IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE Southeast of Corkley Avenue, 795' NE Of Centerline of Elligson Road

14th Election District 6th Councilmanic District

(6531 & 6531 A Corkley Avenue, Lots 5 & 6)

Fotini S. Jones, Petitioner

Keith Brown, Contract Purchaser

* BEFORE THE

* DEPUTY ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* CASE NOS. 06-360-SPHA & 06-361-SPHA

+

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owner of the subject property, Fotini S. Jones, Petitioner, and Keith Brown, Contract Purchaser. The subject properties are located in the Golden Ring area of Baltimore County on Corkley Avenue near Kenwood Avenue.

In case 06-360-SPHA, the Petitioner is requesting special hearing and variance relief for property owned at 6531 Corkley Avenue, Lot 5. The variance request is filed pursuant to Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot width of 50 feet in lieu of the required 55 feet. The special hearing request is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve Lot 5 as a separate building lot.

In case 06-361-SPHA, the Petitioner is requesting special hearing and variance relief for property located at 7531A Corkley Avenue, Lot 6. The variance request is filed pursuant to Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot width of 50 feet in lieu of the required 55 feet. The special hearing request is filed pursuant to

Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve Lot 6 as a separate building lot.

Both properties were posted with Notice of Hearing on February 6, 2006, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on February 9, 2006, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. Special Hearings

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

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."

Zoning Advisory Committee Comments

The Zoning Advisory Committee 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 requested special hearing and variance relief were Anibal Gonzalez, Jr. and Keith A. Brown, as well as Donald E. Hicks, P.E. of Hicks Engineering Associates, Inc. J. Neil Lanzi, Esquire represented the Petitioner. Suzanne M. Fine and Sally Lysakoski attended the hearing in opposition to the requested relief. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

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These cases were consolidated by agreement such that any evidence presented on one case applies to both. Mr. Lanzi proffered that these are adjacent lots on which an existing home is built and will be razed if the requested relief is granted. He noted that each lot is approximately 8,500 square feet, 50 feet wide and zoned DR 5.5. See Petitioner's Exhibits 1 and 2 for the proposed homes on individual lots and Exhibit 3 for the existing home and lots. The DR 5.5 regulations require 55 feet lot width. The Petitioner would like to raze the existing home and build two (2) homes on the subject lots, which will meet all DR 5.5 zoning regulations including minimum area except lot width. He opined that the new homes would be consistent with the type of home and pattern of development in the neighborhood which primarily is one home on each 50 foot lot.

Mr. Brown indicated that he originally hoped to rehabilitate the existing home but that the home was in very bad condition including substantial water in the basement as shown on Petitioner's photographs 4 K thru 4 M. He indicated that it was economically impractical to

rehab the existing house and the only practical approach was to raze the house and build two (2) in its place. This approach has the advantage of making the homes more affordable.

Mr. Lanzi proffered that these two (2) lots are Lots 5 and 6 in an unrecorded subdivision known as Kenwood Gardens but as shown by the deed history, Petitioner's Exhibit 8, these lots were created much before the DR 5.5 regulations were imposed.

Mr. Brown denied that building two (2) homes would increase a storm water run off problem which Ms. Lysakoski described since grading the property would have to meet all County standards. He also denied that homeowners of the new homes would park on narrow Corkley Avenue as each home would have a driveway and one would have a garage.

Ms. Fine who lives next door at 6533 Corkley presented letters of opposition from neighbors (Protestant's Exhibit 1) and opined that she opposed two (2) homes on these two (2) lots as the distance to her home would decrease from approximately 50 feet to approximately 20 feet. This would greatly affect her privacy and use and enjoyment of her property. She indicated that rebuilding the existing home would be far better for the neighborhood which has had one home on this double lot since the 1940's. There are other double lots in the neighborhood.

Ms. Lysakoski described existing problems with storm water runoff and opined that building the proposed homes would make things worse. After the hearing she sent correspondence.

Findings of Fact and Conclusions of Law

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One of the clearest signs that an owner of two (2) lots wanted to merge the two (2) lots is to build a home across the common lot line between the lots. That is exactly what happened here and the kind of overt action in a public forum that indicates merger. In 1947, the prior owner built a home bridging the two (2) lots and demonstrating his intent under the zoning

merger doctrine to merge the two (2) lots into one for zoning purposes. This is consistent with the Maryland decision in *Remes v Montgomery County*, 387 Md 52, 874 Λ 2d 470 (2005) and prior decisions by this Commission.

The question arises, then, whether or not a subsequent owner can remove the house and therefore undo the merger. From my research of the issue, I find that the lots once merged cannot be unmerged by subsequent actions of later owners. The basis for this is my reading of the *Remes* case where there were four (4) overt actions taken by the owner which showed his intent to merge the lots. By the time the case came to trial, the owner had removed the pool from the adjacent lot and successfully petitioned the State Department of Assessments and Taxation to assess the lots separately once again. Surely, the curved driveway that served both lots would be removed if the second lot could be sold and the owner could have asked for a variance for the addition for the existing home on the corner lot. All this was to no avail. The Court found the lots had merged and the only relief would be to go back through the subdivision process. In researching other jurisdictions that recognize the zoning merger doctrine I have been unable to find any case law that indicate subsequent owners can unmerge lots once merged by some overt action in a public forum. To my knowledge the appellate board and courts above have not yet addressed this issue.

Consequently, I find the lots were merged and razing the home would not restore the separate status of the lots for zoning purposes. Once the lots have merged there is no common line between lots which then can be varied. The resulting lot is 100 feet wide which meets the regulations.

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 Petitioners, I find that the Petitioners' special hearing and variance requests should be denied.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this _____ day of March, 2006, the following:

In Case No. 06-360-SPHA that the Petitioners' request for the variance filed pursuant to Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot width of 50 feet in lieu of the required 55 feet, be and is hereby DENIED; and

The special hearing request filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve Lot 5 as a separate building lot, be and are hereby DENIED; and

IT IS FURTHER ORDERED that the Petitioners' request for the variance in Case No. 06-361-SPHA filed pursuant to Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot width of 50 feet in lieu of the required 55 feet, be and is hereby DENIED; and

The special hearing request filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve Lot 6 as a separate building lot, be and are hereby DENIED.

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

JOHN V. MURPHY

DÉPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:dlw



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

March 6, 2006

J. Neil Lanzi, Esquire Mercantile Building, Suite 617 409 Washington Avenue Towson, Maryland 21204

> Re: Petition for Special Hearing and Variance Case Nos. 06-360-SPHA & 06-361-SPHA Properties: 6531 & 6531 A Corkley Ave., Lots 5 & 6

Dear Mr. Lanzi:

Enclosed please find the decision rendered in the above-captioned case. The petition for Special Hearing and Variance has been denied 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 for Baltimore County

JVM:dlw Enclosure

c: Fotini S. Jones, 8400 Coco Road, Baltimore, MD 21237
Keith A. Brown, 9763 Deltom Court, Baltimore, MD 21234
Anibal Gonzales, Jr., 7815 Highpoint Road, Baltimore, MD 21234
Donald E. Hicks, P.E., Hicks Engineering Associates, Inc., 200 East Joppa Road, Suite 402, Towson, MD 21286
Suzanne M. Fine, 6533 Corkley Road, Baltimore, MD 21237
Sally Lysakoski, 6528 Corkley Road, Baltimore, MD 21237
People's Counsel; Case File



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

March 6, 2006

J. Neil Lanzi, Esquire Mercantile Building, Suite 617 409 Washington Avenue Towson, Maryland 21204

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Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

for Baltimore County

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Anibal Gonzales, Jr., 7815 Highpoint Road, Baltimore, MD 21234
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Suzanne M. Fine, 6533 Corkley Road, Baltimore, MD 21237
Sally Lysakoski, 6528 Corkley Road, Baltimore, MD 21237
People's Counsel; Çase File



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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6531A Corkley Ave Lot 6
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)

1B02.3.C.1 of BCZR to permit a lot width of 50 feet in lieu of required 55 feet

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

Property is to be posted and advertised as prescribed by the zoning regulations.

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

-	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	Legal Owner(s):
Keith Brown	Fotini S. Jones
Name - Type or Print Signature 0.763 De I tom Count 410 669 9505	Name - Type or Print John Signature Name - Type or Print Signature
9763 Deltom Court 410-668-8595 Address Telephone No. Baltimore, MD 21234	Name - Type or Print
City State Zip Code Attorney For Petitioner:	Signature 8400 Coco Road
J. Neil Lanzi	Address Baltimore, MD 21237
Name - Type or Prifit Signature Name - Type or Prifit Signature	City State Zip Code Representative to be Contacted:
J. Neil Lanzi, P.A. Company	J. Neil Lanzi Name
409 Washington Ave, Ste 617 410-296-0686 Address Telephone No. Towson, MD 21204	409 Washington Ave, Ste 617 410-296-0686 Address Towson, MD 21204
ity State Zip Code	City OFFICE USE ONLY
Case No. 06 36 5PHA	UNAVAILABLE FOR HEARING 125/06 Reviewed By Rup Company Date 125/06
220 9/15/98	filled 12



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at _	6531 A Corkley Ave Lot 6
·	s 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Lot 6 as separate building lot.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, 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):
Keith Brown	Fotini S. Jones
Name - Type or Print	Name - Type or Print
Signature 440 ccc crar	Signature
9763 Deltom Court 410-668-8595	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
Address Telephone No.	Name - Type or Print
Baltimore MD 21234	*
City State Zip Code	Signature
Attorney For Petitioner:	8400 Coco Road
	Address Telephone No.
J. Neil Lanzi	Baltimore MD 21237
Name - Type of Prifit	City State Zip Code
M. Meri	Representative to be Contacted:
Signature J. Neil Lanzi, P.A.	J. Neil Lanzi

Company 409 Washington Ave Ste 617 410-296-0686	Name 409 Washington Ave Ste 617 410-296-0686
Address Telephone No.	Address Telephone No.
Towson MD 21204	Towson MD 21204
City State Zip Code	City State Zip Code
	OFFICE USE ONLY
	THE ADTHE
	ESTIMATED LENGTH OF HEARING HAR
Case No. 06 16 5/44	UNAVAILABLE FOR HEARING
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781 915 98 Dlease con	solidate hearing with 6531 Corkley Ave (Lot 5)
Frease CON	sorroace nearting with 0001 Colktel AAE (Pot 2)

Hicks Engineering Associates, Inc.

DESCRIPTION FOR ZONING OF JONES PROPERTY

NO 6531A CORKLEY AVENUE 14¹¹¹ ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the southeastern right of way line of Corkley Avenue, existing 50-foot right of way, said point being 745 feet, more or less, northeast of the centerline of Elligson Road, 50-foot right of way, thence leaving said point and running with the southeastern right of way line of Corkley Avenue;

- 1.) North 55 degrees 53 minutes East 50.00 feet, thence leaving the right of way line and running;
- 2.) South 34 degrees 07 minutes East 171.50 feet, thence;
- 3) South 55 degrees 53 minutes West 50.00 feet, thence;
- 4.) North 34 degrees 07 minutes West 171.50 feet to the point of beginning.

CONTAINING 8,575 square feet or 0.1969 acres of land, more or less.

BEING KNOWN AS LOT No. 6 on the unrecorded plat of Kenwood Gardens. The

improvements thereon being known as No. 6531A Corkley Avenue.

HICKS ENGINEERING ASSOCIATES, INC. 200 EAST JOPPA ROAD, SUITE 402

TOWSON, MARYLAND 21286

JANUARY 6, 2006

PAGE 1 OF 1

Civil Engineers · Surveyors · Land Planners

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: #06-361-SPHA

Case: #06-361-SPHA
6531-A Corkley Avenue
Southeast side of Corkley Avenue, 745 feet northeast
of Elligson Road
14th Election District - 6th Councilmanic District
Legal Owner(s): Fotini S. Jones
Contract Purchaser: Keith Brown
Variance: to permit a lot width of 50 feet in lieu of the
required 55 ft. Special Hearing: to allow Lot 6 as a
separate building lot.
Hearing: Friday, February 24, 2006 at 10:00 a.m. In
Room 407, County Courts Building, 401 Bosley
Avenue, Towson, MD 21204.

WILLIAM J. WISEMAN, III

CERTIFICATE OF PUBLICATION

QG, 2006	
THIS IS TO CERTIFY, that the annexed advertisement w	as published
in the following weekly newspaper published in Baltimore C	ounty, Md.,
once in each ofsuccessive weeks, the first publication	n appearing
on 29,2006.	
The Jeffersonian	
Arbutus Times	
☐ Catonsville Times	
☐ Towson Times	
☐ Owings Mills Times	1
□ NE Booster/Reporter	
☐ North County News	
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CERTIFICATE OF POSTING

	RE: Case No.: 06-361-3PHA
,	Petitioner/Developer: 1 ETH
	BROWN
	Date of Hearing/Closing: 2/24/06
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	
ATTN: Kristen Matthews ((410) 887-33	94}
Ladies and Gentlemen:	••
This letter is to certify under the penaltic posted conspicuously on the property loca	s of perjury that the necessary sign(s) required by law were ated at:
6531-A CORK	LEY AE
The sign(s) were posted on	2/6/.06
	(Month, Day, Year)
	Sincerely,

(Signature of Sign Poster)

SSG Robert Black

(Print Name)

1508 Leslie Road

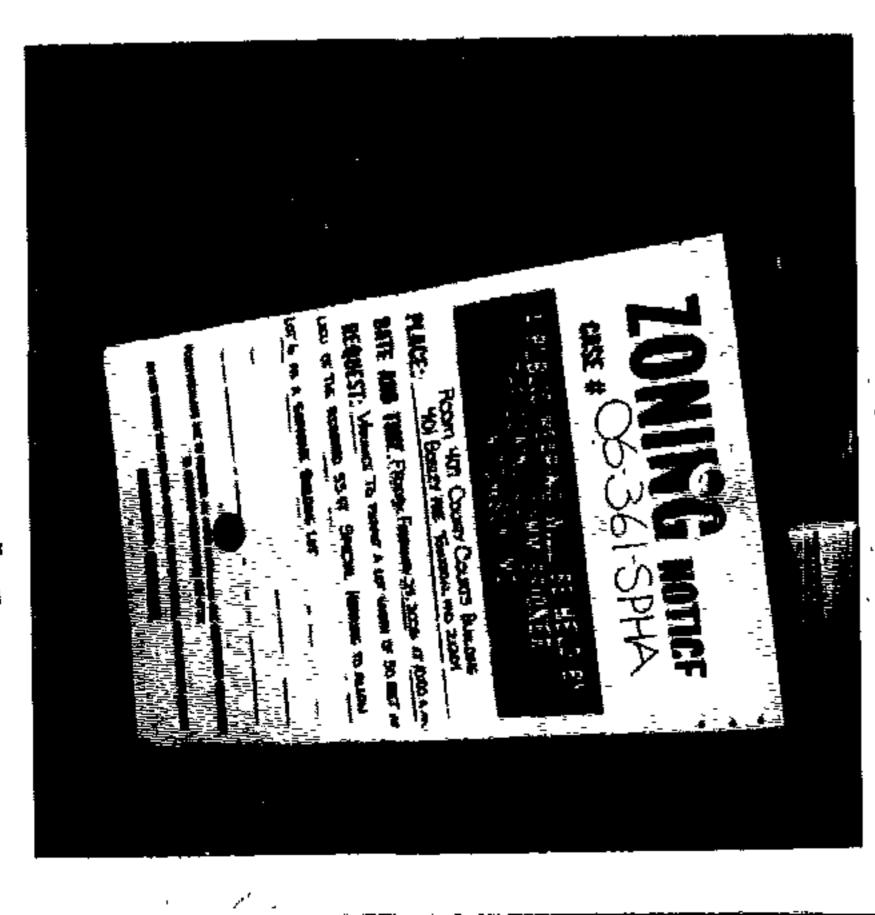
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



Opa 平原

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

January 31, 2006

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: 06-361-SPHA

6531-A Corkley Avenue

Southeast side of Corkley Avenue, 745 feet northeast of Elligson Road

14th Election District, 6th Councilmanic District

Legal Owner: Fotini S. Jones

Muthy Kotron

Contract Purchaser: Keith Brown

Variance to permit a lot width of 50 feet in lieu of the required 55 ft. Special Hearing to allow Lot 6 as a separate building lot.

Hearing: Friday, February 24, 2006 @ 10:00 a.m. in Room 407 County Courts Building, 401 Bosley Avenue, Towson, MD 21204

Timothy Kotroco

Director

TK:raj

c: J. Neil Lanzi, Esquire, 409 Washington Ave., Ste. 617, Towson, MD 21204 Fotini S. Jones, 8400 Coco Road, Baltimore, MD 21237 Keith Brown, 9763 Deltom Court, Baltimore, MD 21234

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 9, 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.



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

TO: PATUXENT PUBLISHING COMPANY

Thursday, February 9, 2006 Issue - Jeffersonian

Please forward billing to:

Keith Brown (410-627-3875)

9763 Deltom Court Baltimore, MD 21234

NOTICE OF ZONING HEARING

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CASE NUMBER: 06-361-SPHA

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Southeast side of Corkley Avenue, 745 feet northeast of Elligson Road

14th Election District, 6th Councilmanic District

Legal Owner: Fotini S. Jones Contract Purchaser: Keith Brown

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Hearing: Friday, February 24, 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

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

36/5PHA)

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.

No POB. ON PLAN

3/22/05 JLL/rjc

DEPARTMENT OF PERMITS AND DEVELOPMENT 1/94-000/ MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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:			. .
16361	CPLLA	• •	
Item Number or Case Number:	. 21 17 19	, , , , , , , , , , , , , , , , , , ,	
Petitioner: V. HETT LAWITH, ESG	on the	S	, OF
Address or Location: 407 WAR	1001.AVI	SACIE 6531 FUNDER WAY	
TOWSONI, MO	27204	110-2960686	<u> </u>
PLEASE FORWARD ADVERTISING BILL TO:			
Name: 1919. KEITH DIROW!	· · · · · · · · · · · · · · · · · · ·	:	
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BALTINDES 150 Z	1234	· · · · · · · · · · · · · · · · · · ·	
Telephone Number: 410-627-38375			•
Telephone Number: 410-657-38375 FAX: 410-557-0	129		

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: February 14, 2006

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For February 13, 2006

Item Nos. 357, 359, 360 (361) 362, 363, 365

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-02142006.doc



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

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

Maryland Department of Transportation

Date:

2.3.01

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

RE:

Baltimore County

Item No. 2

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

J. J. Gredh

Engineering Access Permits Division



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

February 3, 2006

County re Building, Room 111

Mail 3107 ...105

111 Was asapeake Avenue Toward 1 Lyland 21204

ATTAIL oning Review planners

Distarbe of Meeting of: February 13, 2006

this is and the comments below are applicable and required to be commented into the final plans for the property.

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

Lieutenant Roland P Bosley Jr. ire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: Fi

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

February 20, 2006

J. Neil Lanzi 409 Washington Ave, Ste 617 Towson, MD 21204

Dear Mr. Lanzi:

RE: Case Number: 06-361-SPHA, 6531 Corkley Ave Lot 6

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 25, 2006.

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:amf

Enclosures

c: People's Counsel Fontini S. Jones 8400 Coco Road Baltimore 21237 Keith Brown 9763 Deltom Court Baltimore 21234



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

RE: PETITION FOR SPECIAL HEARING

AND VARIANCE

6531A Corkley Avenue; SE/S Corkley Avenue,*

745' NE Elligson Road

14th Election & 6th Councilmanic Districts

Legal Owner(s): Fotoni S. Jones

Contract Purchaser(s): Keith Brown

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

*

06-361-SPHA

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/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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

Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of February, 2005, a copy of the foregoing Entry of Appearance was mailed J. Neil Lanzi, Esquire, 409 Washington Avenue, Suite 617, Towson, MD 21204, Attorney for Petitioner(s).

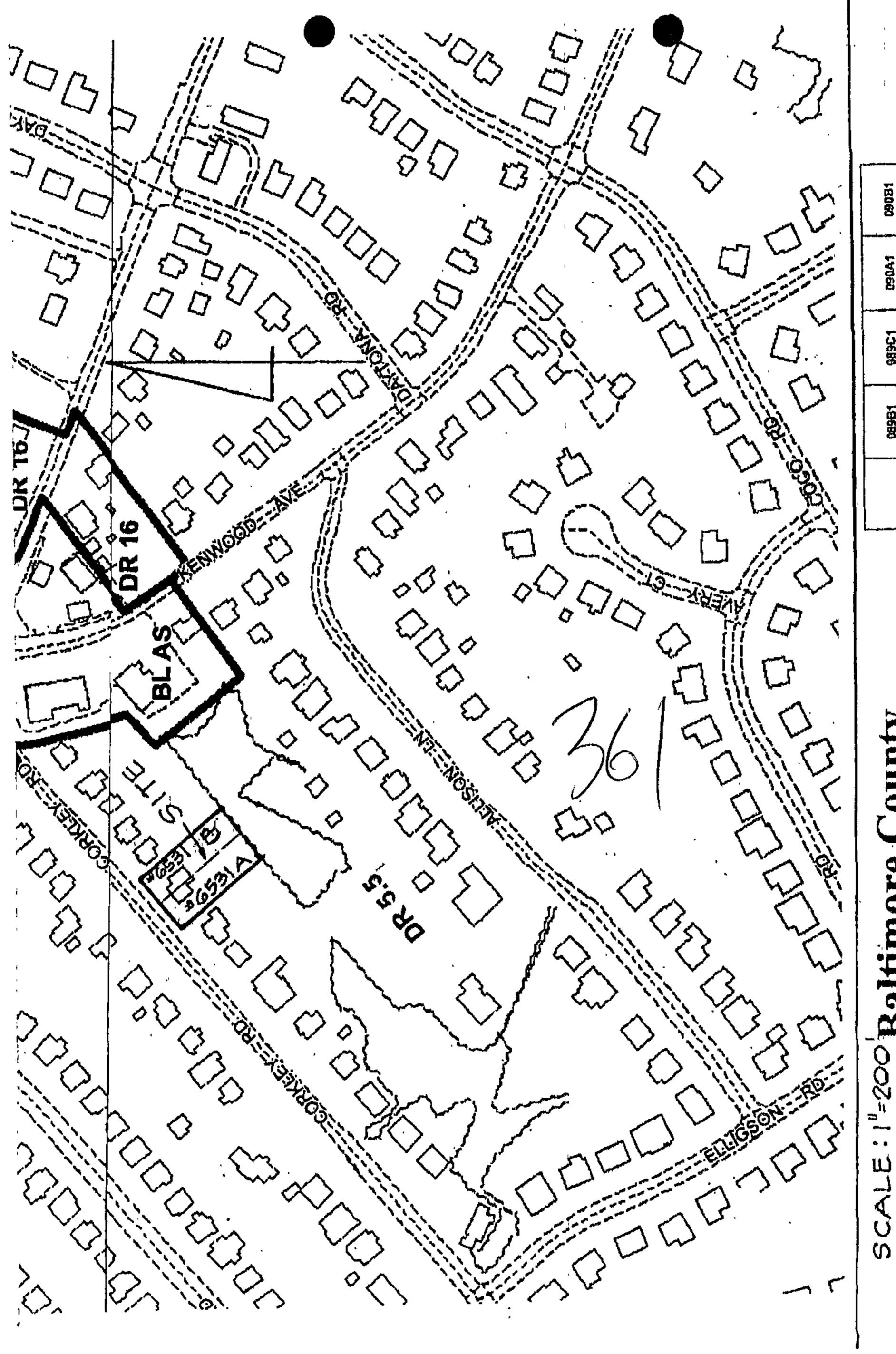
RECEIVED

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Per.....

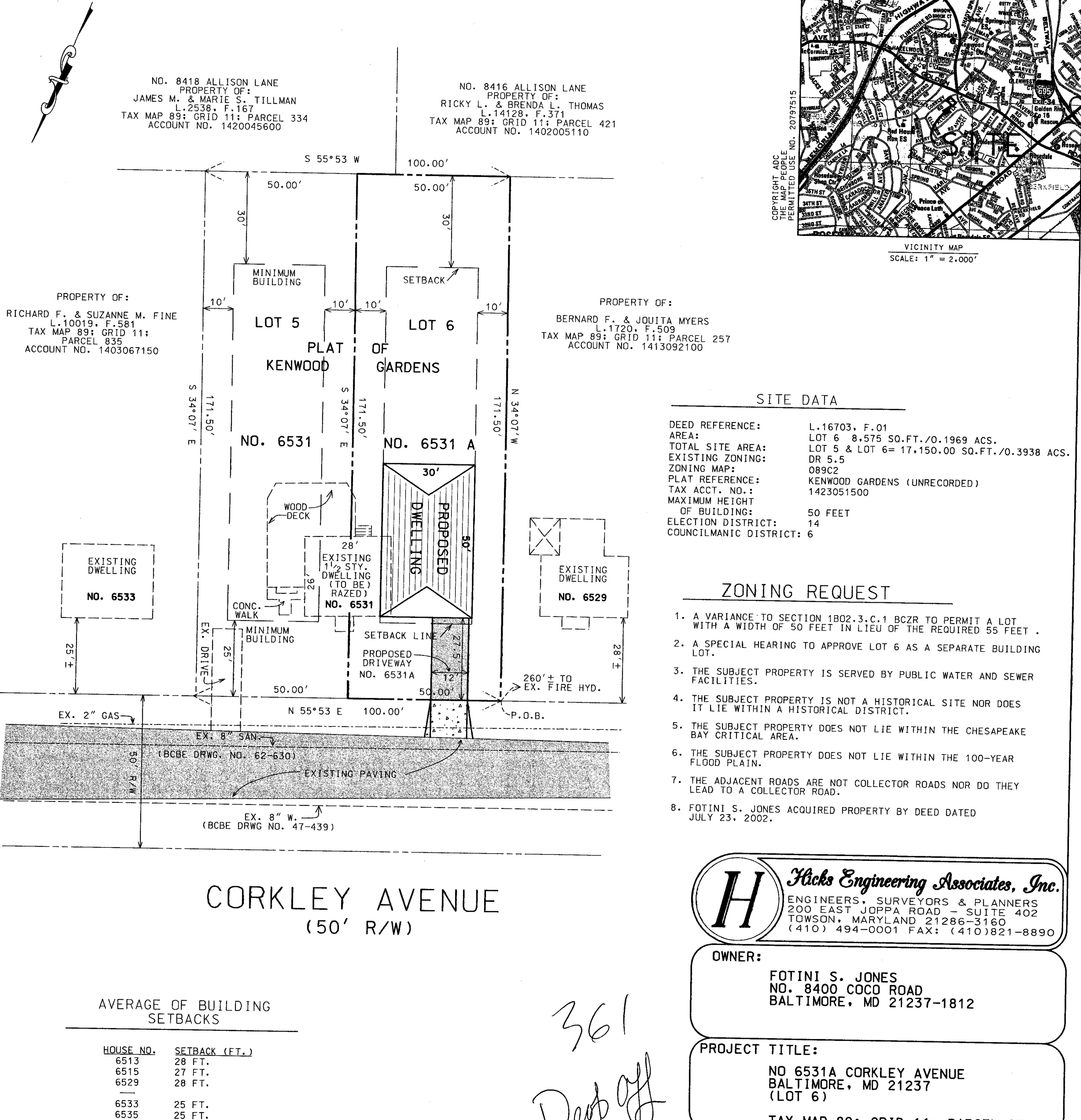
PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



Office of Planning and Zoning
Official Zoning Map

C489.01	989C1	0904.1	09031
06932		090A2	09082
68933	£2680	090A3	09083



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6537

30 FT.

 $163 \text{ FT.} \div 6 = 27.2' \pm$

TAX MAP 89: GRID 11: PARCEL 856

DRAWING TITLE:

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
AND SPECIAL HEARING FOR LOT 6 (NO.6531A)

JOB NO.: 2/704	DRAWING NO.:
DRAWN BY: MEH/JK	
CHECKED BY: DEH	
DATE: JANUARY 6,2006	
SCALE: /"=20'	SHEETS PER SET: / OF /