

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of West North Avenue, 189'
West of centerline of Kernan Drive
1st Election District
4th Councilmanic District
(5502 West North Avenue)

Larry L. Crosby
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-189-A

*

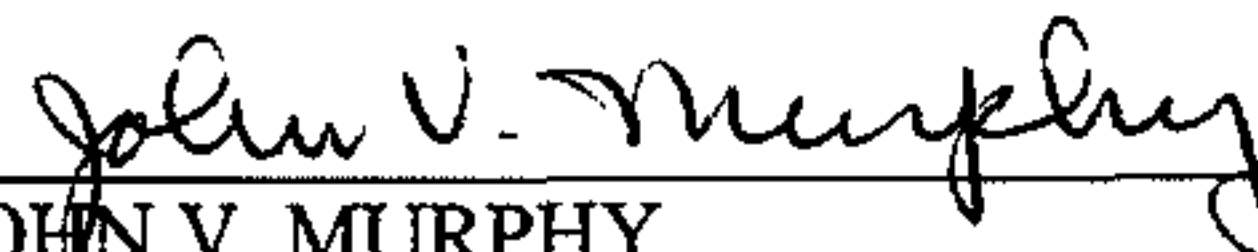
* * * * *

ORDER OF DISMISSAL

The Petitioner herein filed a Petition for Administrative Variance for the property located at 5502 West North Avenue in the Woodlawn area of Baltimore County. An administrative variance was requested from Sections 1B02.3A.5, 1B02.3B, 400.1, and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), and 400.1.d(2)(B) of the Zoning Commissioner's Policy Manual (Z.C.P.M.), to permit an accessory structure (carport) to be located in the front yard with a 13-foot front setback in lieu of the required rear yard with a 2-foot front.

Pursuant to a letter dated January 12, 2006 from Mr. Larry L. Crosby, the Petitioner has requested a withdrawal of the Petition. Thus, the matter shall be dismissed.

IT IS THEREFORE, ORDERED, by the Deputy Zoning Commissioner of Baltimore County, this 10 day of February, 2006 that the hereinabove Petition for Administrative Variance be and is hereby WITHDRAWN and DISMISSED, without prejudice.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

c: Larry L. Crosby, 5502 W. North Avenue, Gwynn Oak, MD 21207
People's Counsel; Case File

ORDER RECEIVED FOR FILING

Date 2-10-06

By [Signature]



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5502 W. NORTH AVE.

which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 (DCZR)

TO PERMIT AN ACCESSORY STRUCTURE (CARPORT) TO BE LOCATED
IN THE FRONT YARD WITH A 13-FOOT FRONT SETBACK IN LIEU OF THE
REQUIRED REAR YARD.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

5502 W. NORTH AVE.

Address

Telephone No.

BALTIMORE

City

MARYLAND

State

21207

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

TYLOR TACKSON

(443) 629-6471

Telephone No.

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10 day of October, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 06-189-A

Reviewed By D.T. Date 10/03/05

REV 10/25/01

Estimated Posting Date 10/16/05

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

5502 W. NORTH AVE
Address
BALTIMORE MARYLAND 21207
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I LARRY CRASBY WOULD LIKE TO BUILD A GARAGE ON MY PROPERTY LISTED ABOVE BECAUSE IT WOULD FIRST PROTECT MY VEHICLE FROM BAD WEATHER. A GARAGE WOULD ALSO PROVIDE ME WITH OFF-STREET PARKING WHICH WOULD HELP ME TO AVOID RECKLESS DRIVERS. MY VEHICLE WOULD ALSO BE PROTECTED FROM THE SNOW SAVING ME THE TROUBLE OF HAVING TO DIG IT OUT IN A SNOW STORM.

[Signature]

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
LARRY L. CRASBY
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

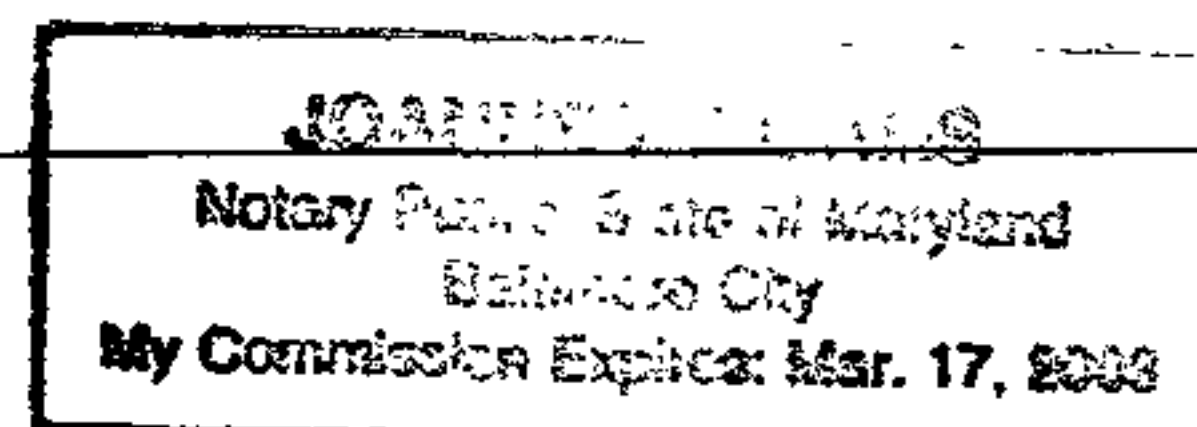
I HEREBY CERTIFY, this 18 day of AUGUST, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Larry L. Crasby

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires



Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 5502 W. NORTH AVE
Address
Baltimore Maryland 21207
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I LARRY CROSBY WOULD LIKE TO BUILD A CARPORT ON MY PROPERTY LISTED ABOVE BECAUSE IT WOULD FIRST PROTECT MY VEHICLE FROM BAD WEATHER, A CARPORT WOULD ALSO PROVIDE ME WITH OFF-STREET PARKING WHICH WOULD AVOID RECKLESS DRIVERS. MY VEHICLE WOULD ALSO BE PROTECTED FROM THE SNOW SAVING ME THE TROUBLE OF DIGGING IT OUT IN A SNOW STORM.

Larry Crosby

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Larry Crosby
Signature
LARRY L. CROSBY
Name - Type or Print

Signature

Name - Type or Print

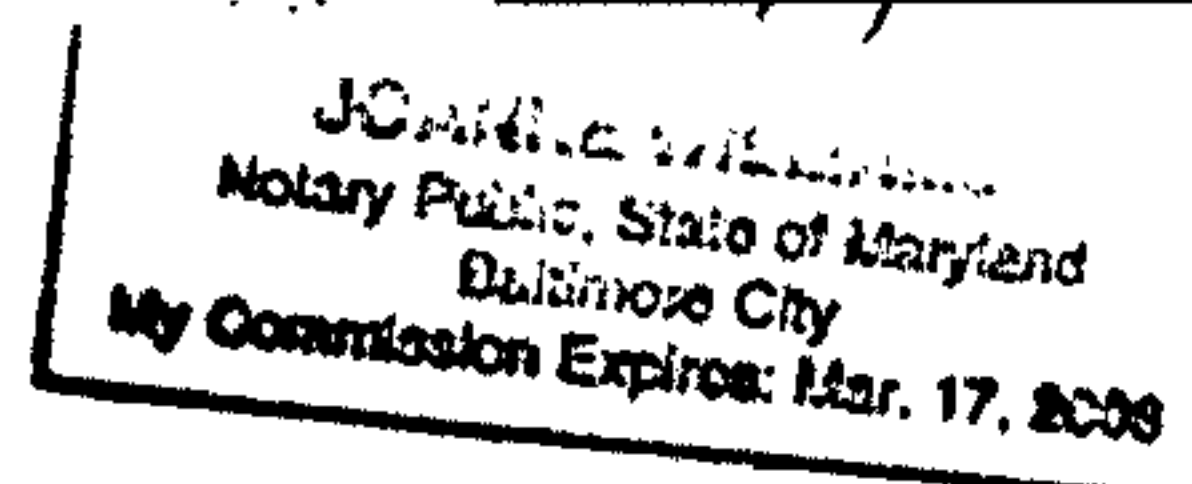
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of August, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Larry L. Crosby
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

James Hillman
Notary Public
My Commission Expires 3/17/08





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5502 W. NORTH AVE.

which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (CARPORT) TO BE LOCATED
IN THE FRONT YARD WITH A 13-FOOT FRONT SETBACK IN LIEU OF THE
REQUIRED REAR YARD.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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):

LARRY LOUIS CLASBY
Name - Type or Print

Signature

Name - Type or Print

Signature

5502 W. NORTH AVE

Address

Telephone No.

BALTIMORE

City

MARYLAND

State

21207

Zip Code

Representative to be Contacted:

TYRONE JACKSON
Name

Address

443-629-6471

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

CASE NO. 06-189-A

Reviewed By D.T. Date 10/3/05

REV 10/25/01

Estimated Posting Date 10/16/05

Zoning Description for **5502 West North Avenue**

Beginning at a point on the north side of West North Avenue which has a 40-foot right-of-way and being 189-feet west of the centerline of Kernan Drive. Being Lot #18 and #19 in the subdivision known as "Windsor Terrace" as recorded in Baltimore County Plat Book #6, Folio #180 containing 4,000 square feet. Also known as 5502 West North Avenue and located in the 1st Election District, 4th Councilmanic District.

BAITMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0013

DATE 10/3/05

ACCOUNT 0010010150

AMOUNT \$ 15.00

RECEIVED FROM LARRY L. JOSEPH

FOR ITEM # 189 0.21892A

5502 W. NORTH AVE. BALD THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

10/04/2005 10/03/2005 11:00AM

REG. AGENT WALKIN JRIC JOR

> RECEIPT # 256161 10/03/2005 DEIN

DATE 5 028 ZIMING VERIFICATION

BY NO. 000313

Receipt Tot \$45.00

\$45.00 CR \$4.00 CA

Baltimore County Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARINGS
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: #06-189-A
5502 W. North Avenue
Northeast side of North Avenue, 189 feet west of centerline Kernan Drive
1st Election District
1st Councilmanic District
Legal Owner(s):
Larry L. Crosby
Variance: to permit an accessory structure (carport) to be located in the front yard with a 13-foot setback in lieu of the required rear yard with a 2-foot front.
Hearing: Wednesday, January 25, 2006 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) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT/1/702 Jan. 10 80507

CERTIFICATE OF PUBLICATION

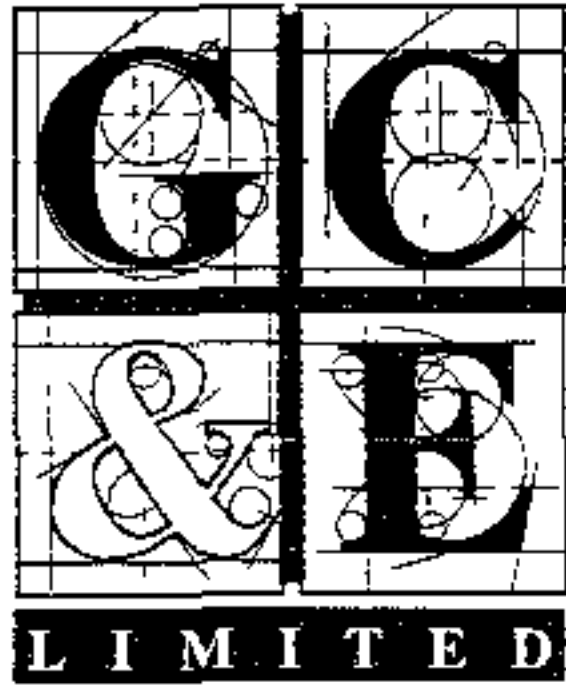
1/12/2006

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 1/10/2006.

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

J. Wilkinson

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE#06-189-A
PETITIONER/DEVELOPER:
Larry L. Crosby
DATE OF CLOSING: 10/31/05

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN 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 PROPERTY LOCATED AT

(see page 2 for full size photo)

LOCATION:
5502 W. North Avenue

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: 10/14/05

ZONING NOTICE

VARIANCE

PUBLIC HEARING?

10/14/2005



10/14/2005

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 189 -A

Address 5502 W. NORTH AVE

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10/03/05

Posting Date: 10/16/05

Closing Date: 10/31/05

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 06- 189 -A

Address 5502 W. NORTH AVE

Petitioner's Name LARRY L. CROSBY

Telephone 410-277-4745

Posting Date: 10/16/05

Closing Date: 10/31/05

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (CARPORT) TO BE LOCATED
IN THE FRONT YARD WITH A 10-FOOT FRONT SETBACK IN LIEU OF THE
REQUIRED REAR YARD WITH A 29 FOOT FRONT AVERAGE SETBACK

D.T.
11/4/06



December 30, 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: 06-189-A

5502 W. North Avenue

Northeast side of North Avenue, 189 feet west of centerline Kernan Drive

1st Election District, 1st Councilmanic District

Legal Owner: Larry L. Crosby

Variance to permit an accessory structure (carport) to be located in the front yard with a 13-foot setback in lieu of the required rear yard with a 2-foot front.

Hearing: Wednesday, January 25, 2006 @ 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson, MD 21204

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

Timothy Kotroco
Director

TK:raj

C: Mr. Larry L. Crosby, 5502 W. North Avenue, Baltimore, MD 21207
Mr. David Green, Area Planner, Office of Planning

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 10, 2006.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.**
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 10, 2006 Issue - Jeffersonian

Please forward billing to:
Deborah Kendall-Sipple (410-887-3353)
111 W, Chesapeake Avenue, Room 111
Towson, MD 21204

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: 06-189-A

5502 W. North Avenue

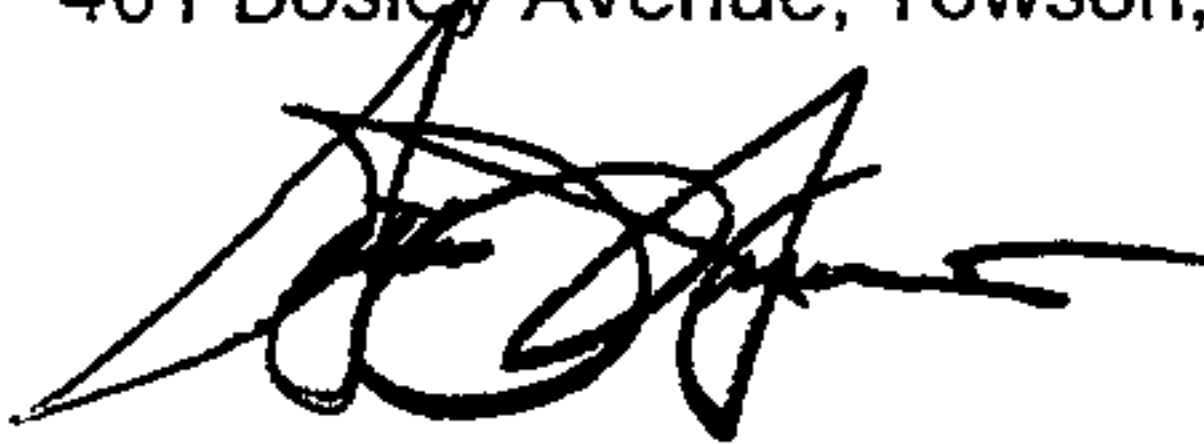
Northeast side of North Avenue, 189 feet west of centerline Kernan Drive

1st Election District, 1st Councilmanic District

Legal Owner: Larry L. Crosby

Variance to permit an accessory structure (carport) to be located in the front yard with a 13-foot setback in lieu of the required rear yard with a 2-foot front.

Hearing: Wednesday, January 25, 2006 @ 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson, MD 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 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 189 -A Address 5502 W. NORTH AVE

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/03/05 Posting Date: 10/16/05 Closing Date: 10/31/05

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 06- 189 -A Address 5502 W. NORTH AVE.

Petitioner's Name LARRY L. CROSBY Telephone 410-277-4745

Posting Date: 10/16/05 Closing Date: 10/31/05

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (CARPORT) TO BE LOCATED
IN THE FRONT YARD WITH A 13-FOOT FRONT SETBACK IN LIEU OF THE
REQUIRED REAR YARD WITH A 29-FOOT FRONT AVERAGE SETBACK.

**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: 06-189 - A

Petitioner: CROSBY

Address or Location: 5502 W. NORTH AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. LARRY L. CROSBY

Address: 5502 W. NORTH AVE.

BALTO. MD 21207

Telephone Number: 410-277-4745

**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

Larry L. Crosby
5502 W. North Avenue
Baltimore, Maryland 21207

Dear Mr. Crosby:

RE: Case Number: 06-189-A, 5502 W. North Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 3, 2005.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

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



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

October 18, 2005

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

ATTENTION: Zoning Review planners

Distribution Meeting of: October 17, 2005

Item No.: 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197
198, 199, 200, 201, 202, 203

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

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

Acting Lieutenant William F Connolly, Jr.
Fire Marshal's Office
(O) 410-887-4880
MS-1102F

cc: File

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



Printed on Recycled Paper



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

Driven to Excel
State Highway
Administration

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

Maryland Department of Transportation

Date: 10.14.05

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

RE: Baltimore County
Item No. 189 DT

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 21, 2005
RECEIVED

OCT 26 2005

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

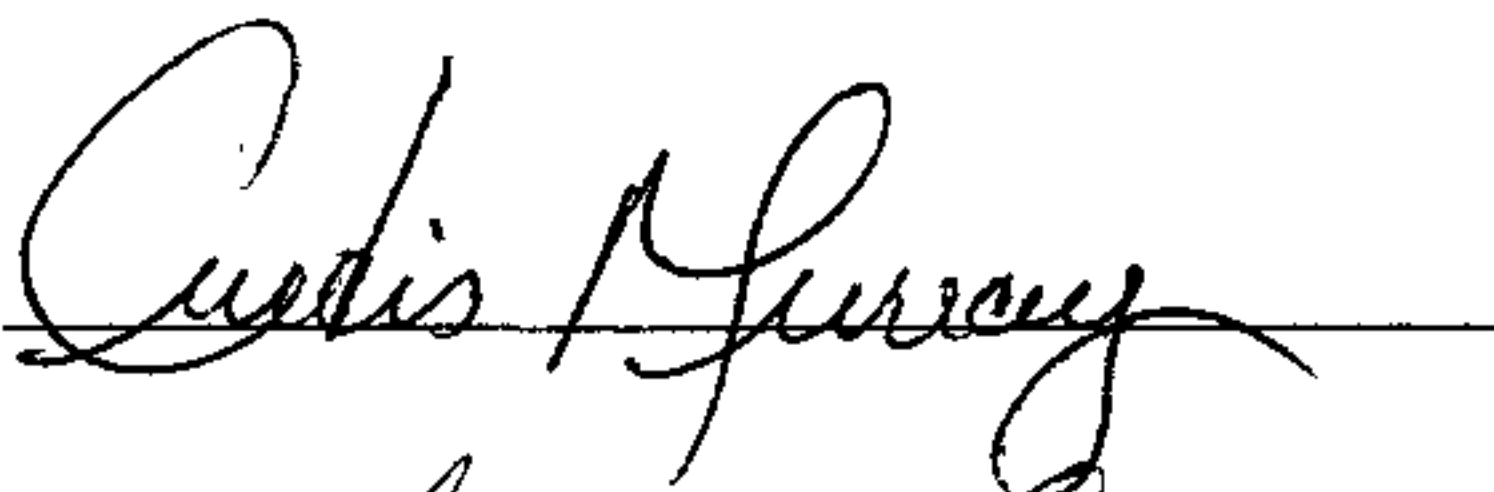
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 6-189- Administrative Variance

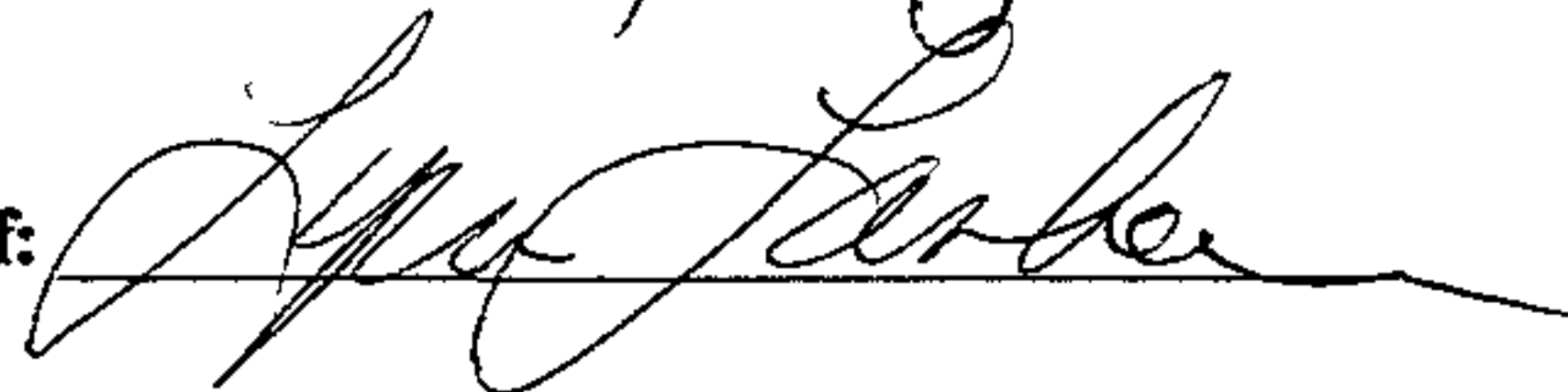
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 27, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For October 24, 2005
Item Nos. 186, 187, 188, 189, 191, 192,
193, 194, 195, 196, 197, 199, 201 and 202

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-10272005.doc

RECEIVED

OCT 14 2005

ZONING COMMISSIONER

CORRECTION:

CASE NO. 06-157-SPHA

ALL TO BE INCLUDED ON VARIANCE ONLY:

7614 FAIRBROOK (LOT 79): TO PERMIT A 14 FOOT SETBACK TO PUBLIC STREET R/W IN LIEU OF 15 FEET REQUIRED AND TO PERMIT A 28 FOOT REAR SETBACK IN LIEU OF THE 30 FEET REQUIRED

7618 FAIRBROOK (LOT 77): TO PERMIT A 28-FOOT REAR SETBACK IN LIEU OF THE 30 FEET REQUIRED.

7623, 7625, 7635, 7637, 7624, 7626 FAIRBROOK (LOTS 55, 54, 49, 48, 74, 73): TO PERMIT A 19 FOOT SIDE BUILDING FACE TO SIDE BUILDING FACE IN LIEU OF THE 20 FEET REQUIRED.

7309, 7311, 7333, 7335, 7359, 7361, 7371, 7373 GRANITE WOODS COURT (LOTS 5, 6 17, 18, 30, 31, 36, 37) TO PERMIT A 19-FOOT SIDE BUILDING FACE TO SIDE BUILDING FACE IN LIEU OF THE 20 FEET REQUIRED.

7611 AND 7613 FAIRBROOK (LOTS 61, 60): TO PERMIT AN 18 FOOT SIDE BUILDING FACE TO SIDE BUILDING FACE IN LIEU OF THE 20 FEET REQUIRED.

TO MODIFY THE PREVIOUSLY GRANTED VARIANCES IN CASE NO. 02-520-spha, TO APPROVE AND ALLOW A 15.5-FOOT OPEN PROJECTION SETBACK FOR 7614 AND 7618 FAIRBROOK ROAD (LOTS 79 AND 77) IN LIEU OF THE PREVIOUSLY APPROVED 17.5 FOOT SETBACK AND TO OTHERWISE AFFIRM THE VARAINCES GRANTED IN THAT CASE.

CORRECTION:

CASE NO. 06-189-A 5502 W. NORTH AVENUE

ZONING DESCRIPTION: TO PERMIT AN ACCESSORY STRUCTURE (CARPORT) TO BE LOCATED IN THE FRONT YARD WITH A 13 FOOT SETBACK IN LIEU OF THE REQUIRED REAR YARD WITH A 2 FOOT FRONT.

Kristen - Please set for public hearing before Jack.. Thanks.
12-22

Zoning Commissioner



Baltimore County

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

November 10, 2005

Mr. Larry L. Crosby
5502 W. North Avenue
Baltimore, Maryland 21207

Re: Petition for Administrative Variance
Case No. 06-189-A
Property: 5502 W. North Avenue

Dear Mr. Crosby:

Your request for Administrative Variance has been given to me for review, and I notice you're asking to locate the carport in the front yard. I am concerned that having a carport in the front yard may change the pattern of development of the neighborhood. To my knowledge, the County has never approved a structure in the front yard. Finally, I notice that there seems to be room on the side of your home for such a carport.

I suggest that you call the area planner, David Green at 410-887-3480 to discuss this matter before I make a decision in this case.

Please write to me at your earliest convenience if you're able to work something out with Mr. Green and we'll modify your plan and request for variance. If not, I'll be happy to schedule a public hearing on this matter.

- Very truly yours,

A handwritten signature in black ink that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw

c: Mr. David Green, Area Planner, Office of Planning

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



**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

December 30, 2005

Mr. Larry L. Crosby
5502 W. North Avenue
Baltimore, Maryland 21207

Dear Mr. Crosby:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 06-189-A

The purpose of this letter is to officially notify you that the deputy zoning commissioner is requiring a public hearing concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property will be reposted by this office with the hearing date, time and location. This notification will be published in the Jeffersonian and this office will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact Donna Thompson at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:raj

C: Mr. David Green, Area Planner, Office of Planning



From: Debra Wiley
To: Green, David
Date: 12/2/2005 10:53:31 AM
Subject: Case No. 06-189-A - Crosby - 5502 W. North Ave.

Hi David,

Attached please find a copy of a letter forwarded to Mr. Crosby from Jack Murphy. Just wondering if he has contacted you to discuss; we haven't heard back from just yet.

Thanking you in advance for your time.

1-12-2006

~~Development Processing~~
County Office Building
111 W. Chesapeake ave.
Towson Md. 21204
Attn: Timothy Kotroco

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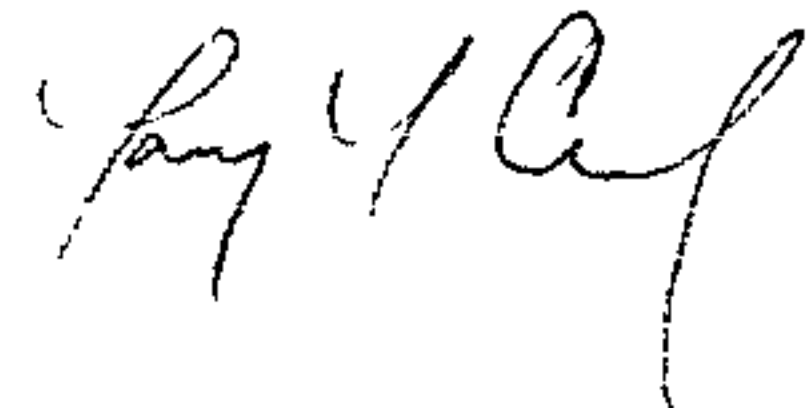
Larry L Crosby
5502 W. North ave
Gwynn Oak Md.
21207
Case # 06-189-A

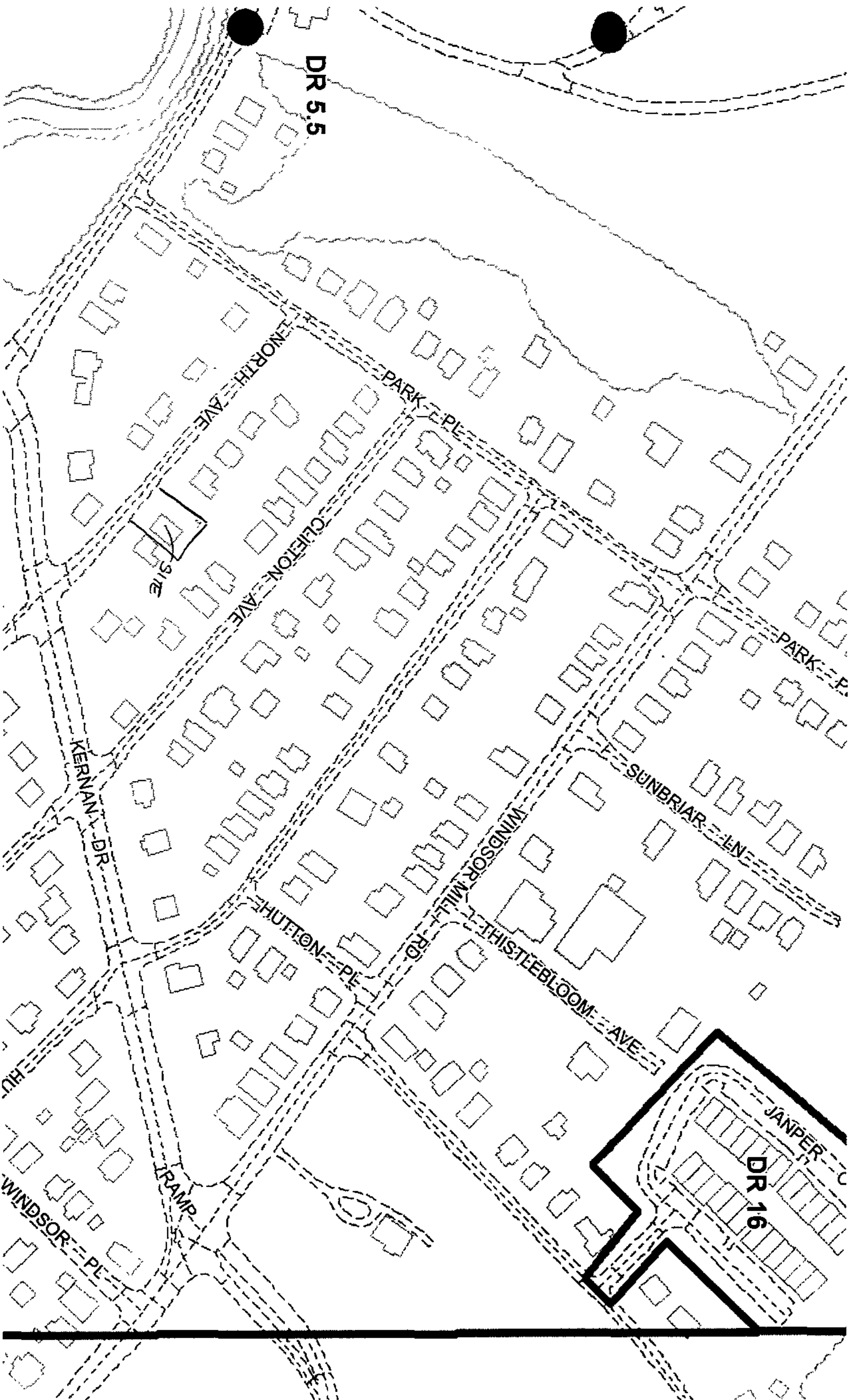
Dear Sir

I Larry L Crosby currently residing at the above address am requesting that my request for for a public hearing for administrative variance case number 06-189-A be withdrawn. This hearing is scheduled for January 25th 2006 in the county courts building.

-

Thanking you in advance
Larry L Crosby





095B1

SUBJECT PHOTOGRAPH ADDENDUM

VA# 13-13-6-0426605
100398

Borrower / Client CROSBY: Larry L.

Property Address 5502 North Avenue, W.

City Baltimore County Baltimore State MD Zip Code 21207

Lender Capital Mortgage Bankers



FRONT OF
SUBJECT PROPERTY



REAR OF
SUBJECT PROPERTY



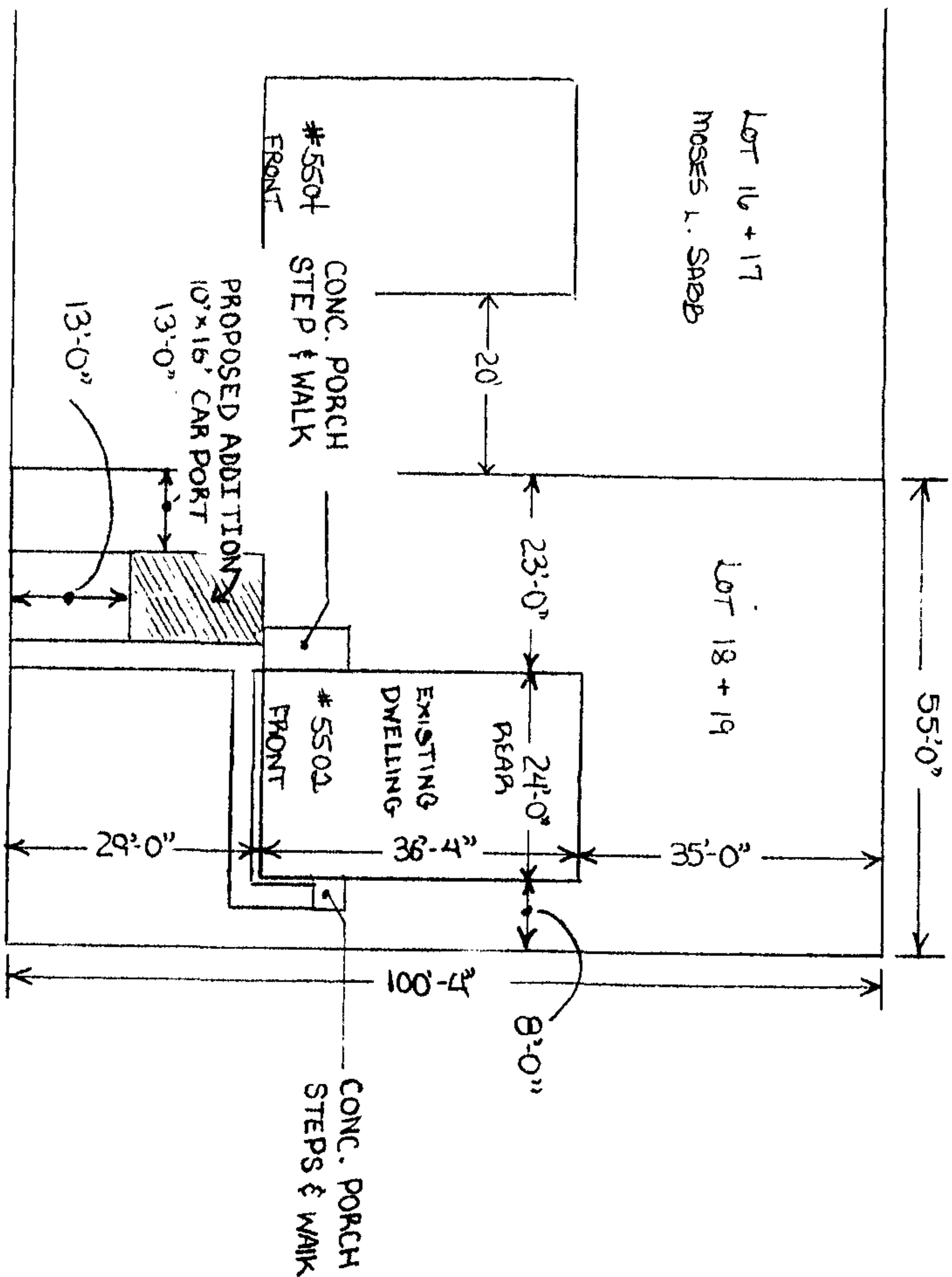
STREET SCENE

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

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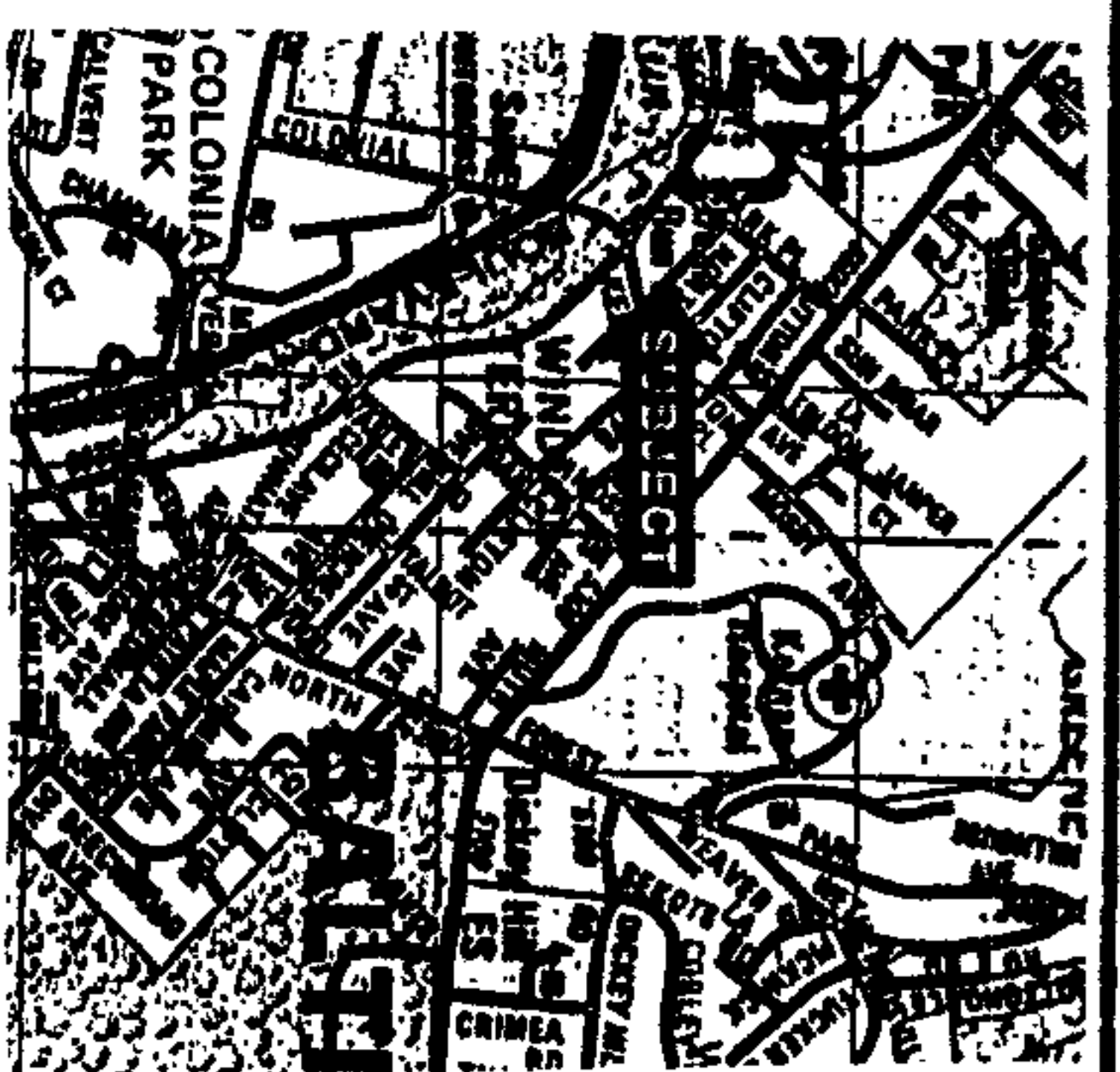
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Figure 2



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W. NORTH AVENUE 10' R/W
SCALE OF DRAWING: 1" = 20'

**LOCATION INFORMATION**

ICT 01

DISTRICT OF

MAP # 09521

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11

SOFTWARE

~~PUBLIC~~ PRIVATE

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PLAIN

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HEARING

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REVIEWED BY

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