

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE * ZONING COMMISSIONER
3103 1/2 DuBois Avenue; SW/S Dubois Avenue*
60' SE /line Jacqueline Lane *
14th Election & 6th Councilmanic Districts * FOR
Legal Owner(s): Jason & Kimberly Lee *
Petitioner(s) * BALTIMORE COUNTY
* 07-064-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

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 22nd day of August, 2006, a copy of the foregoing Entry of Appearance was mailed Jason & Kimberly Lee, 3103 1/2 Dubois Avenue, Baltimore, MD 21234, Petitioner(s).

RECEIVED

AUG 22 2006

Per. *Amf*

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

September 11, 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: 07-064-SPHA

3103 ½ Dubois Avenue

Southwest side of Dubois Avenue, 60 ft. southeast of centerline of Jacqueline Lane

14th Election District – 6th Councilmanic District

Legal Owners: Jason & Kimberly Lee

Variance to permit a detached accessory structure with a height of 17 feet in lieu of the required 15 feet. Special Hearing to allow a detached accessory structure (garage) with in-law quarters.

Hearing: Tuesday, October 17, 2006 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Jason & Kimberly Lee, 3103 ½ Dubois Avenue, Baltimore 21234

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



TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 3, 2006 Issue - Jeffersonian

Please forward billing to:
Jason Lee
3103 ½ Dubois Avenue
Baltimore, MD 21234

410-661-9455

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: 07-064-SPHA

3103 ½ Dubois Avenue

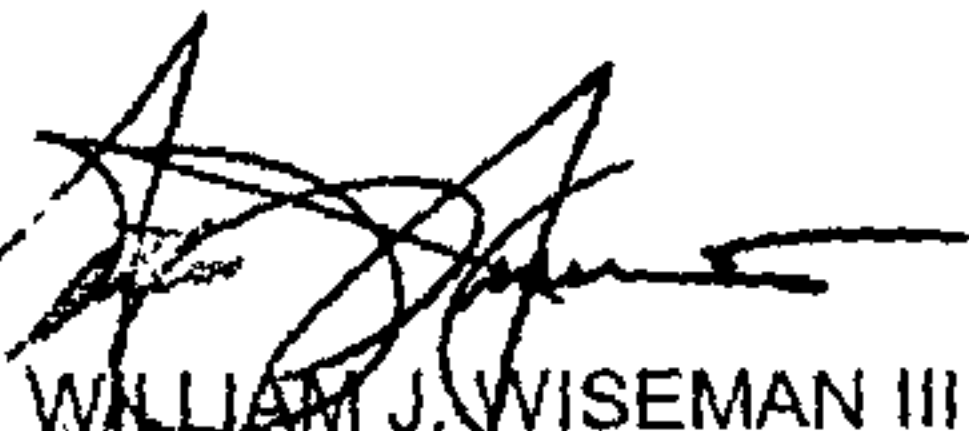
Southwest side of Dubois Avenue, 60 ft. southeast of centerline of Jacqueline Lane

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Hearing: Tuesday, October 17, 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 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
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: 07-064-SPHA
Petitioner: Kimberly Lee
Address or Location: 3103 1/2 DuBois Ave Balto MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kimberly Lee
Address: 3103 1/2 DuBois Ave
Balto MD 21234

Telephone Number: 410 661 9455

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 3812

DATE 2/16/06 ACCOUNT 2001 006 6150

AMOUNT \$ 130.00

RECEIVED FROM: KIM LEE

FOR: 07-064-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

DATE 2/16/06 TIME 10:51:32
AMOUNT 130.00
RECEIPT NO. 3812 BALANCE 0.00
RECEIPT BY 3812 BALANCE 0.00

Receipt Tot 130.00
PAID TO 07-064-SPHA
BALANCE 0.00
BALANCE 0.00

CASHIER'S VALIDATION

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 # 07-064-SPHA

3103 1/2 Dubois Avenue
Southwest side of Dubois Avenue, 60 ft. southeast of
centerline of Jacqueline Lane
14th Election District — 6th Councilmanic District

Legal Owner(s): Jason & Kimberly Lee

Variance: to permit a detached accessory structure with
a height of 17 feet in lieu of the required 15 feet. **Special**
Hearing: to allow a detached accessory structure (garage) with in-law quarters.

Hearing: Tuesday, October 17, 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 10/602 Oct. 3 11428

CERTIFICATE OF PUBLICATION

10/5/2006

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 10/3/2006.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkinson

LEGAL ADVERTISING

Zoning Description

Zoning Description for 3103 ½ Dubois Avenue, Baltimore, Maryland, 21234.

Beginning at a point on the southwest side of Dubois Avenue which is 50 feet wide at the distance of ^{60 SOUTH} 30 feet ~~northeast~~ of the centerline of the nearest improved intersecting street ^{JACQUELINE LANE} Dubois Avenue which is 30 feet wide. Being Lot's 21 and 22 in the subdivision of Harford Road and Dubois Avenue as recorded in Baltimore County Plat book # 7, Folio # 20, containing 7,750 square feet. Also know as 3103 ½ Dubois Avenue and located in the 14th Election District, 6th Councilmanic District.



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3103 1/2 Dubois Ave Baltimore MD 21234
which is presently zoned PR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 B C Z R

TO PERMIT A DETACHED ACCESSORY STRUCTURE WITH
A HEIGHT OF 17' IN LIEU OF THE REQUIRED 15'

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

TO BE DISCUSSED AT THE 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No.

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By LTM Date 8/16/06

Case No. 07-064-SPHA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3103 1/2 Dubois Ave Balt MD 21234
which is presently zoned DR S.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 BCZR

TO PERMIT A DETACHED ACCESSORY STRUCTURE WITH A HEIGHT OF 17' IN LIEU OF TH REQUIRED 15'

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

TO BE DISCUSSED AT THE 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

Representative to be Contacted:

Name

Address

City

Telephone No.

Zip Code

Telephone No.

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

LTM

Date 8/18/06

Case No. 07-064-SP4A



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 3103 1/2 Dubois Ave Baltimore MD
which is presently zoned DR 5.5 2234

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

A DETACHED ACCESSORY STRUCTURE (GARAGE) WITH
IN-LAW QUARTERS.

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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 07-064-S PHA

Reviewed By LTW Date 8/16/06



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

October 11, 2006

Jason Lee
Kimberly Lee
3103½ Dubois Avenue
Baltimore, MD 21234

Dear Mr. and Mrs. Lee:

RE: Case Number: 07-064-SPHA, 3103½ Dubois Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 16, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

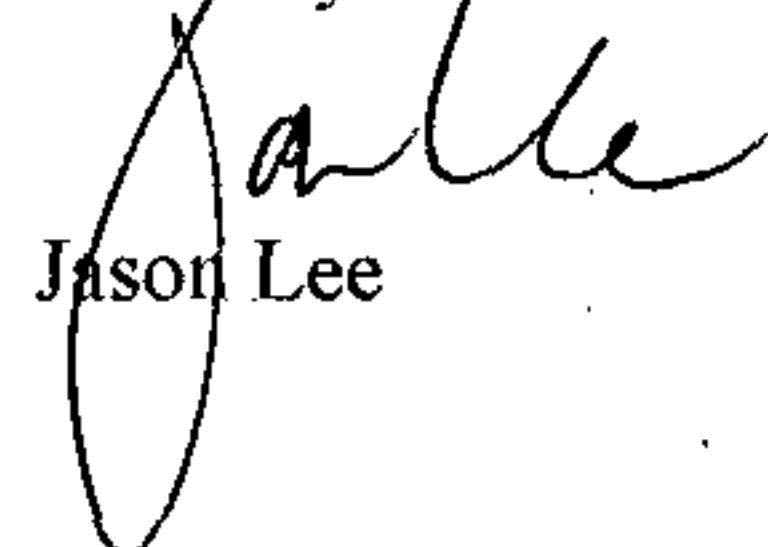
October 9, 2006

To Whom It May Concern:

We would like to withdraw our petitions relating to case #07-064-SPHA. If there are any questions please feel free to call 410-661-9455.

Thank you,


Kimberly Lee


Jason Lee

Mr. & Mrs. Bernard Lowe
3103 Dubois Ave
Baltimore, MD 21234

To Whom It May Concern:

We are aware that Mr. & Mrs. Lee at 3103 ½ Dubois Ave Parkville, MD 21234 intend to build an in-law suite above their garage. We do not have any objections to the construction.

Thank you,

Bernard J. Lowe
L. Dawn Lowe

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 23, 2006

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 28, 2006
Item Nos. 07-036, 057, 058, 059, 060, 061, 062,
063, 064, 065, and 066

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-08232006.doc

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

August 22, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: August 21, 2006

Item No.: 057, 058, 059, 060, 061, 062, 063, 064, 065 and 066.

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





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

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

Maryland Department of Transportation

Date: 8.20.06

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

RE: Baltimore County
Item No. 064 LTM

Dear Ms. Matthews:

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

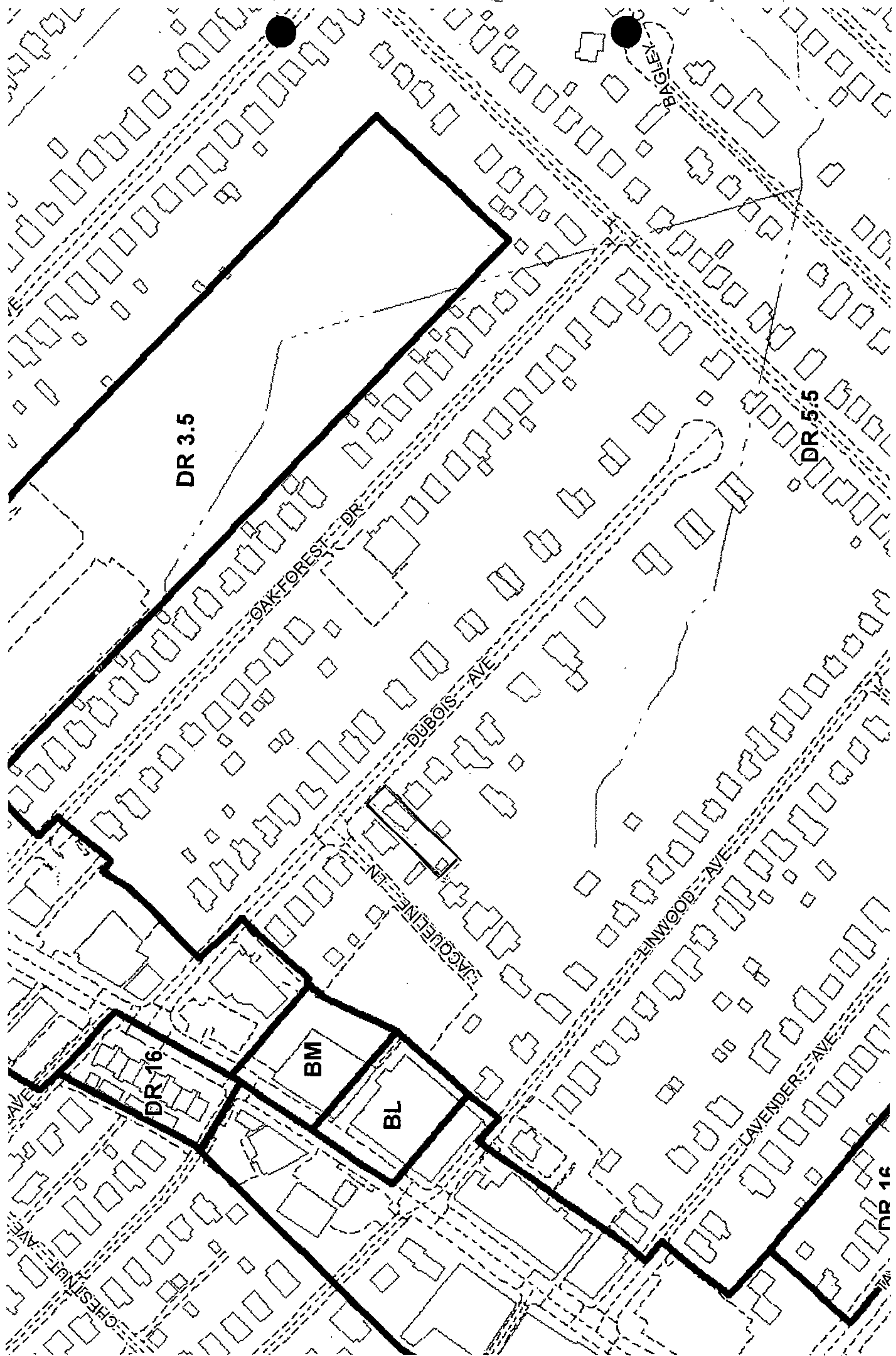
Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

081 A1
DE-8-D

1"=200 Ft.



064

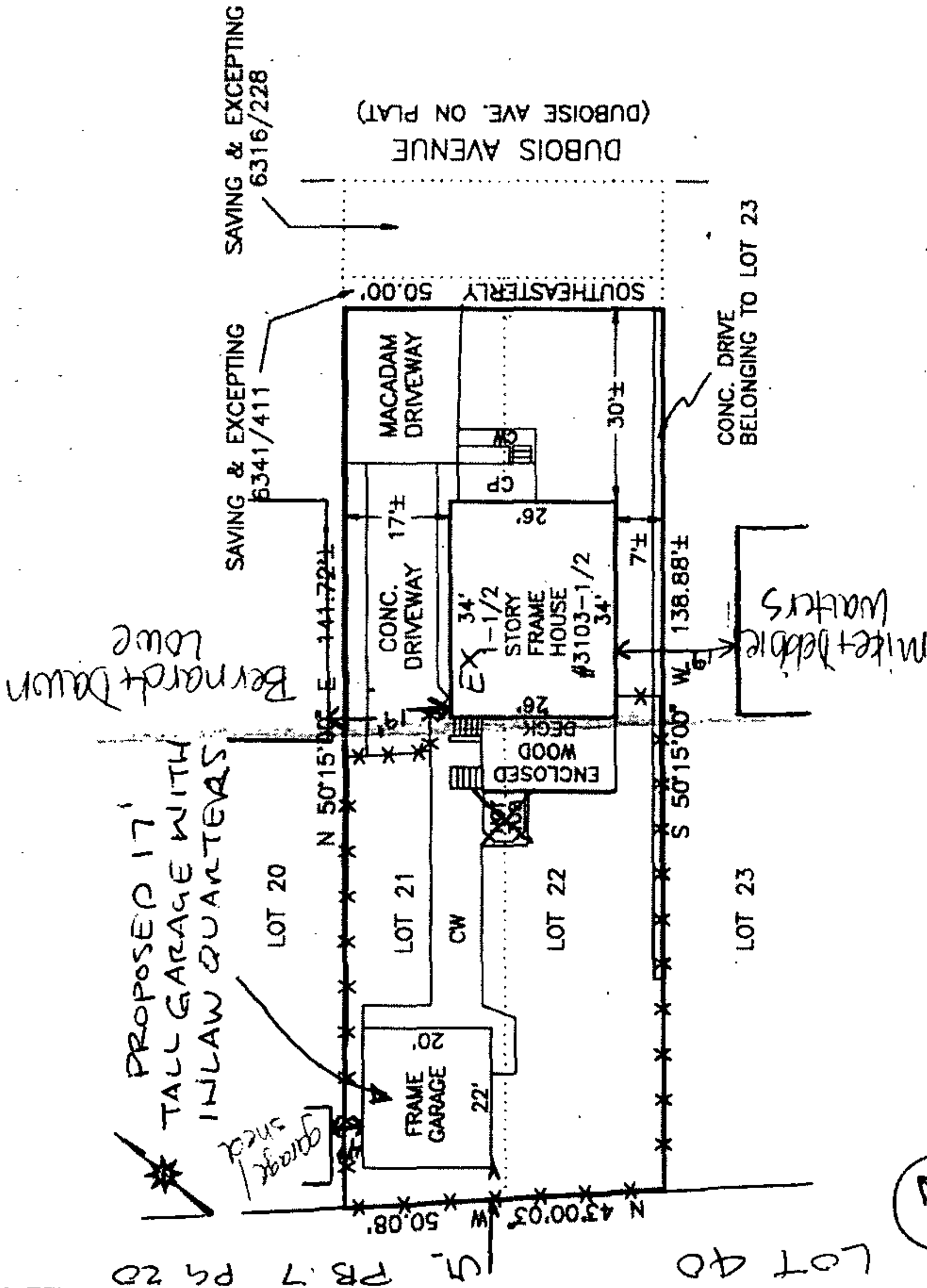
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 3103 1/2 Dubois Ave SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Harford Rd and Dubois Ave

PLAT BOOK # 7 FOLIO # 20 LOT # 22 SECTION # 21

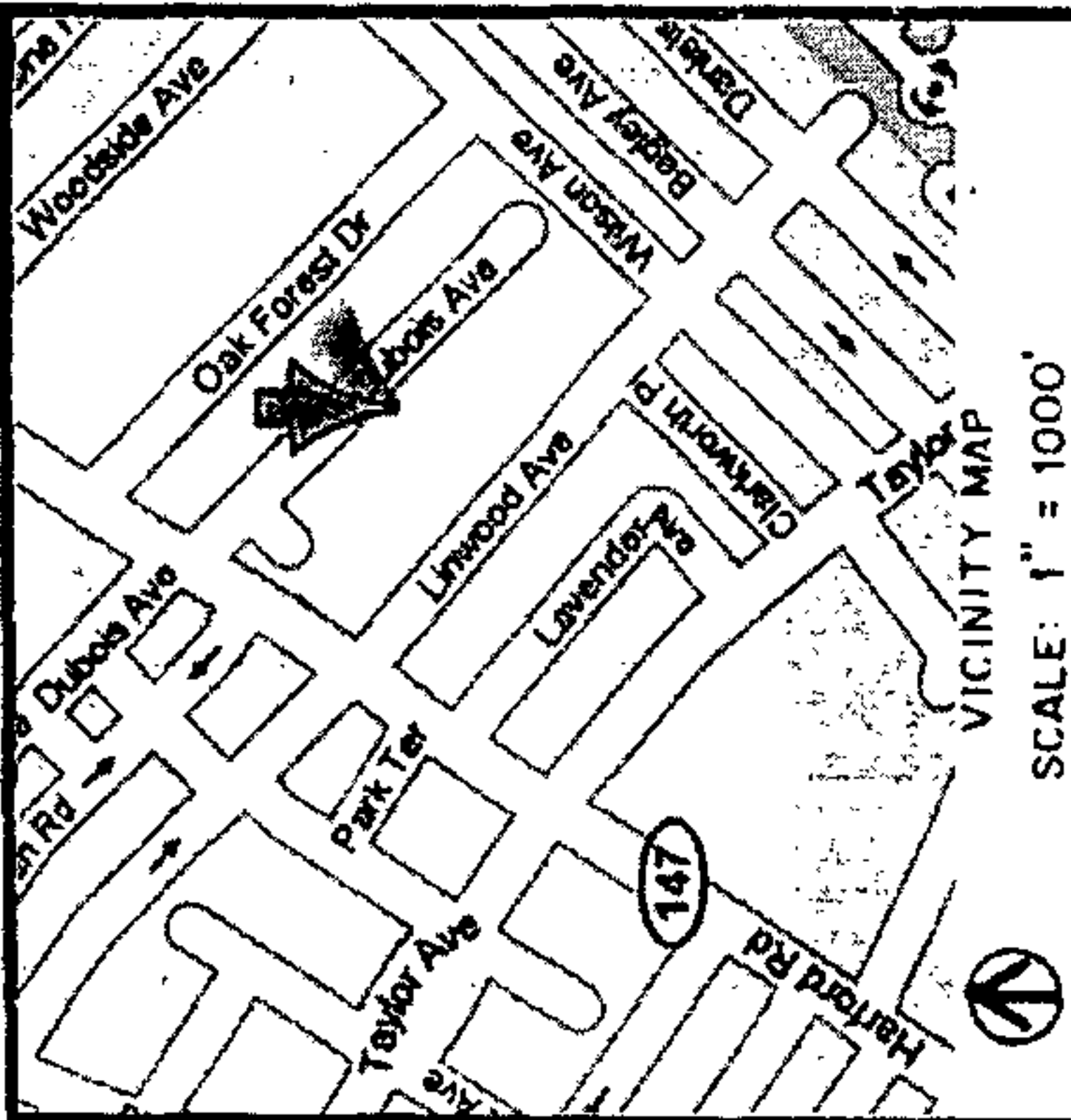
OWNER Jason and Kimberly Lee



NORTH

SCALE OF DRAWING: 1" = 30'

PREPARED BY Kimberly



LOCATION INFORMATION

ELECTION DISTRICT 14

COUNCILMANIC DISTRICT 6

1"=200' SCALE MAP # 081A1

ZONING DR 5.5

LOT SIZE 7,750 ACRES
SQUARE FEET

SEWER ☒ PUBLIC ☒ PRIVATE ☐

WATER ☒ YES ☐ NO ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☐ NO ☒

100 YEAR FLOOD PLAIN ☐ YES ☐ NO ☒

HISTORIC PROPERTY/BUILDING ☐ YES ☐ NO ☒

PRIOR ZONING HEARING None

ZONING OFFICE USE ONLY
REVIEWED BY cm ITEM # 1064 CASE # 07

cm 1064 07 064 SPHA