IN RE: PETITION FOR VARIANCE BEFORE THE Northeast side of Canterbury Road, 225 feet northwest centerline of Park Drive DEPUTY ZONING COMMISSIONER * 9th Election District 6th Councilmanic District OF BALTIMORE COUNTY (2524 Canterbury Road) CASE NO. 06-434-A Estate of Margaret B. Morgan, By: Alisa Kobrinetz Chernack, Pers. Rep. * Legal Owner And Rob Commodari, Contract Purchaser **Petitioners**

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the Estate of Margaret B. Morgan, by Alisa Kobrinetz Chernack, Personal Representative, Legal Owner of the subject property and Rob Commodari, Contract Purchaser. The variance request is for property located at 2524 Canterbury Road in the "Harford Park" subdivision of Baltimore County. The variance request is from Section 1B02.3B of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a dwelling (replacement) with a lot area of 5,000 sq. ft., lot width of 40 ft. and side setbacks of 5 ft. in lieu of the required 6,000 sq. ft., 55 ft. and 10 ft. respectively.

The property was posted with a notice of the public hearing date and time on April 3, 2006, and notice given to the general public by publication in the Jeffersonian Newspaper on April 4, 2006.

Interested Persons

Appearing at the hearing on behalf of the variance request was Alisa Kobrinetz Chernack, Esquire, Personal Representative for Petitioner Estate, Robert Commdari, Paul Garner and Bernadette Moskunas of Site Rite Surveying, Inc., the firm who prepared the site plan. Beth

Hazen attended the hearing in opposition to the requests. Peter Max Zimmerman, People's Counsel, entered his appearance in this case.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: Kevin Gambrills attended the hearing on behalf of the Planning Office.

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

The subject property is composed of Lots 17 and 18 of the "Harford Park" subdivision, which was recorded in the Land Records of Baltimore County in 1920 as shown by Exhibit 2. These lots are each 20 feet wide x 125 feet long, zoned DR 5.5, and are vacant. Ms. Moskunas indicated that there had been a single-family dwelling on this property prior to 2002 but that the home was so severely damaged by fire that it had to be razed. See Fire Department report Exhibit 3.

The Petitioners propose to erect a new two-story home on the property centered between the lots as shown in Exhibit 1. The new home would be 30 feet wide, leaving 5 feet on each side of side yard setback. DR 5.5 requires a 10 feet side yard setback. In addition, the two lots together have 5,000 sq. feet, whereas 6,000 sq. feet is required. Finally, the combined property width is 40 feet, whereas 55 feet are required. The new home would be larger than the home destroyed by fire.

Ms. Moskunas indicated that the pattern of development in the area is one house on every two lots as proposed herein. She opined that if the side yard setback distance of 10 feet were strictly enforce, the house would only be 20 feet wide which would not be compatible with the homes in the neighborhood.

Ms. Hazen, who lives next to the proposed home, opined that the house proposed was simply too big for the lots and the neighborhood which have mostly 1,200 sq. foot homes. The proposed home had a built-in garage, which the other homes in the area did not have. In addition, the homes in the area are mostly 1-½ story cottages as shown on Exhibit 5, not the two-story proposed.

Mr. Gambrills, from the Planning Office, indicated that there was a dwelling on this property damaged by fire. He indicated that the proposed home was too large to be compatible with the neighborhood, that his Office had not approved the elevation drawings submitted by the Petitioner, and he requested a new design, which he believed could be compatible with the area.

In response, the Petitioner agreed to look for a another home design more compatible with the neighborhood and to submit same to the Planning Office for approval.

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 property is composed of two lots,

THE POPULATION OF THE PARTY OF

which were recorded in the land records many years before the DR 5.5 regulations were imposed on the property. Consequently, I find the property unique in a zoning standpoint.

I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. A 20-foot wide home on this property is impractically narrow. As this home would replace a prior home damaged by fire, there would be no increase in density beyond that otherwise allowed.

Finally, I find that this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare, if the home is scaled down to be compatible with the neighborhood. I will require the Petitioner to submit a new home plan to the Office of Planning to ensure it is appropriate in size and design. To encourage this, I will grant side yard setback variances of 6 feet not 5 feet as requested. This will make the new home 28 feet wide, which will be compatible with the neighborhood.

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 with conditions.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this ____ day of May, 2006, that a variance from Section 1B02.3B of the Baltimore County Zoning Regulations (B.C.Z.R), to permit a dwelling (replacement) with a lot area of 5,000 sq. ft., lot width of 40 ft. and side setbacks of 6 ft. in lieu of the required 6,000 sq. ft., 55 ft. and 10 ft. respectively, be and is hereby GRANTED subject to the following conditions:

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

- 2. The Petitioner shall submit a new design for the proposed home to the Office of Planning for their review and approval to assure the new design will be compatible with the size and composition of the neighborhood homes
- 3. When applying for any permits, the site plan and/or landscape plan filed must reference this case and set forth and address the restrictions of this Order.

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:raj



JAMES T SMITH, JR.

County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

May 1, 2006

Alisa Kobrinetz Chernack, Esquire Successor Personal Rep. for Estate of Margaret B. Morgan Miles & Stockbridge, P.C. 10490 Little Patuxent Parkway, #300 Columbia, MD 21044

> Re: Petition for Variance Case No. 06-434-A

Property: 2524 Canterbury Road

Dear Ms. Chernack:

Enclosed please find the decision rendered in the above-captioned case. The petition for Variance has been granted with restrictions 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:raj Enclosure

C: Robert Commdari, 7939 Honeygo Blvd., Ste. 127, Baltimore, MD 21236 Paul Garner, 7939 Honeygo Blvd., Ste. 127, Baltimore, MD 21236 Bernadette Moskunas, Site Rite Surveying, Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286 Beth Hazen, 2522 Canterbury Road, Baltimore, MD 21234



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at $\frac{25}{}$	24 Canterbury Road	
-	esently 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) 1004,38. (BCZR)

To permit a dwelling (replacement) with a lot area of 5,000-square feet, lot width of 40-feet and side setbacks of 5-feet in lieu of the required 6,000-square feet, 55-feet and 10-feet, respectively.

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

Su attached

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.

				is the subject of this i capell.		
Contract Purchaser/Less	see:			Legal Owner(s):		
			•		Morgan	, by Alisa
Rob Commodari				Estate of Margaret B. Kobrinetz Chernack, S		
Name - Type or Print			Name -	Type or Print Wasa Kohunitz	Cherna	de, Successor
Signature		(410)	_	Signature		
7939 Honeygo Boulevard	Suite 127	•		Alisa Kobrinetz Cherr	nack, Suc	
Address		Telephone No.	-	Name - Type or Print	••	Representative
Baltimore	Md	21236				
City	State	Zip Code	_	Signature Miles & Stockbri	idge P.C	•
				10490 Little Patuxent Pkwy		(410) 312-6720
Attorney For Petitioner:				Address Columbia Md	<u> </u>	Telephone No. 21044
Name - Type or Print		····	City	Start	C	Zip Code
Signature	<u> </u>			Representative to be Consider Site Rite Surveying,		
Company			_	Name 200 E. Joppa Road, Ro	oom 101	(410) 828-9060
ddress		Telephone No.	-	Address		Telephone No.
		, <u> </u>		Towson	Md	21286
Try (State	Zip Code	-	City	State	Zip Code
				OFFICE USE	ONLY	
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No. Or 197	Ω			UNAVAILABLE FOR HEARING,	The torical this indicate in the sat i	, 2.: 20.: 20.
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197						

REASONS TO ACCOMPANY PETITION FOR VARIANCE #2524 CANTERBURY ROAD

- 1. THE SUBJECT PROPERTY HAS BEEN OWNED BY THE MORGAN'S SINCE SEPTEMBER 2,1986. THERE IS NO CONTIGUOUS OWNERSHIP OF PROPERTY IN ORDER TO MEET CURRENT B.C.Z.R.
- 2. THE LOTS APPEAR ON A RECORDED PLAT DATED MARCH 1920. THE LOT WIDTHS AS THEY APPEAR ON SAID PLAT ARE CONSISTENTLY 20 FEET WIDE.
- 3. STRICT COMPLIANCE WITH THE CURRENT B.C.Z.R. WOULD PREVENT THE PERMITTED USE OF THIS PROPERTY. THIS REQUEST IS BEING MADE TO UPHOLD THE SPIRIT AND INTENT OF THE B.C.Z.R. AND IS COMPATIBLE WITH THE IMMEDIATE AND SURROUNDING NEIGHBORHOOD.
- 4. THIS REQUEST WILL NOT ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE COMMUNITY.

ZONING DESCRIPTION FOR #2524 CANTERBURY ROAD

BEGINNING AT A POINT ON THE NORTHEAST SIDE OF

CANTERBURY ROAD WHICH IS 50 FEET WIDE AT A POINT 225

FEET NORTHWEST OF THE CENTERLINE OF PARK DRIVE

WHICH IS 50 FEET WIDE. BEING LOT NOS. 17 AND 18, BLOCK 16

IN THE SUBDIVISION OF "HARFORD PARK" AS RECORDED IN

BALTIMORE COUNTY PLAT BOOK NO. 5, FOLIO 52, CONTAINING

5,000 SQUARE FEET, MORE OR LESS. ALSO KNOWN AS #2524

CANTERBURY ROAD AND LOCATED IN THE 9TH ELECTION

DISTRICT, 6TH COUNCILMANIC DISTRICT.

MICHAEL V. MOSKUNAS REG. NO. 21175

SITE RITE SURVEYING, INC. 200 E. JOPPA ROAD ROOM 101 TOWSON, MD 21286 (410)828-9060

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: #06-434-A" 2524 Canterbury Road

Northeast side of Canterbury Road, 225 feet northwest

of centerline of Park Drive

9th Election District - 6th Councilmanic District

Legal Owner(s): Estate of Margaret B. Morgan, by Alisa Kobrinetz Chernack, Successor Per. Rep.

Contract Purchaser: Rob Commodari Variance: to permit a dwelling (replacement) with a lot area of 5,000 square feet, lot width of 40 feet and side setbacks of 5 feet in lieu of the required 6,000 square

feet, 55 feet and 10 feet respectively.

Hearing: Wednesday, April 19, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, HI

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:

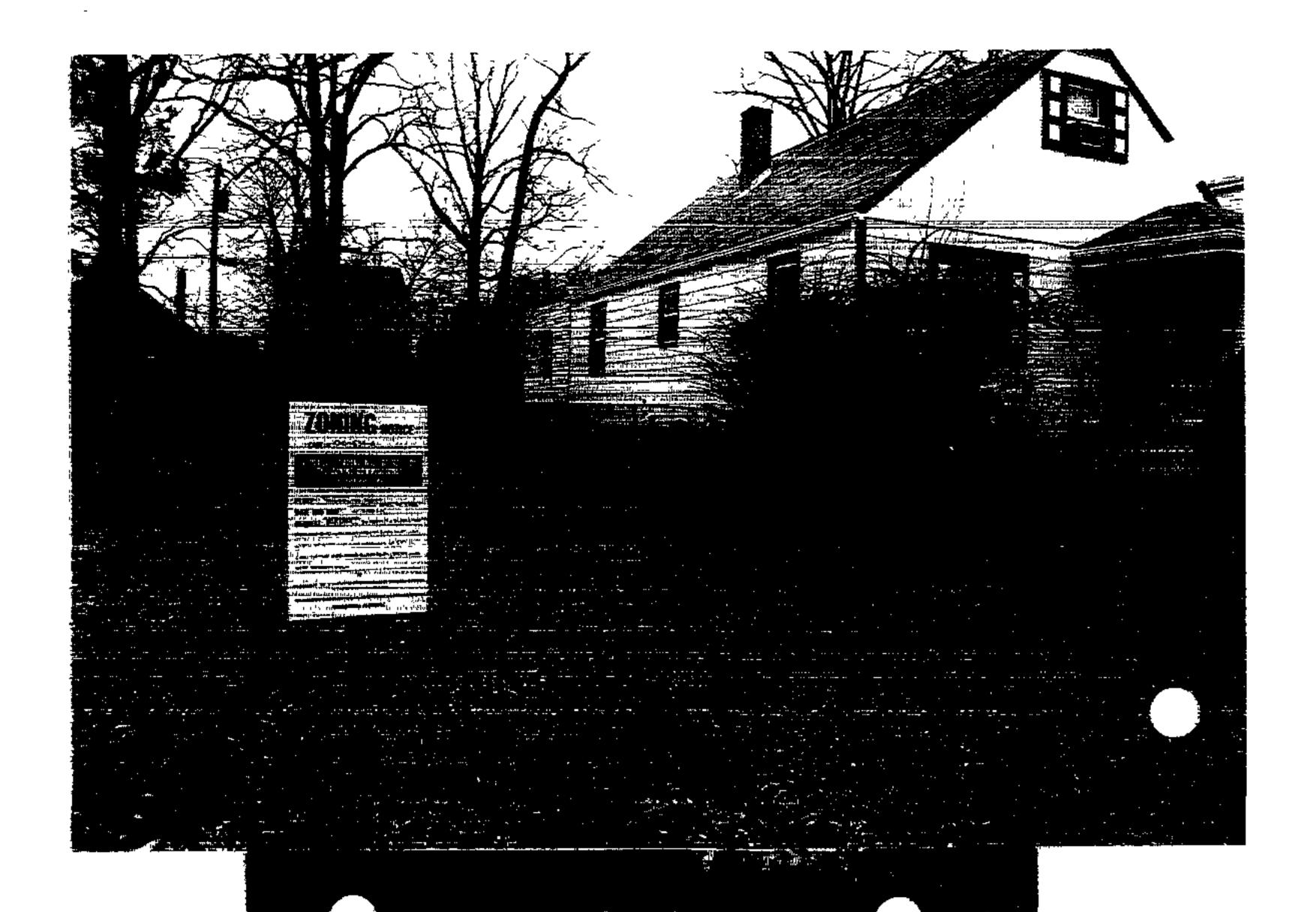
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391. JT/4/611 Apr. 4

CERTIFICATE OF PUBLICATION

<u>4/6</u> ,20 <u>06</u>
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each of successive -weeks, the first publication appearing
on 414 ,20 <u>06 .</u>
☐ The Jeffersonian ☐ Arbutus Times ☐ Catonsville Times ☐ Towson Times ☐ Owings Mills Times ☐ NE Booster/Reporter
North County News S. WUKING

LEGAL ADVERTISING

AMOUNT TO THE PARTY OF THE PART	VELLOW : QUISTOMER	المستخدمة موسيقه و فراسية ويواية المقارة المسترة فلم مستامة معتجله إنها المقارة المقارة المقارة المنظم المتعارضة والمنطقة والمنط
BALTIMORE COUNTY MISCELLANEOUS REPR	FOR LITTING AND	WILE CASHIER



CERTIFICATE OF POSTING

Baltimore County Department of

County Office Building, Room 111

111 West Chesapeake Avenue

Attention: Christen Matthews

Towson, MD 21204

Permits and Development Management

RE: Case No.: 06-434-A

Petitioner/Developer: ROB CommoDARA Date of Hearing/Closing: 4-19-06 Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the propery located at # 2524 CANTERBURY POAD The sign(s) were posted on APPIL 3, ZOOCO (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) CJAPLANED E. MOORE 3225 RYERSON CIRCLE BAUTIMORE, MD, 21227 (City, State, Zip Code) (410) 242-4263 (Telephone Number)

TO: PATUXENT PUBLISHING COMPANY Tuesday, April 4, 2006 Issue - Jeffersonian

Please forward billing to:

ReMax Elite (Rob Commodari) (410-931-9200) 7939 Honeygo Boulevard, Suite 127 Baltimore, MD 21236

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: 06-434-A

2524 Canterbury Road

Northeast side of Canterbury Road, 225 feet northwest of centerline of Park Drive 9th Election District—6th Councilmanic District

Legal Owner: Estate of Margaret B. Morgan, by Alisa Kobrinetz Chernack, Successor Per. Rep. Contract Purchaser: Rob Commodari

Variance to permit a dwelling (replacement) with a lot area of 5,000 square feet, lot width of 40 feet and side setbacks of 5 feet in lieu of the required 6,000 square feet, 55 feet and 10 feet respectively.

Hearing: Wednesday, April 19, 2006 @ 9:00 a.m., Room 407, County Courts Building, 401 Bosley Ayrenue, Towson 21204.

WILLIAM J. WISEMAN, III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.

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

Department of Permits and Development Management

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



Baltimore County

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

March 21, 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: 06-434-A

2524 Canterbury Road

Northeast side of Canterbury Road, 225 feet northwest of centerline of Park Drive 9th Election District—6th Councilmanic District

Legal Owner: Estate of Margaret B. Morgan, by Alisa Kobrinetz-Chernack, Successor Per. Rep. Contract Purchaser: Rob Commodari

Variance to permit a dwelling (replacement) with a lot area of 5,000 square feet, lot width of 40 feet and side setbacks of 5 feet in lieu of the required 6,000 square feet, 55 feet and 10 feet respectively.

Hearing: Wednesday, April 19, 2006 @ 9:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

Timothy Kotroco Director

TK:raj

C: Miles & Stockbridge, P.C., c/o Alisa Kobrinetz-Chernack, 10490 Little Patuxent Pkwy, #300, Columbia, MD 21044
Site Rite Surveying, Inc., 200 F. Joppa Road, Rm. 101, Towson, MD 21286
Rob Commodari, 7939 Honeygo Blvd., Ste. 127, Baltimore, MD 21236

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN <u>POSTED</u> BY AN APPROVED POSTER ON THE PROPERTY <u>BY TUESDAY</u>, <u>APRIL 4, 2006</u>.

- (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

DEPARTMENT OF PERMITS AND DEVELOPMENT 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.

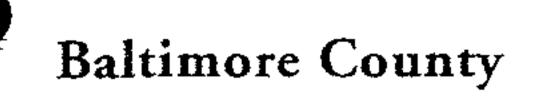
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:	
Item Number or Case Number: 06-434-A	
Petitioner: Pob (ommodavi (Remax Elite)	
Address or Location: 2524 Canterbury Poad	
PLEASE FORWARD ADVERTISING BILL TO:	
Name: ReMax Elife (Pob Commodavi)	
Address: 7939 Honaygo Blvd.	**************************************
Smfc 127	
Baltomore, MD 21236	
Telephone Number 410 931-9200	# P P

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

April 14, 2006

Alisa Kobrinetz Chernack Estate of Margaret B. Morgan Miles & Stockbridge P.C. 10490 Little Patuxent Pkwy #300 Columbia, MD 21044

Dear Ms. Chernack:

RE: Case Number: 06-434-A, 2524 Canterbury Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 9, 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,

u. Calliball

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Site Rite Surveying, Inc. 200 E. Joppa Road, Room 101 Towson 21286
Rob Commodari 7939 Honeygo Boulevard Suite 127 Baltimore 21236

Printing of the Control of the Contr

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 March 21, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: March 20, 2006

Item No.: Item Numbers 427 through 434 and 436 through 439 and 441

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.

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

LT. Roland P. Bosley Jr. Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: March 27, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 27, 2006

Item Nos. 429, 430, 431, 432, 433, 434, 435,

436, 437, 439, 440, and 441

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-03272006 dog



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

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

Maryland Department of Transportation

Date: 3.21.01

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

RE:

Baltimore County

Item No. 434

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

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Engineering Access Permits Division

RE: PETITION FOR VARIANCE

2524 Canterbury Road; NE/S Canterbury Rd,

225' NW c/line Park Drive

9th Election & 6th Councilmanic Districts

Legal Owner(s): Estate of Margaret Morgan *

by Alisa Kobrinetz Chernack, PR

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

06-434-A

* * * * * * * * *

ENTRY OF APPEARANCE

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

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

1 HEREBY CERTIFY that on this 23rd day of March, 2006, a copy of the foregoing Entry of Appearance was mailed to, Site Rite Surveying, Inc. 200 E Joppa Road, Suite 101.

Towson, MD 21286, Representative for Petitioner(s).

RECEIVEU

MAR 2 3 2006

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per-

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NO

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SECTION X

SUBDIVIDED BY

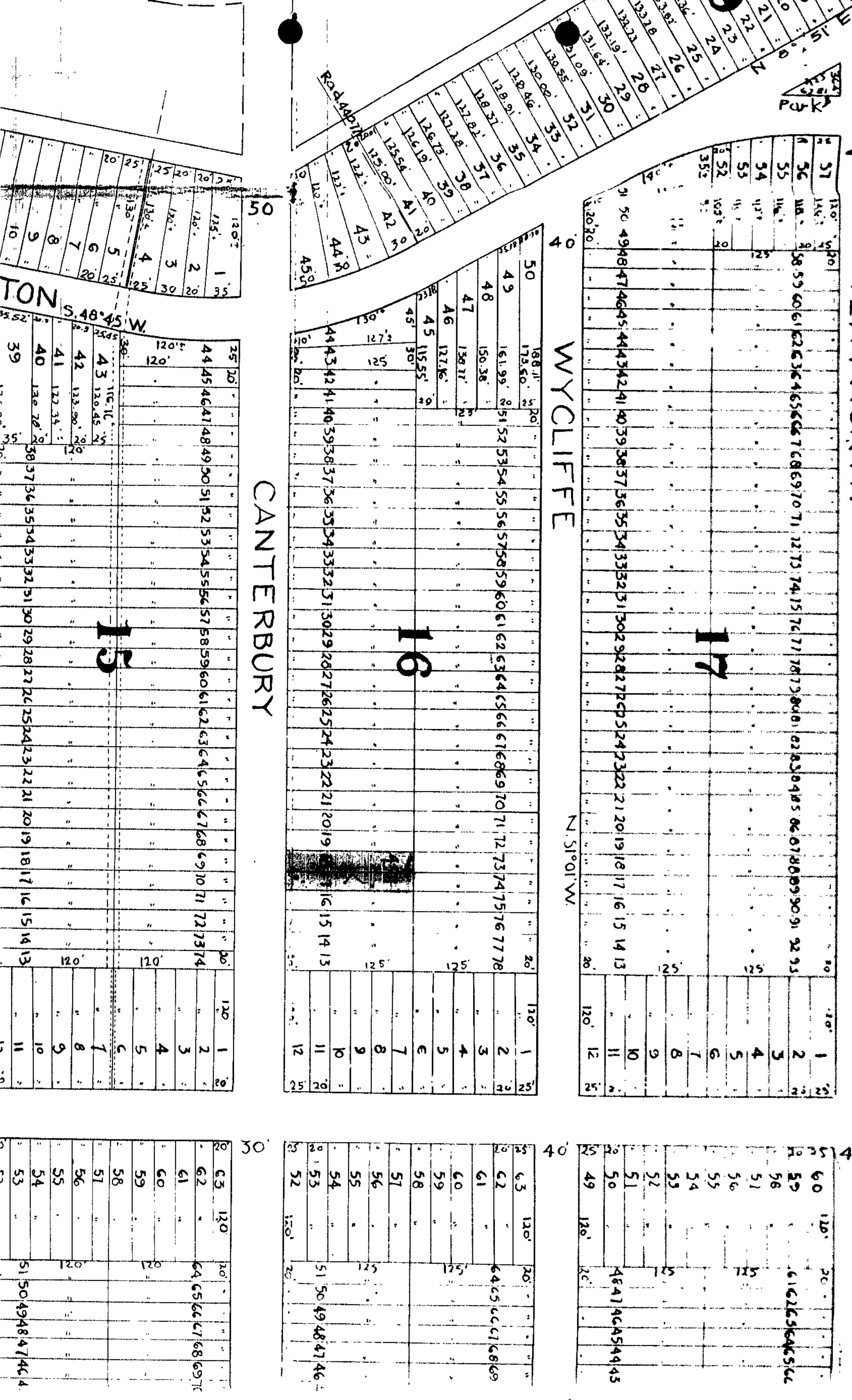
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111-112 396 CONSULTING ENGINEER-BALTIMORE, MD. INCH- BO FEET J. SPENCE HOWARD MARCH 1920.

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Fice 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

April 7, 2005

Goldberg, Pike & Besche 100 S. Charles St. Baltimore, MD 21201

Dear Sean Foley,

Please find enclosed the incident report for the following.

Type of Incident:

Fire

Location of Incident:

2524 Canterbury Rd.

Date of Incident:

09/14/2002

Patient/Client Name:

Michele Willinson
Office Clerk of Reports Division
BALTIMORE COUNTY FIRE DEPARTMENT
410-887-4599

MAW

Enclosure ce:file

Visit the County's Website at www.baltimorecountyonline info

04/07/2005 10:48:15

MARYLAND FIRE INCIDENT REPORTING SYSTEM FIRE INCIDENT REPORT

BALTIMORE COUNTY FIRE DEPARTMENT

	•	•			
A	FDID INCIDENT NO.	EXP. MO/DA/YR		ALARM ARRIVE	
	03114 022570351	00 09/14/02	7 SATURDAY	05:20 05:36	05:37
B	SITUATION FOUND				•
	11 STRUCTURE FIRE		_	•	
	ACTION TAKEN		MUTUAL AID		
	5 STANDBY			•	-
C.	FIXED PROPERTY USE		IGNITION FA		
•	411 ONE-FAMILY DWELLI	ING: YEAR-ROUND	U. 00 IGNITION	FACTOR UNDETE	ERMINED OR N
D	INCIDENT ADDRESS		ZIP CODE	PHANTOM BOX	C .
	2524 CANTERBURY RD		.21234	1001	_
E.	OCCUPANT NAME	•	TELEPHONE	ROOM OR APAR	RIMENT
	JOSEPH S MORGAN	•		-	
F	OWNER NAME	OWNER ADDRES	SS	TELEPHONE	
	SAA	SAA .			
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Remarks:

STOOD BY AT PARK AND WYCLIFFE, COMMAND CLEARED E14

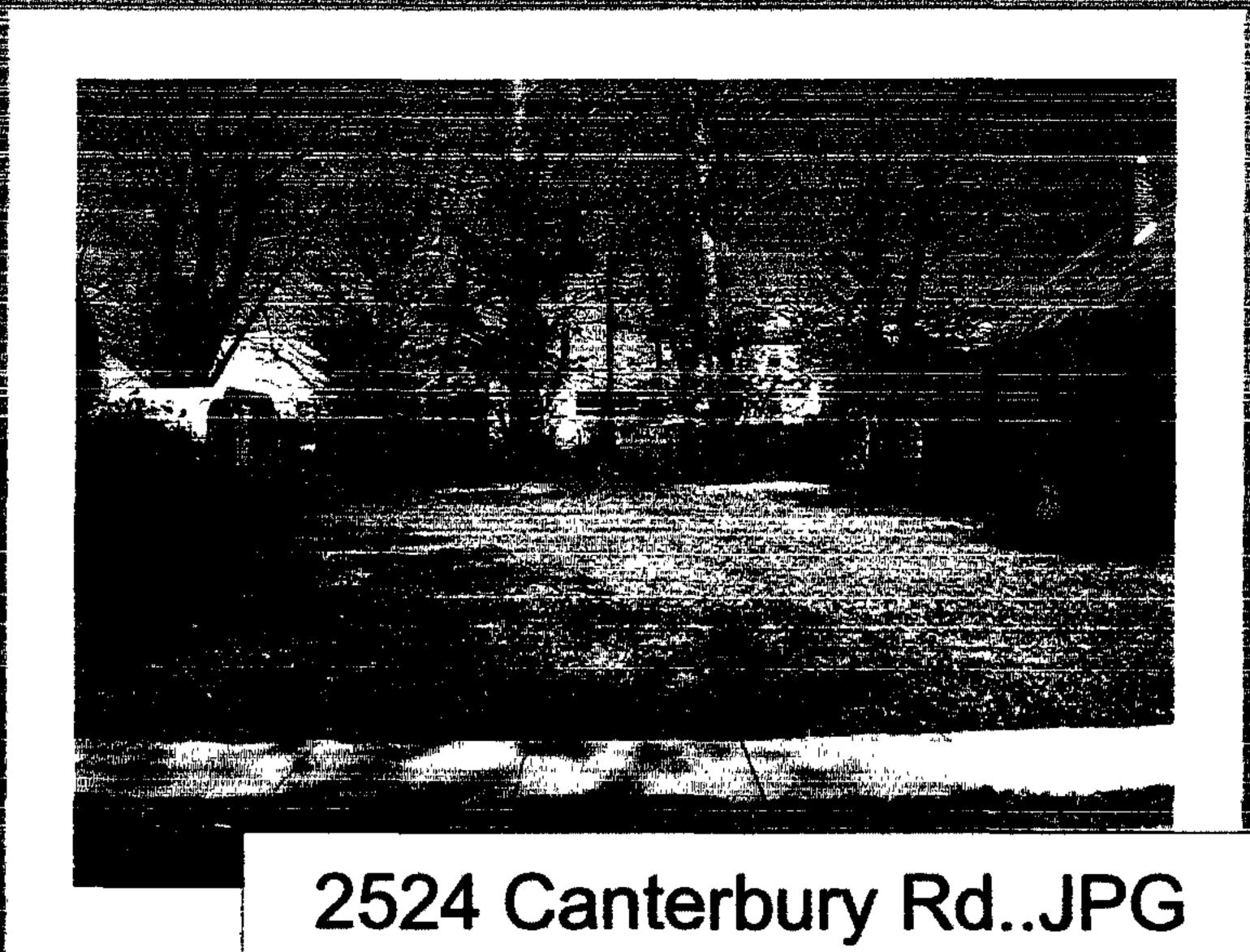
Vehicle ID: E14

Off: C000500 POHLMAN, WILLIAM A. Driv: C000721 KNIGHT, WILLIAM C. Crew: C001056 FEIST, III, ERNEST L. C000585 HOLDEN, RICHARD L.

DATE:

MEMBER MAKING REPORT:







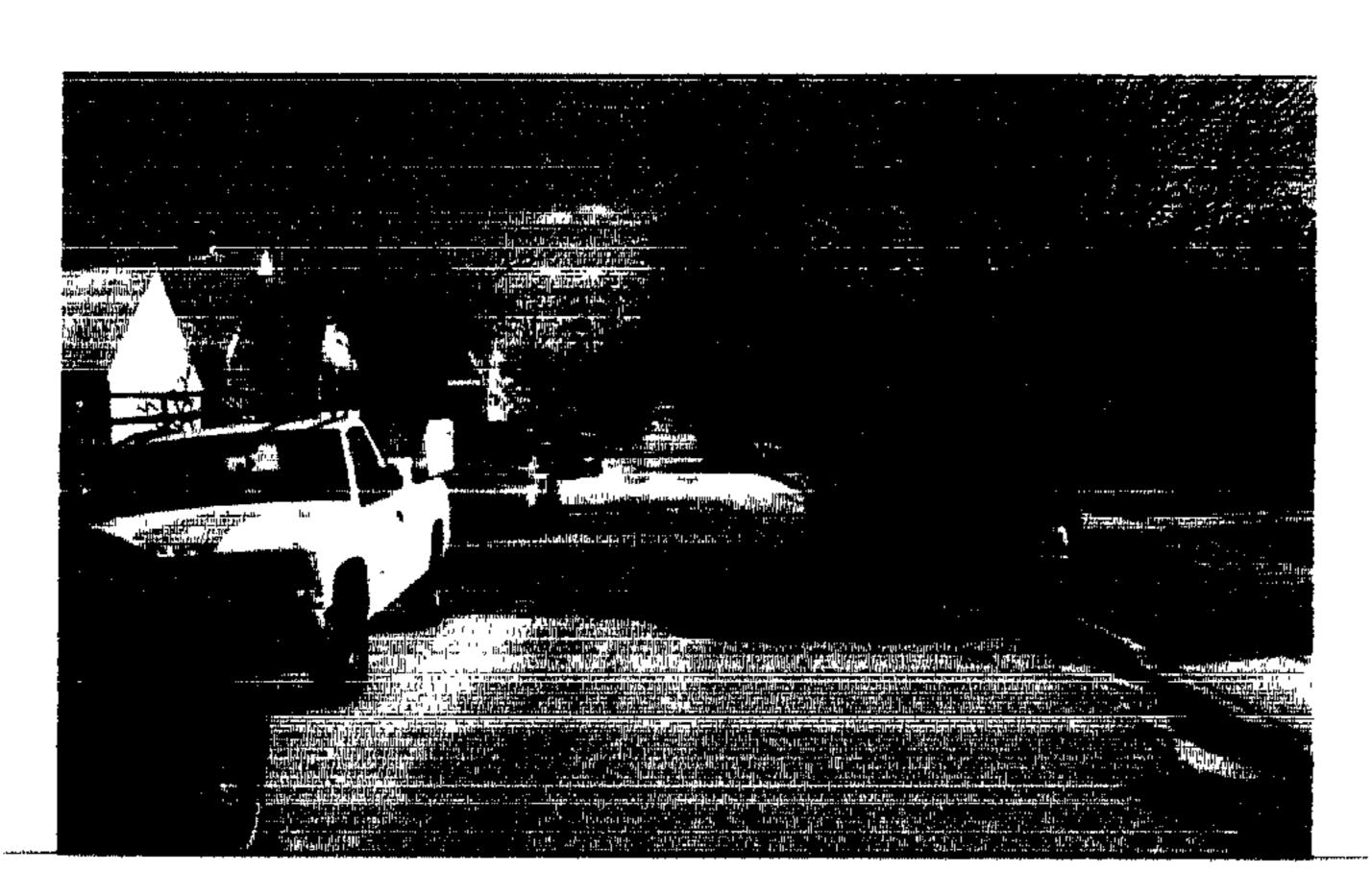
2526 Canterbury Rd.



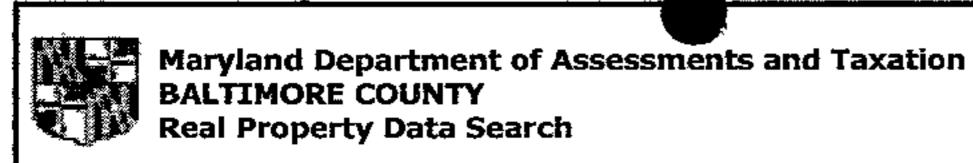
2522 Canterbury Rd.



2524 Canterbury Rd. N.W..JPG



2524 Canterbury Rd S.E.



Go Back View Map New Search **Ground Rent**

Account Identifier:

District - 09 Account Number - 0913750800

Owner Information

Owner Name:

Mailing Address:

MORGAN MILTON J

MORGAN MARGARET B

Use:

RESIDENTIAL

Principal Residence:

NO

2524 CANTERBURY RD BALTIMORE MD 21234-7007 **Deed Reference:**

Location & Structure Information

Premises Address

2524 CANTERBURY RD

Legal Description

LT 17,18 HARFORD PARK

Subdivision Section Plat No: Grid **Sub District** Block Lot **Assessment Area** Parcel Map Plat Ref: 81 785 16 17

Town

Special Tax Areas

Municipal

Exempt Class:

Ad Valorem

Tax Class

Primary Structure Built County Use Property Land Area Enclosed Area 5,000.00 SF 1949 04

Stories Type Exterior **Basement** YES STANDARD UNIT **SIDING** $1 \frac{1}{2}$

Value Information

Phase-in Assessments Base Value As Of As Of **Value** As Of 07/01/2005 07/01/2006 01/01/2005 Land: 26,500 47,500 Improvements: 26,500 47,500 40,500 Total: 33,500

Preferential Land:

Transfer Information

Price: Seller: Date: Deed2: Deed1: Type: Seller: Date: Price:

Deed2: Deed1: Type: Seller: Price: Date:

Deed1: Deed2: Type:

Exemption Information

Partial Exempt Assessments Class 07/01/2005 07/01/2006 000 County State 000

Tax Exempt: NÖ

000

Special Tax Recapture:

* NONE *

LEASE PRINT CLEARLY

CASE NAME BC-434-A CASE NUMBER DATE 4/19/06

PETITIONER'S SIGN-IN SHEET

PGARNER QELITE-REALTY, BIZ 4 CHERUACU @ MULESSTEDUNGE Commoder: @ amoust.net E- MAIL 2/336 CITY, STATE, ZIP allumbia Tup 21044 The See th max 200 B. JODON POUR ROOMIDI 10490 Wille Faturent Pluy #30 Machines Mochunes

PLEASE PRINT CLEARLY

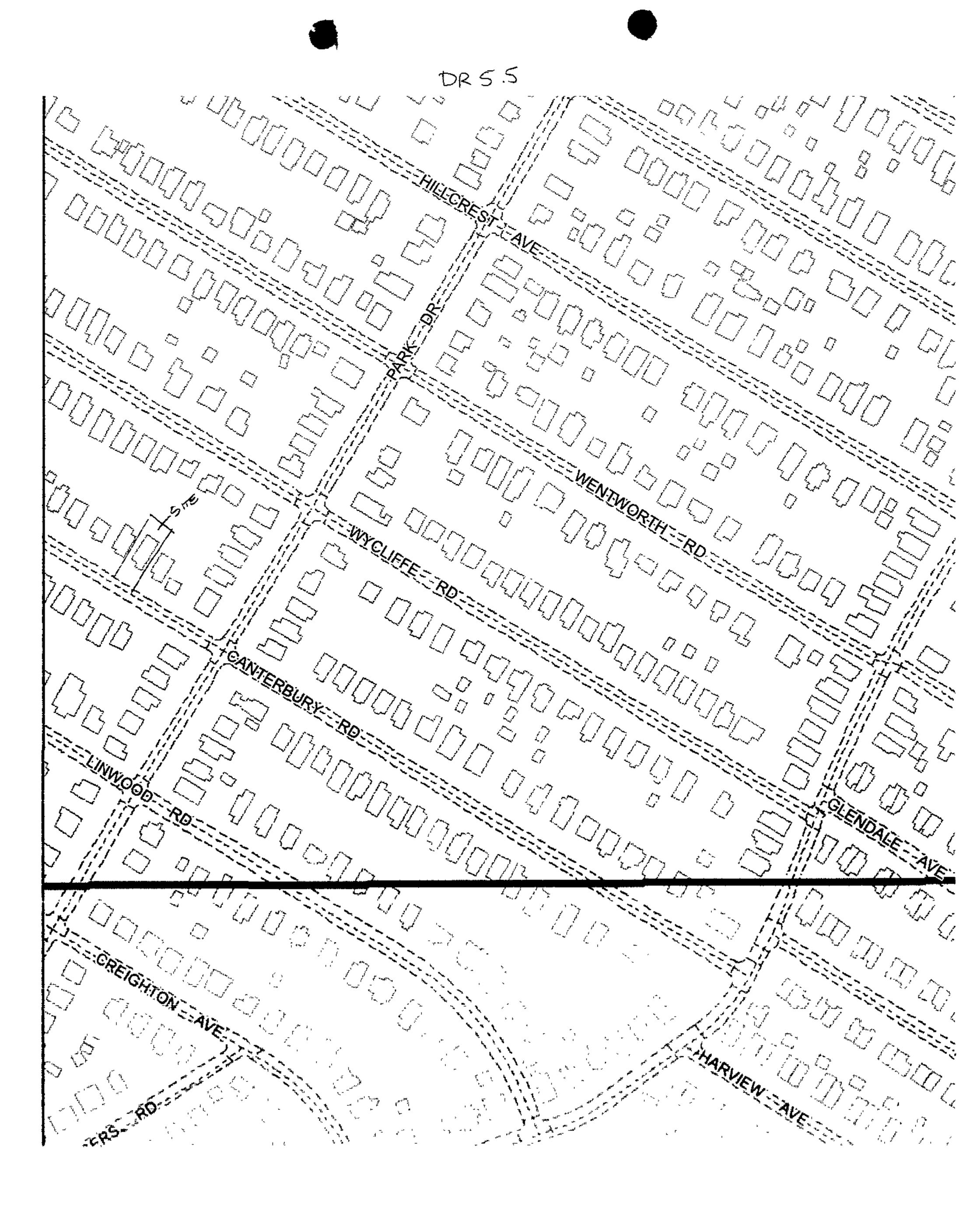
CASE NAME CASE NUMBER 06-034-A DATE

CITIZEN'S SIGN-IN SHEET

E-MAIL	mondo de monda											
CITY, STATE, ZIP	3											
00!- ADDRESS	2522 Carleboury Rd)										
MAME				The late that th						,		

ZONING HEARING FILE INTERNAL CHECKLIST AND Case No. 200–434

Date Completed/Initials	
3/14/C/C	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)
· · · · · · · · · · · · · · · · · · ·	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
W. 2000	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
· · · · · · · · · · · · · · · · · · ·	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
	POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
	RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
· · · · · · · · · · · · · · · · · · ·	INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)
·	COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)



ArcIMS Viewer Page 1 of 1



Zoning Map: 08/Al/080C1 #2524 CANTER BURY ROAD

-1-----COHMES SPIES CORMS, SEISB-ALC EX. 8 SAN, SEWER (DRWG, 45 1992) DWLG. DM [C' 1.07 6107 6107 6107 11107 F 7,65,82N the second of th - 3