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

July 20, 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: 07-010-A
321 Maple Avenue
Northeast side of Maple Avenue with intersection of southeast side of Oak Avenue
15th Election District – 7th Councilmanic District
Legal Owners: JCJ Investment Group, LLC

Variance to permit a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Wednesday, September 13, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: JCJ Investment Group, LLC, 900A S. Main Street, Ste. 100, Belair 21014
Alexander Ratych, 7427 Harford Road, Baltimore 21234

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 29, 2006.**
(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.

Printed on Recycled Paper

ORIGINAL KEEP IN FILE

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 321 Maple Ave

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)

1) From Section 1B02.3.C.1 BCZR, To permit a lot width of 50 feet in Lieu of the required 55 feet

2) For such other + further relief as the zoning commissioner may deem appropriate

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The property is Lot 61 on the recorded plat of land belonging to Henry Homeberg dated September 30, 1919 and recorded in plat book 5, page 78. The existing dwelling was constructed in 1929 on a 50 foot wide lot before the present subdivision regulations were established and can not meet the current minimum lot width requirement of 55 feet

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

JCJ Investment Group LLC

Name - Type or Print

Signature

John C Butz II Member

Name - Type or Print

Signature

900A S. Main St. - Suite 100 (410) 977-9354

Address — Telephone No.

Belair — MD — 21014

City — State — Zip Code

Representative to be Contacted:

Alexander P. Ratych

Name

7427 Harford Rd (410) 444-4312

Address — Telephone No.

Baltimore — MD — 21234

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1HR

UNAVAILABLE FOR HEARING —

Case No. 07-010-A

Reviewed By JL Date 7/13/06

REV 9/15/98

APP. CLAIMS: NO MERGER ISSUES.

* HEAR WITH 07-011-A

APR ASSOCIATES, INC.
LAND • SURVEYORS

010

ZONING DESCRIPTION FOR 321 MAPLE AVENUE

BEGINNING FOR THE SAME at the corner formed by the intersection of the Northeasterly side of Maple Avenue which is 40 feet wide with the Southeasterly side of Oak Avenue which is 40 feet wide.

BEING LOT 61 in the Subdivision of Plat 2, Homberg as recorded in the Baltimore County Book # 5, Folio 78; containing 10,000.00 square feet of 0.2296 acres.

SAVING AND EXCEPTING, a parcel fronting 15 feet on Maple Avenue and 15 feet on Oak Avenue and containing 112.5 square feet conveyed to Baltimore County.

ALSO KNOWN as 321 Maple Avenue and located in the 15th Election District and the Seventh Councilmanic District.

STATE OF MARYLAND
ALEXANDER PETER HRICH
7-13-06
NO. 3033
REGISTERED
LAND SURVEYOR

7427 Harford Road
Baltimore, Maryland 21234-7160
(410) 444-4312
Fax: (410) 444-1647

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

010 JL

No. 8377

DATE 7/13/06

ACCOUNT 001 006 6150

AMOUNT $ 65.00

RECEIVED FROM:

FOR: 321 MAPLE AVE RV

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME DRW
7/14/2006 7/13/2006 14:04:45 2
REG USER MAIL JEVA JEE
RECEIPT B 663931 7/13/2006 OFLH
Dept 3 526 ZONING VERIFICATION
R NO. 008877
Recpt Tot $65.00
$.00 CH
$65.00 CK
Baltimore County, Maryland

CASHIER'S VALIDATION

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Variance: to permit a lot width of 50 feet in lieu of the required 55 feet.

Hearing: Wednesday, September 13, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 8/804 August 29 107451

CERTIFICATE OF PUBLICATION

8/31/, 2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/29/, 2006.

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

S. Wilkinson

LEGAL ADVERTISING

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

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

For Newspaper Advertising:

Item Number or Case Number: 07 010 A

Petitioner: JCJ Investment Group LLC

Address or Location: 321 Maple Ave Baltimore, MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: APR Associates Inc

Address: 7427 Harford Rd

Baltimore MD 21234

Telephone Number: (410) 444-4312

Revised 7/11/05 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 29, 2006 Issue - Jeffersonian

Please forward billing to:
APR Associates, Inc.
7427 Harford Road
Baltimore, MD 21234

410-444-4312

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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.

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

SHA
State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 7.21.06

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

RE: Baltimore County
Item No. 010 JRA

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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

Very truly yours,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

JM
9-13-06

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 9, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-010- Variance** ***(also see case 7-011)***

The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. However, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
2. Provide landscaping along the public road, if consistent with the existing streetscape.

For further questions or additional information concerning the matters stated herein, please contact Amy Mantay with the Office of Planning at 410-887-3480.

Prepared By: Curtis Murray

Division Chief: Lyn Lanham

CM/LL

RECEIVED
AUG 18 2006
ZONING COMMISSIONER

W:\DEVREV\ZAC\7-010.doc

Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

July 20,2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 24, 2006

Item Number(s): 001 through 011

010

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.

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

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

cc: File

Printed with Soybean Ink on Recycled Paper

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 26, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2006
Item Nos. 002, 003, 004, 005, 006, 007, 008, 009, 010, and 011

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-07252006.doc

RE: PETITION FOR VARIANCE 321 Maple Avenue; NE/S Maple Avenue with intersection of SE/S Oak Avenue 15th Election & 7th Councilmanic Districts Legal Owner(s): John C. Butz, II – Member JCJ Investment Group, LLC Petitioner(s)	*	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-010-A

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

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of July, 2006, a copy of the foregoing Entry of Appearance was mailed to, Alexander Ratych, 7427 Harford Road, Baltimore, MD 21234, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
JUL 19 2006
Per

Department of Permits and
Development Management
Attention: Timothy Kotroco, Director

Dear Mr. Kotroco:

This is to confirm that our client, SCS Investment Corp requested us to withdraw Zoning Petition - Case No. 07-010-A
321 Maple Avenue.

Sincerely,

Alexander J. Pontiga
APR ASSOCIATES, INC.

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

July 20, 2006

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WITHDRAW

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Hearing: Wednesday, September 13, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: JCJ Investment Group, LLC, 900A S. Main Street, Ste. 100, Belair 21014
Alexander Ratych, 7427 Harford Road, Baltimore 21234 ✓

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Printed on Recycled Paper

RIATE

3) TAX MAP 97, GRID 4, PARCEL 628
4) AREA OF PROPERTY: 10,000 SF OR 0.2296 ±
5) EXISTING ZONING: D.R.5.5
SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 30'
6) EXISTING USE: 1 1/2 STORY SINGLE FAMILY DWELLING
7) PROPOSED USE: NO CHANGES PROPOSED
8) 15TH ELECTION DISTRICT
9) 7TH COUNCILMANIC DISTRICT
10) 1"=200' SCALE MAP #097B1
11) SUBJECT PROPERTY IS SERVICED BY PUBLIC WATER & SEWER
12) SUBJECT PROPERTY DOES NOT LIE WITH IN THE CHESAPEAKE BAY CRITICAL AREA
13) SUBJECT PROPERTY DOES NOT LIE WITH IN A 100 YEAR FLOOD PLAIN
14) SUBJECT PROPERTY IS NOT A HISTORICAL PROPERTY/BUILDING
15) THERE ARE NO PRIOR ZONING HEARINGS FOR SUBJECT PROPERTY

010

REMOVE

STATE OF MARYLAND
ALEXANDER J. PITT, JR.
LAND SURVEYOR

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

321 MAPLE AVENUE
PLAT #2 "HOMBERG" — P.B. 5/78
15th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
DATE: JULY 13, 2006 SCALE: 1"=20'

23245

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0077

DATE 7/13/06 ACCOUNT 001-006-6150

AMOUNT $ 65.00

RECEIVED
FROM:

FOR: 321 MAPLE AVE. RV

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

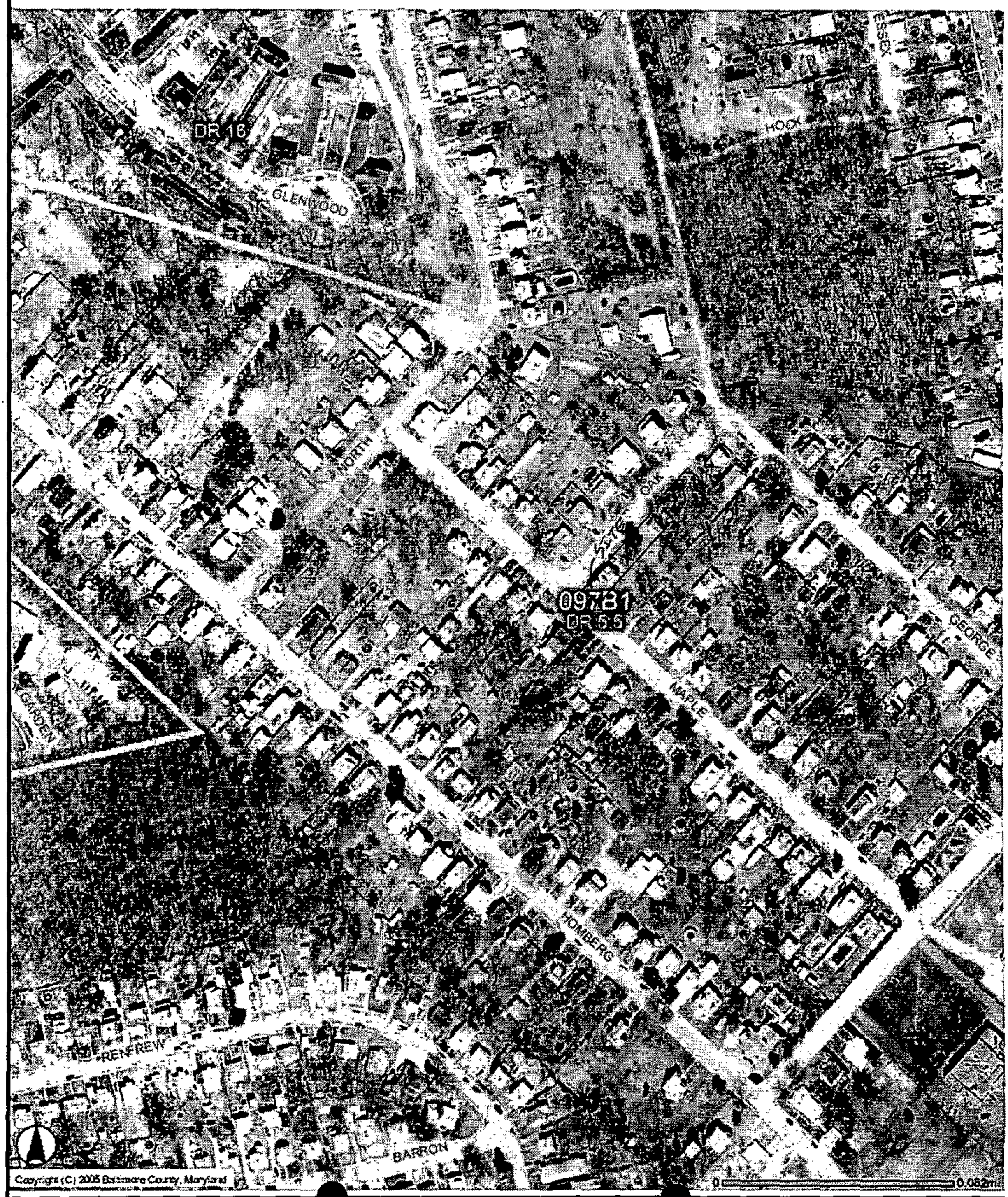
ZONING HEARING FILE INTERNAL CHECKLIST

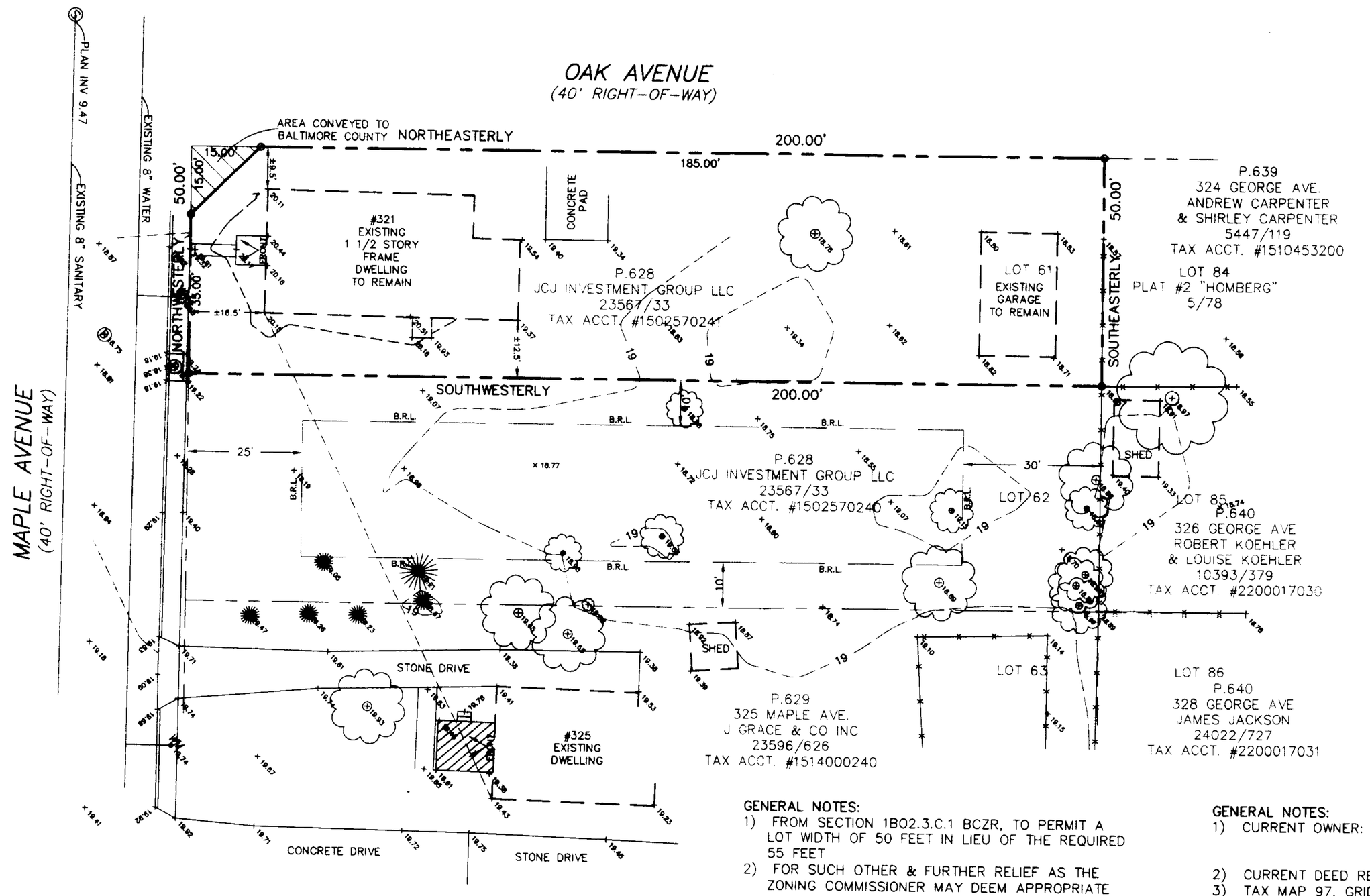
Zoning Case No. 07-010A

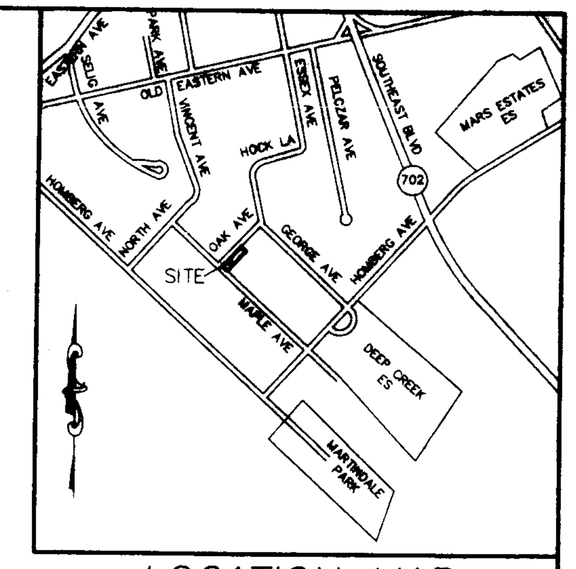
Date Completed/Initials	
7/20/06	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days 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)
	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)

181

Baltimore County - My Neighborhood







LOCATION MAP
SCALE 1" = 1,000'

GENERAL NOTES:
1) FROM SECTION 1B02.3.C.1 BCZR, TO PERMIT A LOT WIDTH OF 50 FEET IN LIEU OF THE REQUIRED 55 FEET
2) FOR SUCH OTHER & FURTHER RELIEF AS THE ZONING COMMISSIONER MAY DEEM APPROPRIATE

GENERAL NOTES:
1) CURRENT OWNER: JCJ INVESTMENT GROUP LLC
900A S. MAIN ST. – SUITE 101
BEL AIR, MD 21014
2) CURRENT DEED REF: 23567/33
3) TAX MAP 97, GRID 4, PARCEL 628
4) AREA OF PROPERTY: 10,000 SF OR 0.2296 AC±
5) EXISTING ZONING: D.R.5.5
SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 30'
6) EXISTING USE: 1 1/2 STORY SINGLE FAMILY DWELLING
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010

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

APR ASSOCIATES, INC.
LAND SURVEYORS
7427 Harford Road Baltimore, Maryland 21234-7160
(410) 444-4312 FAX: (410) 444-1647
E mail : apr444@erols.com

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
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PLAT #2 "HOMBERG" – P.B. 5/78
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BALTIMORE COUNTY, MARYLAND
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