IN RE: PETITION FOR VARIANCE

Northeast side of Mount Vernon Ave., 145'

Northwest of Patterson Avenue

12th Election District

7th Councilmanic District

(6505 Mount Vernon Avenue)

(0000 2,200,000

2003 County, LLC *Petitioners*

BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 06-225-A

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by 2003 County, LLC, Legal Owner of the subject property. The variance request is for property located at 6505 Mount Vernon Avenue in the Lochearn area of Baltimore County. The variance request is from Section 1B02.3C1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a minimum net lot area per dwelling amount of 5500 square feet in lieu of the required 6000 square feet; a lot width of 50 feet in lieu of the required 55 feet; and a side yard of 5 feet on both sides in lieu of the required 10 feet.

The property was posted with a notice of the public hearing date and time on November 28, 2005 and notice given to the general public by publication in the Jeffersonian Newspaper on November 22, 2005.

Interested Persons

Appearing at the hearing on behalf of the variance request was Jack Stollof from 2003 County, LLC, legal owner. Thomas Church, P.E. of Development Engineering Consultants, who prepared the site plan, attended the hearing. The Petitioners were represented by Benjamin Bronstein, Esq. There were no protestants or interested citizens at the hearing. Peter Max Zimmerman, People's Counsel, entered his appearance in this case.

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Zoning Advisory Committee

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

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

This property consists of Lots 11 and 13 of the Plat of Johnson Annex, which Mr. Church indicated was recorded in the land records of the County on or about 1898. See Petitioner's Exhibit 2. Each lot is approximately 25 feet wide by 110 feet long as shown on Exhibits 1 and 1A. Both are vacant wooded lots located very close to the City line near the Seton Industrial Park. Mr. Stollof indicated that he purchased these lots in 2003 by tax sale.

Mr. Bronstein indicated that the neighborhood was not developed at one particular time but rather lot by lot over many years. As such, there are many homes of different styles on 50 foot lots. He noted that the Petitioner owns no adjacent lots, which could be used to increase the size

PAGE TECHNED FOR FILMS

of these lots. Consequently, the lots are not buildable without variances or by proceeding under Section 304 of the B.C.Z.R.

In regard to the request for side yard setback of 5 feet in lieu of the required 10 feet, Mr. Bronstein noted that the homes in the neighborhood were generally wider than 30 feet, which would be the width if the regulations were strictly enforced. Modern homes need to offer at least 1400 sq. ft per floor. If the side yard variance were denied, the house would have to be more than 46 feet long. This is not a configuration that new homeowners will find attractive especially in this location so close to the City line.

Findings of Fact and Conclusions of Law

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The lots were created many years before the DR regulations were imposed and, as such, present zoning regulations impact these lots differently from others in the area created after the DR regulations were imposed. As such, I find the property unique in a zoning sense.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. There is nothing the Petitioner can do to increase the size of the subject lots. I accept as fact that a modern home for this community needs to be 40 feet wide. I also note that even with a 5 foot side yard setback the house next door at 6507 Mount Vernon Avenue will be 20 feet away, which is the distance between homes required by the DR regulations.

In reviewing the vicinity map, I see that there are many open areas in the community and so no increase in residential density beyond that otherwise allowable by the Zoning Regulations will result by granting these variances. Finally, I find these variances can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief

CHEREND FORFILE

without injury to the public health, safety and general welfare. These lots were sold at tax sale and clearly were not the subject of care by the owner. Building a home on these lots will be a net benefit to the community.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 14 day of December, 2005, that a variance from Section 1B02.3C1 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a minimum net lot area per dwelling amount of 5500 square feet in lieu of the required 6000 square feet; a lot width of 50 feet in lieu of the required 55 feet; and a side yard of 5 feet on both sides in lieu of the required 10 feet, be and is hereby GRANTED.

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

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

December 14, 2005

Benjamin Bronstein, Esquire 29 West Susquehanna Avenue Suite 205 Towson, Maryland 21204

> Re: Petition for Variance Case No. 06-225-A Property: 6505 Mount Vernon Avenue

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above-captioned case. 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

Deputy Zoning Commissioner.

John V. Murphy

for Baltimore County

JVM:dlw Enclosure

c: Jack Stollof, 2300 County, LLC, 2300 W. Joppa Road., Lutherville, MD 21093 Thomas Church, PE, Development Engineering Consultants, Inc., 6603 York Road, Towson, MD 21212 People's Counsel; Case File



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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6505 Mount Vernon Avenue

which is presently zoned Dr 5.5

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

1B02.3C1 to permit a minimum net lot area per dwelling amount of 5500 square feet in lieu of the required 6000 square feet; a lot width of 50 feet in lieu of the required 55 feet; and a side yard of 5 feet on both sides in lieu of the required 10 feet.

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

1. The topography of the lot;

7

- 2. The configuration of the lot;
- 3. And for such other and further reasons as may be demonstrated at the time of 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: Legal Owner(s): 2003 County-LLC Name - Type or Print Name - Type or Print Signature Signature Address Telephone No. Name - Type or Print City Zip Code State Signature 2330 W. Joppa Road 410-823-2000 Attorney For Petitioner: Telephone No. Address Lutherville Maryland 21093 Benjamin Bronstein Zip Code Name - Type or Print State City Lon 45 Representative to be Contacted: Signature Thomas Church, PE Development Engineering Consultants, Inc. Company Name 6603 York Road 410-377-2600 19 West Susquehanna Avenue, Suite 205 410-296-0200 Telephone No. Address Telephone No. Address 21212 21204 Maryland Maryland Towson Zip Code State City Zip Code State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING UNAVAILABLE FOR HEARING Date Reviewed By

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: #06-225-A

6505 Mount Vernon Avenue Northeast side of Mount Vernon Avenue, 145 feet northwest of Patterson Avenue

12th Election District-7th Councilmanic District

Legal Owner(s): 2003 County, LLC

Variance: to permit a minimum net lot area per dwelling amount of 5,500 square feet in lieu of the required 6,000 square feet, a lot width of 50 feet in lieu of the required 55 feet, and a side yard of 5 feet on both sides in lieu of the required 10 feet.

Hearing: Tuesday, December 13, 2005 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handlcapped 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/11/709 Nov. 22 ______ 75945 |

CERTIFICATE OF PUBLICATION

1123,2005	
THIS IS TO CERTIFY, that the annexed advertisement w	zas published
n the following weekly newspaper published in Baltimore C	ounty, Md.,
once in each ofsuccessive weeks, the first publication	n appearing
$\frac{11(22)}{2005}$	
The Jeffersonian	
☐ Arbutus Times	 - -
☐ Catonsville Times	
☐ Towson Times	1
Owings Mills Times	i İ
□ NE Booster/Reporter	
☐ North County News	
S. Wilkingra	
LEGAL ADVERTISIN	NG

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road Baltimore, Maryland 21212 (410) 377-2600 (410) 377-2625 Fax

ZONING DESCRIPTION FOR #6505 MOUNT VERNON AVENUE

BEGINNING FOR THE SAME at a point on the northeast side of Mount Vernon Avenue, 60 feet wide more or less, said point being 145 feet more or less, from the centerline of the nearest intersecting improved street, Patterson Avenue (width unknown).

Being Lots 11 and 13, Block N, as shown on the "Annex Plat of the Brighton Land and Improvement Company," as recorded among the Land Records of Baltimore County in Plat Book J.W.S 1, Folio 48, containing 5,500 square feet or 0.126 acres of land, more or less.

Also being the same parcel of land recorded in the Land Records of Baltimore County in Liber S.M. 21910, Folio 232.

Also known as #6505 Mount Vernon Avenue, located in the 3rd Election District.



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Our Contract No. 05-128 October 20, 2005

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	STION CONTRACTOR OF THE PARTY O	FOR: POR: Alleman Received Rec	AMOUNT \$ 656	BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT DATE DATE DATE DATE OFFICE OF BUDGET & FINANCE ACCOUNT ACCOUNT ACCOUNT DATE DATE OFFICE OF BUDGET & FINANCE ACCOUNT ACCOUNT ACCOUNT DATE DATE OFFICE OF BUDGET & FINANCE NO. 1004 ACCOUNT DATE OFFICE OF BUDGET & FINANCE NO. 1004 ACCOUNT DATE DATE OFFICE OF BUDGET & FINANCE NO. 1004 ACCOUNT DATE OFFICE OF BUDGET & FINANCE NO. 1004 MISCELLANEOUS RECEIPT ACCOUNT ACCOUNT DATE OFFICE OF BUDGET & FINANCE NO. 1004 ACCOUNT ACCOUNT ACCOUNT DATE OFFICE OFFICE OFFICE NO. 1004 ACCOUNT ACCOUNT ACCOUNT DATE OFFICE OFFICE ACCOUNT ACCOUNT DATE OFFICE OFFICE NO. 1004 ACCOUNT ACCOUNT DATE OFFICE OFFICE NO. 1004 ACCOUNT ACCOUNT ACCOUNT DATE OFFICE OFFICE NO. 1004 ACCOUNT ACCOUNT ACCOUNT DATE OFFICE OFFICE NO. 1004 ACCOUNT
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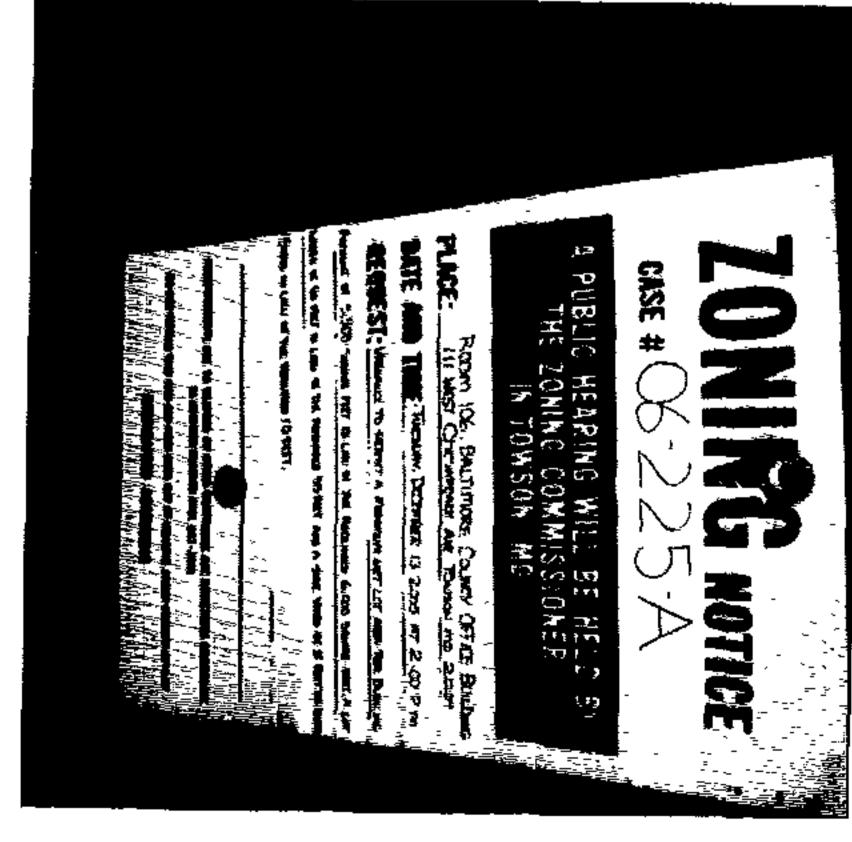
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CERTIFICATE OF POSTING

	RE: Case No.: 225-A
	Petitioner/Developer: 2003 COUNTY
	2.4-
	Date of Hearing/Closing: DEC 13, 2005
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	
ATTN: Kristen Matthews {(410) 887-3394}	, ·
Ladies and Gentlemen:	•
This letter is to certify under the penalties of perj posted conspicuously on the property located at:	ury that the necessary sign(s) required by law were
6505 MOUNT	VERNON AVE
THE DIRECTOR AND PROPERTY OF THE PROPERTY OF T	//- 28 - 05 ' (Month, Day, Year)
	Sincerely,
	SSG Robert Black (Signature of Sign Poster) (Date)
•	(Print Name)
	1508 Leslie Road
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)

6505 MT VERLOW



RE: PETITION FOR VARIANCE

6505 Mount Vernon Avenue; NE/side Mount

Vernon Avenue, 145' NW Patterson Avenue*

3rd Election & 4th Councilmanic Districts

Legal Owner(s): 2003 County LLC

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

06-225-A

* * * * * * * * *

ENTRY OF APPEARANCE

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

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue

400 Washington Avenue Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of November, 2005, a copy of the foregoing Entry of Appearance was mailed to, Thomas A. Church, P.E., Development Engineering Consultants, 6603 York Road, Baltimore, MD 21212 and Benjamin Bronstein, Esquire, 29 West Susquehanna Avenue, Suite 205, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

Novi C 2005.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

<u>ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS</u>

The <u>Baltimore County Zoning Regulations</u> (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: <u>16 225 A</u>
Petitioner: 2003 County LLC
Address or Location: 6505 MOUNT VERNON AVE.
PLEASE FORWARD ADVERTISING BILL TO:
Name: BEN BROWSTEN
Address: 29 WEST Surguehanna/ Ane Suite 205 Townson Md. 21204
Townson Md. 21204
Telephone Number: 410 296 0200

Department of Permits Development Management

Director's Office County Office Building 111 W. Chesapcake Avenue Towson, Maryland 21204 Tel: 410-887-3353 • Fax: 410-887-5708





Baltimore County

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

November 8, 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: 06-225-A

6505 Mount Vernon Avenue

Northeast side of Mount Vernon Avenue, 145 feet northwest of Patterson Avenue.

12th Election District, 7th Councilmanic District

Legal Owner: 2003 County, LLC.

<u>Variance</u> to permit a minimum net lot area per dwelling amount of 5,500 square feet in lieu of the required 6,000 square feet, a lot width of 50 feet in lieu of the required 55 feet, and a side yard of 5 feet on both sides in lieu of the required 10 feet.

Hearing: Tuesday, December 13, 2005 at 2:00 p.m., in Room 106, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Director

TK: clb

C: Benjamin Bronstein 29 W. Susquehanna Avenue, Ste. 205 Towson 21204 2003 County, LLC 2330 W. Joppa Road Lutherville 21093 Thomas Church 6603 York Road Towson 21212

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY NOVEMBER 29, 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.



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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, November 22, 2005 Issue - Jeffersonian

Please forward billing to:

Ben Bronstein

410-296-0200

29 W. Susquehanna Avenue, Ste. 205

Towson, Maryland 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: 06-225-A

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Hearing: Tuesday, December 13, 2005 at 2:00 p.m., in Room 106, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson 21204

WILLIAMLWASEWAN

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

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





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

December 12, 2005

Benjamin Bronstein 29 West Susquehanna Avenue, Ste. 205 Towson, Maryland 21204

Dear Mr. Bronstein:

RE: Case Number: 06-225-A, 6505 Mount Vernon Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 26, 2005.

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

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

U. Callaball

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel 2003 County, LLC. 2330 W. Joppa Road Lutherville 21093 Thomas Church 6603 York Road Towson 21212



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits & Development

DATE: November 16, 2005

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting For November 7, 2005 Item Nos. 223, 224 (225, 227, 228, 233,

234, 235, 236, 238, 239,

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-11162005.doc



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

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

Maryland Department of Transportation

Date:

RE:

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

Dear. Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief

1. 1. Doell

Engineering Access Permits Division

11.15.05

Baltimore Count

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 November 9, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of: October 31, 2005

Item No.: 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 233, 234, 235, 236, 237, 238, 239, 241 and 242

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.

Acting Lieutenant Don W. Muddiman Fire Marshal's Office 410-887-4880 MS-1102F

cc: File



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

REPINZAUNDENE. 06-225A

BENJAMIN BRONSTEIN

ATTORNEY AT LAW
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719
Benbronstein@terralaw.net

October 21, 2005

Dept of Permits & Development Mgt ATTN: Mr. June Fernando County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

RE: 6505 Mount Vernon Avenue

Dear Mr. Fernando:

In reference to the above entitled property I am hereby enclosing the following:

- 1. Petition for Variance in triplicate;
- 2. Twelve (12) copies of the Plat to Accompany Petition;
- 3. Three copies of the description under seal;
- 4. Copy of the Zoning Map; and
- 5. Check for costs.

There are no violations. This plan was reviewed by Jun Fernando. There were supported by Jun Fernando. There was reviewed by Jun Fernando.

Very truly yours,

Benjamin Bronstein

BB/mlh
Enclosures

NEYS KEEP IN SIONS ZONING FILE.

FREQUENT FLYER ATTORNEYS DROP OFF ZONING PETITIONS POLICY PROCEDURES

The following zoning policy is related to the filing of zoning petitions and is aimed at expediting the petition filing process with this office:

- 1. The Director of the Office of Permits and Development Management (PDM) allows zoning attorneys who frequently file for zoning hearings and who are capable of filing petitions that comply with <u>all</u> technical aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of an appointment for review by zoning personnel.
- 2. Any attorney using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. In the event that the petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner may deny the petition due to errors or incompleteness. All petitions filed in this manner will receive a cursory review and if necessary they will be commented on by zoning personnel prior to the hearing. A corrective memo by zoning review may be placed in the hearing file to be considered by the Hearing Officer.
- 3. When a petition has been dropped off by the attorney, it will only be reviewed for very basic necessary input, logging, and distribution information.

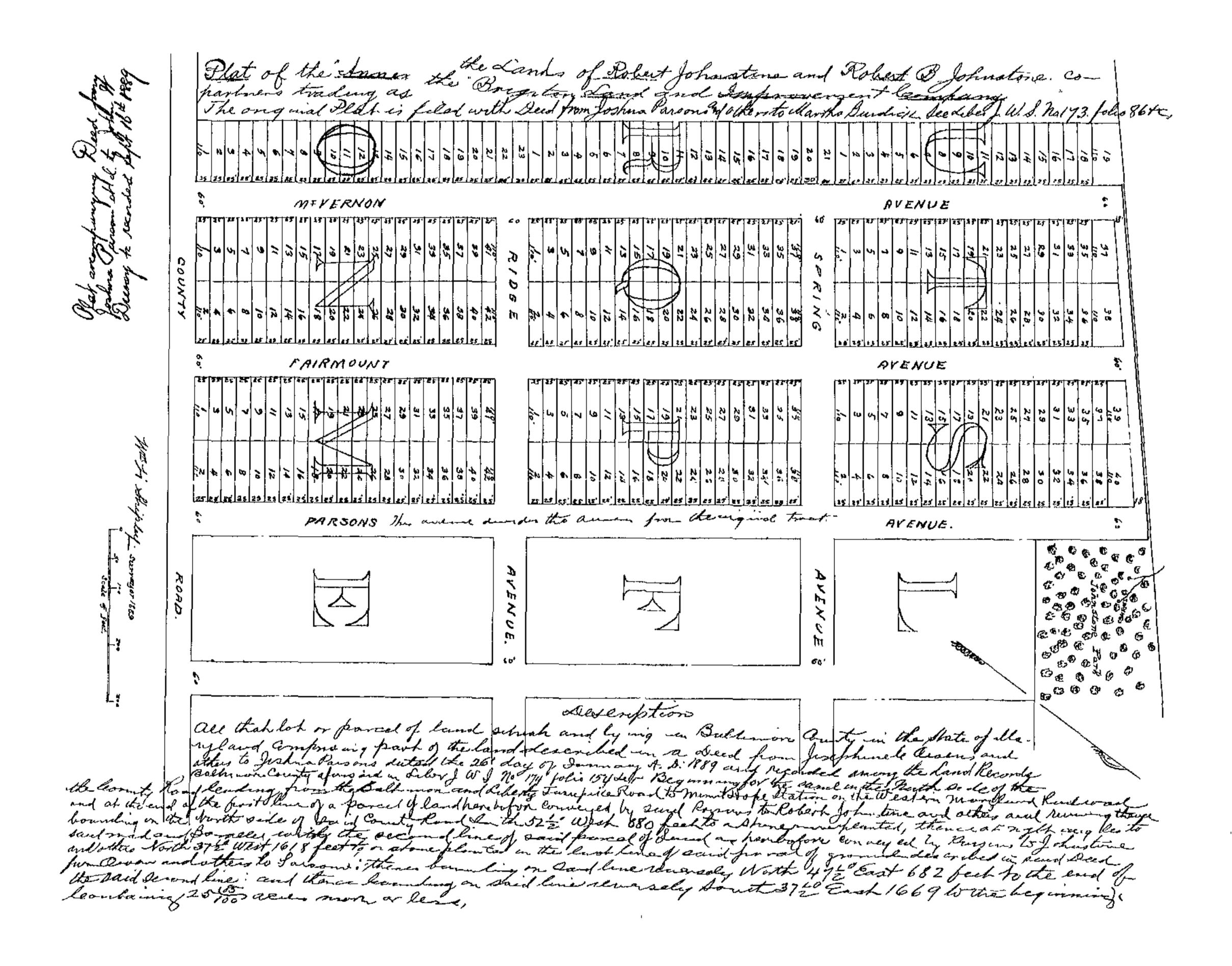
very basic necessary input, logging, and distribution information.	,0,,,0,,
SOME DEFICIENCIES REVENUED AT FUNDOF DROPOFF PETITION	J.
PRINTED NAME OF PERSON SHOWN FOR LLC MISSING WRITTEN NAME ILLEGIBLE AND TITLE IN CLC MISSING	,
WHITEN NAME ILLEOUBLE AND TITLE IN CLC MISSING	
(3) APPLICATION OF FRONT AND, SETBACK INCOME.	
YOU DON'T FRONT ANG. TO A NEIGHBORING SIDE SETBAC	<u>l</u> m
GO 200 TO FACH SIDE INSTEAD.	
(9) NO ADVERTISING FORM WITH APPURATION	3/22/05 JLL/rjc
B) NO NOTE ON PLAN IF OR NOT HISTORIC	0 = = , , , 0
(6) " FLOON PLAIN	
7) OWNER ADDRESS DOESN'T MATCH PLAN/PET.	

PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

PETITIONER'S SIGN-IN SHEET

E- MAIL		Bentunstun Oteralen	- met								
CITY, STATE, ZIP	LUTIFICANIAS	1 - 1	Marte Med 31212								
ADDRESS	2300 W. John Mo	29W Susquehanna Ave	6300 Mork Pa								
NAME	THOUS STONE	Ben Beenwatern	Tom Church								



J.W.S. NºI PARTINA

W28 C21 30 - CO10

AWS. Nº PART

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06-225-A

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12/13/03



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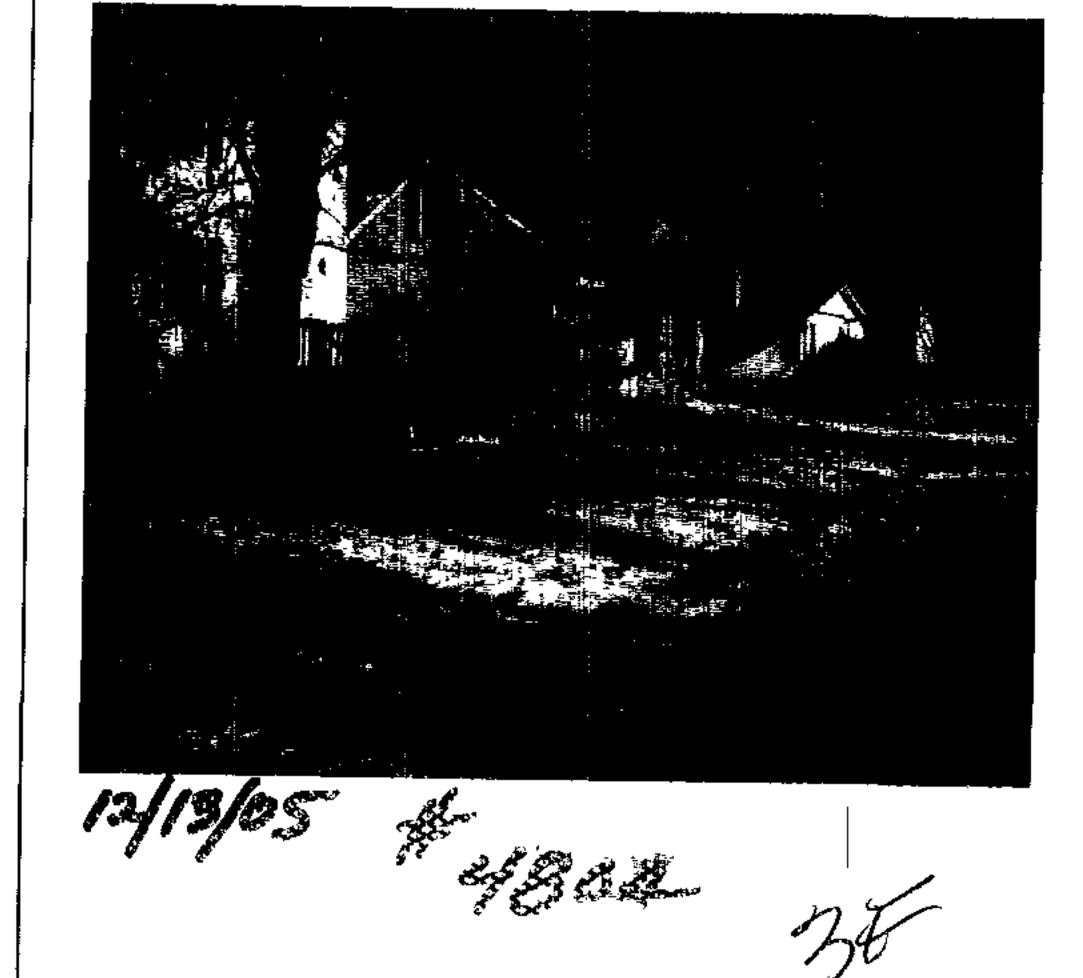
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06-225-A

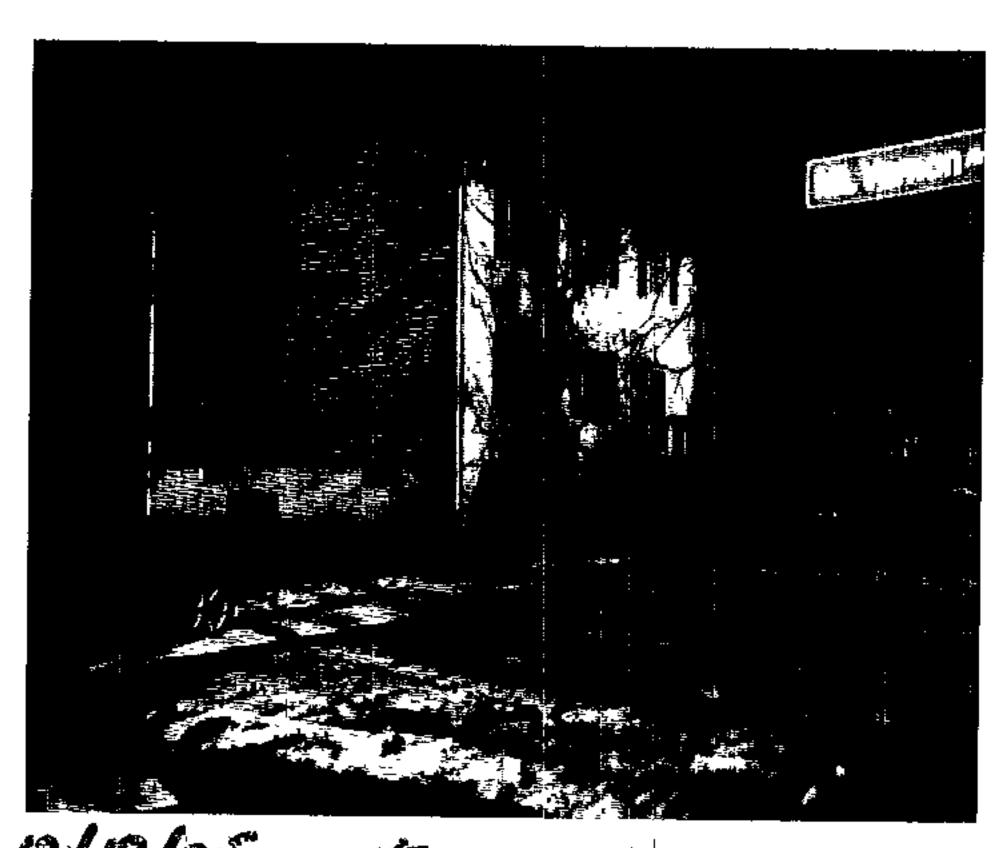




12/13/05



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12/13/05

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