

IN RE: PETITION FOR ADMIN. VARIANCE

SE side of Paradise Avenue, 128 feet

SW of Tanglewood Road

(155 Paradise Avenue)

1st Election District

1st Council District

Joseph M. and Mary Beth Johnson

Petitioners

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 07-181-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Joseph M. and Mary Beth Johnson. The Petitioners request variance relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached garage in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the evidence contained therein, I am persuaded to grant the requested variance. As shown on the site plan, the Petitioners propose to construct a 24 foot x 45 foot pole

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garage building. In order to access the paved driveway and park a 38 foot recreational vehicle, the Petitioner needs to locate the proposed garage to the right and front of his home. The right side of the rear yard slopes towards an old railroad. He would have to remove a fence and excavate loads of material. The rear yard also contains an inground pool, a gazebo and barbeque, and a detached 24 foot x 45 foot garage as shown in the Petitioners' photographs and Plat to Accompany. The property is 2.89 acres in size zoned DR 5.5.

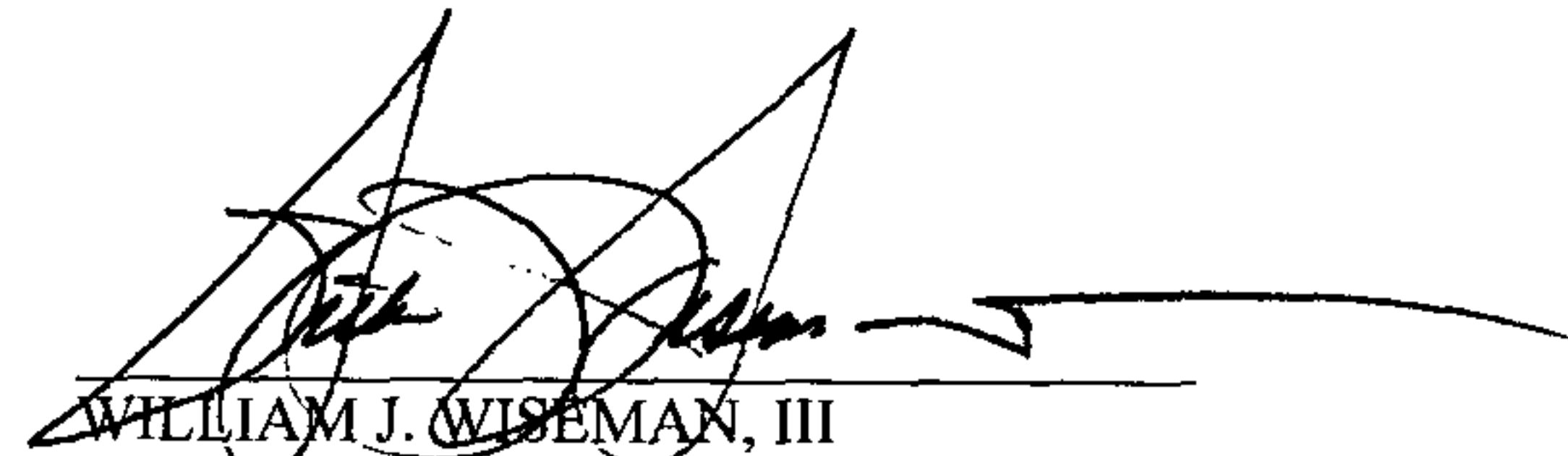
There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale. However, as a condition to the relief granted, the Petitioners are informed that there will be limited clearing of vegetation on site and screening of the garage from Paradise Avenue is required.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of November, 2006 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached garage in the front yard in lieu of the required rear yard in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1. The Petitioners may apply for their 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. There shall be limited clearing of vegetation on the site. The new structure shall be screened from view and not easily visible from Paradise Avenue. If substantial clearing is necessary to construct the subject building, the cleared vegetation shall be replaced. Every effort should be made to retain significant trees and shrubs.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

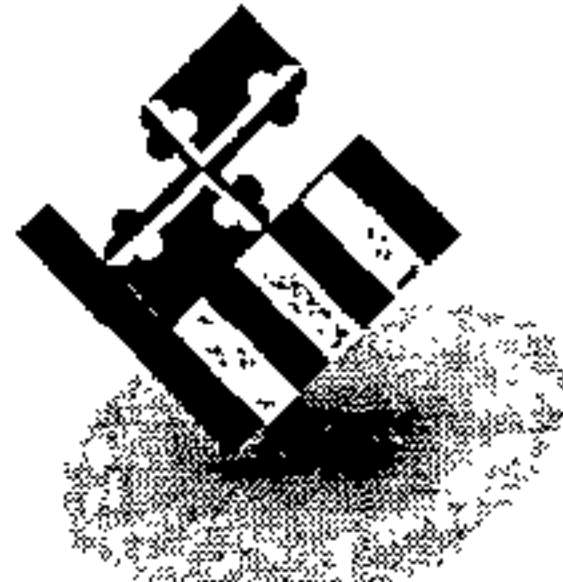

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

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11-17-06

pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

November 17, 2006

Joseph M. and Mary Beth Johnson
155 Paradise Avenue
Catonsville MD 21228

RE: Petition For Administrative Variance
(155 Paradise Avenue)
Case No. 07-181-A

Dear Mr. and Mrs. Johnson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Bill Wiseman", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz

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11-17-06
Jaw



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 155 Paradise Catonsville 21228
-which is presently zoned DR-S.S

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) 400.1 to Permit A Decks

Garage in the front yard in lieu of the rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 07-181-A day of July that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 07-181-A

Reviewed By SM

Date 10-18-06

REV 10/25/01

Estimated Posting Date 10-29-06

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

155 Paradise Ave
Address
Catonville Md 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. In Order to access my paved driveway and park my 38' Motor Home, I need to locate Pole building to right and front of my house.
2. Right side of my yard behind the house slopes towards and old railroad. I would have to remove my fence and remove a lot of dirt.
3. With my pool and gazebo & Barbeque, their is not enough room for 24' x 48' Pole building.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Name - Type or Print

Signature

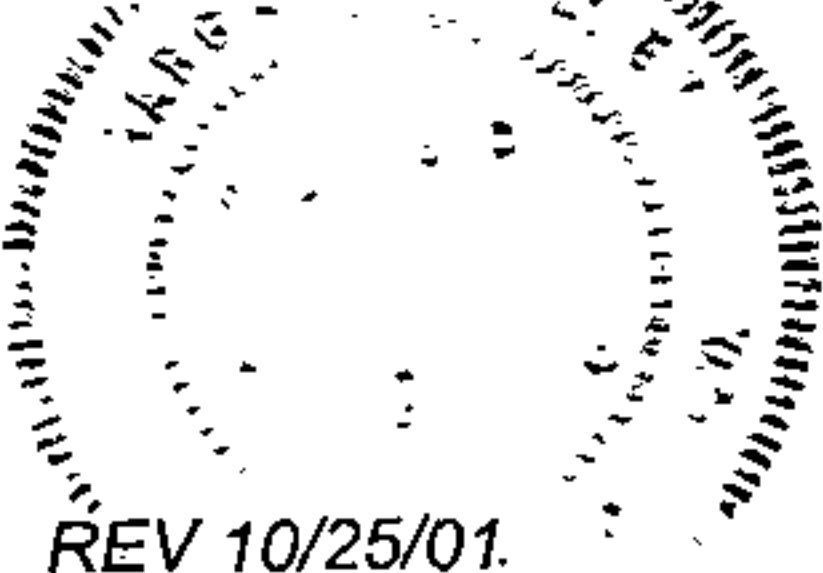
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of September, 2016, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

(J. Johnson & M. Johnson) Maryland
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Margaret Nalley
Notary Public

My Commission Expires

Margaret Nalley
NOTARY PUBLIC
Anne Arundel County, Maryland
My Commission Expires 12/01/07



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 155 Paradise Ave Catonsville 21228
which is presently zoned DR-S-S

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)

400.1 To Permit A Detached
GARAGE IN THE FRONT YARD IN REAR OF THE REAR YARD

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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):

Joseph M Johnson

Name - Type or Print

Signature

Name - Type or Print

Mary Beth Johnson

Signature

155 Paradise Ave 410-526-9480 w

Address

Telephone No.

Catonsville Md

City

State

21228

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 07-18-06 day of July that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 07-181-02

Reviewed By STW

Date 10-18-06

REV 10/25/01

Estimated Posting Date 10-29-06

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

155 Paradise Ave
Address
Catonsville Md 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. In Order to access my paved driveway and park my 38' Motor Home, I need to locate Pole building to right and front of my house.
2. Right side of my yard behind the house slopes towards and old railroad. I would have to remove my fence and remove a lot of dirt.
3. With my pool and gazebo & Barbeque, their is not enough room for 24' x 48' Pole building.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
Joseph M. Johnson
Name - Type or Print

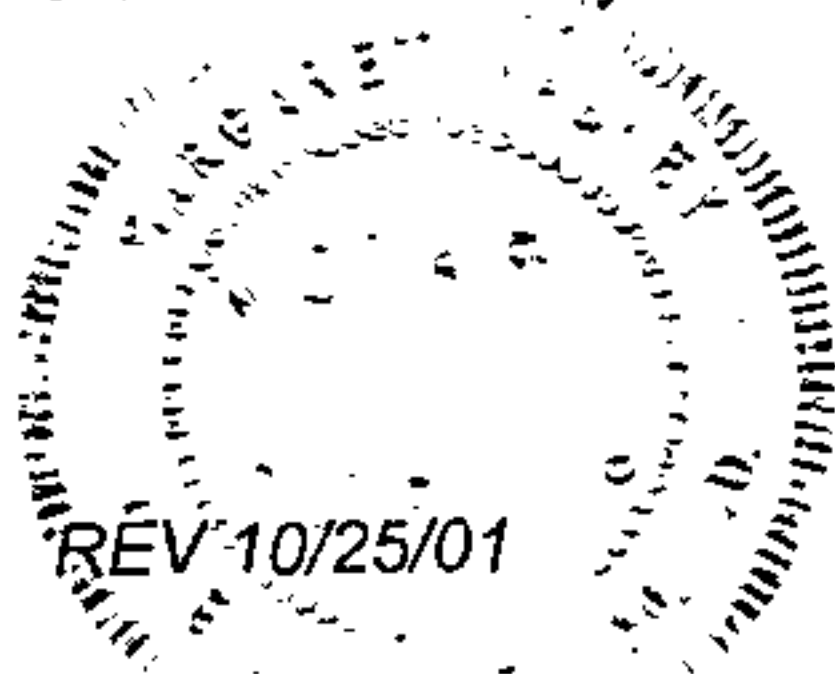
[Signature]
Signature
Mary Beth Johnson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of September, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

J. Johnson & M. Johnson Maryland
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



[Signature]
Notary Public
My Commission Expires 12/01/07
Margaret Nalley
NOTARY PUBLIC
Anne Arundel County, Maryland
My Commission Expires 12/01/07



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 155 Paradise Catonsville 21228
which is presently zoned DRS-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) 400.1 to PERMIT A DETACHED GARAGE IN THE FRONT YARD IN LIEU OF THE REAR YARD

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10-18-06 day of October that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 07-181-A

REV 10/25/01 11-06

Reviewed By STH

Date 10-18-06

Estimated Posting Date

10-29-06

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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3. With my pool and gazebo & Barbeque, their is not enough room for 24' x 48' Pole building.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of September, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

J. Johnson & M. Johnson Maryland
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Margaret Nalley

Notary Public

My Commission Expires

Margaret Nalley

NOTARY PUBLIC

Anne Arundel County, Maryland

My Commission Expires 12/01/07

REV 10/25/01

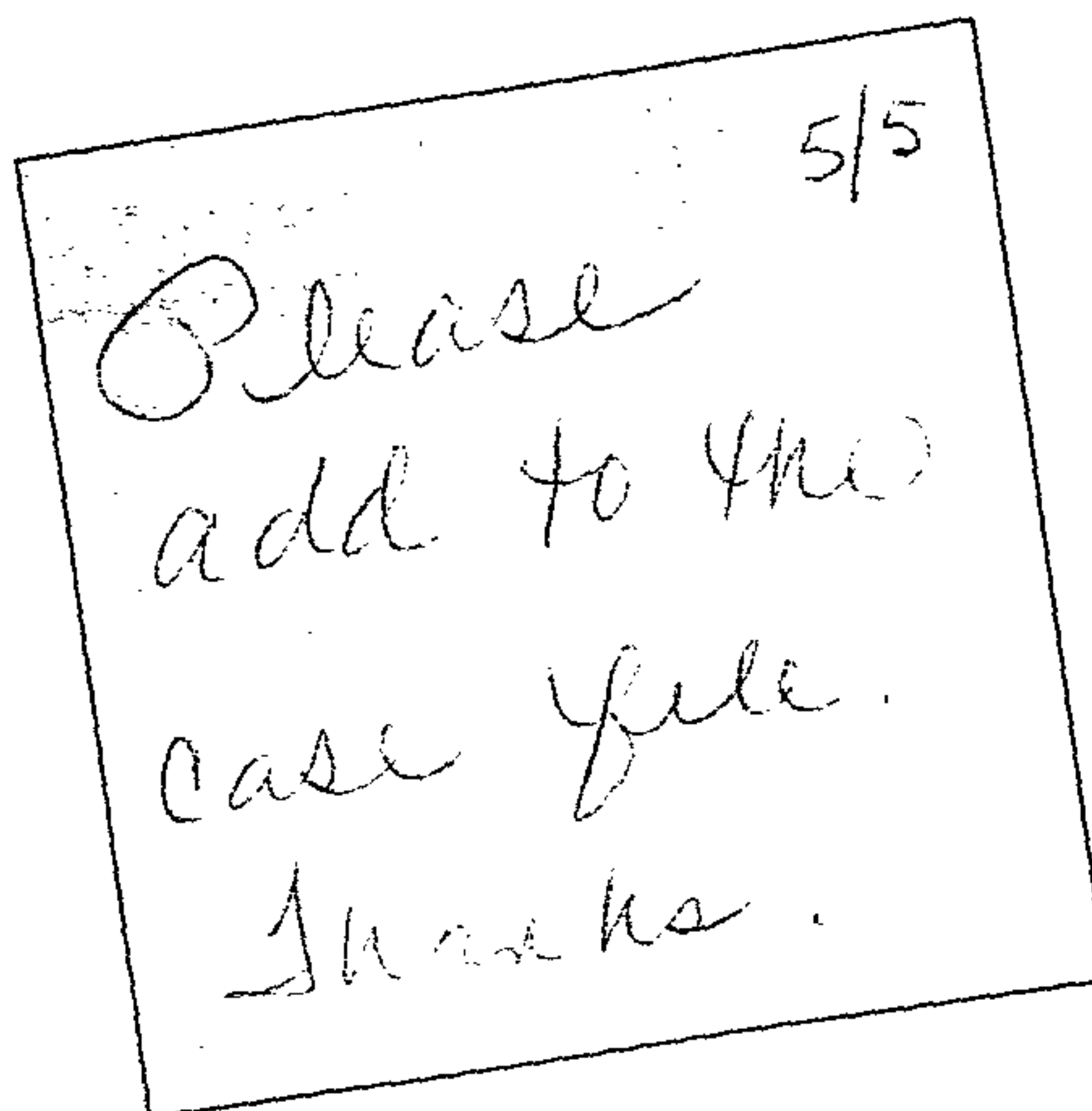
Patricia Zook - Case No. 08-451-A

From: Patricia Zook
To: sn@gardiners.com
Date: 5/5/2008 10:10 AM
Subject: Case No. 08-451-A
CC: Bostwick, Thomas

Mr. Vacca and Mrs. Naylor,

Please accept this response to your recent email to Mr. Bostwick concerning your Administrative Variance request, Case No. 08-451-A, which was denied in an Order dated April 24, 2008. As indicated in the cover letter that accompanied Mr. Bostwick's decision, if you disagree with his decision, you may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. Also, if you require additional information concerning filing an appeal, you can contact the appeals clerk at 410-887-3391. Thank you.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
County Courts Building
401 Bosley Avenue, Room 405
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov



Patricia Zook - Fwd: Zoning Commission Question

From: Thomas Bostwick
To: Zook, Patricia
Date: 5/5/2008 9:57 AM
Subject: Fwd: Zoning Commission Question

Mr. Bostwick,

I am writing in the matter concerning the administrative variance that you denied for my property at 9328 Ramblebrook Road. We had an opportunity to discuss the deck plans with ALL of the neighbors, including the one at 9330, which you mentioned specifically and no one had any objection. The plans for the deck, which was to be bordered by a fence, and the addition of \$4,000. in trees across the back of our property would increase our property value as well as the 3 yards adjacent to ours, as they would all gain additional privacy to their yards through our \$10,000. investment.

I have paid taxes to Baltimore County on this property for 22 years, and am surprised to find out that these variances are granted on the opinion of someone who does not live in the community. It was our understanding that if the homeowners involved had no objection, we would go ahead with the plans. The reason we started this project to begin with is to block the very unsightly "stockade" type fence that is on the side of our property and the landscaping is necessary to screen our neighbors deck, which is a complete eyesore, and totally visible from everywhere in our yard. We are unable to use our yard, in part because of the conditions on our neighbors property, and according to you, we cannot improve those conditions.

I applied for a variance out of consideration for my neighbors and my community, so anyone wanting the details could ask me what the plans were. I was greeted with nothing but enthusiasm for the deck, fence and trees.

Again, I want to go on record as having voiced a very strong objection that your opinion is the final one. I will be contacting my county council representative to find out how this can be changed, so that in the future, the residents of a community are the ones to decide what is acceptable in their own community. I will also strongly advise against seeking a variance of any kind. We could have saved the \$300. and disappointment if we had done what obviously other neighbors have done and just built it.

We wanted to do it the "right" way, having no idea that the zoning commissioner might have a personal opinion.

John T. Vacca
Sharon E. Naylor
9328 Ramblebrook Road
Baltimore, Md 21236

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company. Finally, the recipient should check this email and any attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus transmitted by this email.

Property Description

**155 Paradise Avenue
Catonsville, MD 21228**

**Beginning at a point South East of Paradise Avenue &
Prospect Avenue, property is 266 feet wide on Paradise
Avenue.**

**Nearest Intersection is Prospect Avenue, which is at the end of
the 266 feet South West of beginning point.**

**Back point of property North East of beginning point is 683
feet.**

Property is Pie-shaped, 2.89 acres.

Tax Map 101 Parcel 1657 Block 9

District 1

07-181-A-

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

07-181-4

No. 21843

DATE 10-18-06 ACCOUNT ROOCCOG-6150
AMOUNT \$ 65.00

RECEIVED FROM: JOSEPH SUTNSEN

FOR: ADMIN. RES. UNIT,
155 PARADISE AVE.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

STJ

PAID RECEIPT

DATE 10/18/2006 TIME 15:22:00
BY JOSEPH SUTNSEN
AMOUNT 65.00
RECEIPT NO. 021843
RECEIVED FOR ADMIN. RES. UNIT
DATE 10/18/2006 TIME 15:22:00
BY JOSEPH SUTNSEN
AMOUNT 65.00
RECEIPT NO. 021843
RECEIVED FOR ADMIN. RES. UNIT

CASHIER'S VALIDATION



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

November 14, 2006

Joseph M. Johnson
Mary Beth Johnson
155 Paradise Avenue
Catonsville, MD 21228

Dear Mr. and Mrs. Johnson:

RE: Case Number: 07-181-A, 155 Paradise Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 18, 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



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

October 31, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 23, 2006

Item Number(s): 170 through 182

181

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

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



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

Driven to Excel
State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 31, 2006

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

RE: Baltimore County
Item No. 7-181-A
185 PARADISE AVENUE
JOHNSON PROPERTY
VARIANCE - PERMIT A
DETACHED GARAGE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-181-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mubailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 26, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For October 30, 2006
Item Nos. 07-170, 171, 172, 174, 175,
176, 177, 178, 179, 180, 181, and 182

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-10262006.doc

CERTIFICATE OF POSTING

RE: Case No: 07-181-A

Petitioner/Developer: MARY-BETH
JOSEPH JOHNSON

Date Of Hearing/Closing: 11/13/06

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

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 property
at 155 PARADISE AVE.

This sign(s) were posted on October 29, 2006
(Month, Day, Year)

Sincerely,

Martin Ogle 10/29/06
(Signature of Sign Poster and Date)

Martin Ogle

Sign Poster

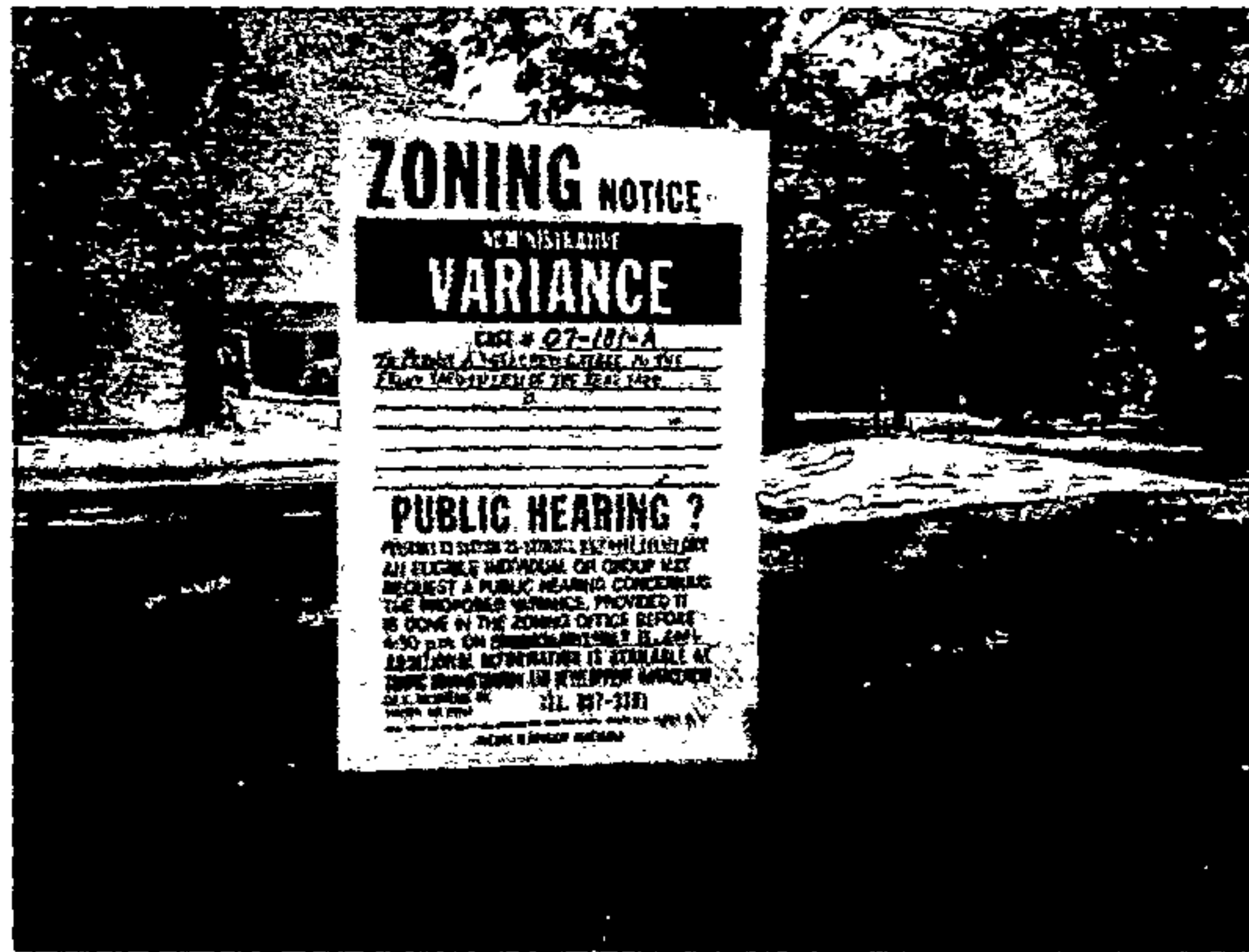
16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

im000849 (576x432x24b jpeg)



myester@le 10/29/26

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 155 Paradise Ave

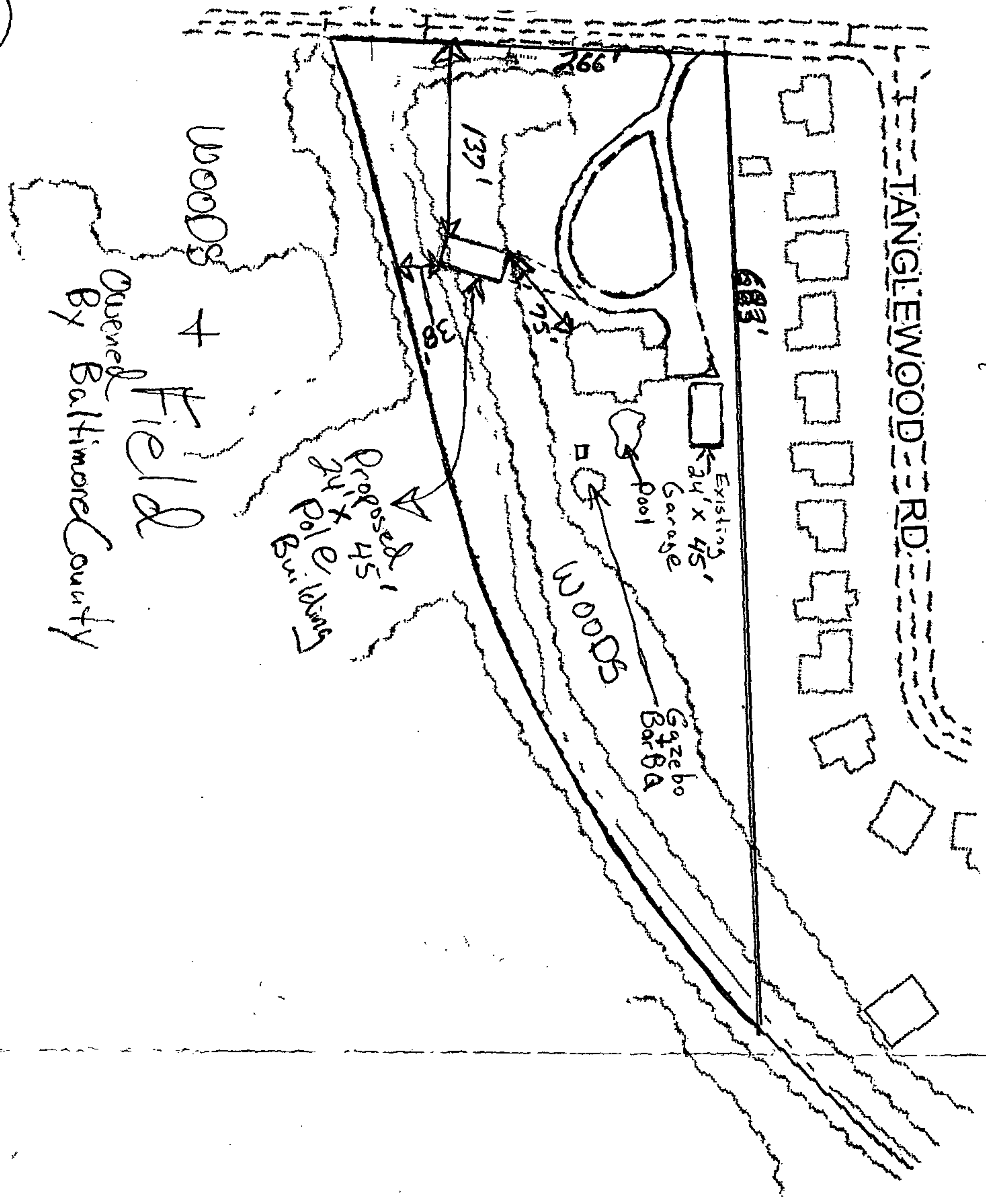
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Cotonsville Md 20228

PLAT BOOK # --- FOLIO # --- LOT # --- SECTION # ---

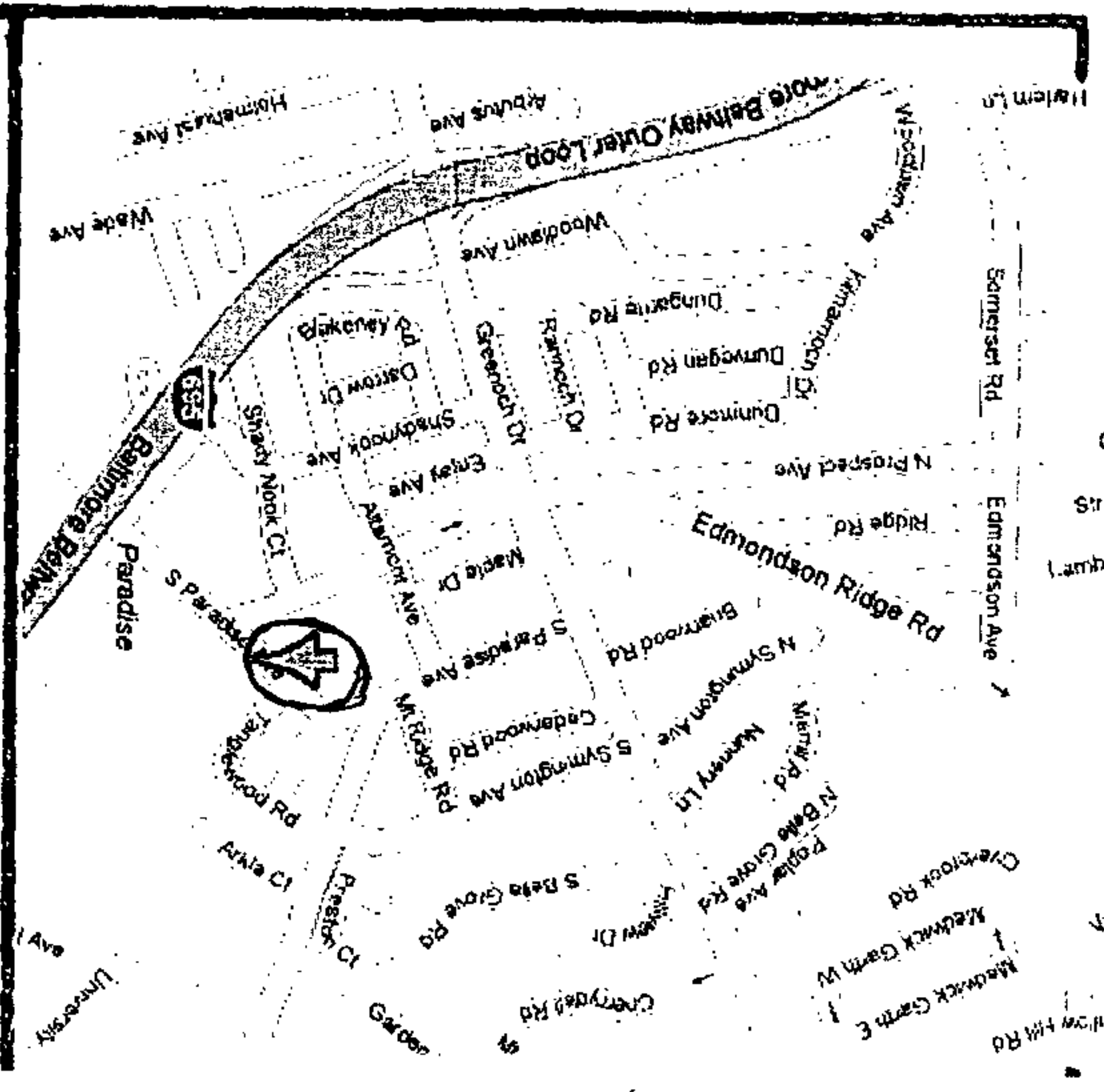
OWNER Joseph + Mary Beth Johnson

PARADISE AVE



NORTH

1" = 100 FT



LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 100' SCALE MAP # 101-B-1

ZONING DR 5.5

LOT SIZE 2.89

ACREAGE 2.89 SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

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 SM ITEM # 07-091-7

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 155 Paradise Ave

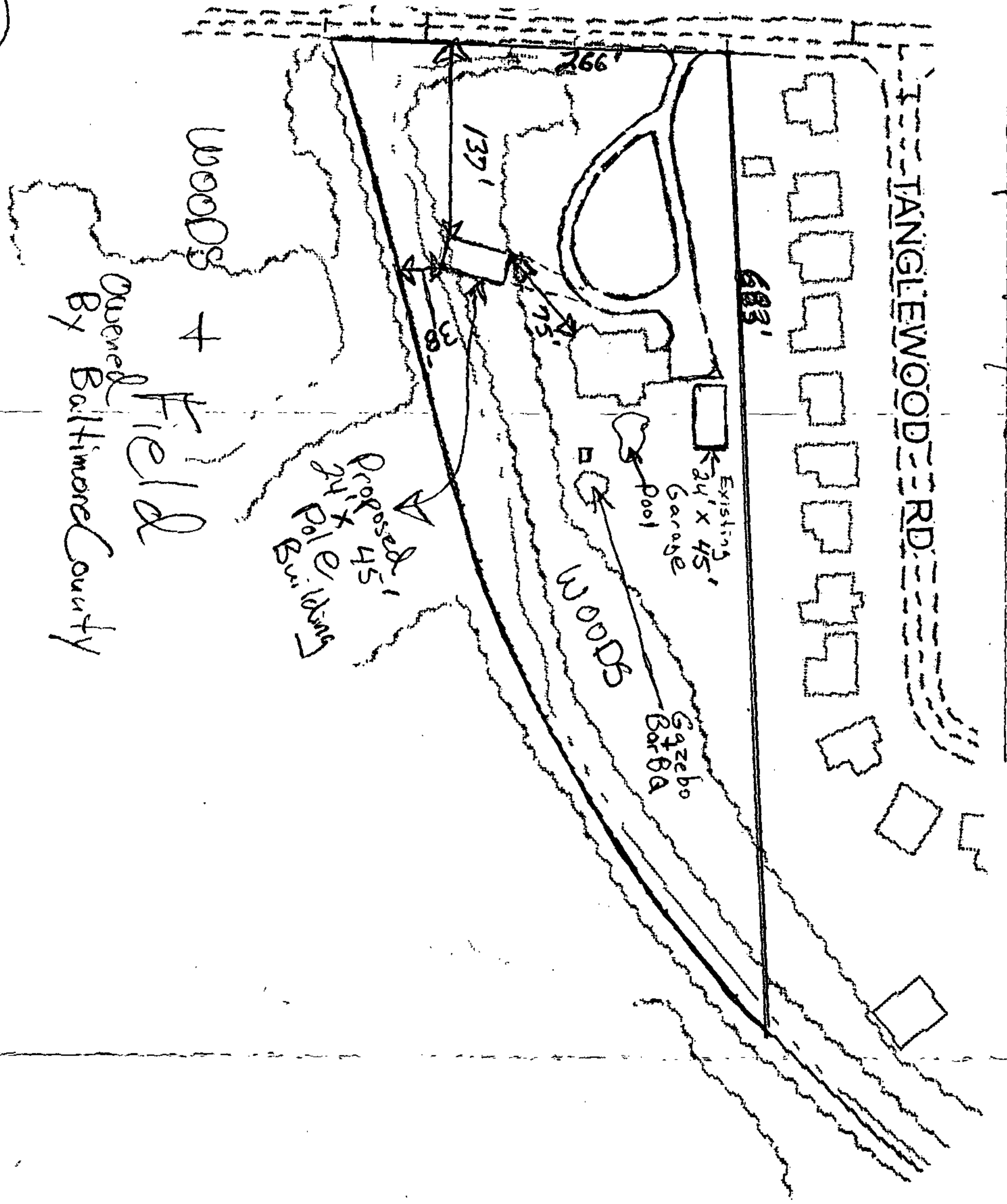
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Catoonsville Md 21228

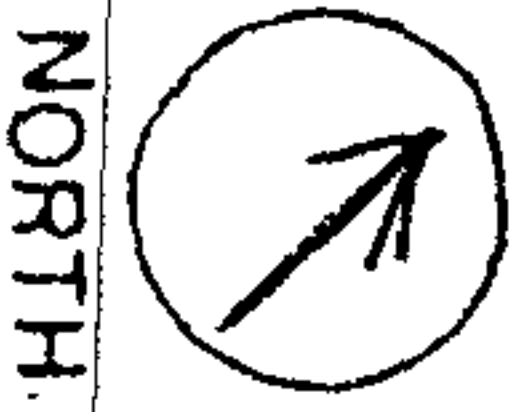
PLAT BOOK # FOLIO # LOT # SECTION #

OWNER Joseph + Mary Beth Johnson

PARADISE AVE



WOODS + Field
Opened
By Baltimore County



1" = 100 Ft



LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 100' SCALE MAP # 101-B-1

ZONING DR 5.5

LOT SIZE 2.89

ACREAGE 2.89 SQUARE FEET

PUBLIC PRIVATE

SEWER ☒

WATER ☒

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 SM ITEM # 07-181-7 CASE #

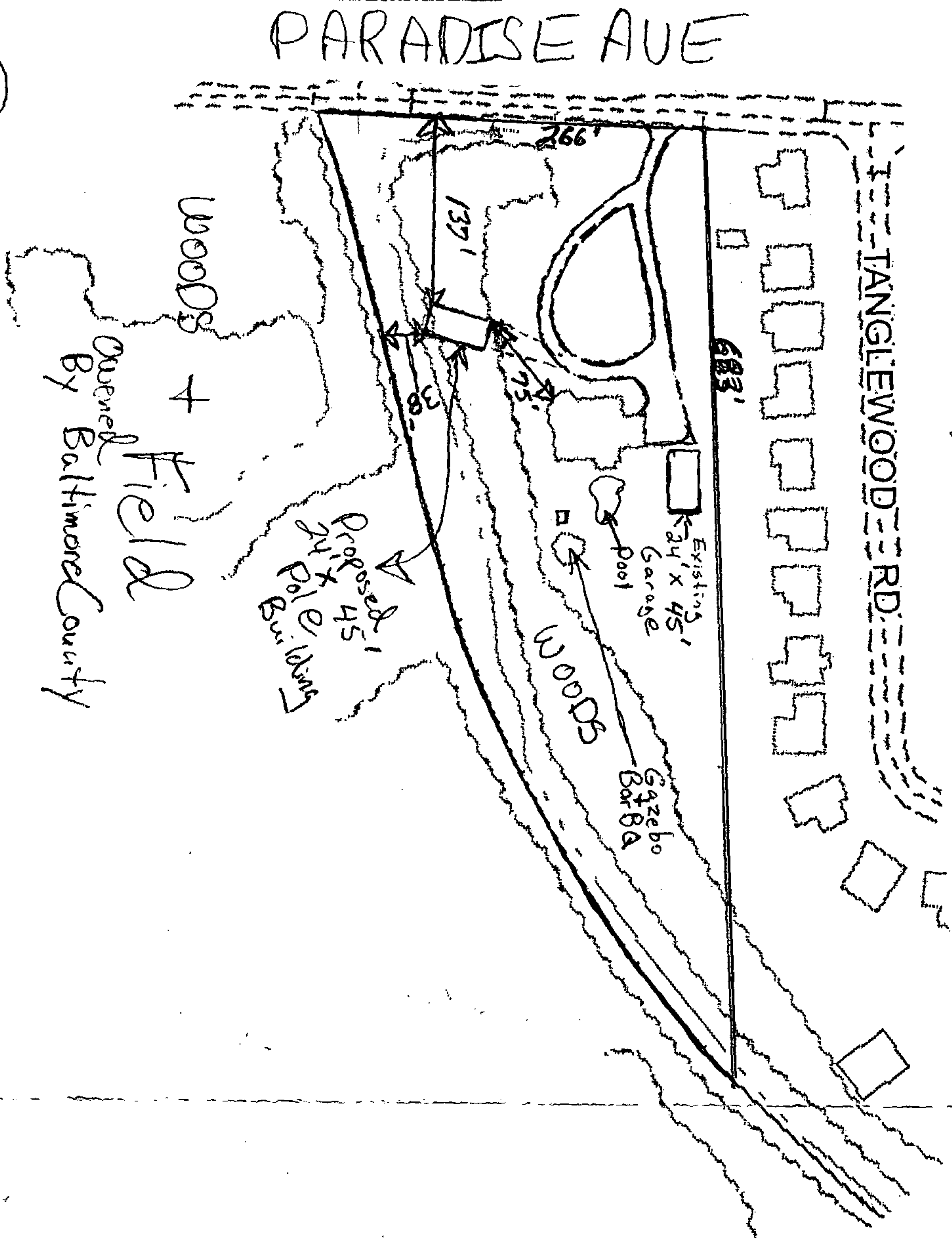
PROPERTY ADDRESS 155 Paradise Ave

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

Catoonsville Md 21228

PLAT BOOK # FOLIO # LOT # SECTION #

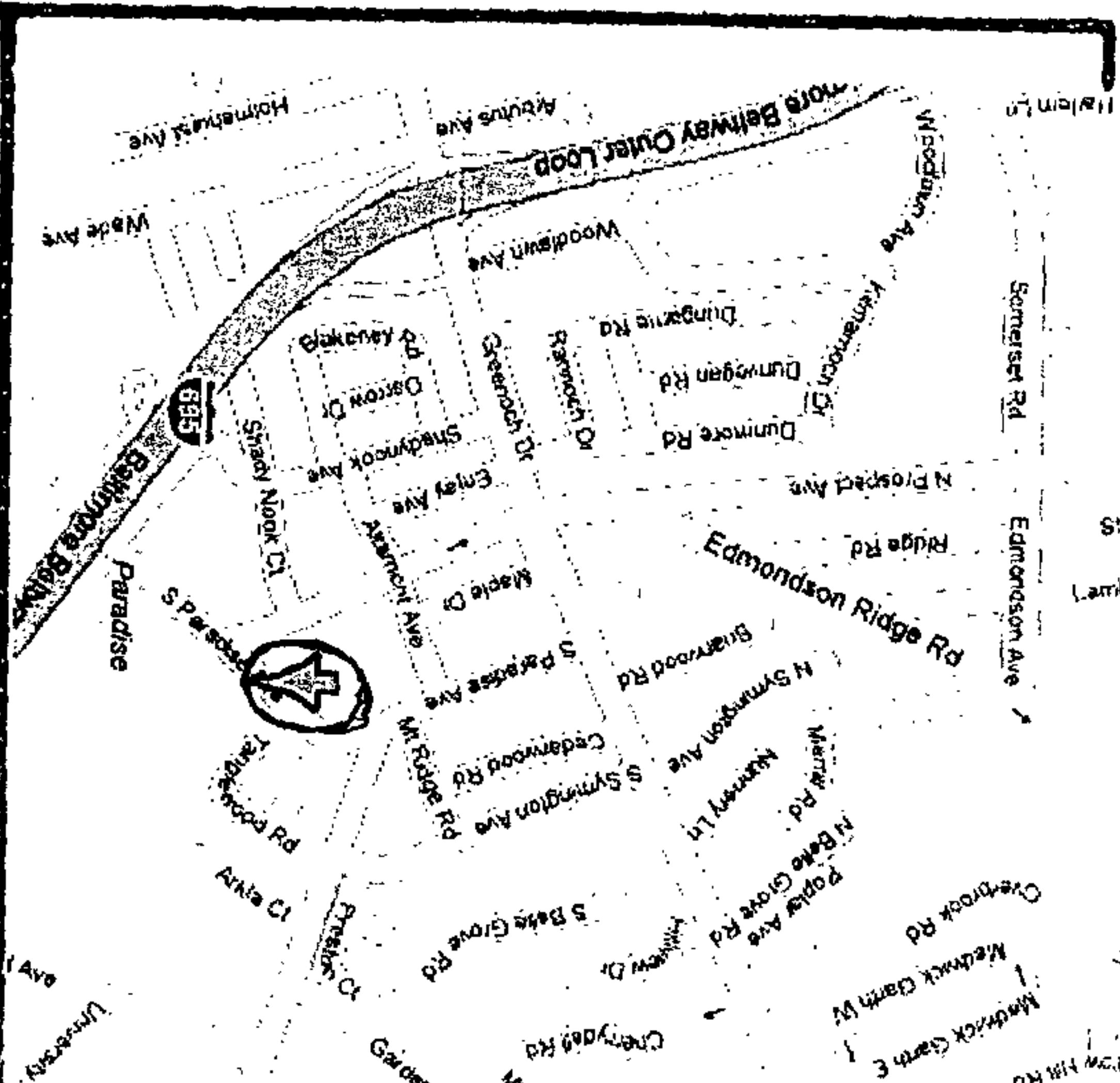
OWNER Joseph + Mary Beth Johnson



NORTH



100



ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 1

1" = 100' SCALE MAP # 101-B-1

ZONING D.R.S.S.

LOT SIZE 2.89

ACREAGE	SQUARE FEET
1.00	43,560
2.00	87,120
3.00	130,680
4.00	174,240
5.00	217,800
6.00	261,360
7.00	304,920
8.00	348,480
9.00	392,040
10.00	435,600
11.00	479,160
12.00	522,720
13.00	566,280
14.00	609,840
15.00	653,400
16.00	696,960
17.00	740,520
18.00	784,080
19.00	827,640
20.00	871,200
21.00	914,760
22.00	958,320
23.00	1,001,880
24.00	1,045,440
25.00	1,089,000
26.00	1,132,560
27.00	1,176,120
28.00	1,219,680
29.00	1,263,240
30.00	1,306,800
31.00	1,350,360
32.00	1,393,920
33.00	1,437,480
34.00	1,481,040
35.00	1,524,600
36.00	1,568,160
37.00	1,611,720
38.00	1,655,280
39.00	1,698,840
40.00	1,742,400
41.00	1,785,960
42.00	1,829,520
43.00	1,873,080
44.00	1,916,640
45.00	1,960,200
46.00	2,003,760
47.00	2,047,320
48.00	2,090,880
49.00	2,134,440
50.00	2,178,000
51.00	2,221,560
52.00	2,265,120
53.00	2,308,680
54.00	2,352,240
55.00	2,395,800
56.00	2,439,360
57.00	2,482,920
58.00	2,526,480
59.00	2,570,040
60.00	2,613,600
61.00	2,657,160
62.00	2,700,720
63.00	2,744,280
64.00	2,787,840
65.00	2,831,400
66.00	2,874,960
67.00	2,918,520
68.00	2,962,080
69.00	3,005,640
70.00	3,049,200
71.00	3,092,760
72.00	3,136,320
73.00	3,179,880
74.00	3,223,440
75.00	3,267,000
76.00	3,310,560
77.00	3,354,120
78.00	3,397,680
79.00	3,441,240
80.00	3,484,800
81.00	3,528,360
82.00	3,571,920
83.00	3,615,480
84.00	3,659,040
85.00	3,702,600
86.00	3,746,160
87.00	3,789,720
88.00	3,833,280
89.00	3,876,840
90.00	3,920,400
91.00	3,963,960
92.00	4,007,520
93.00	4,051,080
94.00	4,094,640
95.00	4,138,200
96.00	4,181,760
97.00	4,225,320
98.00	4,268,880
99.00	4,312,440
100.00	4,356,000

PUBLIC PRIVATE

SEWER ☒ ☐

WATER: ☒ ☐

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING *✓*
Jode

ZONING OFFICE USE ONLY

REVIEWED BY SM ITEM # 07 CASE # 0

101B2

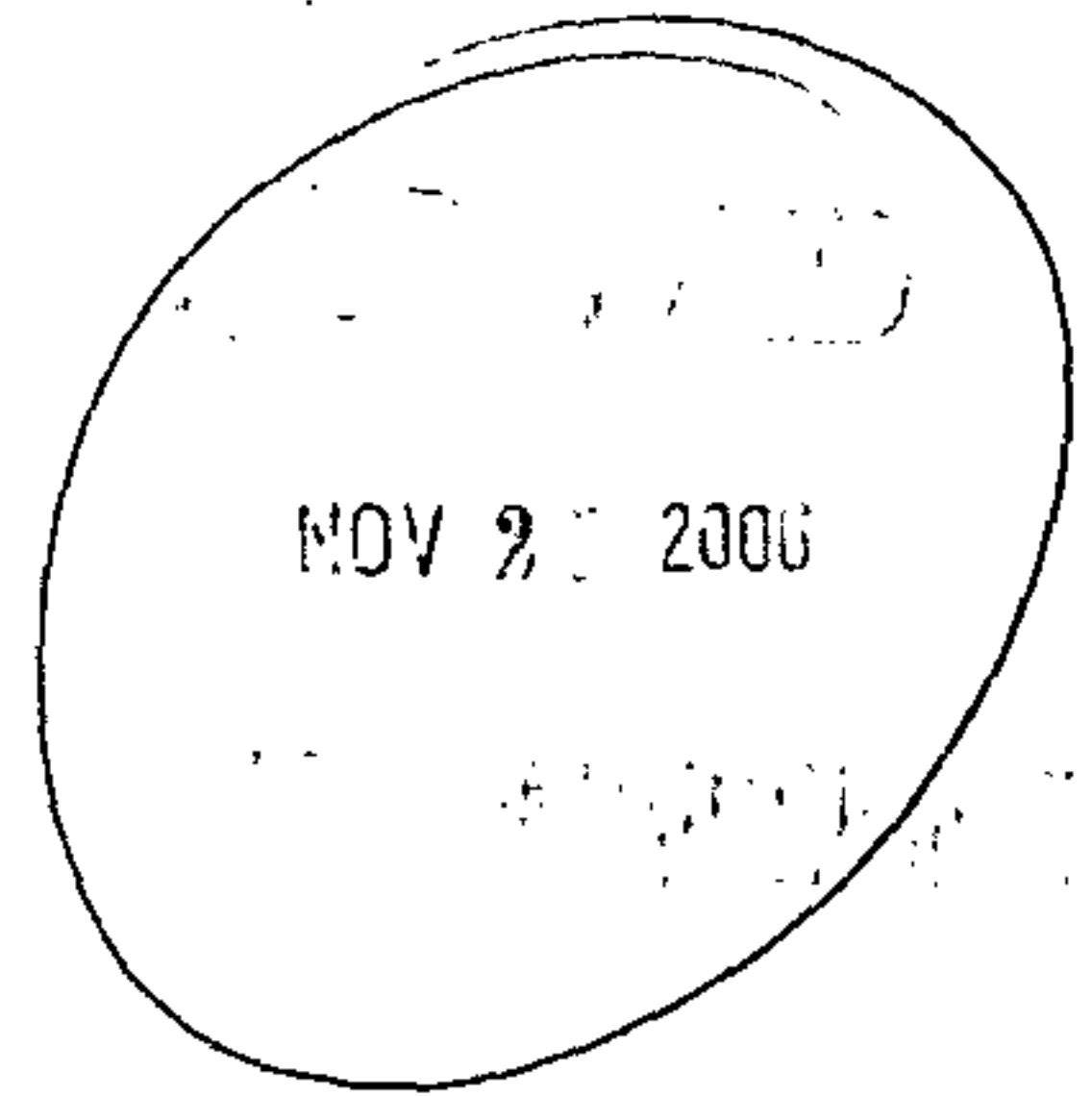
Baltimore County - My Neighborhood



00-181-17

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *JWL*

DATE: November 21, 2006

SUBJECT: Zoning Item # 07-181-A
Address 155 Paradise Avenue
(Johnson Property)

Zoning Advisory Committee Meeting of October 23, 2006

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

 X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

 X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

 X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Based on the plan submitted and mapped information, the proposed barn is shown next to a stream and is in a Forest Buffer. In addition, there may be wetland and 100-year floodplain issues. The proposed plan will require a Wetland Delineation and Forest Buffer Analysis submittal, and a Forest Buffer Variance request and Alternatives Analysis submittal to determine if the structure can be located outside of the Forest Buffer Easement.

Reviewer: John Russo

Date: 11/6/06

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES*

Case Number 07- 181 -A

Address 155 PARADISE AVE

Contact Person: JOHN R ALEXANDER

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10-18-06

Posting Date: 10-29-06 Closing Date: 11-13-06

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 07- 181 -A

Address 155 PARADISE AVE

Petitioner's Name MARY-BETH JOSEPH JOHNSON

Telephone 410-576-9480

Posting Date: 10-29-06

Closing Date: 11-13-06

Wording for Sign: To Permit A DETACHED GARAGE LOCATED FRONT YARD
IN LIEU OF REAR YARD

TRANSMISSION VERIFICATION REPORT

TIME : 10/18/2006 14:49
NAME : ZONING
FAX : 4108873048
TEL :
SER.# : BROB4J281084

DATE, TIME
FAX NO./NAME
DURATION
PAGE(S)
RESULT
MODE

10/18 14:49
94107521202
00:00:33
01
OK
STANDARD
ECM

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 181 -A

Address 155 PARADISE POC

Contact Person: John R Alexander
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10-18-06.

Posting Date: 10-29-06 - Closing Date: 11-13-06

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

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07-18(-17)

**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/neighbors 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: 07-181-A
Petitioner: Joseph Johnson
Address or Location: 155 Paradise Ave Catonsville Md 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joseph Johnson
Address: 155 Paradise Ave Catonsville Md 21228

Telephone Number: (H) 410 788-8869 (w) 410 576 9480

Revised 7/11/05 - SCJ

07-181-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 31, 2006

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

SUBJECT: 155 Paradise Avenue

INFORMATION:

Item Number: 7-181

Petitioner: Mary Beth Johnson

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

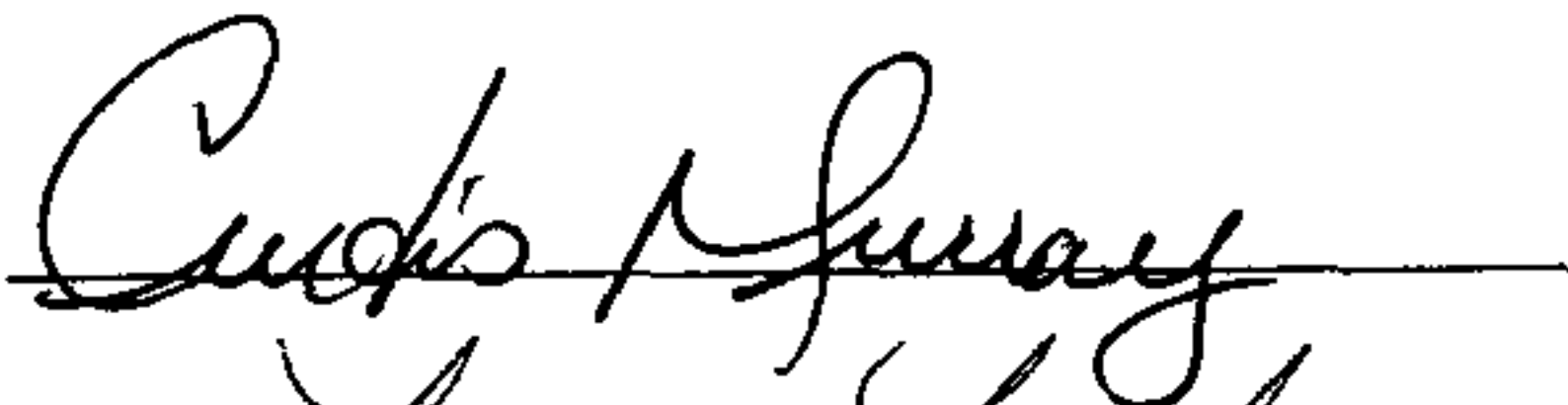
The Office of Planning has reviewed the subject petition. After a site visit on 10/26/2006 and review of the subject petition this office offers the following comments:

The Office of Planning does not oppose the petitioner's request provided there is limited clearing of the vegetation on site. The new structure shall be screened from view and not easily visible from Paradise Avenue. If substantial clearing is necessary to construct the subject building the cleared vegetation shall be replaced.

It should be examined if the use of the word "garage" is appropriate in the subject request, it is the understanding of this office that the subject building will not be an enclosed within exterior walls.

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Division Chief:

AFK/LL: CM



RECEIVED

OCT 31 2006

ZONING COMMISSION









