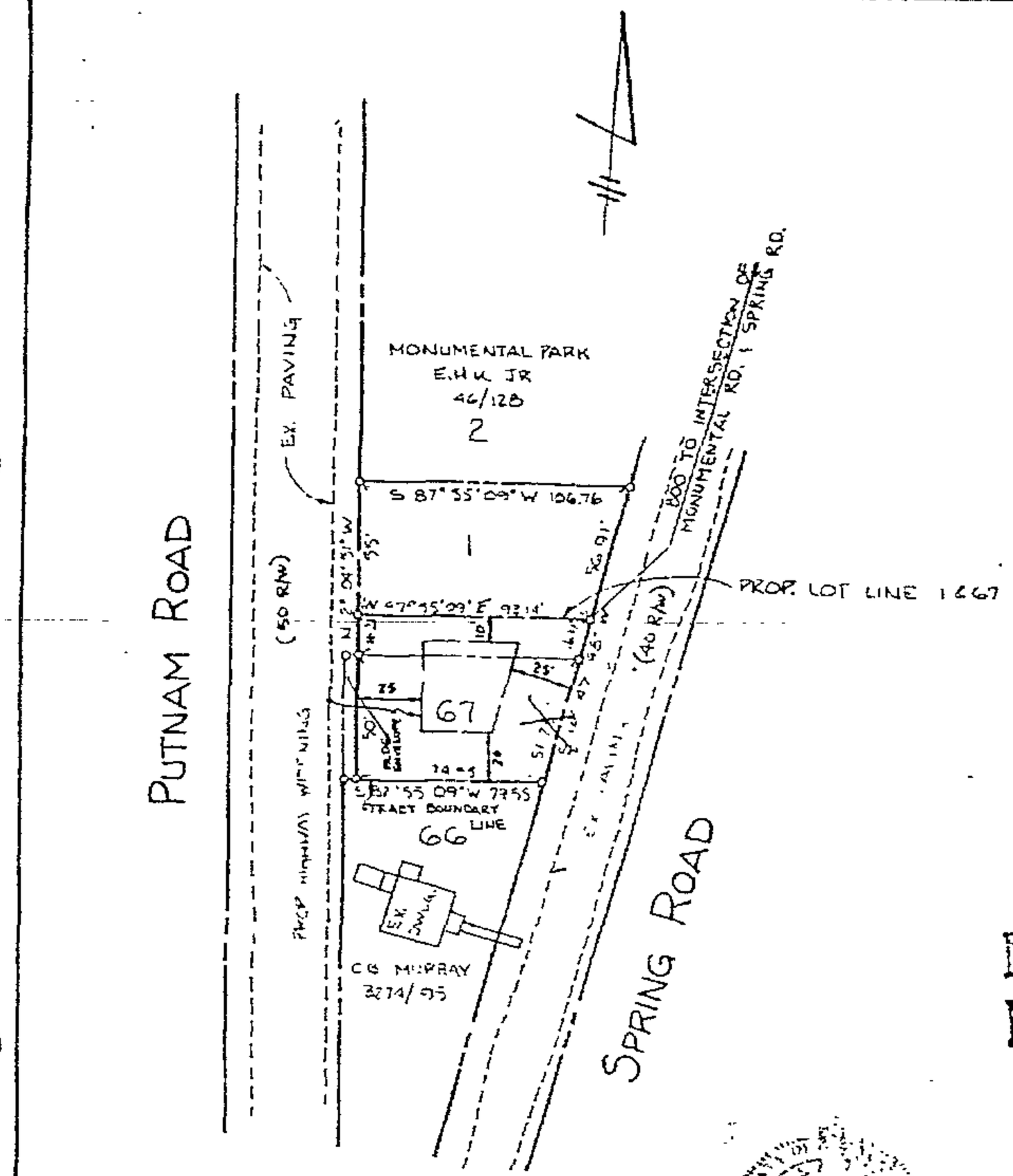
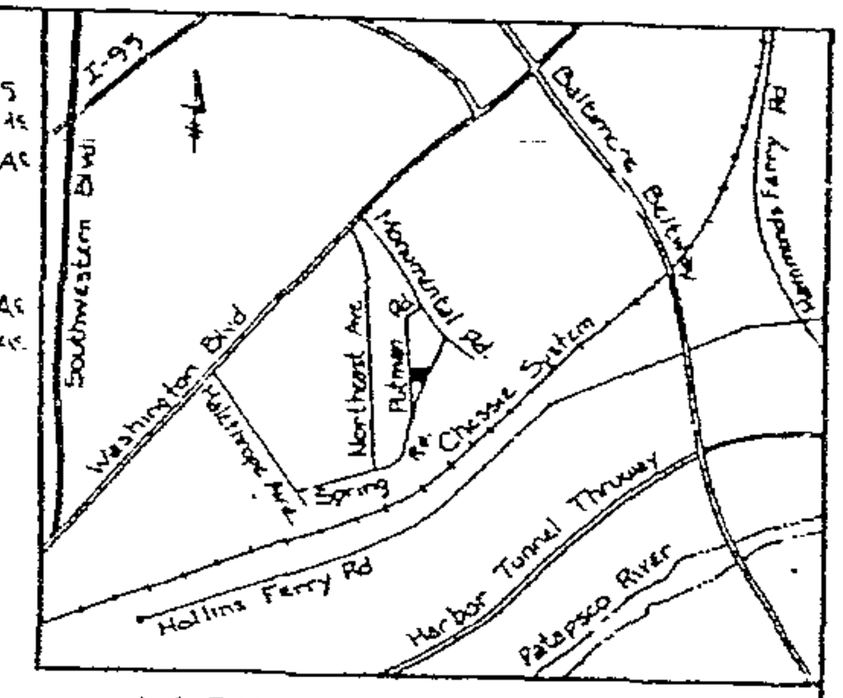

TOWNHOUSE
EXISTING ZONING — DR5.5
PRESENT USE — RESIDENCE
PUTNAM ROAD
LEGEND
TYPICAL STREET LIGHT
TABULATION
OFFICE OF PLANNING
AND ZONING
APPROVED BY
DIRECTOR OF PLANNING
ZONING COMMISSIONER
OWNER

EXHIBIT #3



DENSITY NOTES

1. EXISTING ZONING OF PROPERTY	DR 5.5
2. GROSS AREA OF MONUMENTAL PARK	10.477 AC
3. ADDITIONAL ACREAGE	0.099 AC
4. DWELLING UNITS PERMITTED	59
5. DWELLING UNITS RECORDED	56
6. NEW DWELLING UNITS PROPOSED	1
7. GROSS ACREAGE OF ENTIRE TRACT	10.778 AC
8. HIGHWAY WIDENING AREA	0.06 AC
9. NO. OF PARKING SPACES REQUIRED	2
10. NO. OF PARKING SPACES PROVIDED	2
11. NO. OF LOTS SOLD	



VICINITY MAP

SCALE: 1" = 2000'

NOTES

1. EXISTING ZONING OF PROPERTY: DR 5.5
2. PROPOSED USE: RESIDENTIAL, WITH A VARIANCE TO SECTION 1B01.2 C 2 a TO PERMIT A WINDOW TO TRACT BOUNDARY OF 70' IN LIEU OF THE REQUIRED 35'

Item #137

PETITIONER'S EXHIBIT 2

PLAT TO ACCOMPANY
PETITION FOR
VARIANCE TO ZONING
AT
LOT 67 - BLOCK B
"OAKPARK"

15th ELECTION DISTRICT
SCALE: 1" = 50'

BALTIMORE COUNTY, MD.
OCTOBER 29, 1983

LOT 67 BLOCK B OAKPARK PLAT 7/23
DEED REFERENCE 6033/490 PARCEL 2

STATE OF MARYLAND — JAMES W. McKEE — No. 9012 — REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES W. McKEE (MD. REG. NO. 9012) — DATE: 12/1/83

McKEE & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
1717 York Road - Lan Lea Bldg - Lutherville, Md 21093

EXHIBIT # 2

IN RE: PETITION ZONING VARIANCES
W/S of Spring Road, 800' S of
Monumental Road - 13th Election District

S L M & S Partnership,

Petitioner

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 84-207-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit a side yard setback, window to tract boundary, of 20 feet instead of the required 35 feet and a setback to the center of the street of 45 feet instead of the required 50 feet, as more fully described on Petitioner's Exhibit 2.

The Petitioner, by James W. McKee, a registered land surveyor and partner, appeared and testified and was represented by Counsel. There were no Protestants.

The subject property, zoned D.R.5.5, was originally a part of the subdivision known as "Oak Park Addition", a subdivision recorded in the Land Records of Baltimore County in 1921. Development occurred on parts of the subdivision but not on the subject portion. On or about 1979, an undeveloped portion was purchased by William T. Stevenson and George M. Llewellyn who prepared a new subdivision plan named "Monumental Park". The original subdivision plan provided for 50-foot lot widths and the new plan combined and altered property lines to conform to the area requirements established by the current Baltimore County Zoning Regulations (BCZR). However, for some unknown reason, Lot 67, the subject herein, was excluded from the new plan. Subsequently, Mr. McKee and another individual joined with Mr. Stevenson and Mr. Llewellyn to form a partnership known as S L M & S Partnership, the Petitioner herein. It was then discovered that Lot 67, although owned by the Petitioner, had not been incorporated into the

ORDER RECEIVED FOR FILING
DATE March 6, 1984
BY Sheila Dawnell
ADMINISTRATIVE ASSISTANT

subdivision plan known as Monumental Park and had not had its property lines altered to meet the minimum lot requirements.

The Petitioner now wishes to develop the property and needs to comply with the BCZR. The property lines of Lot 67 will be redrawn to increase its width from 50 feet to approximately 66 feet by reducing the width of Lot 1 from approximately 71 feet to 55 feet.

The envelope shown on Petitioner's Exhibit 2 conforms to the envelopes proposed for the other lots in the subdivision. The primary reason for the variance requests is to provide compatibility. If the variances were not granted, the property would be useless. Indeed, the Petitioner could easily have requested a variance to allow an undersized lot, but this would permit a smaller home than is otherwise planned for the development, thereby being incompatible with the other lots in the subdivision.

Mr. McKee, based on his experience, testified that there would be no adverse impact on the general health, safety, and welfare of the community and that the variances would conform to the spirit and intent of the BCZR.

The Petitioner seeks relief from Sections 1B01.2.C.2.a, 1B01.2.C.3, and 1B01.2.C.6 (V.B.5.a, CMDP), pursuant to Section 307, BCZR.

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

ORDER RECEIVED FOR FILING
DATE March 5, 1987
BY Leslie H. Graves
ADMINISTRATIVE ASSISTANT

2/27 84-207-A

3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of March, 1984, that the Petition for Variances to permit a side yard setback, window to tract boundary, of 20 feet instead of the required 35 feet and a setback to the center of the street of 45 feet instead of the required 50 feet be and is hereby GRANTED, from and after the date of this Order subject, however, to the following restrictions:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZPAC), which

ORDER RECEIVED FOR FILING
DATE 3/6/84
BY Helen E. Zaykek
ADMINISTRATIVE ASSISTANT

are adopted in their entirety and made a part of this Order.

3. An amended final development plan and an amended plat, in accordance with the comments provided by ZPAC, shall be submitted to the Office of Zoning within ten days of the date of this Order.

Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE March 4, 1987

BY Sheila Lonsdale
ADMINISTRATIVE ASSISTANT

Click here for a plain text ADA compliant screen.

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

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 13 Account Number - 1319580070

Owner Information

Owner Name:	SHAW RALPH E SHAW TERRIE E	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	2071 PUTNAM RD BALTIMORE MD 21227	**Deed Reference:**	1) / 8655/ 516 2)

Location & Structure Information

Premises Address
2071 PUTNAM RD

Legal Description
OAK PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assesment Area	Plat No:
109	7	382			B		66	1	Plat Ref: 7/ 23

Special Tax Areas | **Town** | **Ad Valorem** | **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1955	2,112 SF	11,552.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT 11415.56	SIDING

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	33,130	33,130		
Improvements:	93,770	106,530		
Total:	126,900	139,660	131,153	135,406
Preferential Land:	0	0	0	0

Transfer Information

Seller:	ONEIL THOMAS S	Date:	11/23/1990	Price:	$49,545
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 8655/ 516	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

EXHIBIT "8A"

Click here for a plain text ADA compliant screen.

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

Go Back
View Map
New Search
Ground Rent

Account Identifier: District - 13 Account Number - 1900012790

Owner Information

Owner Name: KALPAXIS GEORGE E
KALPAXIS STRATTON S

Mailing Address: 2065 PUTNAM RD
BALTIMORE MD 21227-4144

Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: 1) /11953/ 3
2)

Location & Structure Information

Premises Address
2065 PUTNAM RD

Legal Description
.126 AC
2065 PUTNAM RD
MONUMENTAL PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assesment Area	Plat No:
109	7	382					1	1	Plat Ref: 51/ 84

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1989	1,080 SF	5,564.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	38,060	38,060		
Improvements:	68,800	85,290		
Total:	106,860	123,350	112,356	117,852
Preferential Land:	0	0	0	0

Transfer Information

Seller:	STIRN DONALD R	Date:	12/23/1996	Price:	$108,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/11953/ 3	Deed2:	
Seller:	SOUTHWEST DEVELO PMENT CORPORATION	Date:	06/30/1988	Price:	$0
Type:	NOT ARMS-LENGTH	Deed1:	/ 7907/ 683	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

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

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

"BB"

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

TIMOTHY M. KOTROCO
DIRECTOR

JOHN R. REISINGER
BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B500676 CONTROL #: NR DIST: 13 PREC: 05
DATE ISSUED: 09/25/2003 TAX ACCOUNT #: 1900012791 CLASS: 04

PLANS: CONST 2 PLOT 7 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 2067 PUTNAM RD
SUBDIVISION: OAK PARK ADDITION

OWNERS INFORMATION
NAME: SHAW, TERRIE
ADDR: 2071 PUTNAM RD BALTO MD 21227

TENANT:
CONTR: OWNER
ENGNR:
SELLR:
WORK: CONST SFD W/3 BDRMS, FIN BSMT, NO F/P, FRT &
REAR CANTILEVER, FRT CONCRETE STOOP, OWNER
AFFIRMATION LETTER ATTACHED. SEE ZONING CASE
#84-207-A, NO SIDE WINDOWS ALLOWED ON THE
NORTH WALL OF THE DWELLING.
30'X36'X24'3"= 2,160SF BUILD IN REVERSE
BLDG. CODE:
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD
EXISTING USE: VACANT

TYPE OF IMPRV: NEW BULDING CONTRUCTION
USE: ONE FAMILY
FOUNDATION: BLOCK BASEMENT: FULL
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 5614SF
FRONT STREET:
SIDE STREET:
FRONT SETB: 25'
SIDE SETB: 10'/20'
SIDE STR SETB:
REAR SETB: 25'

EXHIBIT "9"

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

Baltimore County Government
Department of Permits and
Development Management

111 West Chesapeake Avenue
Towson, MD 21204

410-887-3335

October 6, 2005

Century Engineering, Inc.
Mr. Paul Lee
32 West Road
Towson, MD 21204

RE: Oak Park
PDM Number VIII-251
DRC Number 091905C, Dist. 13C1
Revised Letter

Dear Mr. Lee:

Pursuant to Article 25A, Section 5(U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Sections 32-1-101, 32-3-401, and 32-3-517 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 32-4-106 and Section 32-4-262 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management (PDM).

The DRC has, in fact, met in an open meeting on September 19, 2005, and made the following recommendations:

The DRC has determined that your project was originally approved by the Joint Subdivision Planning Committee (JSPC). You may process a plan with changes to the last approved JSPC in compliance with JSPC regulations. To submit a JSPC plan for consideration, please contact this office for a transmittal form. Please amend the FDP and Record Plat.

Pet #3

I have reviewed the recommendation carefully, and I have determined to adopt the recommendations set forth above. It is this 6th day of October 2005, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

Timothy Kotroco
Director

TK:DTR:dak

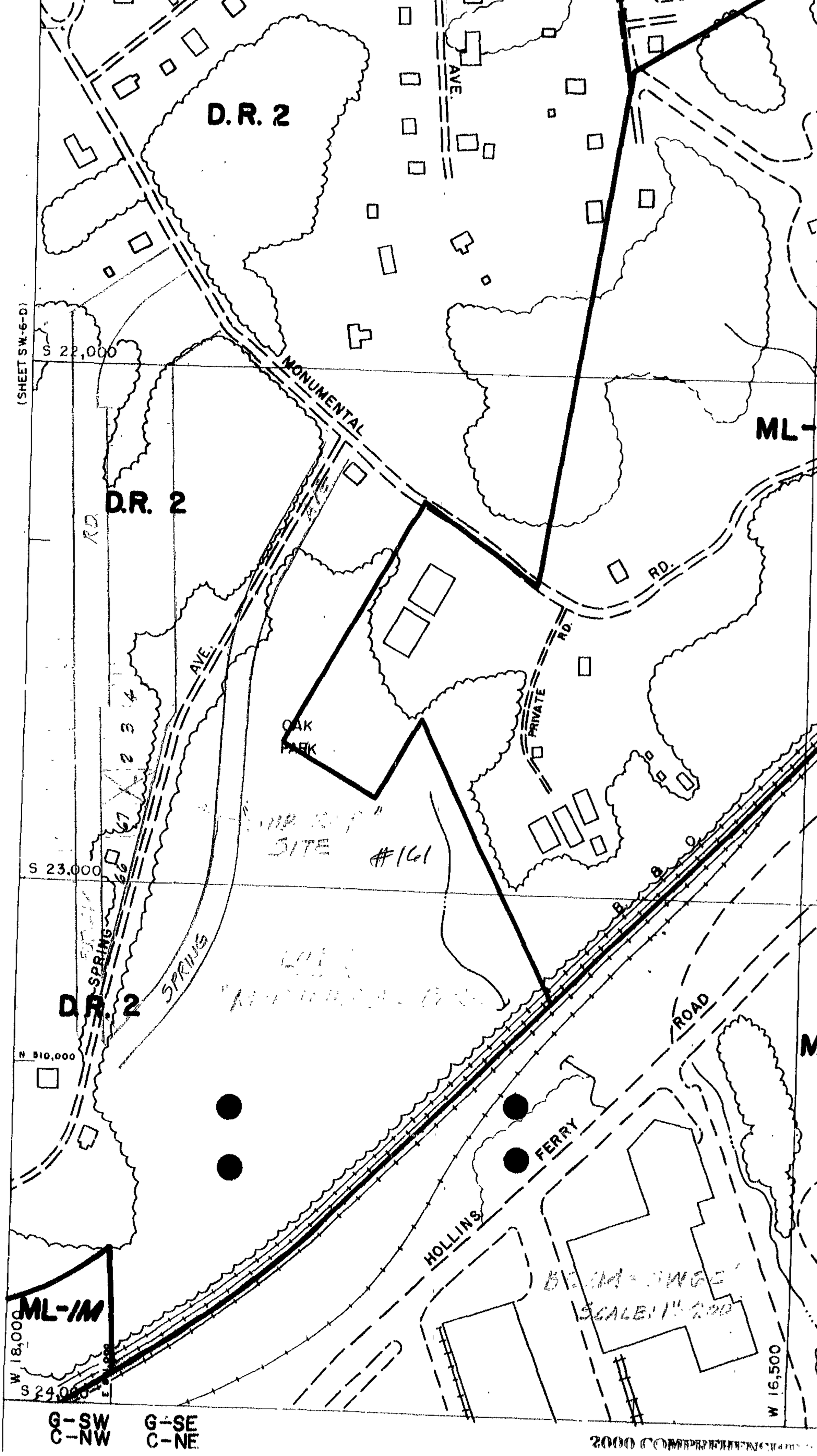
c: Kristin Weis
File

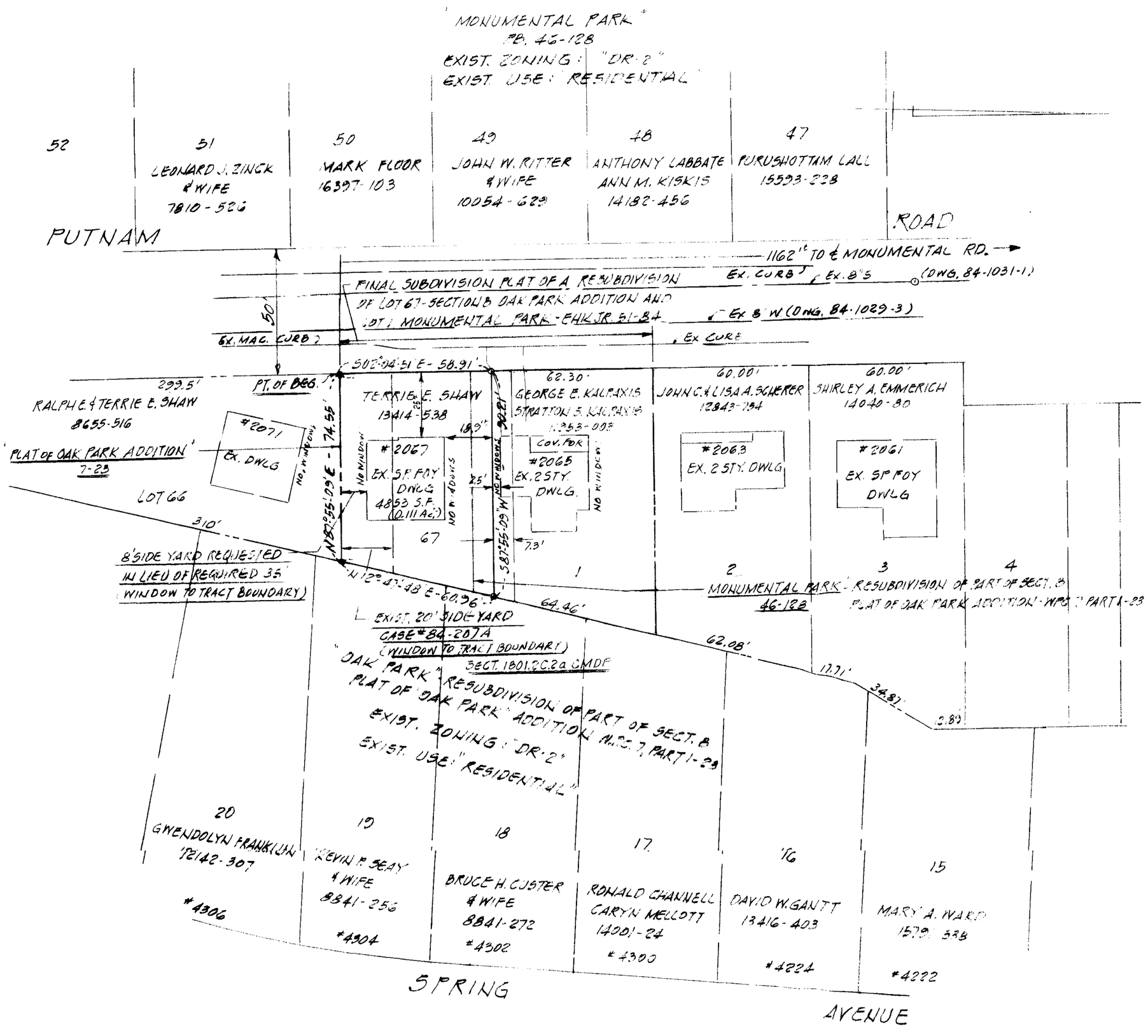
PLEASE PRINT CLEARLY

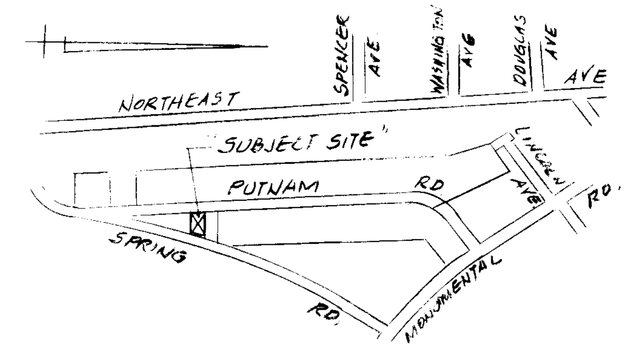
CASE NAME
CASE NUMBER 06-161 A
06-162 A
DATE

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
MARY GEPHARDT, Atty	809 EASTERN BLVD #300	BALTO MD 21221	megephar@verizon.net
Jerrie Shaw	2071 Putnam Rd	Balto, Md 21227	
Paul Kay	32 West Rd	Towson, Md. 21204	
TIMOTHY P SCHELER	2067 PUTNAM ROAD	BALTIMORE, MD 21227	


D.R. 2
AVE.
(SHEET SW-6-D)
S 22,000
MONUMENTAL
ML-
D.R. 2
RD.
RD.
AVE.
RD.
PRIVATE
OAK
PARK
SITE
#161
S 23,000
SPRING
SPRINGS
D.R. 2
ROAD
N 510,000
FERRY
HOLLINS
ML-110
W 18,000
S 24,000
W 16,500
G-SW
C-NW
G-SE
C-NE
2000 COMPREHENSIVE





LOCATION MAP
SCALE: 1" = 500'

GENERAL NOTES

1. AREA OF PROPERTY = 4853 S.F. (0.111 AC.) GROSS = 0.145 AC.±
2. EXISTING ZONING OF PROPERTY = "DR-2"
3. EXISTING USE OF PROPERTY = "RESIDENTIAL"
4. PROPOSED ZONING OF PROPERTY = "DR-2"
5. PROPOSED USE OF PROPERTY = "RESIDENTIAL"
6. PROPERTY IS RECORDED AS LOT 67 "FINAL SUBDIVISION OF PLAT OF A RESUBDIVISION OF LOT 67 SECT B "OAK PARK ADDITION" AND LOT 1 - "MONUMENTAL PARK" EHK JR 51-84.
7. PROPERTY NOT LOCATED IN CRITICAL AREA.
8. PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
9. OWNER IS REQUESTING A LIMITED EXEMPTION FOR A LOT LINE ADJUSTMENT TO MOVE LOT LINE FOR LOT 67 AND 1 SOUTH 7.3' INTO LOT 67 TO ELIMINATE AN ENCROACHMENT OF THE EXISTING DWELLING ON LOT 1. DRC #091905C
10. PETITIONER IS REQUESTING A VARIANCE TO PERMIT AN EX. DWLG WITH A 8' SIDE YARD (FROM WINDOW TO TRACT BOUNDARY) IN LIEU OF THE REQUIRED 35' AND TO AMEND THE PREVIOUSLY APPROVED VARIANCE OF 20 GRANTED IN CASE # 84-207-A AND TO AMEND THE FIRST AMENDED FINAL DEVELOPMENT PLAN - "MONUMENTAL PARK" FOR LOT 67 ONLY
11. PROPERTY LOCATED ON BCMD MAP "SW6C", SCALE 1" = 200'
12. ZONING HISTORY: CASE "84-207A VARIANCES GRANTED 3-6-84 WINDOW TO TRACT BOUNDARY 20' IN LIEU OF 35 SECT 1B01.2C.2a, SETBACK TO CENTER OF STREET OF 45' IN LIEU OF 50' SUB. SECT TO DAVID KNEE FINAL DEVELOPMENT PLAN & AN AMENDED PLAT

PLAT TO ACCOMPANY PETITION
FOR
VARIANCE
#2067 PUTNAM ROAD

ELECT. DIST. 13C1 BALTO. COUNTY, MD.
SCALE: 1" = 30' SEPT. , 2005

OWNER:
TERRIE E. SHAW
2071 PUTNAM RD.
BALTIMORE, MD. 21227

ENGINEER: CENTURY ENGINEERING, INC.
32 WEST ROAD
TOWSON, MARYLAND 21204
(410) 823-8070

STATE OF MARYLAND PAUL LEE 4047 PROFESSIONAL ENGINEER

25-221.00

GENERAL NOTES

1. THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
2. HIGHWAY & HIGHWAY WIDENING, SLOPE EASEMENTS, AND DRAINAGE & UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTO. COUNTY, MD. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED, UNTO BALTO. CO., MARYLAND AT NO COST.
3. THIS RECORD PLAT MAY NOT BE HONORED BY BALTIMORE COUNTY AFTER FIVE (5) YEARS FROM THE RECORDING DATE. (SEE BALTO. CO. BILL # 61-79 (SECTION 22-39-1)).
4. THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE FOLLOWING BALTIMORE COUNTY TRAVERSE STATIONS:

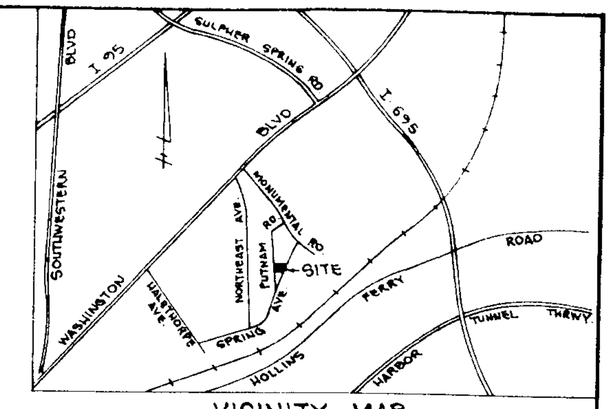
HUB NO.	SOUTH	WEST
X-8618	21,440.22	18,314.51
X-8619	21,880.49	18,303.52

5. FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
6. RECORDING OF THE PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
7. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68 - BILL # 58-82.
8. THE RECORDING OF THE PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTO. CO.
9. INFORMATION SHOWN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
10. ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING & ZONING AND THE DEPT. OF PUBLIC WORKS.

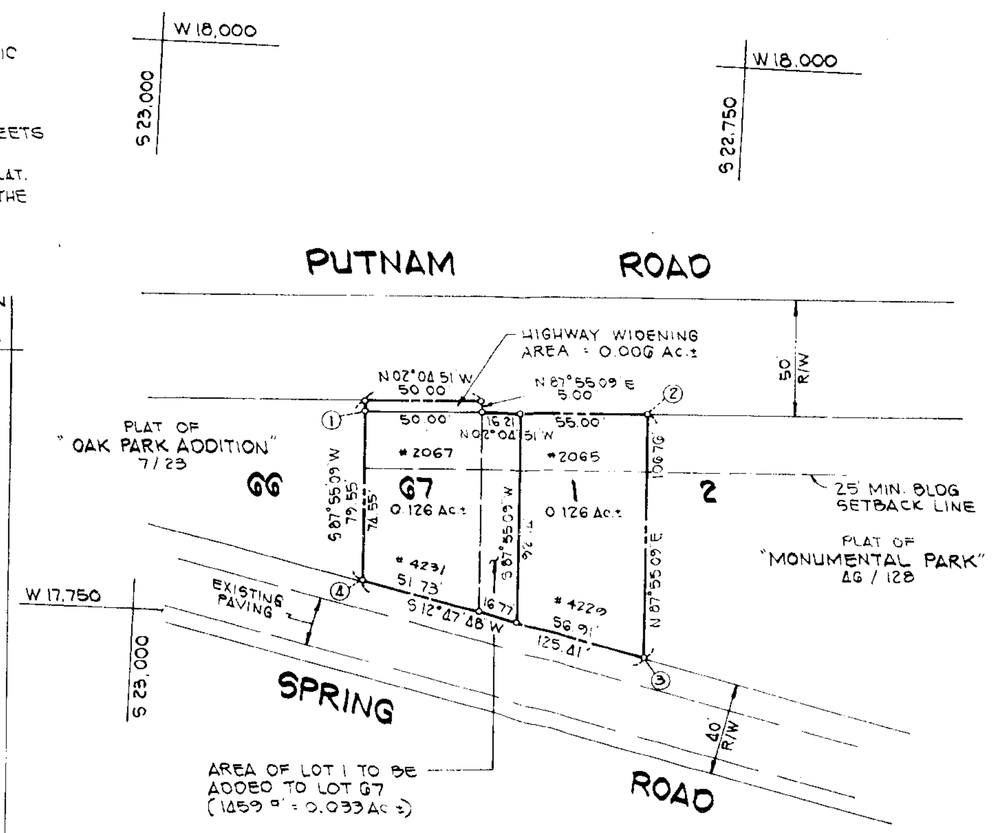
DENSITY TABULATION

	AS PER ORIGINAL PLAT OF MONUMENTAL PARK	WITH THE ADDITION OF LOT 67 OF OAK PARK ADDITION
1. EXISTING ZONING	D.R.5.5	D.R.5.5
2. ACTUAL AREA OF TRACT	9.352 Ac.±	9.445 Ac.±
3. PUTNAM ROAD AREA	1.176 Ac.±	1.182 Ac.±
4. ½ MONUMENTAL RD. FRONTAGE	0.069 Ac.±	0.069 Ac.±
5. ½ LINCOLN AVE. FRONTAGE	0.082 Ac.±	0.082 Ac.±
6. GROSS AREA OF TRACT	10.679 Ac.±	10.778 Ac.±
7. DWELLING UNITS PERMITTED	58.735 UNITS	59.279 UNITS
8. DWELLING UNITS PROPOSED		
TOWNHOUSE LOTS	26	26
INDIVIDUAL LOTS	30	31
TOTAL NO. PROPOSED	56 UNITS	57 UNITS
9. OPEN SPACE REQUIRED	0.641 Ac.±	0.646 Ac.±
10. OPEN SPACE PROVIDED	0.73 Ac.±	0.73 Ac.±
11. PARKING REQUIRED	112 SPACES	114 SPACES
12. PARKING PROVIDED		
TOWNHOUSE LOTS	54	54
INDIVIDUAL LOTS	60	62
TOTAL PARKING PROPOSED	114 SPACES	116 SPACES

COORDINATES		
NO	SOUTH	WEST
1	22,905.187	17,841.945
2	22,784.057	17,846.346
3	22,780.181	17,739.881
4	22,902.480	17,767.439



VICINITY MAP
SCALE: 1" = 2000'



BALTIMORE CO METRO DISTRICT

ZONING HEARING CASE NO. 84-207-A
DATE OF ORDER: 3-6-84

OWNERS
S.M.L.S. PARTNERSHIP
WILLIAM T. STEVENSON, GEORGE M. LLEWELLYN
T.C. SIMONS INC., McKEE & ASSOC., INC.
P.O. BOX 503
MILLERSVILLE, MD. 21108
DEED REFERENCE: 6435/639

E.H.K., JR. 51 FOLIO 84
Filed for record
Date JUN 29 1984
Fee:
Clerk

FINAL SUBDIVISION PLAT
OF A RESUBDIVISION OF
LOT G7 - SECTION B
OAK PARK ADDITION
AND
LOT 1
MONUMENTAL PARK

13TH ELECTION DISTRICT
SCALE: 1" = 50'
BALTO. CO., MD.
FEBRUARY 2, 1983

APPROVED BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
DATE: DIRECTOR

APPROVED
5/29/84 DEPUTY STATE & COUNTY HEALTH OFFICER
DATE:

APPROVED BALTIMORE COUNTY DEPT. OF PUBLIC WORKS
6/1/84
DATE: DIRECTOR

OWNER'S CERTIFICATION

THE REQUIREMENTS OF SECTIONS 72A TO 72D OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1939 EDITION, CHPT 1010 OF THE ACTS OF 1945, AS AMENDED BY CHAPTERS 84 & 788 OF THE ACTS OF 1947, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO SO FAR AS THEY CONCERN THE MAKING OF THE PLAT & SETTING OF MARKERS HAVE BEEN COMPLIED WITH. OWNER OF THE LAND SHOWN HEREON:

S.M.L.S. Partnership
OWNER DATE:

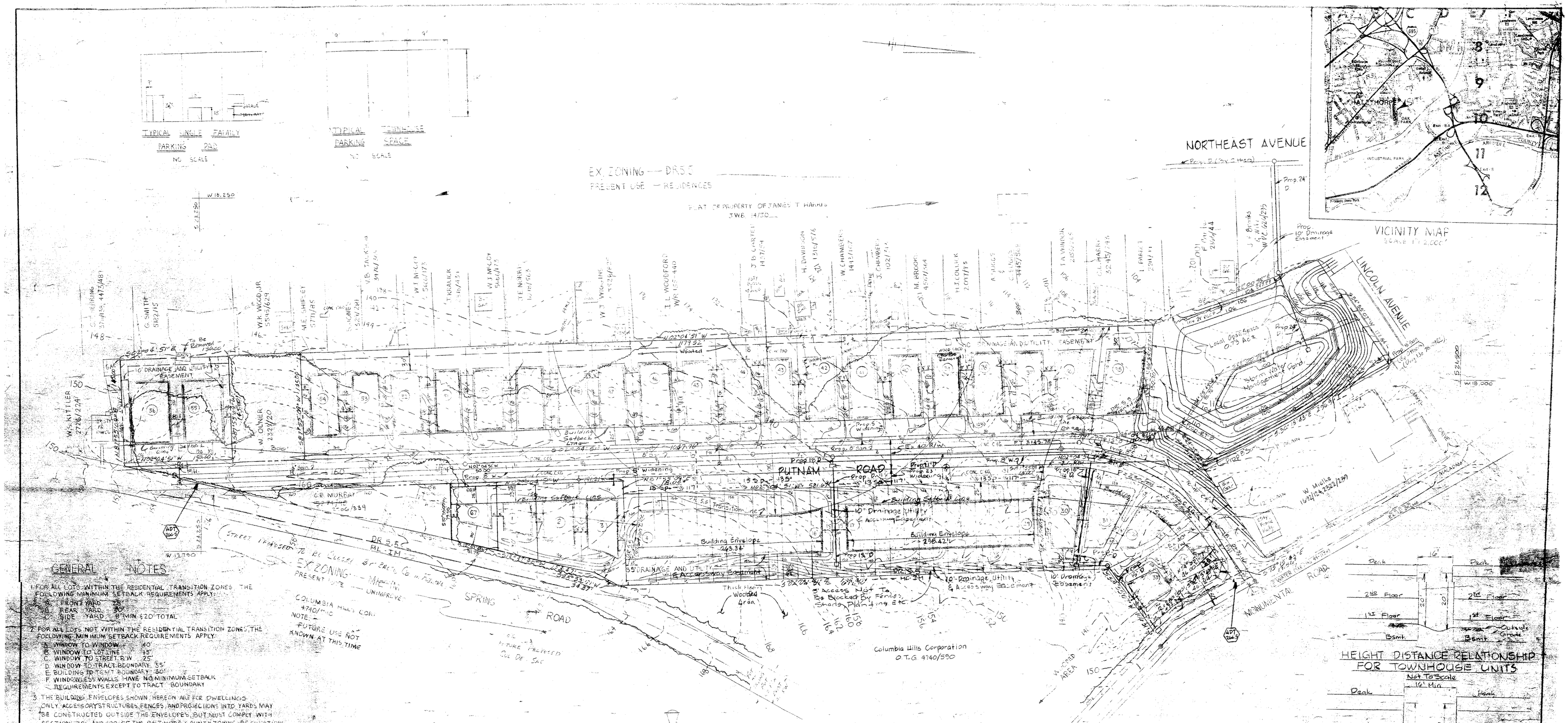
SURVEYOR'S CERTIFICATION

I, JAMES W. McKEE, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH SECTIONS OF 72A TO 72E, INCLUSIVE, OF ARTICLE 17 OF THE ANNOTATED CODE OF MD., 1939 EDITION, AS ENACTED OR AMENDED BY THE ACTS OF 1945 & 1947 AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO:

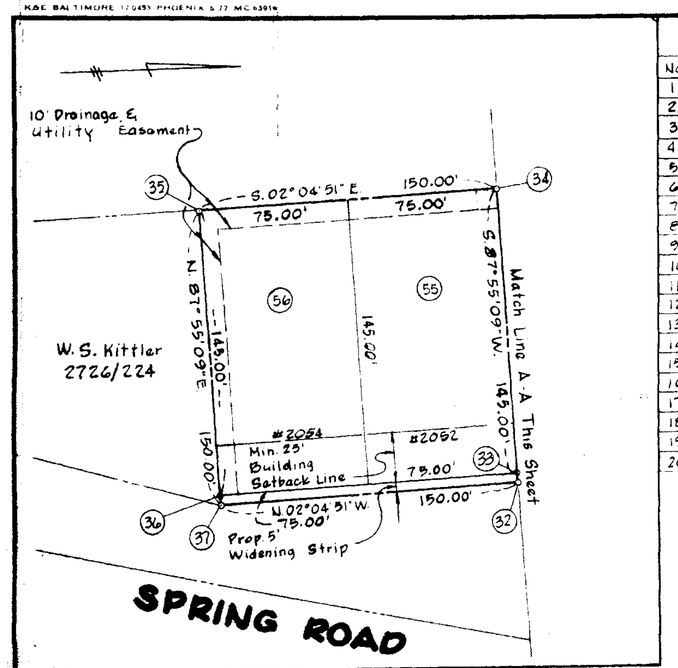
JAMES W. McKEE
(MD REG. NO 9012)
2/1/83
DATE:

McKEE & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1717 YORK ROAD - LUTHERVILLE, MD 21093 - 252-5820

MSA S54 [redacted] 5-64 1270-5108


TYPICAL SINGLE FAMILY PARKING PAD
NO SCALE
TYPICAL PARKING SPACE
NO SCALE
EX. ZONING — DR5.5
PRESENT USE — RESIDENCES
PLAT OF PROPERTY OF JAMES T. HARRIS
JWB. 14/30
NORTHEAST AVENUE
LINCOLN AVENUE
PUTNAM ROAD
MONUMENTAL ROAD
SPRING ROAD
EX. ZONING — MH-IM
PRESENT USE — UNIMPROVED
COLUMBIA HILLS CORP.
4740/590
NOTE: FUTURE USE NOT KNOWN AT THIS TIME
FUTURE PROPOSED CUL DE SAC
STREET TRANSFERED TO RE CLASSIFY BY ZONE 66 W. PETITION
DR 5.5
ML-IM
10' DRAINAGE AND UTILITY EASEMENT
Building Envelope
243.34'
Building Envelope
238.42'
Building Setback Line
Proposed Widening
Existing 2' Contours
Proposed 2' Contours
Streetlights
Thick Heavy Wooded Area
Columbia Hills Corporation
O.T.G. 4740/590
VICINITY MAP
SCALE: 1" = 2,000'
Local Open Space 0.75 Ac ±
Storm Water Management Pond
W. Mills 1672/124, 2527/239
W. Olner 2323/20
C.F. Murray 2206/339
W.S. Kittler 2726/224
G. Smith 5122/15
W.R. Woodson Jr. 5545/629
W.E. Shipley 5711/85
W.T. McCoy 5661/173
T. Krauck 5661/151
W.J. McCoy 5661/175
J.E. Norris 5661/525
T.L. Woodford W.R. 155-440
W.T. Wigline 5535/97
H. Davidson 1214/176
W. Chambers 1413/167
J. Chambers 1021/14
M. Brooks 4501/144
H.S. Colvin 2041/175
A. Higgs
C. Higgs 3445/516
T.A. Winnick 2155/218
C.E. Harris 5245/145
T. Parks 2041/11
J. Brooks
C. Hill
W.E. 1624/235
Prop. 10' Drainage Easement
Prop. 24' D
Prop. 28'
Prop. 8' widening
Prop. 2 W.W.
Prop. 23' widening
Prop. 18' R
Prop. 21' D
Prop. 2 San. 2
Ex. 40' R/W
Ex. 24' R/W
Ex. 30' R/W
Ex. 50' R/W
Ex. 60' R/W
Ex. 40

K&E BALTIMORE 17,051 PHOENIX 5,77 MC 5316



COORDINATE SCHEDULE

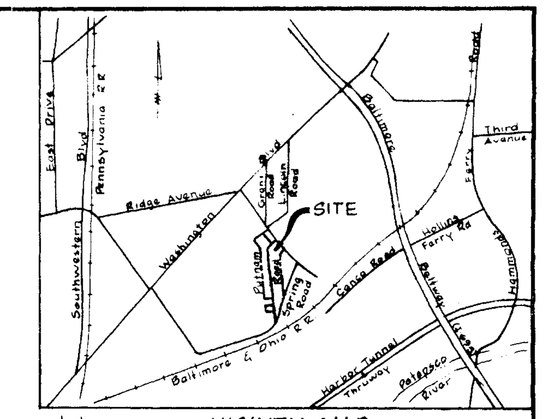
No	South	West	No	South	West
1	21,806.50	17,726.45	21	23,100.69	17,879.09
2	21,810.19	17,663.94	22	23,100.97	17,884.09
3	21,931.20	17,663.02	23	23,112.16	18,029.55
4	21,930.94	17,65[illegible].18	24	21,933.39	18,072.30
5	21,992.30	17,730.01	25	21,704.12	18,169.00
6	22,071.79	17,705.33	26	21,661.91	18,019.52
7	22,702.38	17,721.99	27	21,858.30	17,849.83
8	22,882.09	17,735.98	28	21,896.11	17,923.63
9	22,855.22	17,843.70	29	21,942.46	17,921.95
10	22,855.41	17,843.78	30	22,006.98	17,919.61
11	21,910.36	17,882.87	31	22,059.80	17,922.69
12	21,834.98	17,735.42	32	23,206.62	17,876.02
13	21,839.90	17,718.50	33	23,206.80	17,881.01
14	21,879.90	17,695.20	34	23,212.07	18,028.92
15	21,861.42	17,775.06	35	23,301.97	18,020.47
16	22,057.98	17,872.72	36	23,356.71	17,878.57
17	22,084.77	17,871.75	37	23,356.53	17,870.97
18	22,084.12	17,893.70	38	21,839.82	18,002.34
19	22,063.49	17,893.71	39	21,645.12	18,081.04
20	22,064.14	17,850.70			

CURVE DATA

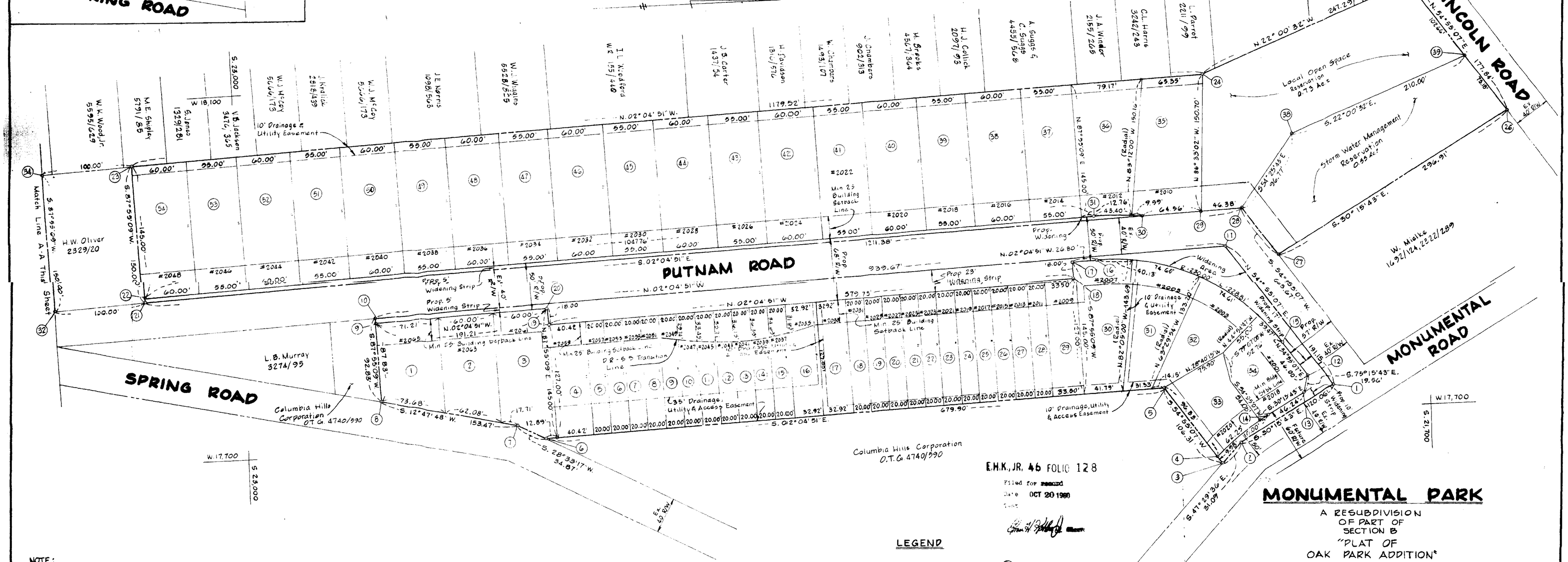
From/To	Radius	Δ	Length	Tangent	Chord Bearing-Distance
15-16	230.00'	56°59'38"	228.81'	124.88'	S.26°25'08"W. 219.49'
14-4	280.00'	14°47'00"	72.25'	36.32'	S.37°39'13"E 72.04'
30-31	280.00'	10°50'35"	52.99'	26.57'	N03°20'20"E. 52.91'

TABULATION

Existing Zoning	D.R. 5.5
Actual Area Of Tract	9.352 Ac ±
Putnam Rd. Area	1.176 Ac ±
1/2 Monumental Rd. Frontage	0.069 Ac ±
1/2 Lincoln Ave Frontage	0.082 Ac ±
Gross Area Of Tract	10.679 Ac ±
Dwelling Units Permitted	58.735
Dwelling Units Proposed	
Townhouse Lots	26
Individual Lots	30
Total No. Proposed	56
Open Space Required	0.641 Ac ±
Open Space Provided	0.73 Ac ±
Parking Required	112
Parking Provided	
Townhouse	54
Individual Lots	60
Total Parking Proposed	114



VICINTY MAP
Scale: 1" = 2000'



E.H.K., JR. 46 FOLIO 128
Filed for record
Date OCT 20 1980

LEGEND

Lot Number Shown Thus	(21)
House Number Shown Thus	# 3211
Original Tract Boundary Shown Thus	
Proposed Right Of Way Line Shown Thus	
Easement Lines Shown Thus	
Building Setback Lines Shown Thus	
Lot Lines Shown Thus	

MONUMENTAL PARK

A RESUBDIVISION OF PART OF SECTION B "PLAT OF OAK PARK ADDITION"
W.P.C. 7, PART 1-23

BALTIMORE COUNTY, MD — ELECT. DIST. #13
SCALE: 1" = 50' — OCTOBER 10, 1979

DEVELOPER
Classic Developers, Inc.
959 Morgan Dr.
Arnold, Maryland 21012.

OWNER
Wm. T. Stevenson & Geo. H. Llewellyn
P.O. Box 503
Millersville, Md. 21108

Drainage Area: Patapsco Pumping Station

NOTE:
For Title Reference, See Deed O.T.G. 6033/490

NOTE:
Highway And Highway Widening, Slope, Drainage And Utility Easements Shown Hereon Are Reserved Unto The Developer And Are Hereby Offered For Dedication To Baltimore County, Maryland. The Developer, His Personal Representatives And Assigns, Shall Convey Said Areas By Deed To Baltimore County, Maryland At No Cost.

NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS

X-8618	S 21440.52	X-8619	S 21880.78
	W 18514.89		W 18303.77

NOTE:
THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

OWNERS CERTIFICATE:
THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT HEREBY STATE(S) THAT TO THE BEST OF ITS KNOWLEDGE THE REQUIREMENT OF SUBSECTION 6-108 OF SECTION 3-108 IN THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH INSOFAR AS SAME CONCERNS THE MARKING OF THE PLAT AND THE SETTING OF THE MARKERS.

DATE

SURVEYORS CERTIFICATE:
THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THE PLAT SHOWN ON THIS PLAT AND THAT THE PLAT HAS BEEN PREPARED IN COMPLIANCE WITH CHAPTER 3-108 OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AND THAT THE PLAT HAS BEEN PREPARED IN COMPLIANCE WITH THE COMPTROLLER'S RULES AND REGULATIONS.

REG. NO. — DATE

APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT

DEPUTY STATE & COUNTY HEALTH OFFICER — DATE

APPROVED BY BALTIMORE COUNTY PLANNING BOARD

DIRECTOR — DATE

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS

ROADS ENGINEER OF BALTIMORE CO., MD. — DATE

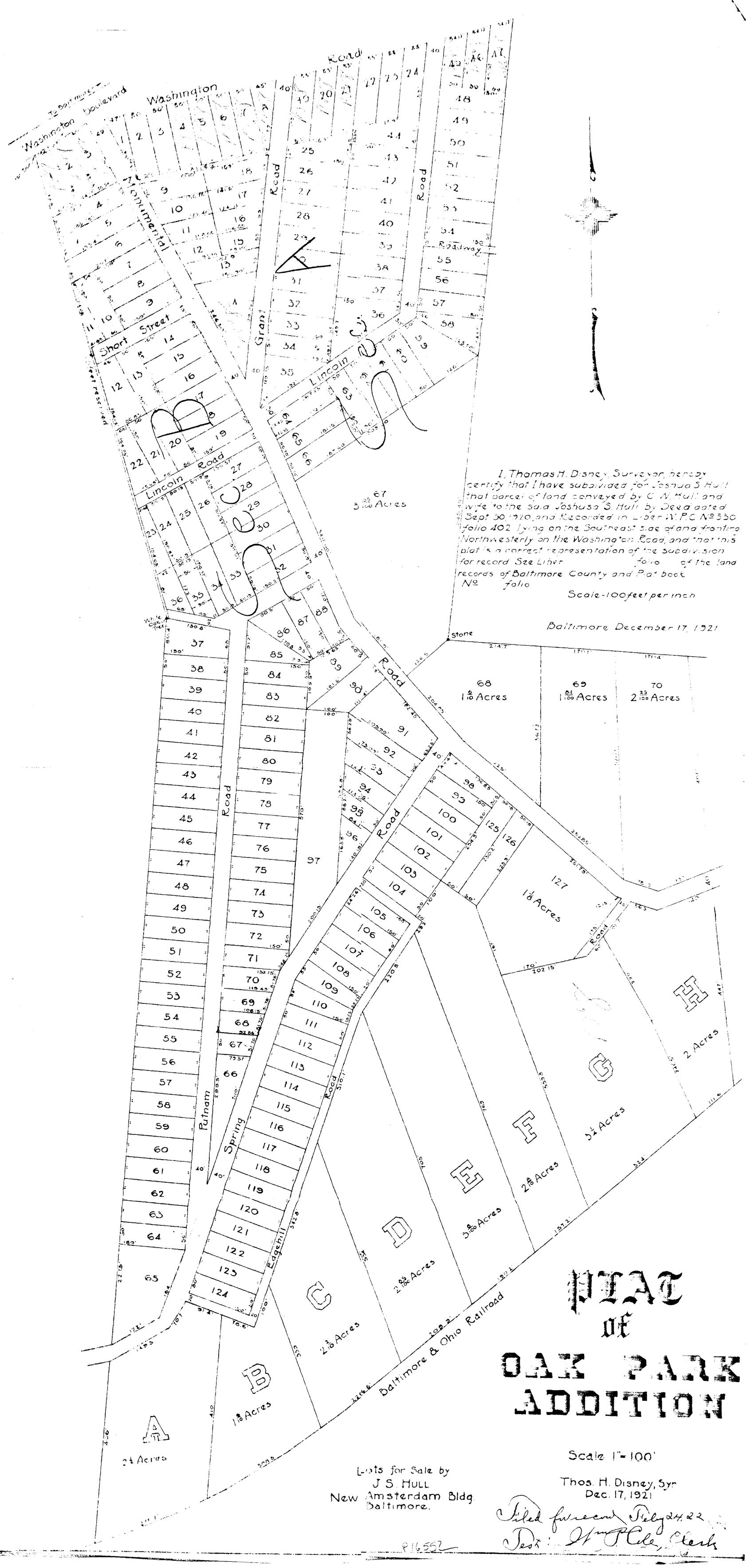
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
TOWSON, MARYLAND 21204 — BEL AIR, MARYLAND 21014

P.W.A. COMPLETED 137301 DHL
FINAL PLAT CHECKED:
PLANNING
ENGINEERING
DATE

COMPUTED BY: A.C. CHECKED BY: P.R.C.
DRAWN BY: J.L.B. W.O. NO.: 03938

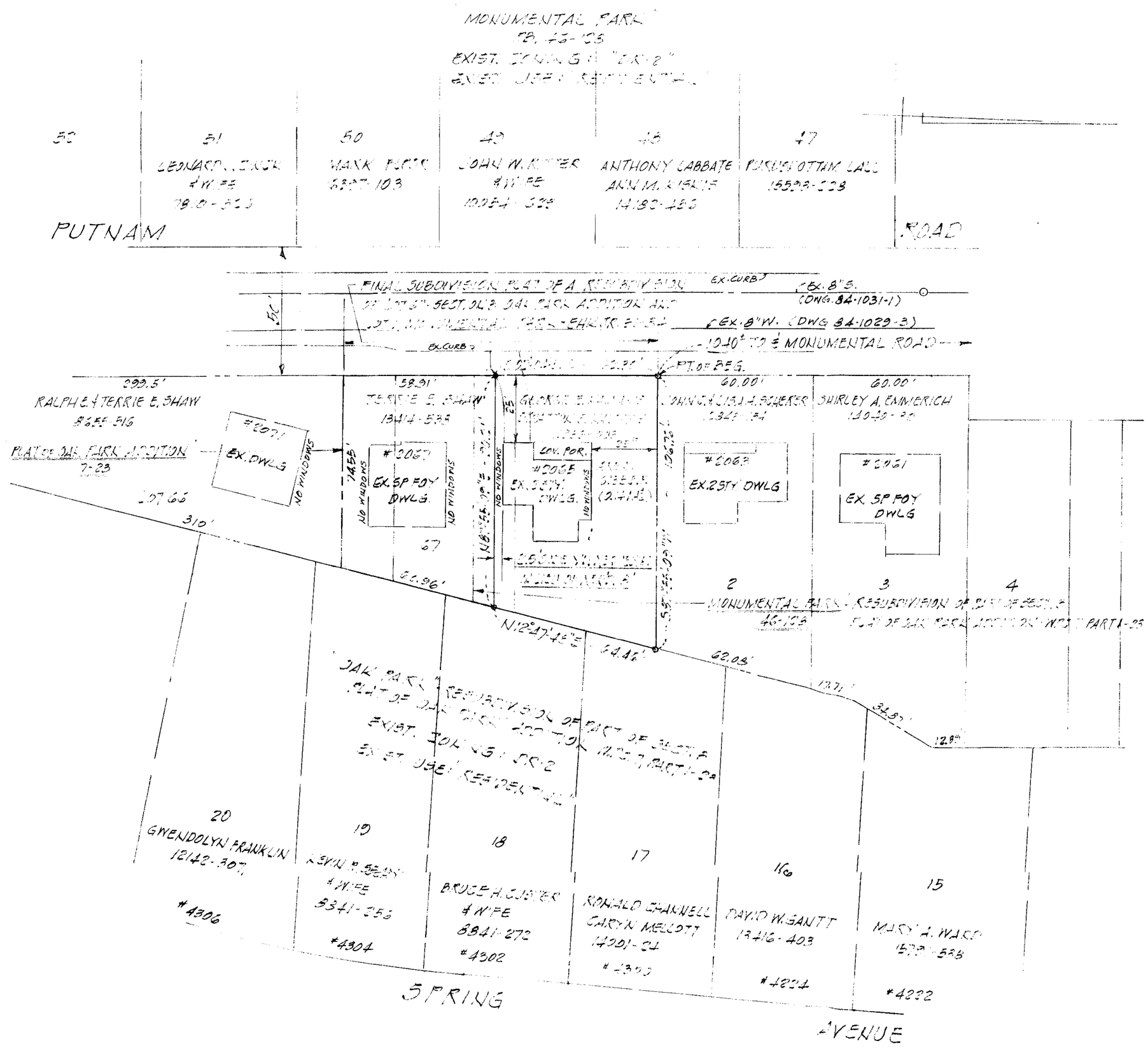
MSA SSU 1236-6390

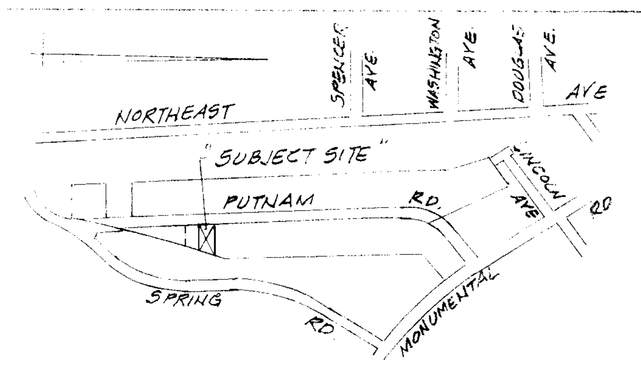
46-128



PLAT of OAK PARK ADDITION

FINAL DEVELOPMENT PLAN (CHARLES STARK) 3-81 FOR MONUMENTAL PARK RESUBDIVISION





LOCATION MAP
SCALE: 1" = 500'

GENERAL NOTES

1. AREA OF PROPERTY [illegible]
2. EXISTING ZONING OF PROPERTY [illegible]
3. [illegible] OF PROPERTY [illegible] RESIDENTIAL
4. PROPOSED ZONING OF PROPERTY [illegible] DR-2
5. [illegible] USE OF PROPERTY [illegible] RESIDENTIAL
6. [illegible] IS RECORDED AS LOT [illegible] SUBDIVISION OF PLAT OF A RESUBDIVISION OF LOT 67 SECT. 2, "OAK PARK ADDITION" AND LOT 1 "MONUMENTAL PARK" IN BOOK [illegible] 34.
7. PROPERTY NOT LOCATED IN [illegible] AREA.
8. [illegible] IS SERVED BY PUBLIC SEWER AND WATER.
9. DWELLING IS REQUESTING A VARIANCE EXCEPTION FOR A 10' SIDE YARD SETBACK TO MORE OR LESS FOR PROPERTY AND OTHER LOT 67 TO ELIMINATE AN ENCROACHMENT OF THE EXISTING DWELLING ON LOT 1. PROJ. 0910.05 C.
10. [illegible] IS REQUESTING A VARIANCE [illegible] AN EXISTING DWELLING WITH A 12' SIDE YARD IN LIEU OF THE 30' REQUIRED AND TO AMEND THE FIRST AMENDED FINAL DEVELOPMENT PLAN - MONUMENTAL PARK FOR LOT 1 ONLY.
11. PROPERTY LOCATED ON ZONING MAP [illegible]
12. PROPERTY HAS NO ZONING HISTORY.

*2067 PUTNAM ROAD
TERRIE E. SHAW
BALTIMORE, MD. 21127

*2065 PUTNAM RD.
GEORGE E. KALPAXIS
STRATTON S. KALPAXIS
BALTIMORE, MD. 21227

PLAT TO ACCOMPANY PETITION
FOR

VARIANCE

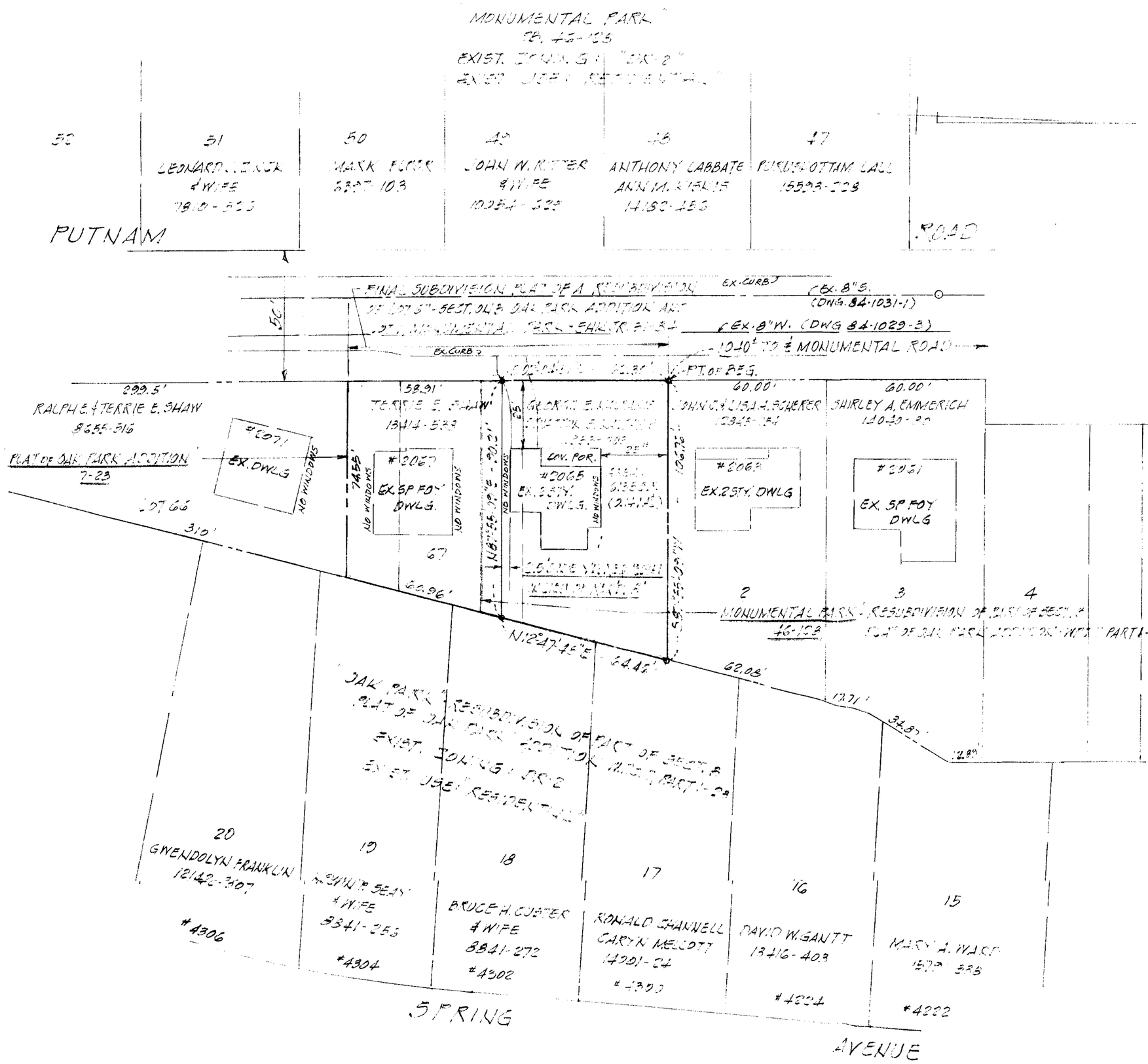
*2065 PUTNAM ROAD

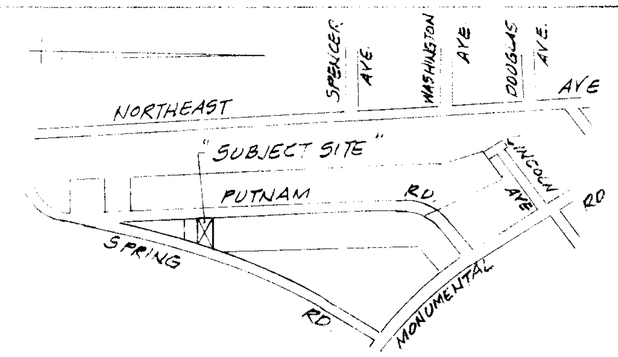
ELECT. DIST. 13C1 BALTO. CO., MD.
SCALE: 1" = 30' SEPT. 12, 2005

STATE OF MARYLAND
PAUL LEE
4047
PROFESSIONAL ENGINEER

ENGINEER: CENTURY ENGINEERING, INC.
32 WEST ROAD
TOWSON, MARYLAND 21204
(410) 823-8070

25-221.00





LOCATION MAP
SCALE: 1" = 500'

GENERAL NOTES

1. AREA OF PROPERTY = 5135 S.F. (0.4145 ±) GROSS - 0.1054 AC
2. EXISTING ZONING OF PROPERTY = DR 5
3. EXISTING USE OF PROPERTY = RESIDENTIAL
4. PROPOSED ZONING OF PROPERTY = DR-5
5. PROPOSED USE OF PROPERTY = RESIDENTIAL
6. PROPERTY IS RECORDED AS LOT 1 ON A SUBDIVISION PLAT OF A RESUBDIVISION OF LOT 67 SECT. 2, "OAK PARK ADDITION" AND LOT 1 "MONUMENTAL PARK" IN PB. 46-108.
7. PROPERTY NOT LOCATED IN FLOOD PLAIN AREA
8. PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
9. OWNER IS REQUESTING A LIMITED EXEMPTION FOR A "0" SIDE YARD SETBACK TO MOVE LOT LINE FOR LOT 67 A DISTANCE OF 2.6' INTO LOT 67 TO ELIMINATE AN ENCROACHMENT OF THE EXISTING DWELLING ON LOT 1 - ORD # 091905 C
10. PETITIONER'S REQUESTING A VARIANCE TO ALLOW AN EXISTING DWELLING WITH A 0.6' SIDE YARD IN LIEU OF THE REQUIRED 8' AND TO AMEND THE FIRST AMENDED FINAL DEVELOPMENT PLAN - MONUMENTAL PARK FOR LOT 1 ONLY.
11. PROPERTY LOCATED ON BCMD MAP "71 & 6" SCALE: 1" = 200'
12. PROPERTY HAS NO ZONING HISTORY.

*2067 PUTNAM ROAD
TERRIE E. SHAW
BALTIMORE, MD. 21227

*2065 PUTNAM RD.
GEORGE E. KALPAXIS
STRATTON S. KALPAXIS
BALTIMORE, MD. 21227

PLAT TO ACCOMPANY PETITION
FOR

VARIANCE

*2065 PUTNAM ROAD

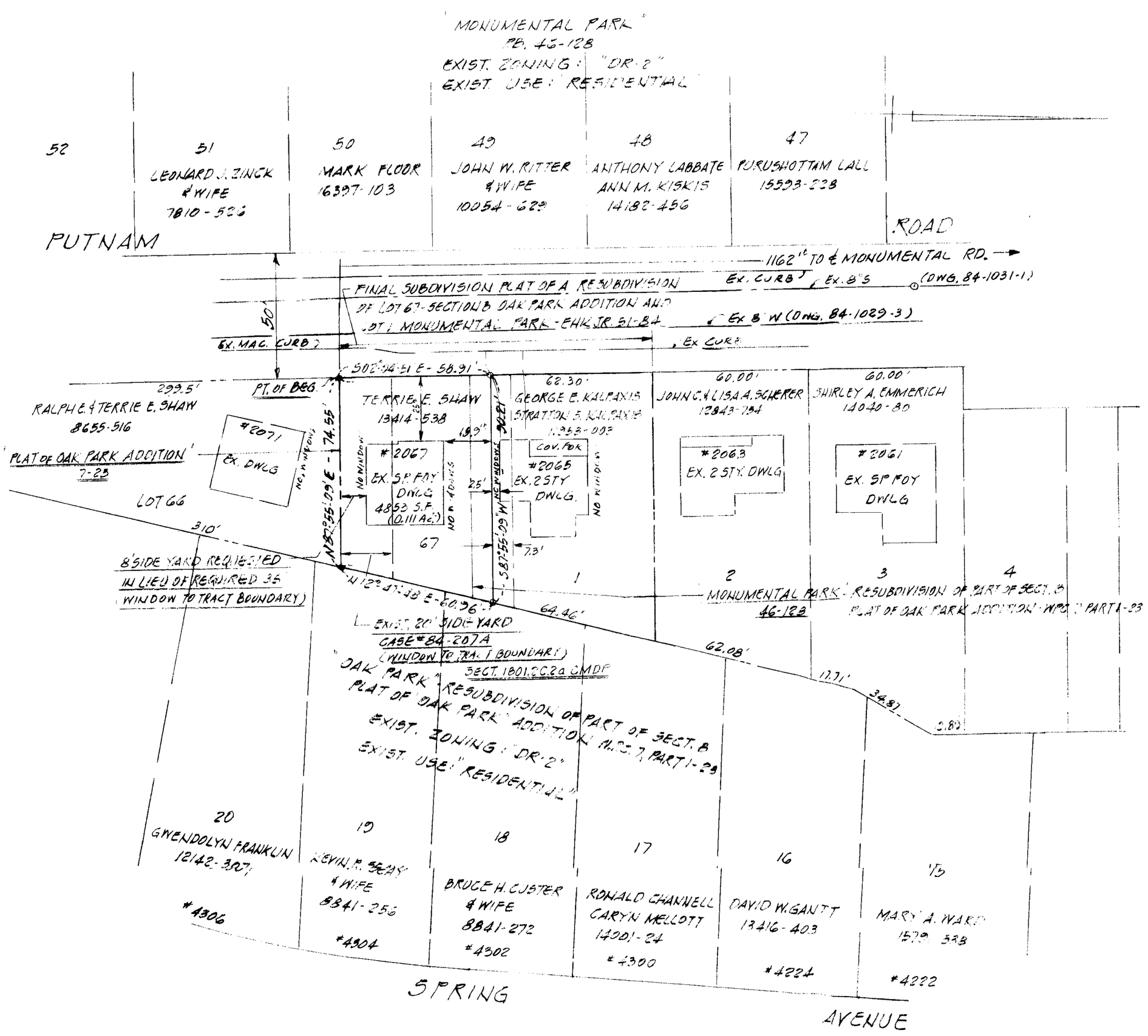
ELECT. DIST. 13C1 BALTO. CO., MD.

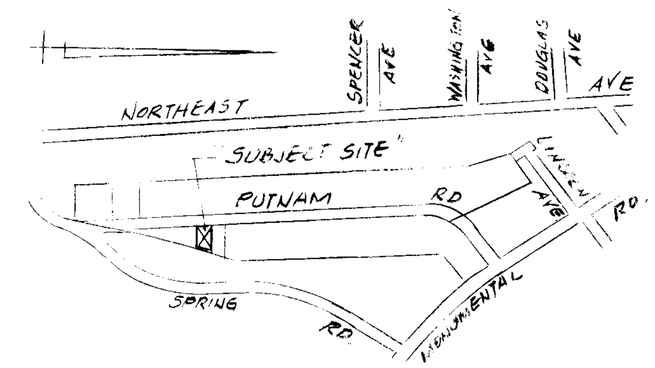
SCALE: 1" = 30' SEPT., 2005

STATE OF MARYLAND
PAUL LEE
2047
PROFESSIONAL ENGINEER

ENGINEER: CENTURY ENGINEERING, INC.
32 WEST ROAD
TOWSON, MARYLAND 21204
(410) 823-8070

25-221.00





LOCATION MAP
SCALE: 1" = 500'

GENERAL NOTES

1. AREA OF PROPERTY = 4353 S.F. (0.111 AC.) GROSS = 0.145 AC.±
2. EXISTING ZONING OF PROPERTY = "DR-2"
3. EXISTING USE OF PROPERTY = "RESIDENTIAL"
4. PROPOSED ZONING OF PROPERTY = "DR-2"
5. PROPOSED USE OF PROPERTY = "RESIDENTIAL"
6. PROPERTY IS RECORDED AS LOT 67 "FINAL SUBDIVISION OF PLAT OF A RESUBDIVISION OF LOT 67 SECT. B" OAK PARK ADDITION AND LOT 1 - "MONUMENTAL PARK" EHK JR. 51-84.
7. PROPERTY NOT LOCATED IN CRITICAL AREA.
8. PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
9. OWNER IS REQUESTING A LIMITED EXEMPTION FOR A LOT LINE ADJUSTMENT TO MOVE LOT LINE FOR LOT 67 AND 1 SOUTH 7.3' INTO LOT 67 TO ELIMINATE AN ENCROACHMENT OF THE EXISTING DWELLING ON LOT 1. DSC #091906C
10. PETITIONER IS REQUESTING A VARIANCE TO PERMIT AN EX. DWLG WITH A 8' SIDE YARD (FROM WINDOW TO TRACT BOUNDARY) IN LIEU OF THE REQUIRED 35' AND TO AMEND THE PREVIOUSLY APPROVED VARIANCE OF 20' GRANTED IN CASE # 84-207-A AND TO AMEND THE FIRST AMENDED FINAL DEVELOPMENT PLAN - "MONUMENTAL PARK" FOR LOT 67 ONLY.
11. PROPERTY LOCATED ON BCMD MAP "SW 6C", SCALE 1" = 200'
12. ZONING HISTORY: CASE # 84-207A VARIANCES GRANTED 3-6-84 WINDOW TO TRACT BOUNDARY 20' IN LIEU OF 35' SECT. 1801.2C.2a, SETBACK TO CENTER OF STREET OF 45' IN LIEU OF 50' [illegible] DEVELOPMENT PLAN & AN AMENDED PLAT

PLAT TO ACCOMPANY PETITION
FOR
VARIANCE
#2067 PUTNAM ROAD

ELECT. DIST. 13C1 — BALTO. COUNTY, MD.

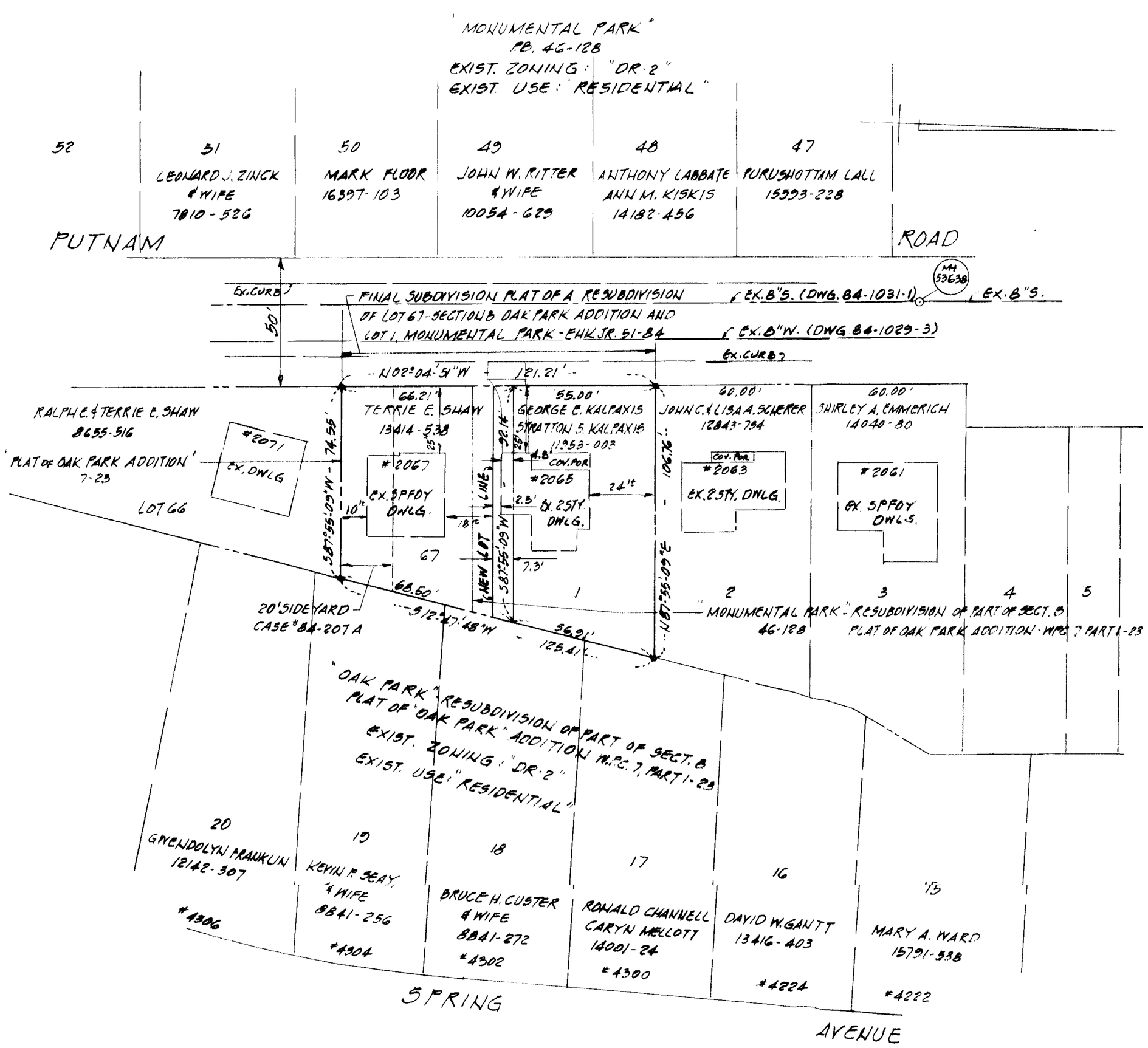
SCALE: 1" = 30' — SEPT. 16, 2005

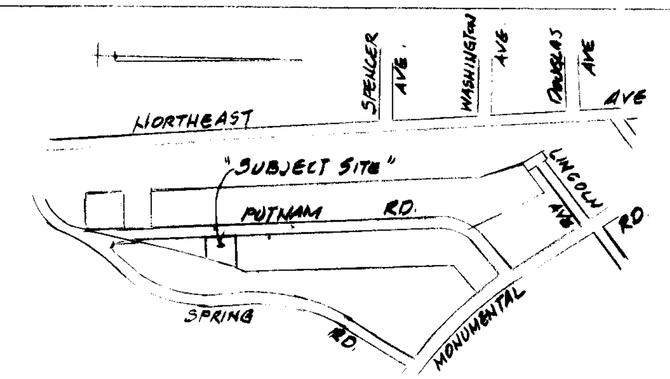
OWNER:
TERRIE E. SHAW
2071 PUTNAM RD.
BALTIMORE, MD. 21227

ENGINEER: CENTURY ENGINEERING, INC.
32 WEST ROAD
TOWSON, MARYLAND 21204
(410) 823-8070

STATE OF MARYLAND — PAUL R. GEMMILL — 4947 — PROFESSIONAL ENGINEER

05-221.00





LOCATION MAP
SCALE: 1"=500'

GENERAL NOTES

1. AREA OF PROPERTY (LOT 67) = 3616 S.F. (0.129 Ac.±) GROSS = 0.159 Ac.±
2. EXISTING ZONING OF PROPERTY = "DR-2"
3. EXISTING USE OF PROPERTY = "RESIDENTIAL"
4. PROPERTY RECORDED ON FINAL SUBDIVISION PLAT OF A RESUBDIVISION OF LOT 67, SECT. B "OAK PARK ADDITION" AND LOT 1, "MONUMENTAL PARK" IN P.B. E.H.K.JR. 51-84.
5. PROPERTY SERVED BY PUBLIC WATER AND SEWER.
6. DEED REFERENCE: TERRIE E. SHAW - LOT 67 (13414-538) ACCT.# 19-00-012791
7. OWNER IS REQUESTING A LIMITED EXEMPTION UNDER SECTION 32-4-106(9) FOR A LOT LINE ADJUSTMENT IN ORDER TO MOVE THE LOT LINE FOR LOT 67 AND LOT 1 7.3' INTO LOT 67 WHEN THE FIELD LOCATION OF THE EXISTING DWELLING ON LOT 1 WAS FOUND ENCROACHING INTO LOT 67 BY 4.8'. THE NEW LOT LINE WILL BE 2.5' FROM THE SIDE OF THE EXISTING HOUSE. A PETITION FOR A 2.5' SIDEYARD WILL BE REQUESTED AT A ZONING HEARING.
8. OWNER OF LOT 1 WILL FILE A ZONING PETITION FOR THE VARIANCE.
9. PROPERTY IS LOCATED ON BCMD PLAT SW-6-C.
10. ZONING HISTORY: A SIDEYARD VARIANCE WAS GRANTED TO LOT 67 IN CASE # 84-207A. - A SPECIAL HEARING WILL BE REQUESTED ALONG WITH THE SIDEYARD VARIANCE.
11. DWELLING ON LOT 1 BUILT IN 1989 UNDER "DR 5.5" ZONE.

PLAT TO ACCOMPANY DRC REQUEST

2067 PUTNAM ROAD

TERRIE E. SHAW PROPERTY

ELECT. DIST. 13C1 BALTIMORE CO., MD.

SCALE: 1"=30' AUG. 24, 2005

OWNER:
TERRIE E. SHAW
2071 PUTNAM ROAD
BALTIMORE, MD. 21227

ENGINEER: CENTURY ENGINEERING, INC.
32 WEST ROAD
TOWSON, MARYLAND 21204
(410) 823-8070

STATE OF MARYLAND PAUL LEE 4047 PROFESSIONAL ENGINEER

25-221.00 DRC 091905C

IN RE: PETITION FOR VARIANCE E/side of Putnam Road, 1,040' S c/line Monumental Road 13th Election District 1st Councilmanic District **(2065 & 2067 Putnam Road)**	* * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
George E. & Stratton S. Kalpaxis, **and** Terrie E. Shaw, *Legal Owners/Petitioners*	*	CASE NOS. 06-161-A & 06-162-A

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject properties, George E. & Stratton S. Kalpaxis and Terri E. Shaw in the southwestern portion of Baltimore County.

In case 06-161-A, the variance request is for property located at 2065 Putnam Road. The variance requested by George E. & Stratton S. Kalpaxis is from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) - Comprehensive Manual of Development Policies (CMDP), to permit an existing dwelling with a 2.5 ft. side yard in lieu of the required 8 ft. and to amend the first amended Final Development Plan – Monumental Park for Lot 1 only.

In case 06-162-A, the variance request is for property located at 2067 Putnam Road. The variance is from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) – Comprehensive Manual of Development Policies (CMDP), to permit an existing dwelling with an 8 ft. side yard (from window to track boundary) in lieu of the required 35 ft.; to amend the previously approved variance of 20 ft. granted in Case #84-207-A; and to amend the first amended Final Development Plan – Monumental Park for Lot 67 only.

Notice of both hearings were given to the public by posting the properties with notice of the hearing date and time on October 17, 2005 and by publication in "The Jeffersonian" newspaper on October 18, 2005.

ORDER RECEIVED FOR FILING
Date 11-18-05
By

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None

Interested Persons

Appearing at the hearing on behalf of the variance request was Mary Gephardt, Esq. who represented George E. and Stratton S. Kalpaxis, owners of 2065 Putnam Road and Terrie E. Shaw, who owns 2067 and 2071 Putnam Road. Timothy Scherer, who has contracted to purchase 2067 Putnam Road from Ms. Shaw, also attended the hearing. Paul Lee, P.E. attended the hearing from Century Engineering. There were no Protestants or interested citizens at the hearing. Peter Max Zimmerman, People's Counsel, entered his appearance in this case.

Applicable Law

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

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

ORDER RECEIVED FOR FILING
Date 11-18-05
By Dawn 3

Testimony and Evidence

Ms. Gephardt proffered that this case arises from a suit in the Circuit Court to quiet title, Case No. 03-C-05-001951, brought by Ms. Shaw against the Kalpaxis' alleging that the Kalpaxis home encroaches onto the Shaw property as shown on Petitioner's Exhibit 10 A. The Kalpaxis

bought a lot with a home on it in 1996. The home was located on Lot 1 of the Final Subdivision Plat of a Resubdivision of Lot 67, Section B "Oak Park Addition" and Lot 1 "Monumental Park" subdivision. Apparently, a site survey revealed that the home extended onto the adjacent lot 4.5 feet which was owned by Ms. Shaw. That adjacent lot is known as Lot 67 of the "Final Subdivision of Plat of a Resubdivsion of Lot 67, Section B "Oak Park Addition.

To remedy the situation, the Parties to the Circuit Court case agreed to adjust the lot line boundary between these properties shifting the present line shown in red on Exhibit 10 B seven feet to the south. This will result in Lot 1 growing larger to encompass the existing house by 2.5 feet and Lot 67 shrinking as shown. Presumably, Ms. Shaw was compensated adequately to accept this result.

Mr. Lee reviewed the contorted history of these lots, their designation on various subdivisions, etc. from their creation in 1921 by the recording of the "Oak Park Addition" as 50-foot wide lots. See Exhibits 1 through 9. He noted that the subject lots are oddly shaped as they occupy the acute intersection of Putnam and Spring Roads. Spring Road, although planned on early versions of the subdivision, was not in fact constructed or dedicated to the County. It has now disappeared from the latest plan.

Apparently, lot 67 was lost and then later rediscovered. By various adjustments to the subdivisions controlling these lots, the dimensions of the subject lots were moved to accommodate newly imposed zoning regulations such as Bill 100 in 1980. At present, Ms. Shaw lives in the house on Lot 66, Mr. Scherer would like to purchase the house on Lot 67, and the Kalpaxis live in the home on Lot 1. All were present at the hearing in person or represented by their attorney, Ms. Gerhardt. All agreed to the requested variances and lot line adjustments.

Consequently, Mr. Lee requested in case 06-161-A to permit an existing dwelling (2065 Putnam Road) with a 2.5 ft. side yard in lieu of the required 8 ft. and to amend the first amended

ORDER RECEIVED FOR FILING
Date 11-18-05
By

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this 18 day of November, 2005, by this Deputy Zoning Commissioner, that the Petitioner's request for variance (Case 06-161-A) from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) – Comprehensive Manual of Development Policies (CMDP), to permit an existing dwelling with a 2.5 ft. side yard in lieu of the required 8 ft. and to amend the first amended Final Development Plan – Monumental Park for Lot 1 only, be and it is hereby GRANTED; and

IT IS ALSO ORDERED that the Petitioner's request for variance (Case 06-162-A) from Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) – Comprehensive Manual of Development Policies (CMDP), to permit an existing dwelling with an 8 ft. side yard (from window to track boundary) in lieu of the required 35 ft. and to amend the previously approved variance of 20 ft. granted in Case #84-207-A and to amend the first amended Final Development Plan – Monumental Park for Lot 67 only, be and it is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

ORDER RECEIVED FOR FILING
Date 11-18-05
By

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

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

November 15, 2005

Mary Gephardt, Esq.
809 Eastern Blvd., #300
Baltimore, Maryland 21221

Re: Petition for Variance
Case Nos. 06-161-A & 06-162-A
Properties: 2065 & 2067 Putnam Road

Dear Ms. Gephardt:

Enclosed please find the decision rendered in the above-captioned cases. The petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: George E. and Stratton S. Kalpaxis, 2065 Putnam Road, Baltimore, Maryland 21227
Terrie Shaw, 2071 Putnam Road, Baltimore, Maryland 21227
Paul Lee, Century Engineering, Inc., 32 West Road, Towson, MD 21286
Timothy P. Scherer, 2067 Putnam Road, Baltimore, MD 21227
People's Counsel; Case File

Printed on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2067 Putnam Road

which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.2.a BCZR - CMDP

To permit an existing dwelling with an 8 ft. side yard (from window to tract boundary) in lieu of the required 35 ft. and to amend the previously approved variance of 20 ft. granted in Case #84-207-A and to amend the first amended Final Development Plan - Monumental Park for Lot 67 only.

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

To be addressed at hearing.

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

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

Contract Purchaser/Lessee:

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):

Terrie E. Shaw
Name - Type or Print

Terrie E Shaw
Signature

Name - Type or Print

Signature

2071 Putnam Road 410-247-8918
Address Telephone No.

Baltimore MD 21227
City State Zip Code

Representative to be Contacted:

Paul Lee - Century Engineering, Inc.
Name

32 West Road 410-823-8070
Address Telephone No

Towson MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____
Reviewed By JF Date 9/16/05

ORDER RECEIVED FOR FILING
Date 9/16/98
By

Case No. 06-142-A

CENTURY ENGINEERING

32 West Road
Towson, MD 21204

DESCRIPTION
#2067 PUTNAM ROAD
ELECTION DIST. 13C1 BALTIMORE COUNTY, MD

Beginning for the same at a point on the East side of Putnam Road said point being on the division line of Lots 66 & 67 and also being located Southerly 1,162'± from the center of Monumental Road; thence leaving said East side and running with and binding on said division line; 1) North 87° 55' 09" East 74.55 feet to a point on the rear property line thence running with and binding on said rear property line 2) North 12° 47' 48" East 60.96' to a point, thence leaving said point and running for a new line of division through Lot 67, 3) South 87° 55' 09" West 90.21' to a point on the East side of Putnam Road, thence running with and binding on said East side 4) South 02° 04' 51" East 58.91' to the place of beginning.

Containing 4,853 square feet (0.111 acres ±) of land, more or less and referred to as the remainder of Lot 67.

Wfile\Login2\Land-Dev\LDO5\descr\PutnamRd2067-9-7-05

STATE OF MARYLAND
PAUL LEE
4047
PROFESSIONAL ENGINEER

#162

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: #06-162-A
2067 Putnam Road
E/side of Putnam Rd. at the distance of 1,162 feet +/- s/from centerline of Monumental Road.
13th Election District - 1st Councilmanic District
Legal Owner(s): Terrie E. Shaw

Variance: to permit an existing dwelling with an 8 foot side yard (from window to tract boundary)in lieu of the required 35 feet and to amend the previously approved variance of 20 feet granted in case no. 84-207-A and to amend the first amended Final Development Plan - Monumental Park for Lot 67 only.

Hearing: Wednesday, November 2, 2005 at 11:00 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.

JT/10/698 Oct. 18 71542

CERTIFICATE OF PUBLICATION

10/20/, 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 10/18/, 2005.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0021

DATE 7-16-05 ACCOUNT 001-006-6150

AMOUNT $ 115.00

RECEIVED FROM: LAUENSTEIN & GEPHARDT SHAW

FOR: 2067 PUTNAM RD. ITEM #142
PET. FOR VARIANCE

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

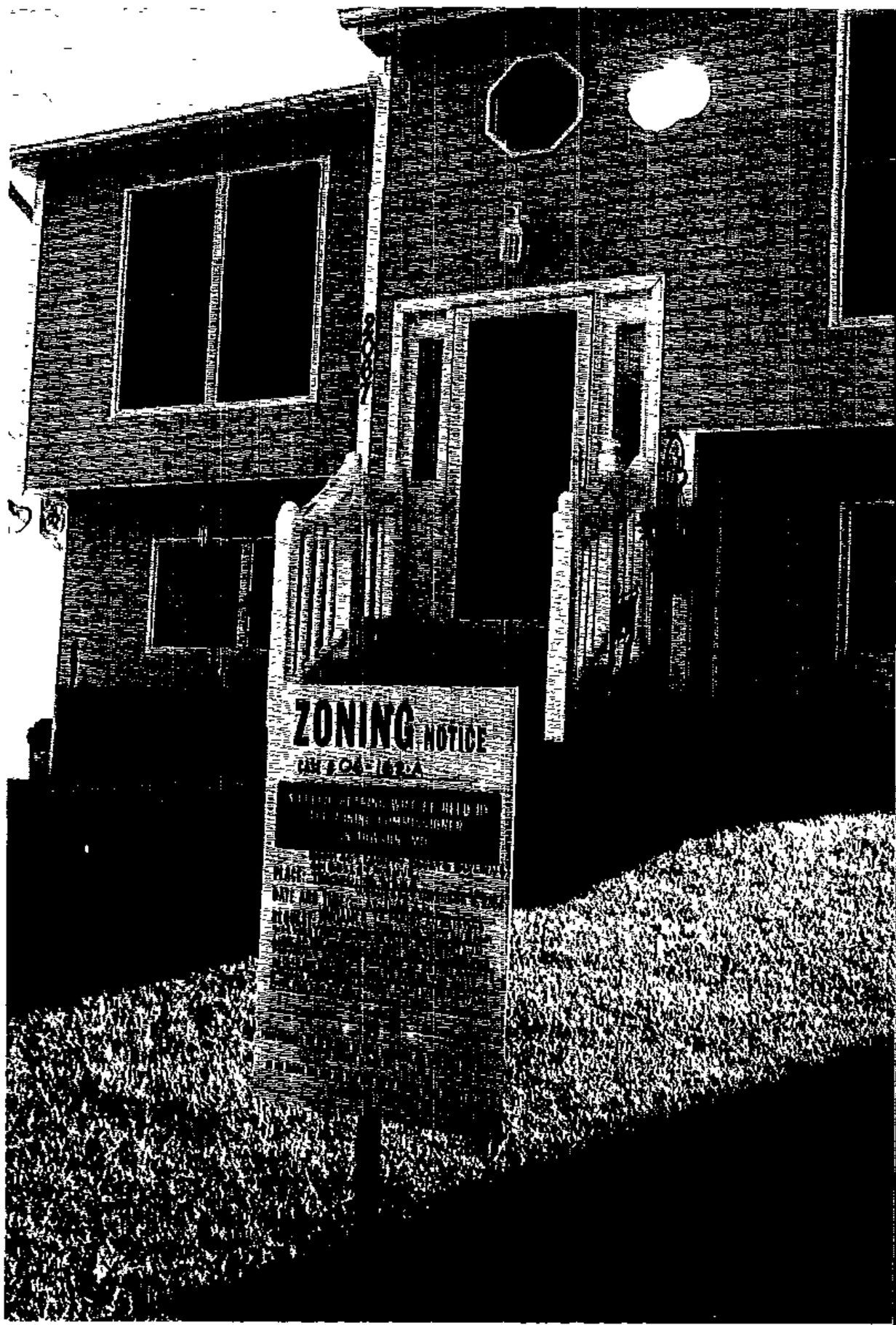
FOLIO RECEIPT

[illegible]	[illegible]	TIME	[illegible]
7/16/2005	7/16/2005	10:18:31	4

[illegible] MISC. [illegible]
[illegible] 7/16/2005 [illegible]
[illegible] $ [illegible] [illegible]
[illegible] [illegible]

Rept Tot $115.00
$115.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION



ZONING NOTICE

CASE # 06-162-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ROOM 407, COUNTY COURTS BUILDING
401 BOSLEY AVENUE
TOWSON, MD. 21204

DATE AND TIME: WEDNESDAY, NOVEMBER 2, 2005
AT 11:00 A.M.

REQUEST: VARIANCE TO PERMIT AN EXISTING DWELLING WITH AN 8 FOOT SIDE YARD (FROM WINDOW TO TRACT BOUNDARY) IN LIEU OF THE REQUIRED 30 FEET AND TO AMEND THE PREVIOUSLY APPROVED VARIANCE OF 20 FEET GRANTED IN CASE NO. 84-207-A AND TO AMEND THE STAFF AMENDED FINAL DEVELOPMENT PLAN - MONUMENTAL PARK FOR LOT 67 ONLY.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 06-162-A

Petitioner/Developer: TERRIE SHAW

Date of Hearing/Closing: NOV. 2, 2005

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

Attention: **Christen Matthews**

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 propery located at

2067 PUTNAM ROAD

The sign(s) were posted on OCT. 17, 2005
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 18, 2005 Issue - Jeffersonian

Please forward billing to:
Lauenstein & Gephardt
M & T Bank Building, Ste. 300
809 Eastern Boulevard
Baltimore, MD 21221

410-687-2299

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: 06-162-A
2067 Putnam Road
E/side of Putnam Road at the distance of 1,162 feet +/- s/from centerline of Monumental Road.
13th Election District – 1st Councilmanic District
Legal Owner: Terrie E. Shaw

Variance to permit an existing dwelling with an 8 foot side yard (from window to tract boundary) in lieu of the required 35 feet and to amend the previously approved variance of 20 feet granted in case no. 84-207-A and to amend the first amended Final Development Plan – Monumental Park for Lot 67 only.

Hearing: Wednesday, November 2, 2005 at 11:00 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

October 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: 06-162-A
2067 Putnam Road
E/side of Putnam Road at the distance of 1,162 feet +/- s/from centerline of Monumental Road.
13th Election District – 1st Councilmanic District
Legal Owner: Terrie E. Shaw

Variance to permit an existing dwelling with an 8 foot side yard (from window to tract boundary) in lieu of the required 35 feet and to amend the previously approved variance of 20 feet granted in case no. 84-207-A and to amend the first amended Final Development Plan – Monumental Park for Lot 67 only.

Hearing: Wednesday, November 2, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Terrie Shaw, 2071 Putnam Road, Baltimore 21227
Paul Lee, Century Engineering, 32 West Road, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 18, 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: 06-162-A

Petitioner: 20' TERRIE SHAW

Address or Location: 2067 PUTNAM RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: LAUENSTEIN & GEPHARDT

Address: M&T BANK BLDG SUITE 300
809 EASTERN BOULEVARD
BALTO, MD. 21221

Telephone Number: 410-687-2299

Revised 7/11/05 - SCJ

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

October 31, 2005

Terrie Shaw
2071 Putnam Road
Baltimore, Maryland 21227

Dear Ms. Shaw:

RE: Case Number: 06-162-A, 2067 Putnam Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 16, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Paul Lee Century Engineering 32 West Road Towson 21286

Printed on Recycled Paper

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

September 22, 2005

ATTENTION: *Zoning review planners*

Distribution Meetings of: **October 3,** 2005

Item No.: 155-166

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.

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

Lieutenant J.D.Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 27, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For October 10, 2005
Item Nos. 155, 156, 157, 159, 160, 161, 162, 163, 164, 165.and 166

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-09272005.doc

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

State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 9.21.05

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

RE: Baltimore County
Item No. 162 JRF

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,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

RECEIVED
SEP 27 2005
ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 26, 2005

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-162 Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By: _____

Division Chief: _____

CM/LL

W \DEVREV\ZAC\6-162 doc

RE:	PETITION FOR VARIANCE 2067 Putnam Road; E/side Putnam Road, 1,162' S c/line Monumental Road 13th Election & 1st Councilmanic Districts Legal Owner(s): Terri E. Shaw	*	BEFORE THE
		*	ZONING COMMISSIONER
		*	FOR
	Petitioner(s)	*	BALTIMORE COUNTY
		*	06-162-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
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

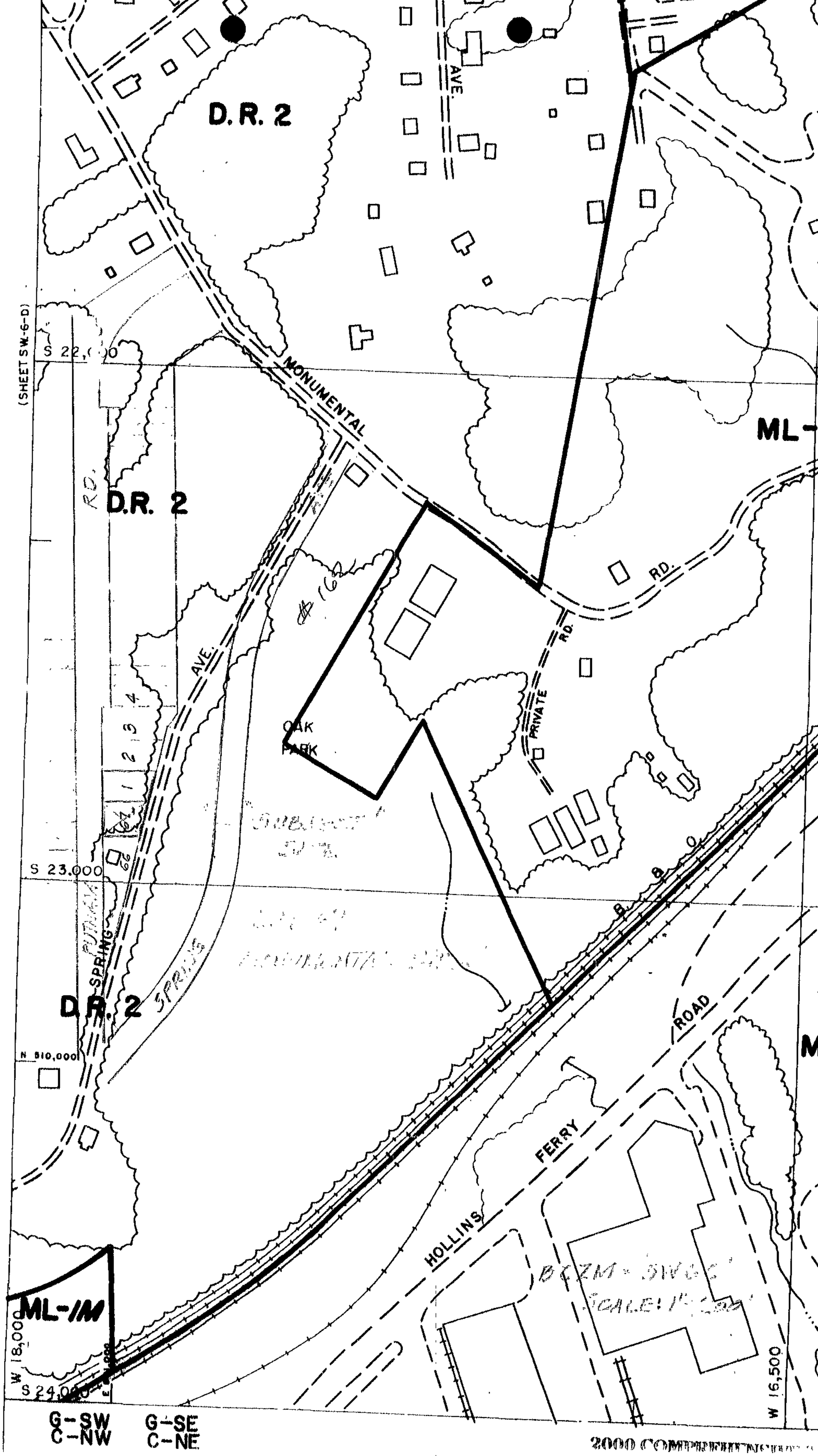
RECEIVED

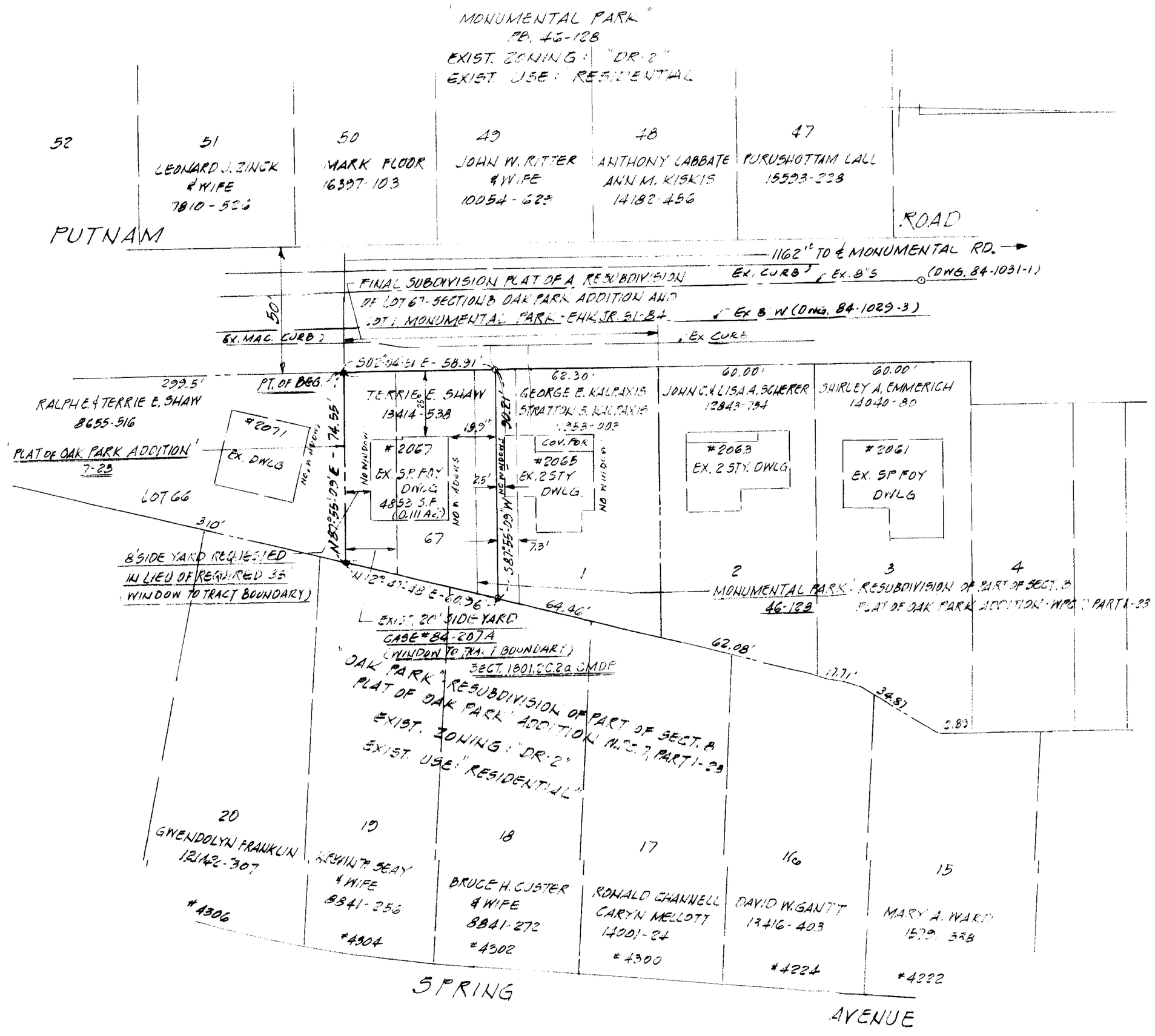
Per.....

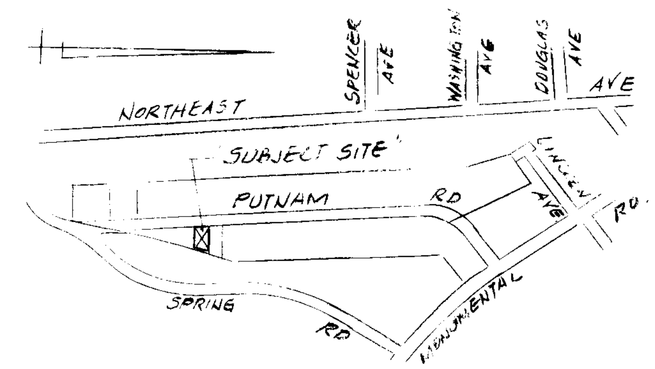
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of September, 2005, a copy of the foregoing Entry of Appearance was mailed to, to Paul Lee – Century Engineering, Inc, 32 West Road, Towson, MD 21204, Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


D.R. 2
AVE.
MONUMENTAL
(SHEET SW-6-D)
S 22,000
ML-
D.R. 2
RD.
RD.
AVE.
OAK
PARK
PRIVATE
RD.
S 23,000
SPRING
D.R. 2
ROAD
N 810,000
FERRY
HOLLINS
ML-110
W 18,000
S 24,000
W 16,500
G-SW
C-NW
G-SE
C-NE





LOCATION MAP
SCALE: 1" = 500'

GENERAL NOTES:

1. AREA OF PROPERTY = 4852 S.F. (0.111 AC.) GROSS = 0.145 AC.±
2. EXISTING ZONING OF PROPERTY = "DR-2"
3. EXISTING USE OF PROPERTY = "RESIDENTIAL"
4. PROPOSED ZONING OF PROPERTY = "DR-2"
5. PROPOSED USE OF PROPERTY = "RESIDENTIAL"
6. PROPERTY IS RECORDED AS LOT 67 "FINAL SUBDIVISION OF PLAT OF A RESUBDIVISION OF LOT 67 SECT. B "OAK PARK ADDITION" AND LOT 1 - "MONUMENTAL PARK" EHK, JR. 51-84.
7. PROPERTY NOT LOCATED IN CRITICAL AREA.
8. PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
9. OWNER IS REQUESTING A LIMITED EXEMPTION FOR A LOT LINE ADJUSTMENT TO MOVE LOT LINE FOR LOT 67 AND 1 SOUTH 7.3' INTO LOT 67 TO ELIMINATE AN ENCROACHMENT OF THE EXISTING DWELLING ON LOT 1, DEL #091905 C
10. PETITIONER IS REQUESTING A VARIANCE TO PERMIT AN EX. DWLG. WITH A 8' SIDE YARD (FROM WINDOW TO TRACT BOUNDARY) IN LIEU OF THE REQUIRED 35' AND TO AMEND THE PREVIOUSLY APPROVED VARIANCE OF 20' GRANTED IN CASE # 84-207-A AND TO AMEND THE FIRST AMENDED FINAL DEVELOPMENT PLAN - "MONUMENTAL PARK" FOR LOT 67 ONLY.
11. PROPERTY LOCATED ON BCMD MAP "SW 6C", SCALE 1" = 200'
12. ZONING HISTORY: CASE "84-207A VARIANCES GRANTED 3-6-84 WINDOW TO TRACT BOUNDARY 20' IN LIEU OF 35' SECT. 1B01.2.C.2a, SETBACK TO CENTER OF STREET OF 45' IN LIEU OF 50' S.R.D. REF. TO FINAL DEVELOPMENT PLAN & AMENDED PLAT

PLAT TO ACCOMPANY PETITION
FOR

VARIANCE

#2067 PUTNAM ROAD

ELECT. DIST. 13C1 — BALTO. COUNTY, MD.

SCALE: 1" = 30' — SEPT. 16, 2005

OWNER:
TERRIE E. SHAW
2071 PUTNAM RD.
BALTIMORE, MD. 21227

ENGINEER: CENTURY ENGINEERING, INC.
32 WEST ROAD
TOWSON, MARYLAND 21204
(410) 823-8070

STATE OF MARYLAND — PAUL LEE — 4047 — PROFESSIONAL ENGINEER

Pet. Exh. 25-221.00 L