IN RE: PETITION FOR VARIANCE
SE corner of Pennsylvania Avenue
and Jefferson Avenue
9th Election District
5th Councilmanic District
(300 East Pennsylvania Avenue)

Courthouse View, LLC, Paula J. Sauerborn

Petitioner

* BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 07-235-A

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

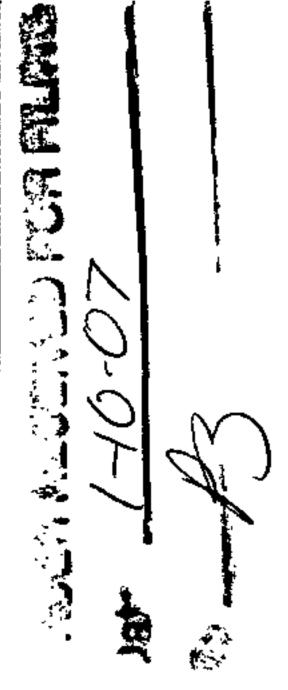
This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Courthouse View, LLC, Paula J. Sauerborn. The Petitioner is requesting variance relief for property located at 300 East Pennsylvania Avenue. The variances are from Sections 409.8.A 4 and 409.4.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 5 foot setback for proposed parking space from an existing road right of way in lieu of the required 10 feet and to permit a 10 foot driveway (one way aisle) in lieu of the required 12 feet (variance of 5 feet and 2 feet) and any variances deemed necessary by the Zoning Commissioner.

The property was posted with Notice of Hearing on December 26, 2006 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on December 26, 2006 to notify any interested persons of the scheduled hearing date and relief requested.

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, offstreet parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated December 26, 2006, which contains restrictions, and a copy of which is incorporated herein and made a part hereof the file.

Interested Persons

Appearing at the hearing on behalf of the variance request were Paul J. Sauerborn, Courthouse View LLC, and Paul Lee, Century Engineering, Inc., who prepared the site plan. Lenwood Johnson from the Office of Planning appeared in support of the requests. Richard Parsons from the greater Towson Council as well as John Woelfel, Michael Ventura and Michael Miller, adjacent property owners and members of the East Towson Improvement Association, appeared as interested citizens. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject area of development contains 13,149 square feet zoned ROA and improved by a vacant single family dwelling of Queen Anne design. See photograph 6D. The property is located at the intersection of Jefferson and Pennsylvania Avenues in East Towson as shown in the Plat to Accompany, exhibit 1. Mr. Lee described the history of the area with the first subdivisions (exhibits 2A and 2B) and settlement of the area by African American families. He noted that the subject property is lot 1 of Yellots Addition to Towsontown subdivision recorded in 1893. Across Pennsylvania Avenue are high rise apartment buildings and modern large offices.

The property is the first of a row of dwellings along Pennsylvania Avenue which over the years have been converted to office use in conformance with their ROA zoning. See exhibit 2C, the present zoning map. He also noted that traffic flow is one way on both Jefferson and Pennsylvania Avenues.

The Petitioner would like to convert the existing dwelling to her office in which she conducts a medical supply business. However she needs more space than the present building size would allow. Consequently she proposes to build a modest one story 10 x 24 foot addition on the rear of the building as shown in red on exhibit 1. Mr. Lee opined that the present building on the property is non conforming having been erected many years before zoning in the County so that the size of the addition is quite limited as pointed out in a letter from the Zoning Office dated May 20 2004 and shown on exhibit 1. The letter notes non conforming buildings may only have 25% expansion which is what is being proposed.

THE STATE OF THE S

As the address of this property is on Pennsylvania Avenue, the primary access driveway is from that street as shown on exhibit 1. The request for variance arises because the driveway from Pennsylvania Avenue while starting 12 feet wide reduces to 10 feet along the side of the building where the Petitioner proposes to build a ramp to give disabled persons access to the building as shown. The one way drive aisle regulations require 12 feet. The driveway will exit onto Jefferson as shown.

While the building is non conforming, the regulations require parking to meet current standards which means that the Petitioner must provide 9 parking spaces. To meet all parking space dimensions and drive aisle widths, the Petitioner must encroach on the 10 foot set back from the right of way of streets which parking spaces must have. Mr. Lee indicated that given the width of the lot and the above requirements, the Petitioner could only provide 5 feet of the 10 feet setback from Jefferson Street required. However this leaves enough room for landscaping the parking lot in accord with the Planning Office comments. This will provide screening from the office of Daft McCune and Walker are on the west side of Jefferson Avenue and residential uses to the south in the DR 10.5 zoned dwellings along Lennox Avenue.

Mr. Lee opined that the property is unique from a zoning perspective being a lot of record many years before the zoning regulations were imposed.

Mr. Ventura, representing the Northeast Towson Improvement Association, questioned the status of the curb cut on Jefferson Avenue. Mr. Lee pointed out that the Petitioner plans to continue to use this curb cut for vehicles exiting the site in a one way traffic pattern with entrance on Pennsylvania Avenue and exit on Jefferson. He also inquired whether the Petitioner would be required to have fire sprinklers and fire escapes

installed. Mr. Lee indicated while this issue would be addressed at permit stage, he understood that these are not being required by the Fire Department as there will be only one use in the building unlike other office/apartments east of the property.

Mr. Ventura indicated that his association was pleased that someone would be taking over and improving the property formerly owned by the Bishop family whose last member passed away several years ago leaving the building vacant and a worry to the community. Ms. Sauerborn indicated that she had been working with the community organizations and appreciated the support expressed by all. Mr. Parsons, from the Greater Towson Council, indicated that he attended the hearing as an observer only and that his organization had not taken a position on the request.

Findings of Fact and Conclusions of Law

THE PARTY

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. This is a lot recorded many years prior to the imposition of zoning on the property. The location of the non conforming building on the lot is so close to the east property line that only a 10 foot wide driveway can be constructed if the handicapped ramp is built. The parking lot in the rear can not be built to the regulation and still have 10 feet to the Jefferson Avenue right of way. I find that the later imposition of zoning on this property disproportionately impacts this property as compared to other properties in the district.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. It is impractical to reduce the width of the existing building 2 feet to meet the drive aisle width requirements.

Finally, I find 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. The Petitioner presents a welcome use of the property in the neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this ______ day of January, 2007 by this Deputy Zoning Commissioner, that the Petitioner's variance request from Sections 409.8.A 4 and 409.4.A to permit a 5 foot setback for proposed parking space from an existing road right of way in lieu of the required 10 feet and to permit a 10 foot driveway (one way aisle) in lieu of the required 12 feet (variance of 5 feet and 2 feet) is hereby GRANTED subject to the following:

- 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2. A detailed landscaping plan shall be submitted to and approved by the Baltimore County Landscape Architect and the preservation services section of the Office of Planning prior to applying for any building permits.
- 3. Particular emphasis shall be placed on visually screening the proposed parking area from view of Jefferson Avenue and the Wicks House County Historic District (property abutting to the south along Lennox Avenue). Screening shall consist of evergreen plantings that will provide upon maturation a year round vegetative buffer.

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:pz

1-10-07-1-



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 300 E. PENNSYLVANIA AVENUE which is presently zoned "ROA"

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) 409.8.A.4 AND 409.4.A TO PERMIT A 5' SETBACK FOR PROPOSED PARKING SPACE FROM AN EXISTING ROAD RIGHT-OF-WAY IN LIEU OF THE REQUIRED 10' AND TO PERMIT A 10' DRIVEWAY (ONE-WAY AISLE) IN LIEU OF THE REQUIRED 12' (VARIANCES OF 5' AND 2') AND ANY VARIANCES DEEMED NECESSARY BY THE ZONING COMMISSIONER.

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 ADDRESSED 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.

TO NE COLUMN TO TO TO A			I/We do solemnly declare and af perjury, that I/we are the legal oving the subject of this Petition.	firm, under th vner(s) of the	e penalties of property which					
ENGINEER:	vaaaa.		Legal Owner(s):							
CXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	V-V-A-VEST									
PAULA LEE, CENTURY E	NGINEERING	. INC.	COURTHOUSE VIEW, LLC PAULA J. SAUERBORN							
Name - Type or Prilit		<u></u>	Name Type or Print	/						
and her			Panla () Alue	21/02						
Signature			Signature							
10710 GILROY ROAD	4	10-823-8070		<u></u>	· 					
Address		Telephone No.	Name - Type or Print							
HUNT VALLEY,	MD	21031	······································		_ .					
City	State	Zip Code	Signature							
Attorney For Petitioner	<i></i>		203 WELFORD ROAD	443-226	- 7355					
<u>Audiney i di i euronei</u>	<u>-</u>		Address	•	Telephone No.					
			LUTHERVILLE-TIMONIUM	MD	21093					
Name - Type or Print	·		City	State	Zip Coae					
			Representative to be Con	tacted:						
Signature				<u></u>						
3			PAUL LEE - CENTURY ENG	INEERING,	INC.					
Сотралу	 		Name							
			10710 GILROY ROAD	410-823	· · · ·					
Address		Telephone No.	Address		Telephone No.					
			HUNT VALLEY	MD	21031					
City	State	Zip Code	City	State	Zip Code					
			OFFICE USE ONLY							
			ESTIMATED LENGTH OF H	HEARING _						
Case No. <u>07-235</u>	~ <u>A</u>		LINIAMATI ADIE EOD LIEADT	NG						
			UNAVAILABLE FOR HEARI Reviewed By <u>TRF</u>	Date	11/20/00					
280 9115198 ••••	ハカハイ	· · · · · · · · · · · · · · · · · · ·			,					

DESCRIPTION 300 EAST PENNSYLVANIA AVENUE PROJECT # 26339.00 9TH ELEC. DIST. BALTO. COUNTY, MD

BEGINNING for the same on the Southeast corner of Pennsylvania and Jefferson Avenues, said point also located southeasterly - 40± from the center of Jefferson Avenue, thence running with and bounding on the South side of Pennsylvania Avenue 1) South 83° 00' 19" East – 54.25'; thence leaving said South side of Pennsylvania 2) South 07° 00' 19" West – 145.00' to the North side of a 10' unimproved alley, thence binding on the North side of said alley

3) North 83° 17' 57" West – 68.00' to the East side of Jefferson Avenue, thence running with and binding on said East side of Jefferson Avenue, 4) North 12° 24' 30" East – 146.00' to the South side Pennsylvania Avenue and place of beginning;

CONTAINING 8,873 square feet (0.204 ac.±) of land and known as 300 E. Pennsylvania Avenue.

Wfile/land-dev/land-dev06/descriptions/EPaAve(300)-pl-11-16-06



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OTICE 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:

Casé: # 07-235-A 300 €. Pennsylvania Avenue S/east corner of Pennsylvania Avenue and Jefferson

Paula Avenue 9th Election District - 5th Councilmanic District | emal Owner(s): Courthouse View, LLC, P Legal Owner(s): Sauerborn

Variance: To permit a 5-foot setback for proposed parking space from an existing road right-of-way in lieu of the required 10 feet and to permit a 10-foot driveway (oneway aise) in lieu of the required 12 feet (variances of 5 feet and 2 feet) and any variances deemed necessary by the Zoning Commissioner.

Hearing: Wednesday, January 10, 2007 at 11:00 a.m. In Room 106, County Office Building, 111 West Chesa-peake Avenue, Towson 21,204

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 12/770 Dec. 26

119962

OF PUBLICATION

12/28/1200b

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

The Jeffersonian

- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- North County News

Mulmos

LEGAL ADVERTISING

And the second

CERTIFICATE OF POSTING

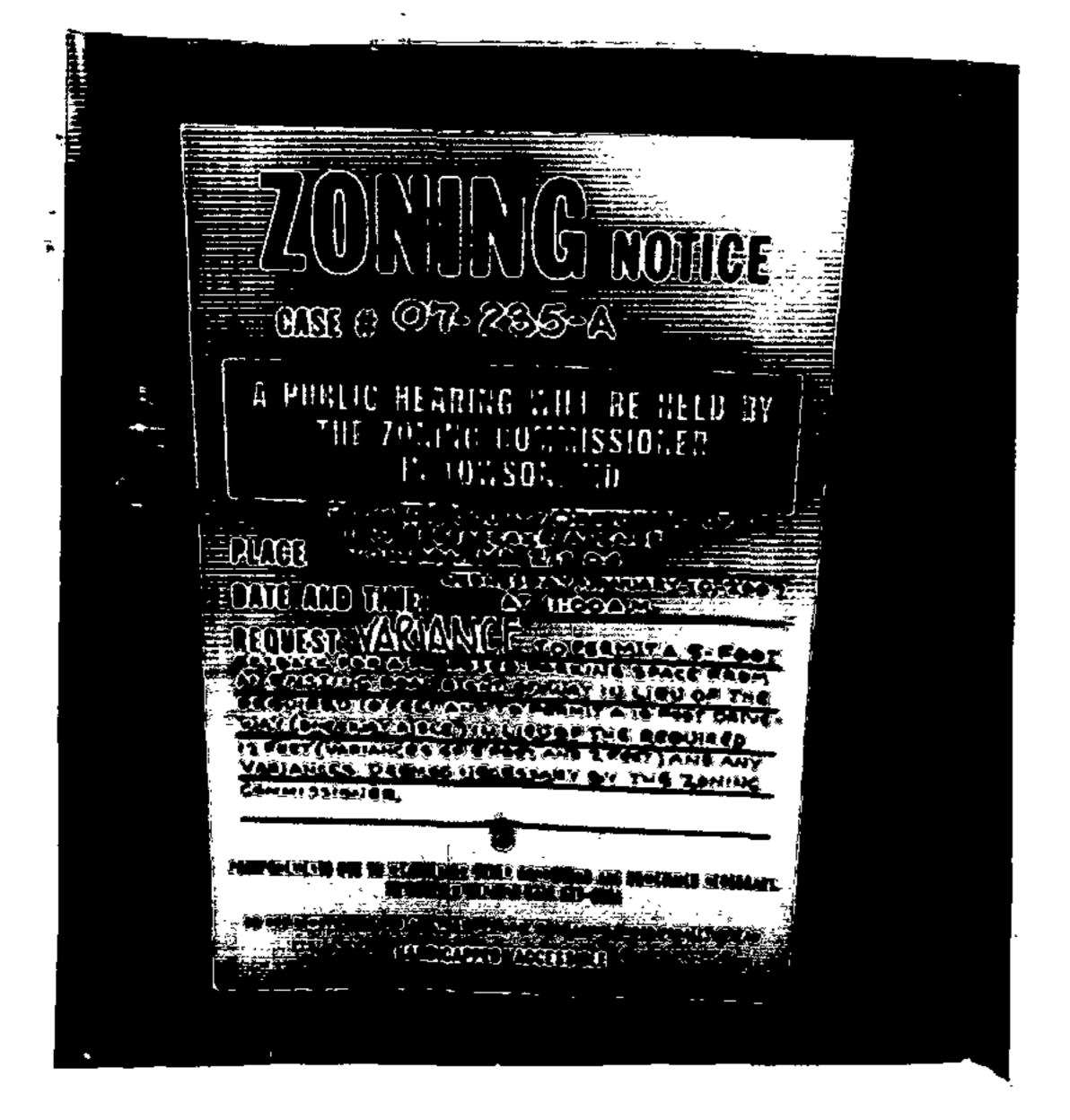
RE: Case No.: 07-235-A

Petitioner/Developer: COURTHUUST VIEW, LLC,
Date of Hearing/Closing: JAN, 10, 2007

Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204

Attention: Christen Matthews

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 # 300 E, PENNSYLVANIA AVELUE The sign(s) were posted on



Sincerely,

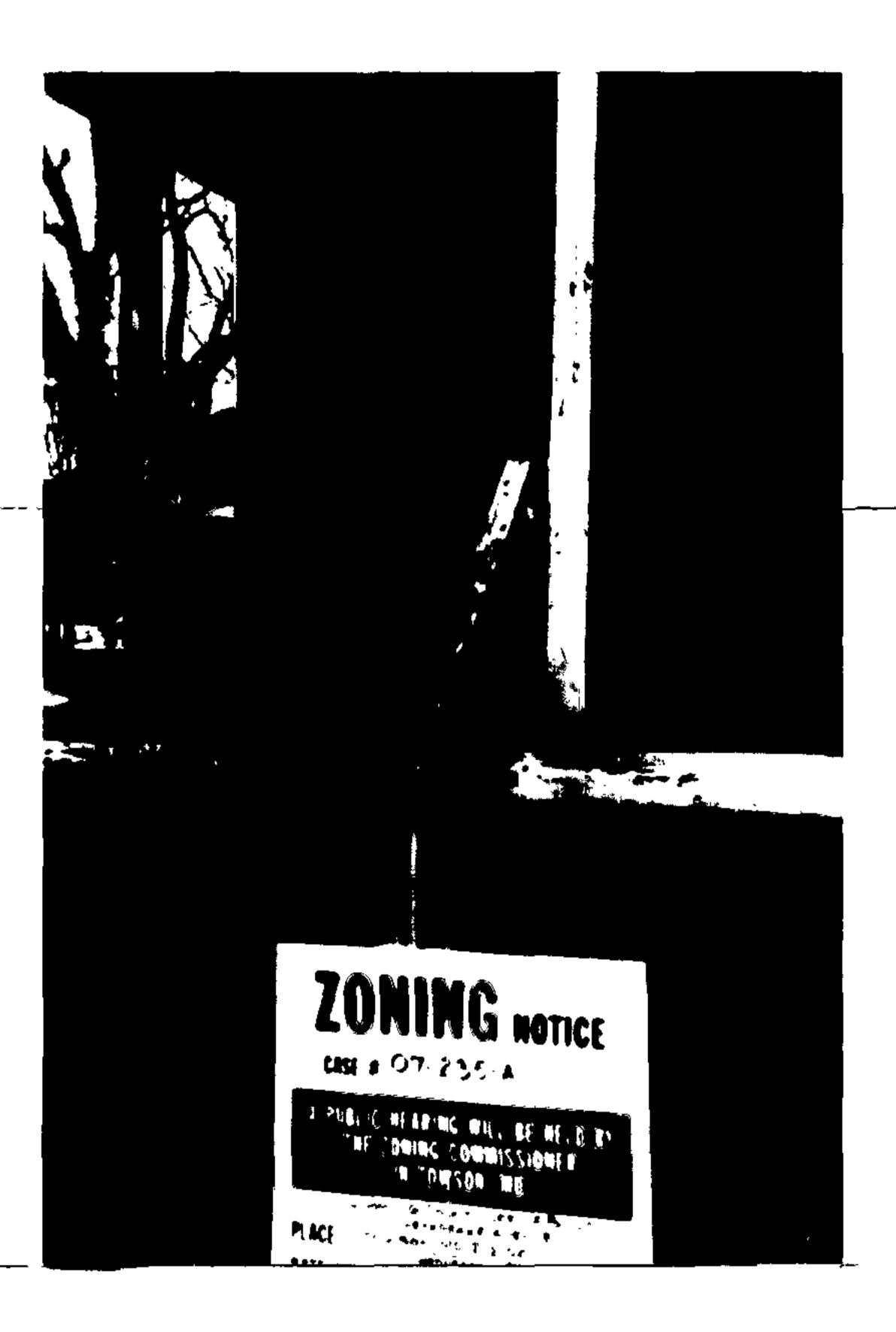
(Signature of Sign Poster and Date)

CARLAGE, MOORE (Printed Name)

3225 RYERSON CIRCLE (Address)

BAUTIMORE, MD, 21227 (City, State, Zip Code)

(410) 242-4263 (Telephone Number)



LEU 27 200

RE: PETITION FOR VARIANCE
300 E. Pennsylvania Avenue; SE corner
Pennsylvania & Jefferson Avenues
9th Election & 5th Councilmanic Districts
Legal Owner(s): Courthouse View, LLC
Petitioner(s)

- * BEFORE THE
- * ZONING COMMISSIONER
- * FOR
- * BALTIMORE COUNTY
- * 07-235-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/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of November, 2006, a copy of the foregoing Entry of Appearance was mailed to, Paul Lee, Century Engineering, Inc, 10710 Gilroy Road, Hunt Valley, MD 21031, Representative for Petitioner(s).

RECEIVED

MOV 2 8 2006

Per.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

December 7, 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: 07-235-A
300 E. Pennsylvania Avenue
S/east corner of Pennsylvania Avenue and Jefferson Avenue
9th Election District – 5th Councilmanic District
Legal Owners: Courthouse View, LLC, Paula J. Sauerborn

<u>Variance</u> to permit a 5-foot setback for proposed parking space from an existing road right-of-way in lieu of the required 10 feet and to permit a 10-foot driveway (one-way aisle) in lieu of the required 12 feet (variances of 5 feet and 2 feet) and any variances deemed necessary by the Zoning Commissioner.

Hearing: Wednesday, January 10, 2007 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Paul Lee, Century Engineering, 10710 Gilroy Road, Hunt Valley 21031 Paula Sauerborn, 203 Welford Road, Lutherville 21093

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 26, 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.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, December 26, 2006 Issue - Jeffersonian

Please forward billing to:

Courthouse View, LLC 203 Welford Road Lutherville, MD 21093

443-226-7355

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: 07-235-A

300 E. Pennsylvania Avenue

S/east corner of Pennsylvania Avenue and Jefferson Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Courthouse View, LLC, Paula J. Sauerborn

<u>Variance</u> to permit a 5-foot setback for proposed parking space from an existing road right-of-way in lieu of the required 10 feet and to permit a 10-foot driveway (one-way aisle) in lieu of the required 12 feet (variances of 5 feet and 2 feet) and any variances deemed necessary by the Zoning Commissioner.

Hearing: Wednesday, January 10, 2007 at 11:00 a.m. in Room 106, County Office Building,

111 West Chesapeake 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 <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.

Item Num	ber or Case Number: 07-235-A
	COURTHOUSE VIEW LLC
Address o	or Location: 300 E. PENNSYLVANIA AVE. TOWSON, MD. 21286
·	FORWARD ADVERTISING BILL TO: COURTHOUSE VIEW LLC
Address:	203 NELFORD ROAD
	LUTHERVILLE-TIMONIUM, MD. 21093
Telephon	e Number: 443-7-26-7355



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

January 3, 2007

Courthouse View, LLC Paula J. Sauerborn 203 Welford Road Lutherville-Timonium, MD 21093

Dear Mr. Sauerborn:

RE: Case Number: 07-235-A, 300 E. Pennsylvania Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 20, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr. Supervisor, Zoning Review

U. Callibal)

WCR:amf

Enclosures

c: People's Counsel Paul Lee Century Engineering, Inc. 10710 Gilroy Road Hunt Valley 21031

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: December 26, 2006

MAN G

200;

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

300 East Pennsylvania Avenue

INFORMATION:

Item Number:

7-235

Petitioner:

Courthouse View, LLC

Zoning:

RO-A

Requested Action:

Variance

The Office of Planning does not oppose the petitioner's request for variance provided that a detailed landscaping plan is submitted to and approved by the Baltimore County Landscape Architect (Avery Harden) and the preservation services section of the Office of Planning prior to applying for any building permits. Particular emphasis should be placed on visually screening the proposed parking area from view of Jefferson Avenue and the Wicks House County Historic District (property abutting to the south along Lennox Avenue). Screening shall consist of evergreen plantings that will provide, upon maturation, a year-round vegetative buffer.

While the subject property is located within the East Towson Design Review Panel (DRP) area of Baltimore County, this DRP is only set up to review residential uses/projects where those projects would expand the gross floor area of the existing dwelling by greater that 50%. The proposal is for office use with an addition to an existing dwelling less than 10% of the gross floor area. Therefore, the proposal does not meet the review criteria for the East Towson DRP area.

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

Reviewed by:

Division Chief:

AFK/LL: CM

W:\DEVREV\ZAC\7-235.doc



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 12/5/2006

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

RE: **Baltimore County** Item No. 7-235-A

300 E. PENNSYLVANIA AVENUE

COURTHOUSE VIEW, LLC VARIANCE - PERMIT A S' SETBACK FOR PROPOSED PARKING SPACE

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. 7-235 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 (mbailey@sha.state.md.us).

Very truly yours,

Engineering Access Permits

Division

SDF/MB

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 November 28, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: November 27, 2006

Item No.: 230, 231, 232, 233, 234 235, 236, 237, 238, 239.

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



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



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

January 10, 2007

PAULA J. SAUERBORN COURTHOUSE VIEW LLC 203 WELFORD ROAD LUTHERVILLE-TIMONIUM MD 21093

Re: Petition for Variance
Case No. 07-235-A
Property: 300 East Pennsylvania Avenue

Dear Ms. Sauerborn:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted 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

John J. Murphry

JVM:pz

Enclosure

c: Paul Lee, Century Engineering, Inc., 10710 Gilroy Road, Hunt Valley, MD 21031 Richard Parsons, 412 Woodbind Avenue, Towson MD 21204 John Woelful, 304 Pennsylvania Avenue, Towson MD 21204 Michael Ventura, 306 E. Pennsylvania Avenue, Towson MD 21204 Michael Miller, 441 East Pennsylvania Avenue, Towson MD 21204

1-0-0-1

PLEASE PRINT CLEARLY

CASE NAME	CASE NUMBER	DATE

SITIZEN'S SIGN-IN SHEET

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CITY, STATE, ZIP	15 mm, ma 2	Towns 21286	g au									
ADDRESS	204 Permy hours Are	 	E leana.									
NAME	KTAN LANGE PARSONS	*Michael Ventra	Melaep Milla, C.	9,70000								

PLEASE PRINT CLEARLY

CASE NAME 300E. POUSSYLVAULA CASE NUMBER 07-235 A DATE 1-10-07

ARE

PETITIONER'S SIGN-IN SHEET

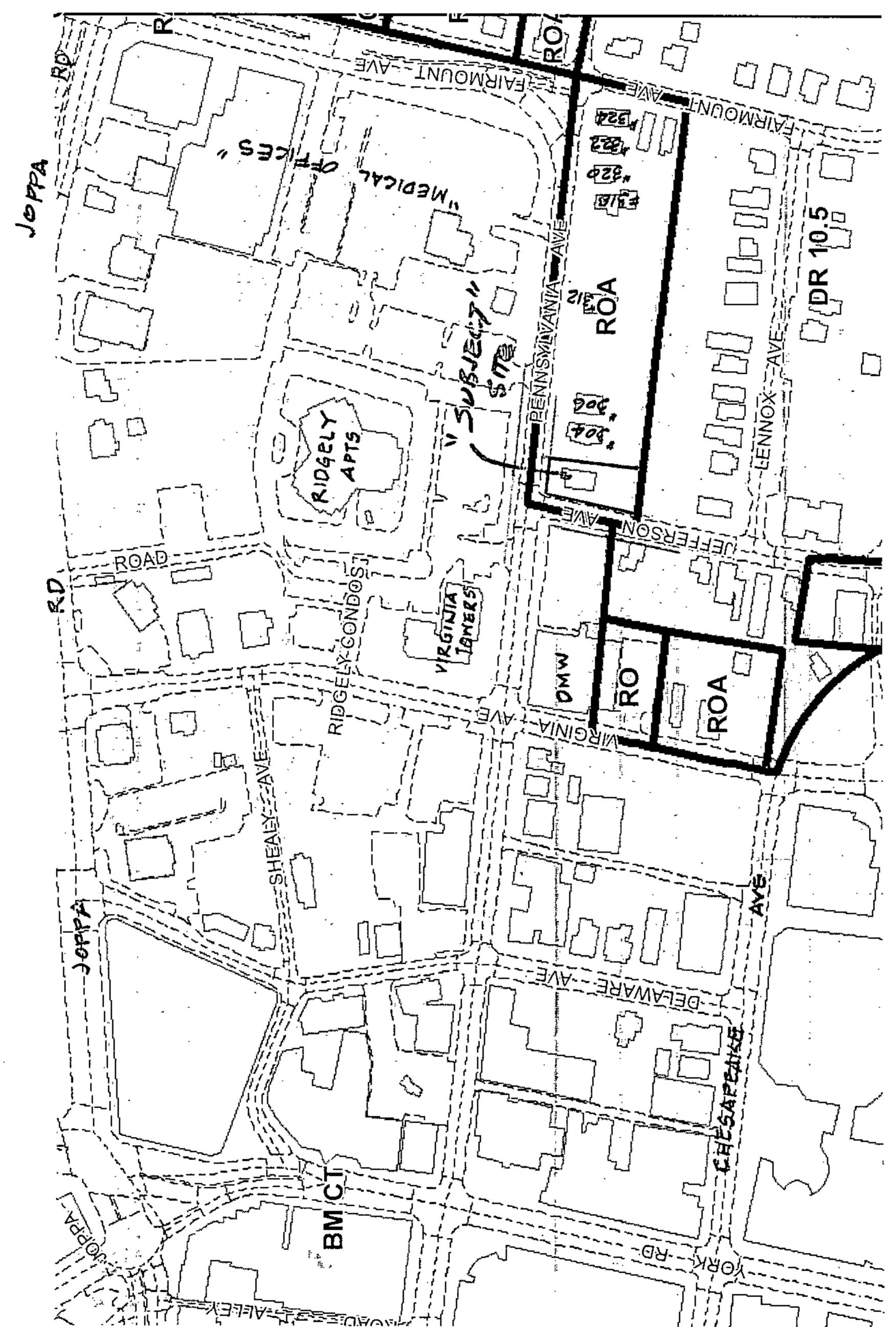
E- MAIL TOUSELL CITY, STATE, ZIP A A A HWTUALEY, BALTIMORE, 401 Bost 319 OLD TRAIL RD PLANNING OFFICE **ADDRESS** SAUERBORN NAME ENW00

MSA CS4 2136- 5633

Baltimore County - My Neignborhood



PET5



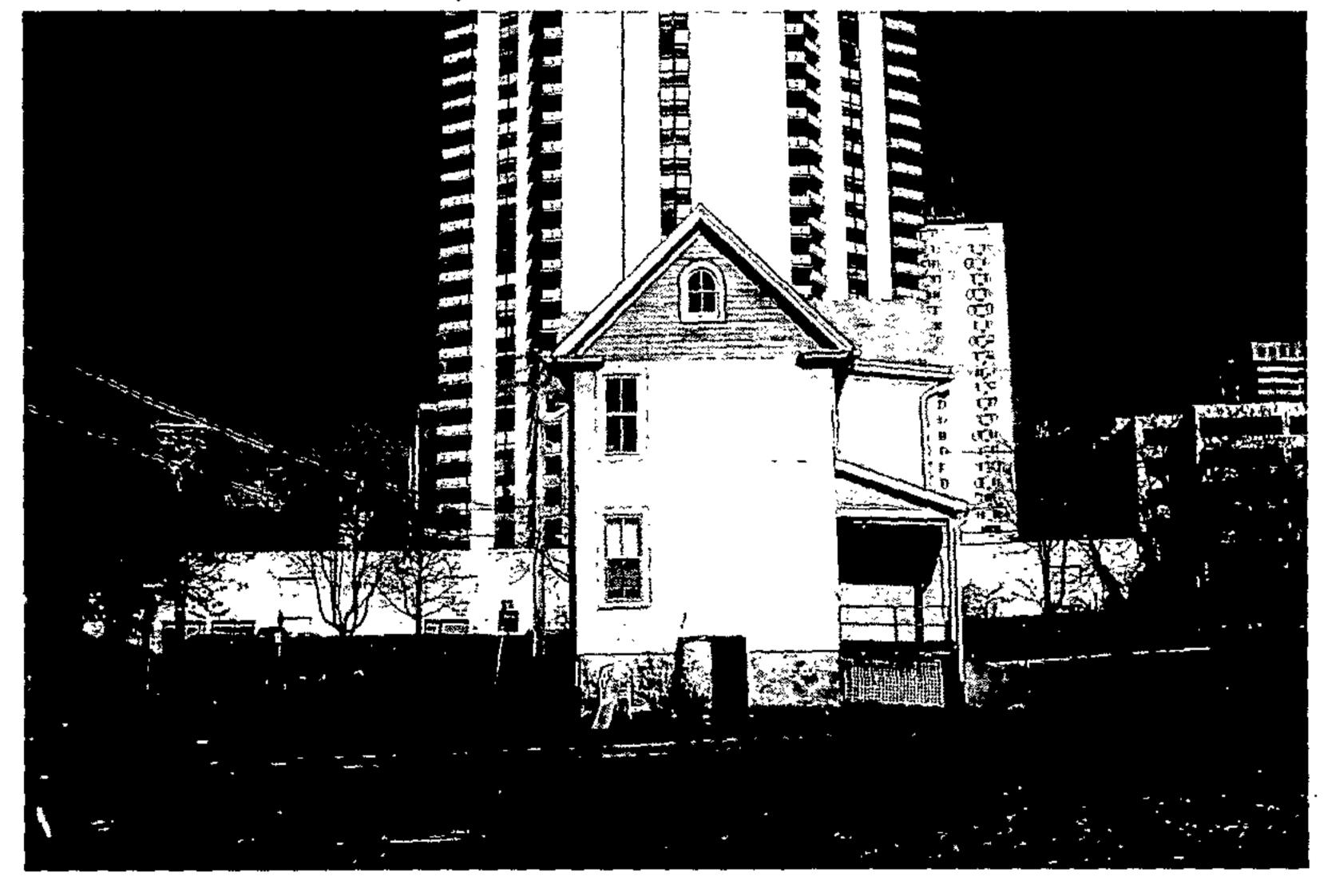
olo 2

10 feet wide 437764 **⇒** 3€ . ± <u>\$</u>3 08 25 AVETT ZZE HO LEET WIDE SIN 031 F601 SAL 011 7/// 541 0141 チウノノ ENT 0/11 1611 SIL 011 7.511 SAT 011 ¥181 Serl Orr EME! · ~ . 50% ON 7481 105 3 5/11 011 4051 5111 011 1551 SIM 041 ¥ 041 5111 041 : F9/11 ,05 200 1111 7151 A1211302 1205121125. *E/11



#304

LOOKING ALONG EXIST. FENCE & GDGE OF #304 DRIVENBY ALONG PROPERTY LINE OF \$300 4 304



LOOKING AT REAR OF #300 PENNSYLVANIA AVE
TOWARD PENNSYLVANIA AVE PEEA

#304

LOOKING DOWN PROPERTY LINE # 300 4 # 304 #304 DRIVENHY ALONG PROPERTY LINE



LOOKING AT FRONT OF PROPERTY
FROM VIRGINIA TOWERS PARKING LOT

GB





LOOKING AT E. PENNSYLVANIA AVE
FROM PROPERTY AT CORNER JEFFERSON IVE



JEFFERSON AVE.

* 300 E. PENNSYLVANIA AVE



306 E.PENNSYLVANIA AUE.

#304 #300

306

#306

E. PENNSY LVANIA AVE



304 E. PENNSYLVANIA AUE. #300

QE

RIDGELY BLOG

MEDICAL BLOGS E. JOPPA ROAD 9 FAIRMOUNT AVE



LOOK OUT FRONT OF BOOE. PENNSYLVANIA AVE



LOOKING UP PENNSYLVANIA AVE FROM

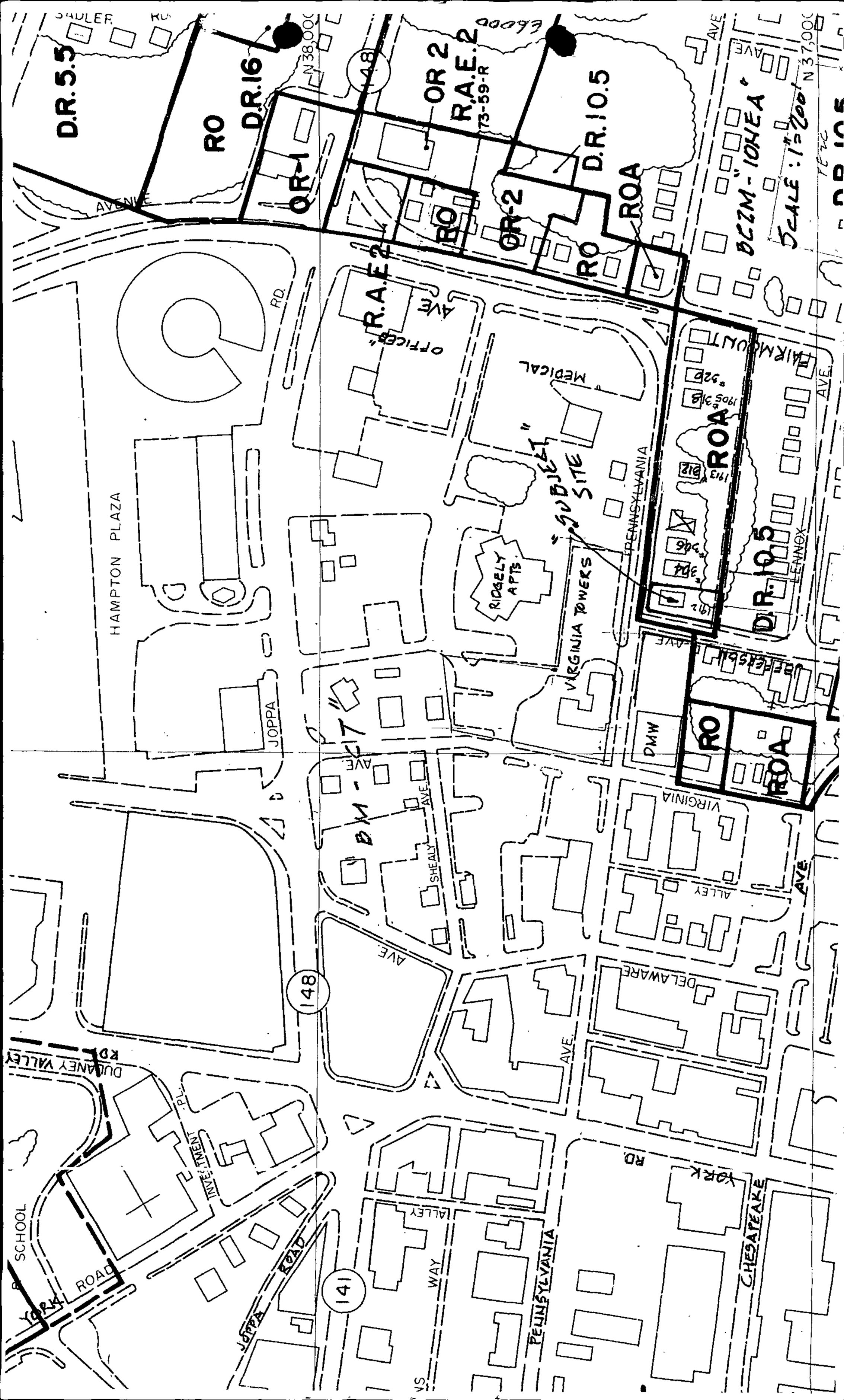
VIEGWIA TOWERS



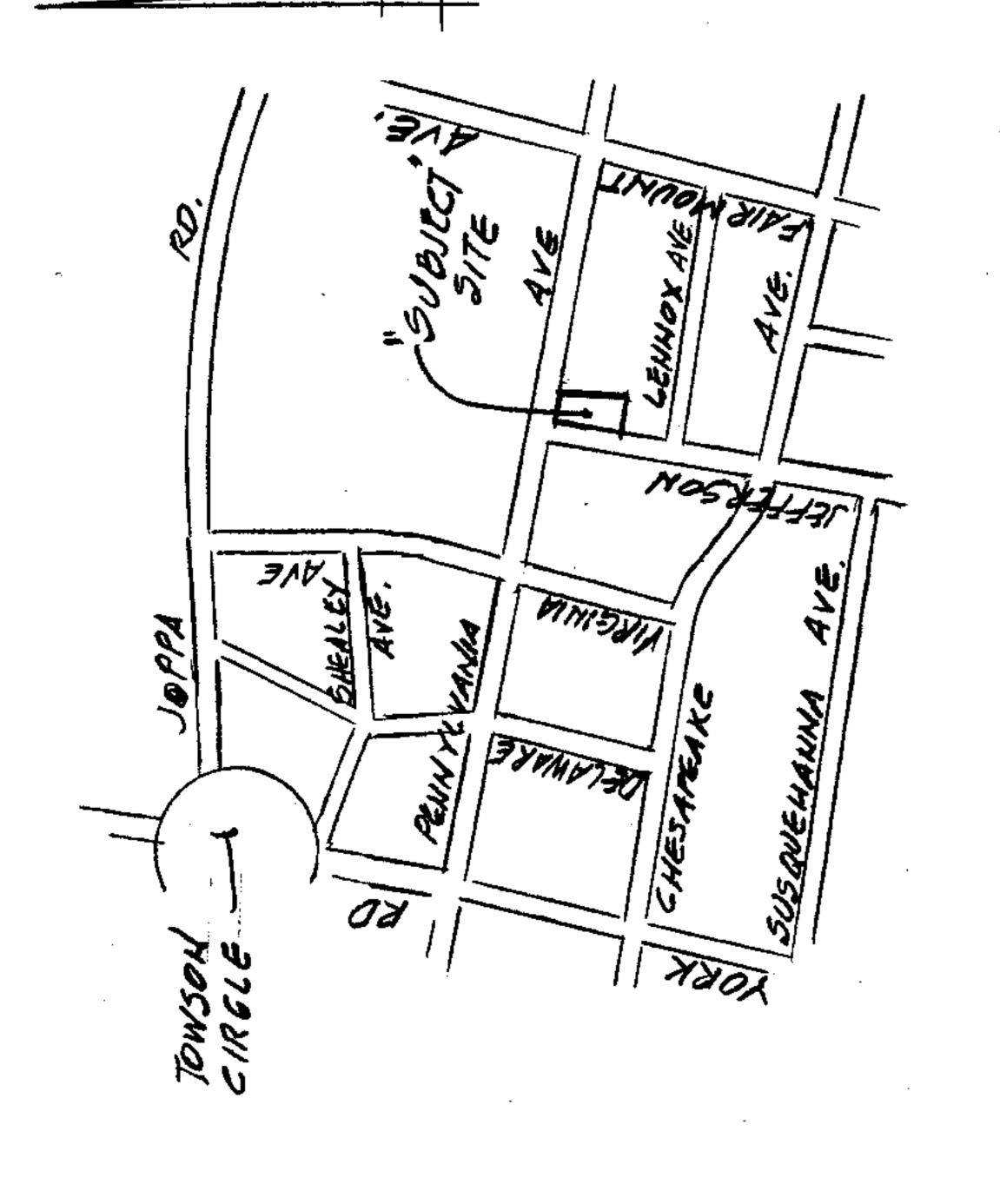
LOOKING DOWN E. FENNSYLVANIA AUE TOWARD
YORK RD FROM # 300



PARK LOT OF ENGINEERING CO. ACROSS BEG JEFFERSON AVE FROM # 300 - (NOTE PARKING DISTANCE) FROM JEFFERSON AVE RIN



DNINE EX, E.L. FENCE J 146.001. ... £x. CONC. WALK ACOAD RIGHT OF MAY REQUESTED (8X.8.W.(OMS. 24.150) PONINOS RONINES - DUINOZ, 10-MB'X LX. CURB - NAY SKINOS ZOUING 7/1 NOSWJ-1-1-20 E1,425,650 | 12/2 EX.2971, DWG E1,425,650



OCATION MAP 544E: 1"= 500' 1. AREA OF PROPERTY: WET: 8,873 SE(0.204 AL), GROSS: 13,149 S.F. (0.302 AL)
2. EXISTING ZOXING OF PROPERTY: "RESIDENTIAL"
3. EXISTING USE OF PROPERTY: "RESIDENTIAL"
4. PROPOSED USE OF PROPERTY: CLASS'A"OFFICE
5. OWNER 15 PROPOSING TO ADO AM ADDITION TO THE EXISTING WAS
25TX BUILDING FOR OFFICE USE: EXISTING OWELLING WAS
DUILT IN THE PERIOD OF 1901-1925 AND 15 LISTED IN THE

BUILT IN THE PERIOD OF 1901-1925 AND 15 LISTED IN THE
MARYLAND INVENTORY OF HISTORIC PROPERTIES (BA-0104
SINCE THE OWELLING WAS HOWICONFORMING, BALTIMORE COUNTY

BY LETTER FROM DEPARTMENT OF PERMITS A DEVELOPMENT MANAGEMENT (5-20-04) VERIFIED THAT THE RESIDENTIAL OWELLING
COULD BE INCREASED ALONG SAID HONCONFORMING DIMENSION
BY NO MORE THAN 25%, PROPOSED OFF STREET PARKING CALCULAT
ARE BASED ON THIS APPROVAL. (SEE LETTER)

ARE BASED ON THIS APPROVAL. (SEE LETTER)

6. REQUIRED OFF STREET PARKING (OFFICE USE-SECT. 202.344)

EXISTING 25TY. BUILDING GROSS FLOOR AREA-2440 SF.

2440 S.F. @ 3.3/1000 = 8.05 P.S

TRUMBER OF PARKING SPACES SHOWL (INCL. 1465)

9. PETITIONER REQUESTING A YARIANCE TO SECTIONS 409.8.4.4
409.4. A OF THE BEZR TO PERMIT A 5'SETBACK FOR PROPOSING SPACES FROM AN EXISTING ROAD RIGHT OF WAY IN OF THE REG'D. 10' AND TO PERMIT A 10'DRIVE WAY (ONE WAY IN CIEU OF THE REG'D. 12' (VARIANCES OF 5'42') AND AN

10. ANY WEN SIGNS WILL COMPLY WITH SECT. 450 OF BCZR AND ANY E.
11. PROPERTY SHOWLU ON BCZNI"NE IDA"9CALE:1"=200'4 07042.
12. PROPERTY HAS NO ZONING HISTORY.

PLAT TO ACCOMPANY PETITIO

300 E. PENNISYLVANIA A.

ELECT. 0157. 9C5

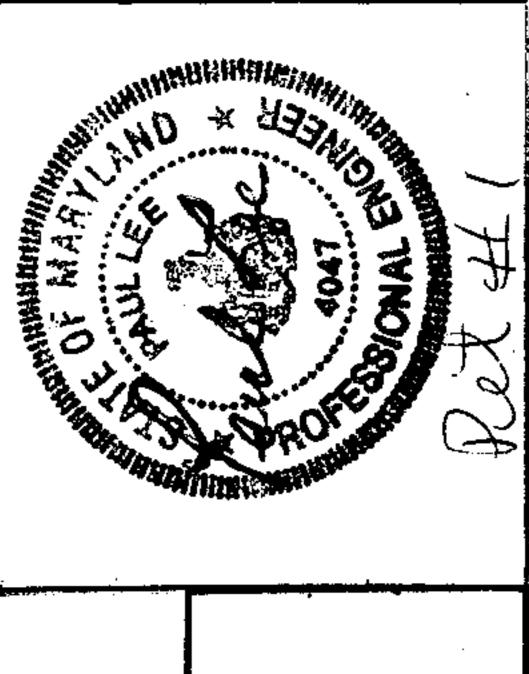
SCALE: 1"-20'

NOK. 18

ONNEKT.

COURTHOUSE VIEW
203 WELFORD ROAD

ENGINEERING 10710 GILROY ROAD HUNT VALLEY, MD 21031



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: November 30, 2006

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For December 4, 2006

Item Nos. 07-229, 230, 231, 232, 233, 234,

235, 237, 238, and 239

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-11292006.doc