

IN RE: **PETITIONS FOR VARIANCE**
SW Corner South Marlyn Avenue
and Silver Avenue
(300 & 302 South Marlyn Avenue)
15th Election District
7th Council District

Michael Shortlidge, et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* Case Nos. 07-267-A & 07-268-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of the Petition for Variance filed by the owners of the subject adjacent properties Michael Shortlidge, Darrell Lambert, and his wife, Alice Lambert. Since the properties are owned by the same individuals and are located adjacent to one another, the two cases were heard contemporaneously. In Case No. 07-267-A, the Petitioners request a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet for the lot containing an existing single-family dwelling known as 300 South Marlyn Avenue and designated as Lot 43 on the plat of Glasco filed in Plat Book W.P.C. No. 7 folio 115. In Case No. 07-268-A, the Petitioners request similar relief. Specifically, relief is requested from Section 1B02.3.C.1 to permit a buildable lot with a width of 50 feet in lieu of the minimum required 55 feet for the adjacent property known as 302 South Marlyn Avenue, which is presently a vacant lot. This property is designated as Lot 44 on the plat of Glasco filed Plat Book W.P.C. No. 7 folio 115. The two properties at issue and requested relief are more particularly described on the site plan submitted in each case and marked into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the requests were Francis X. Borgerding, Jr., attorney for the Petitioners, and Michael Shortlidge, property owner. There were no Protestants or other interested persons present.

RECEIVED FOR FILING
Date 3-22-07
By Q&A

As noted above, the subject properties are located adjacent to one another on the west side of Marlyn Avenue just south of Silver Avenue and known as Lots 43 and 44 on the plat of Glasco filed in the Land Records of Baltimore County in Plat Book W.P.C. No. 7 Folio 115. The properties are zoned D.R.5.5. The Petitioners produced a color coded exhibit to show the pattern of development in the area as well as numerous pictures evidencing that the vast majority of single family homes in this locale are developed on 50 foot lot widths which do not meet the current D.R.5.5 lot width requirement of 55 feet. Petitioner testified that he and his brother-in-law are in the process of refurbishing the existing single-family dwelling on 300 South Marlyn Avenue. Relief is requested as set forth above to allow the development of the vacant lot with a single-family dwelling.

Although the existing and proposed structures on each lot will meet all the D.R.5.5 bulk requirements with the exception of the required 50 foot lot width, a Zoning Advisory Committee (ZAC) comment, dated January 2, 2007, was received from the Bureau of Development Plans Review requesting the Petitioners to "show a future 40-foot-wide right-of-way centered on the existing 30-foot-wide right-of-way on Silver Avenue". To comply with this request, the existing single-family dwelling on 300 South Maryln Avenue will have an eight foot side yard setback instead of the existing 13 feet. To accommodate this request the Petitioners agreed to amend their petition and site plan (Petitioners' Exhibit 1) to include an additional variance in Case No. 07-267-A from Section 1B02.3.C.1 of the B.C.Z.R. to request a side yard setback of eight feet in lieu of the required 10 feet.

As now particularly shown on the site plan, each of the subject lots contain 7,500 square feet of area. Mr. Shortlidge gave a history of the properties and the scope of work taking place which has been fully discussed with neighbors who support the proposal. He submitted pictures showing the refurbishment of the existing house on 300 South Marlyn Avenue. The Petitioner indicated that both the existing house and new house to be put on the existing unimproved lot will be compatible both in size and architecture with the surrounding neighborhood. ZAC comments were received from the Department of Environmental Protection

UNDEN RECEIVED FOR FILING
Date 3-2-07
By [Signature]

and Resource Management (DEPRM), dated February 7, 2007, which indicated the lots in both cases must comply with the Chesapeake Bay Critical Area Regulations. The properties are located in the intensely developed area (IDA) of the Chesapeake Bay Critical Area.

The Petitioners filed the instant petitions seeking recognition that these are two separate building lots. As to Lot 43, the variance relief is functionally necessary should Silver Avenue be widened in the future and legitimize the existing lot for the dwelling known as 300 South Marlyn Avenue. As to Lot 44, relief is necessary to permit development with a new single-family dwelling. The new dwelling will meet all front, side and rear setback requirements. It is to be noted that public water and sewer serve both lots. Thus, it appears the relief requested is appropriate and consistent with the neighborhood. Both are lots of record that have existed for many years and although each fails to meet the present lot width of the D.R.5.5 zoning regulations, they are consistent with others in the community. The testimony indicates that the vacant lot has never been utilized as yard space for 300 South Marlyn Avenue or in any way been improved to give the appearance of having been incorporated into the lot known as 300 South Marlyn Avenue. The proposed dwelling while compatible with the neighborhood will be subject to architectural review by the Office of Planning. As the Office of Planning is one of the signatory departments for building permit approval, the Petitioners must comply with Planning's ZAC comment and recommendations regarding the architectural styling of the proposed dwelling to assure compatibility with the area. In my view, the relief requested will not result in any detriment to the health, safety and general welfare of the surrounding community and shall, therefore, be granted.

Pursuant to the advertisement, posting of the property and public hearing on these petitions 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 2nd day of March, 2007 that the Petition for Variance filed in Case No. 07-267-A seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet, and Petitioners' amended request

ORDER RECEIVED FOR FILING

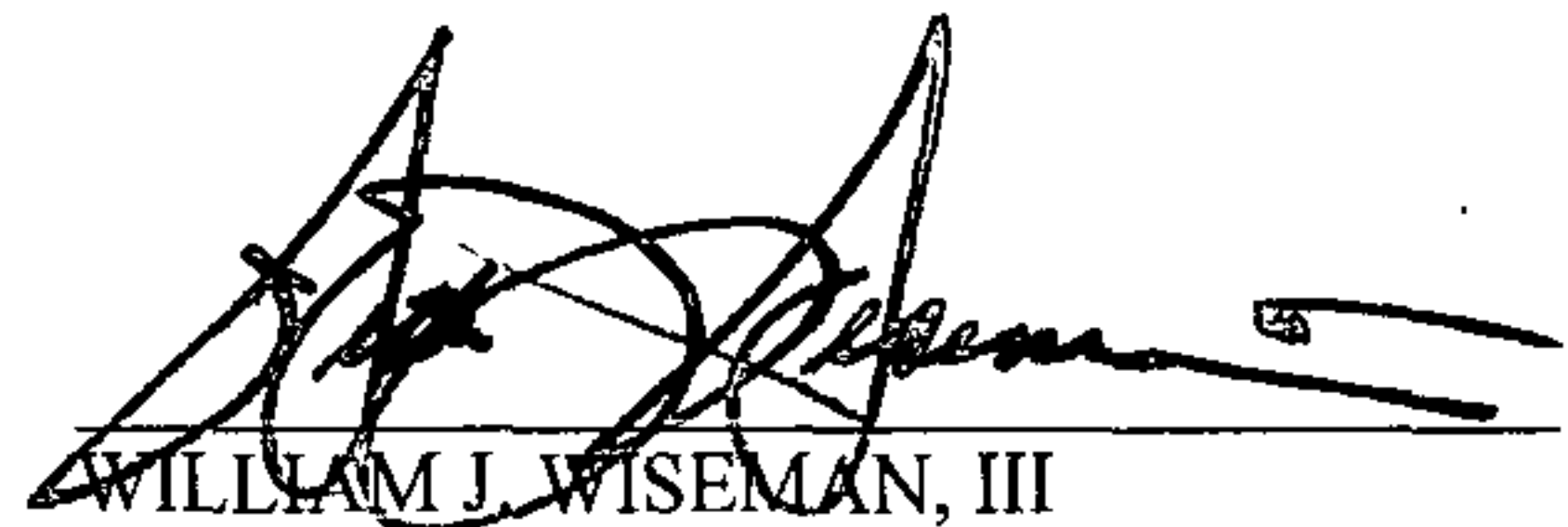
Date 3-2-07

By DEF

for a side yard setback of eight feet (north side) in lieu of the required 10 feet for the existing single-family dwelling on the property known as 300 South Marlyn Avenue, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 07-268-A seeking relief from Section 1B02.3.C.1 of the B.C.Z.R. to permit a lot width of 50 feet in lieu of the required 55 feet for the property known as 302 South Marlyn Avenue, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following conditions:

- 1) The Petitioners may apply for their building permits 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The development of this property is subject to intensely developed area (IDA) regulations of the Chesapeake Bay Critical Area Regulations. Compliance with the attached Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) relative to Chesapeake Bay Critical Area Regulations and IDA regulations, dated January 7, 2007.
- 3) When applying for any permits, the site plan(s) filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 3-2-07
By D&S

BW
2/12

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM - Development Coordination JWL

DATE: January 7, 2007

SUBJECT: Zoning Item # 07-267-A
Address 300 S. Marlyn Avenue
(Shortlidge & Lambert Property)

Zoning Advisory Committee Meeting of 12/25/06

_____ 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:

_____ 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).

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

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

This property is within the Intensely Developed Area (IDA) of the CBCA. Any development must comply with IDA regulations.

Reviewer: Kevin Brittingham

Date: 1/4/07

ORDER RECEIVED FOR FILING
Date 3-2-07
By Dfz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 2, 2007

Frank Borgerding, Esquire
409 Washington Avenue, Suite 600
Towson, MD 21204

RE: PETITIONS FOR VARIANCE

SW Corner South Marlyn Avenue and Silver Avenue
(300 & 302 South Marlyn Avenue
15th Election District - 7th Council District
Michael Shortlidge, et al - Petitioners
Case Nos. 07-267-A & 07-268-A

Dear Mr. Borgerding:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Variance have 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 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III".
WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Michael Shortlidge, 7416 Longfield Drive, Kingsville, Md. 21087
Darrell and Alice Lambert, 7416 Longfield Drive, Kingsville, Md. 21087
People's Counsel; DEPRM; DPR; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 300 S. Marlyn Ave Lot 43

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 BCZR TO PERMIT AN

EXISTING DWELLING ON A 50 FT. WIDE LOT IN LIEU OF THE REQUIRED 55 FT. WIDERS OWNERSHIP WITH A VACANT ADJACENT LOT EXISTS.

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

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

Date

Address

By

City

State

Zip Code

Legal Owner(s):

Michael Shortlidge

Name - Type or Print

Signature

Darrell + Alice Lambert

Name - Type or Print

Darrell Lambert Alice Lambert

Signature

7416 Longfield drive 410 371-8522

Address

Telephone No.

Kingsville MD.

21087

City

State

Zip Code

Representative to be Contacted:

Michael Shortlidge

Name

7416 Longfield drive 410 371-8522

Address

Telephone No.

Kingsville MD

21087

City

State

Zip Code

OFFICE USE ONLY

Case No. 07-267-A

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING

SEE *

Reviewed By

JL

Date

12/08/06

REV 9/15/98

* SCHEDULE HEARINGS WITH ADJ. LOT 44 TOGETHER

Zoning Description
300 S. MARLYN AVE.

261

BEGINNING AT A POINT ON THE WEST SIDE OF
SOUTH MARLYN AVE. (31 FT. PAVING) AT THE INTER-
SECTION WITH THE SOUTH SIDE OF SILVER AVE. (22' PAVING)
BEING LOT # 43 IN THE SUBDIVISION OF GLASSCO, RECORDED
IN PLAT BOOK 7 FOLIO 115. BEING 7,500 SQ. FT. IN AREA
IN THE 15TH ED, 7TH C.D.

MD

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: #07-267-A

300 S Marilyn Avenue, Lot 43
Southwest corner of South Marilyn Avenue and Silver Avenue
15th Election District - 7th Councilmanic District
Legal Owner(s): Michael Shordidge & Darrell & Alice Lambert

Variance: to permit an existing dwelling on a 50-foot wide lot in lieu of the required 55 feet where ownership with a vacant adjacent lot exists.

Hearing: Monday, February 12, 2007 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.

1/29/07 Jan. 25 122647

CERTIFICATE OF PUBLICATION

1/25/2007

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 1/25/2007.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

267^{JK} No. 22933

DATE 12/08/06 ACCOUNT 0010066150

AMOUNT \$ ~~500.00~~ 65.00

RECEIVED FROM: S. Rolles

FOR: RV Jiling 300 S. Maryland Ave

(#07-267-A - to be held with

07-268-A)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL DATE 12/12/2006
FEB #302 MARKIN JENKINS 11/29/07
>>RECEIPT # 475270 12/08/06
Dept 5 500 JOURNAL VERIFICATION
CR NO. 0022943

Receipt Tot 655.00
5.00 CR 5140.00
410.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 07-267-A

Petitioner/Developer: DARRELL ALICE LAMBERT
MICHAEL SHORTLIDGE

Date Of Hearing/Closing: 2/12/07

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 300 S. MALLYN AVE. LOT 43

This sign(s) were posted on January 27, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 1/27/07
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

RE: PETITION FOR VARIANCE * BEFORE THE
300 S. Marlyn Avenue; SW corner S. Marlyn *
Avenue & Silver Avenue * ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Michael Shortlidge and * FOR
Darrell & Alice Lambert *
Petitioner(s) * BALTIMORE COUNTY
* 07-267-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

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 4th day of January, 2007, a copy of the foregoing Entry of Appearance was mailed to, Michael Shortlidge, 7416 Longfield Drive, Kingsville, MD 21087, Petitioner(s).

RECEIVED

JAN 04 2007

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

January 2, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

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: 07-267-A

300 S. Marlyn Avenue, Lot 43
Southwest corner of South Marlyn Avenue and Silver Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Michael Shortlidge & Darrell & Alice Lambert

Variance to permit an existing dwelling on a 50-foot wide lot in lieu of the required 55 feet where ownership with a vacant adjacent lot exists.

Hearing: Monday, February 12, 2007 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Michael Shortlidge, 7416 Longfield Drive, Kingsville 21087
Darrell & Alice Lambert, 7416 Longfield Drive, Kingsville 21087

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 27, 2007.**
(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
Thursday, January 25, 2007 Issue - Jeffersonian

Please forward billing to:
Michael Shortlidge
7416 Longfield Drive
Kingsville, MD 21087

410-371-8522

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: 07-267-A

300 S. Marlyn Avenue, Lot 43

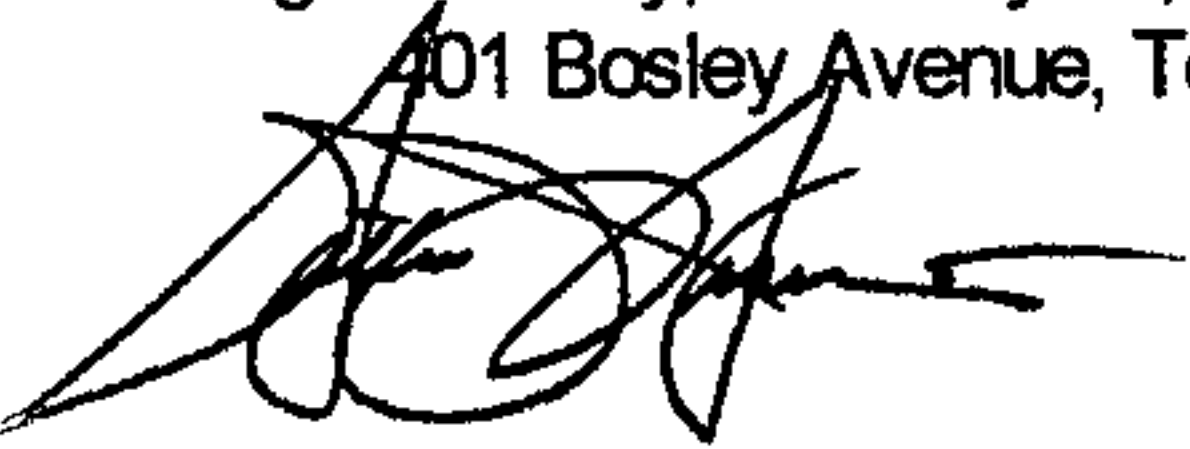
Southwest corner of South Marlyn Avenue and Silver Avenue

15th Election District – 7th Councilmanic District

Legal Owners: Michael Shortlidge & Darrell & Alice Lambert

Variance to permit an existing dwelling on a 50-foot wide lot in lieu of the required 55 feet where ownership with a vacant adjacent lot exists.

Hearing: Monday, February 12, 2007 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: 07 267 A

Petitioner: SHORTLIDGE

Address or Location: 300 S. MARLYN AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael Shortlidge

Address: 7416 Longfield drive
Kingsville MD 21087

Telephone Number: 410 371-8522



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

February 5, 2007

Michael Shortlidge
Darrel and Alice Lambert
7416 Longfield Drive
Kingsville, MD 21087

Dear Mr. Shortlidge and Mr. and Mrs. Lambert:

RE: Case Number: 07-267-A, 300 S. Marlyn Avenue, Lot 43

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 8, 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

BW
2/12

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM - Development Coordination *JWL*

DATE: January 7, 2007

SUBJECT: Zoning Item # 07-267-A
Address 300 S. Marlyn Avenue
(Shortlidge & Lambert Property)

Zoning Advisory Committee Meeting of 12/25/06

_____ 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:

_____ 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).

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

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

This property is within the Intensely Developed Area (IDA) of the CBCA. Any development must comply with IDA regulations.

Reviewer: Kevin Brittingham

Date: 1/4/07

BW
2/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 4, 2007

JAN 12 2007

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-267 and 7-268- Variance

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

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

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

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

Prepared By: _____

CTM

Division Chief: _____

Lynne Lankham

MAC/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 2, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For January 1, 2006
Item No. 07-267

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

Show a future 40-foot-wide right-of-way centered on the existing 30-foot-wide right-of-way on Silver Avenue. The side yard setback dimension will then be 8-feet instead of 13-feet.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 07-267-01022007.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

December 21, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 25, 2006

Item Number(s): 267 through 269 and 271 through 280

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



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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1 - 2 - 2007

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

RE: Baltimore County
Item No. 7-267-A
3005 MARLYN AVE.
LOT 43
SHORTLIDGE PROPERTY
VARIANCE

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. 7-267A.

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,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 4, 2007

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-267 and 7-268- Variance**

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

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

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

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

Prepared By: CTM

Division Chief: Lynn Lankham

MAC/LL

43w
2/12

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM - Development Coordination *JWL*

DATE: February 7, 2007

SUBJECT: Zoning Item # 07-267-A
Address 300 S. Marlyn Avenue
(Shortlidge & Lambert Property)

27

Zoning Advisory Committee Meeting of 12/25/06

_____ 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:

_____ 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).

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

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

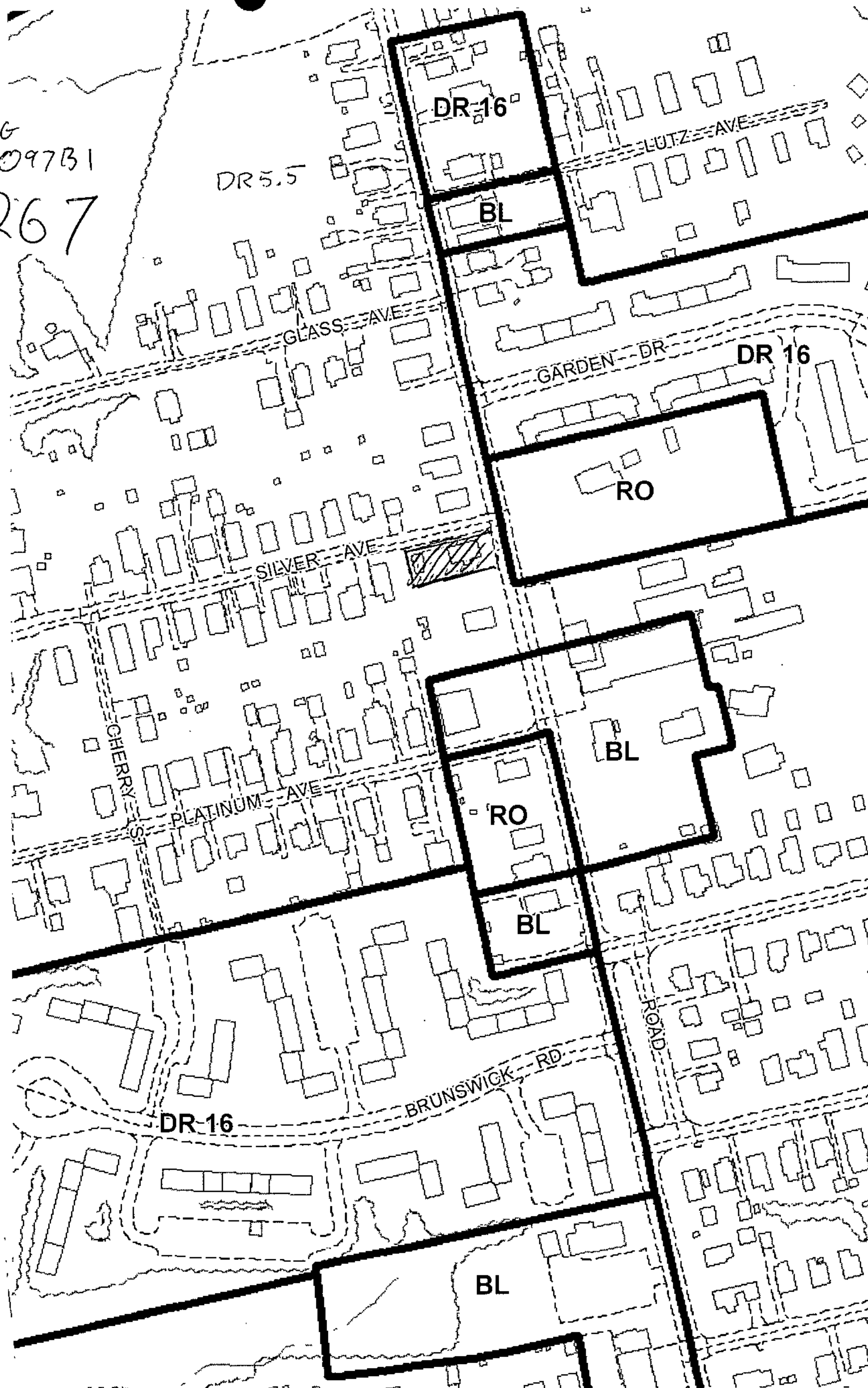
This property is within the Intensely Developed Area (IDA) of the CBCA. Any development must comply with IDA regulations.

Reviewer: Kevin Brittingham

Date: 1/4/07

ZONING
MAP 097B1

267



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

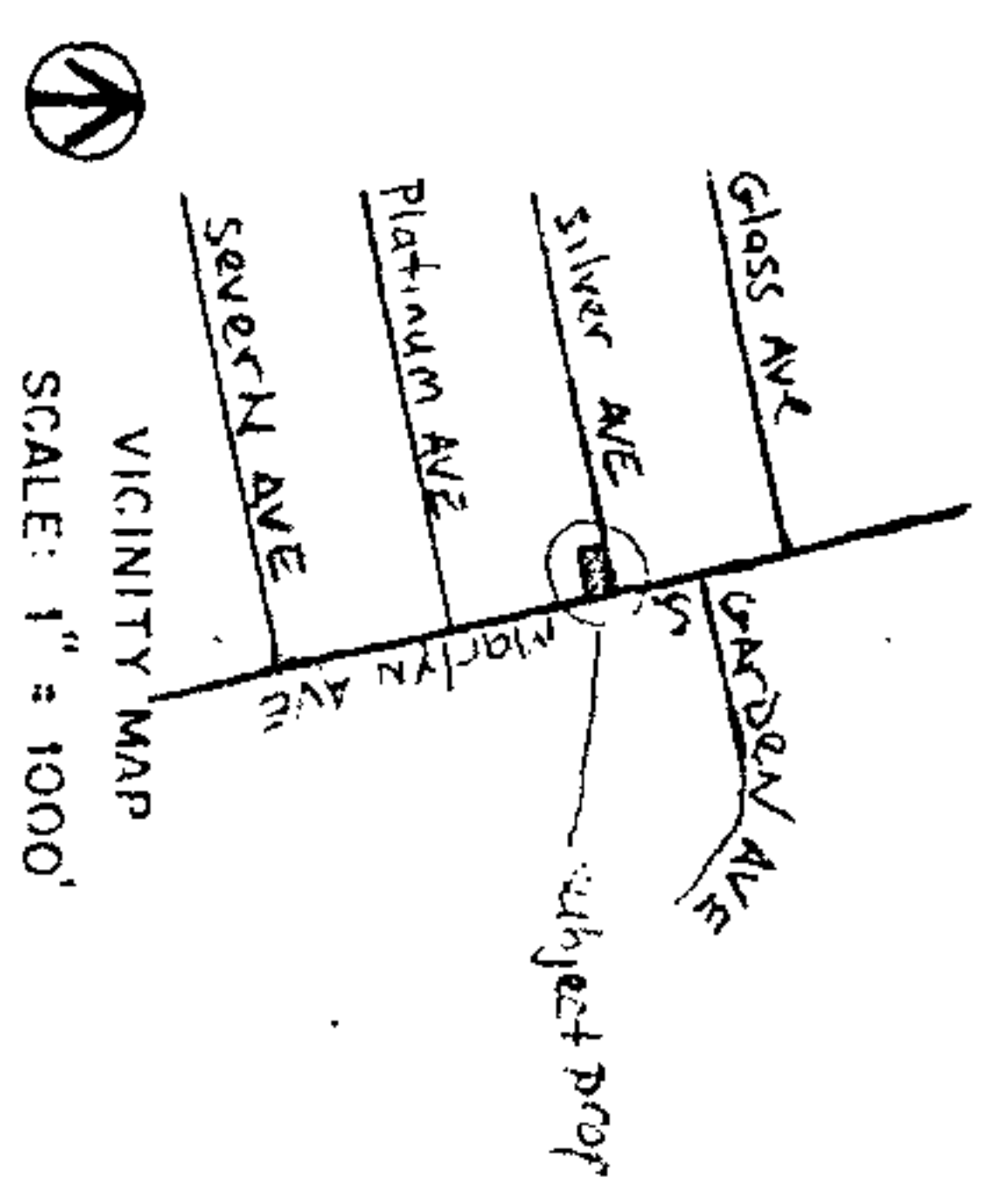
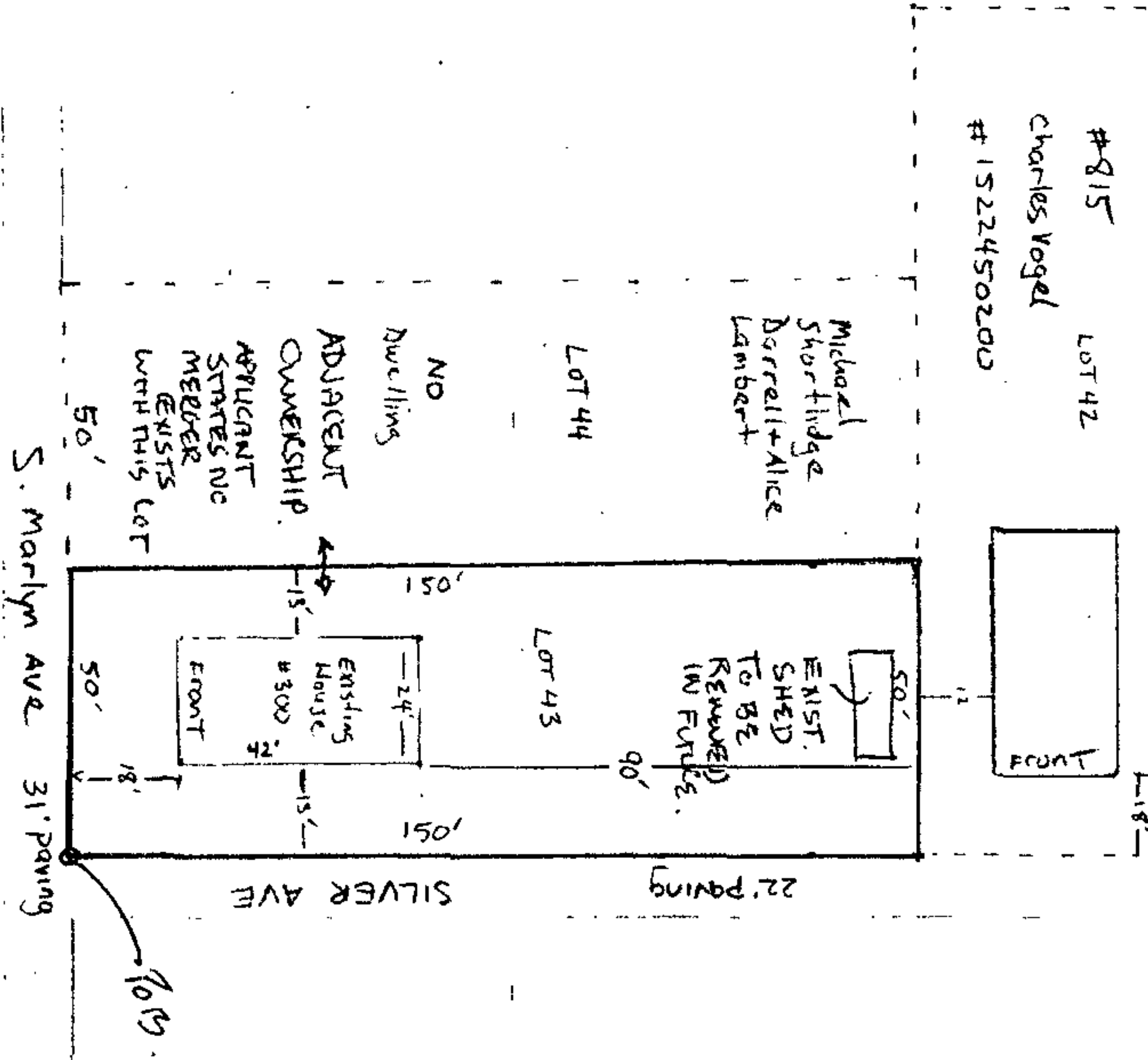
PROPERTY ADDRESS 300 S. Marilyn Ave

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

SUBDIVISION NAME Glassco

PLAT BOOK # 7 FOLIO # 115 LOT # 43 SECTION # ---

OWNER Michael Shortridge Barrell + Alice Lambert



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 09781

ZONING DR5.5

LOT SIZE 0.176 7500
ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER ☒ ☐

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY

MDS

Reviewed 12/08/06
(MDS)

SCALE OF DRAWING: 1" = 40'

267

Case No.: 07-267 A 300 S. MARLYN

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	Collectively Photo's of existing Home and neighborhood Development	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 300 S. Marilyn Ave

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

SUBDIVISION NAME Glassco

PLAT BOOK # FOLIO # LOT # 43 SECTION #

OWNER Michael Shortridge Barrell + Alice Lambert

#815 LOT 42

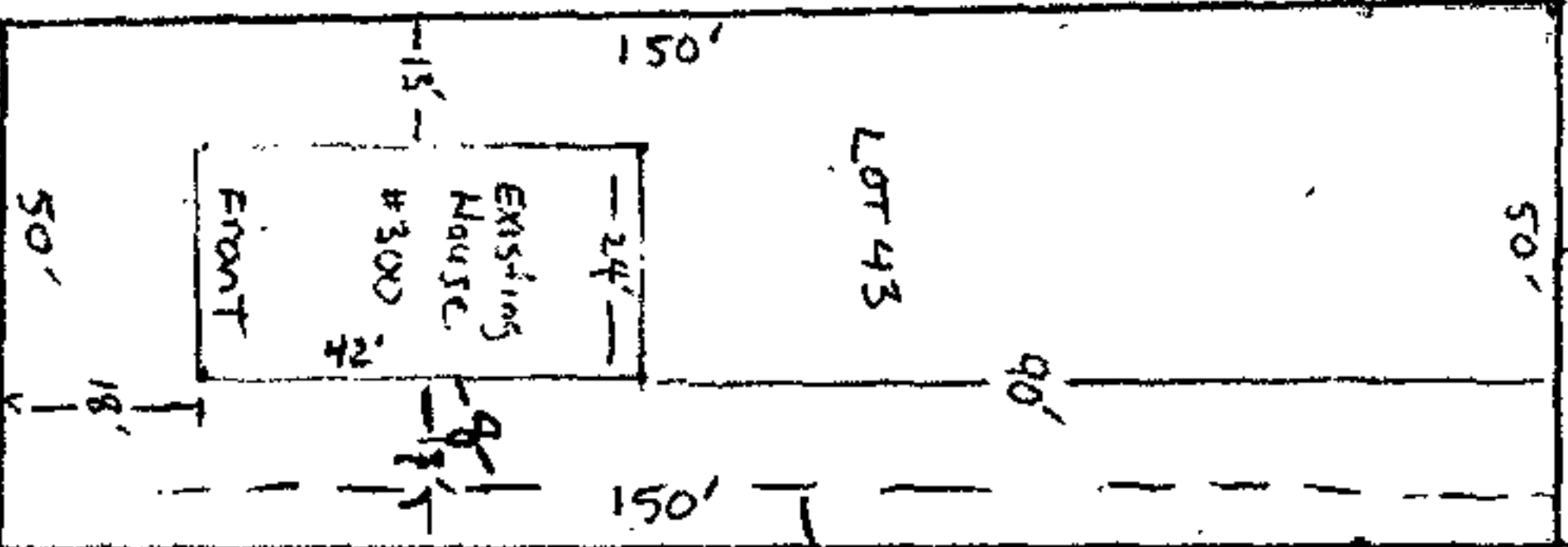
Charles Vogel

#1522450200

Michael Shortridge Barrell + Alice Lambert

LOT 44

NO Dwellings



SILVER AVE

S. Marilyn Ave 31' PAVING

PETITIONER'S

EXHIBIT NO. 1

07-267 A

PREPARED BY MBS

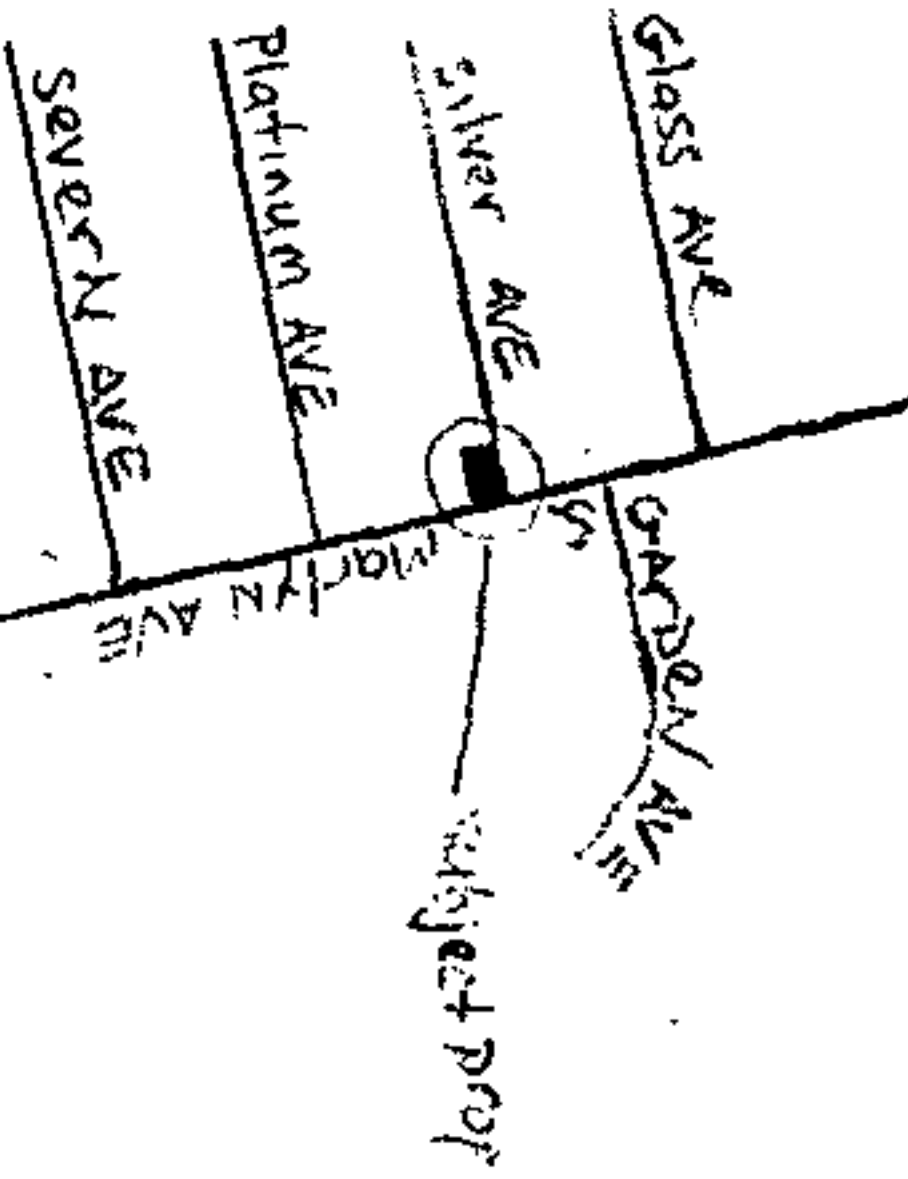
NORTH



SCALE OF DRAWING: 1" = 40'



VICINITY MAP
SCALE: 1" = 1000'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT

1" = 200' SCALE MAP #

ZONING

LOT SIZE 0.176 7500 SQUARE FEET

ACREAGE

PUBLIC PRIVATE

SEWER

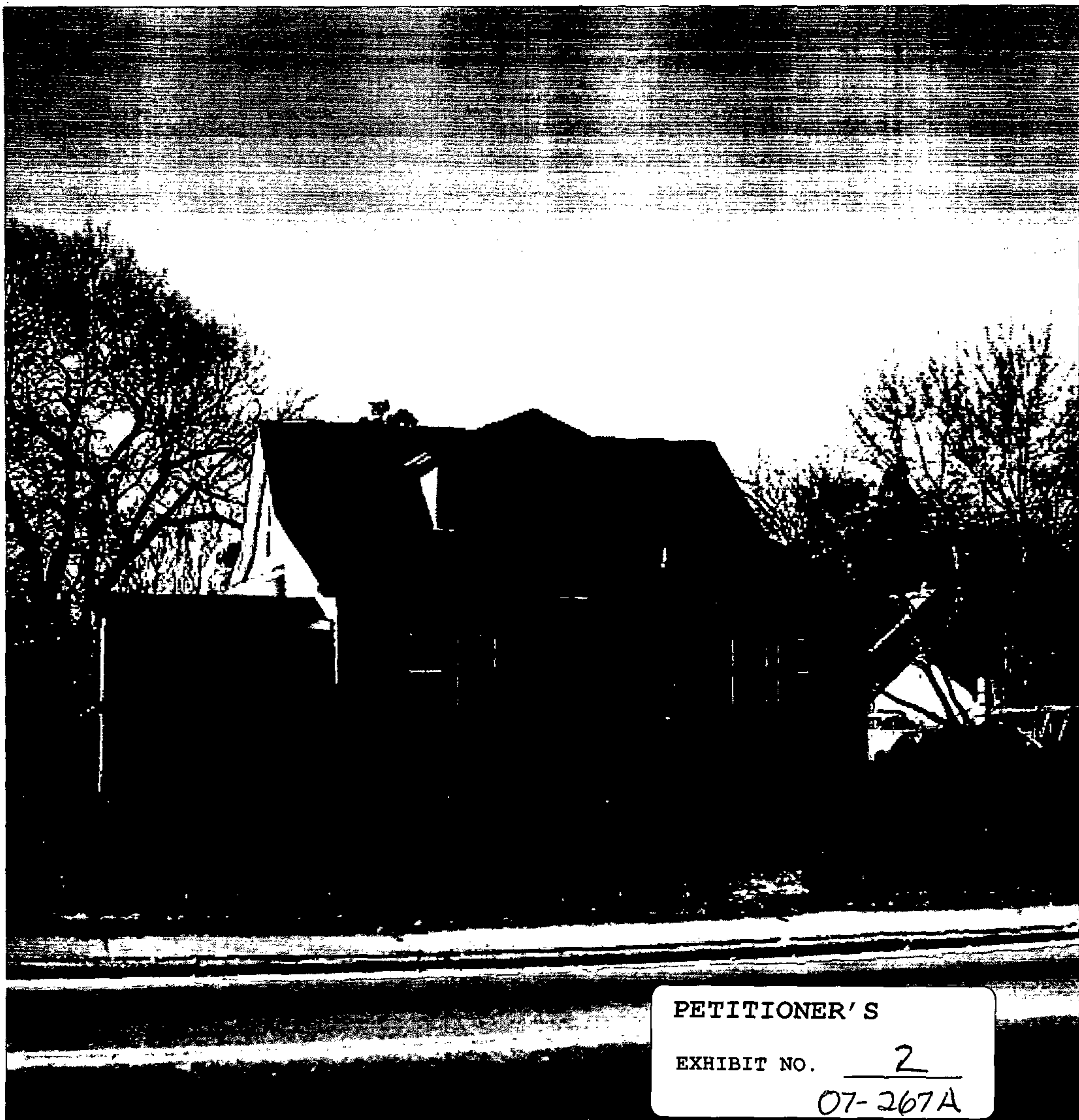
WATER

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN
HISTORIC PROPERTY/
BUILDING

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #



PETITIONER' S

EXHIBIT NO. 2

07-267A

300 S. Marlyn AVE

Lot 43

300 S. Marilyn Ave





310 S. Marilyn AVE

church



408 406 404 400

S. Marilyn AVE



813, 815 Glass AVE



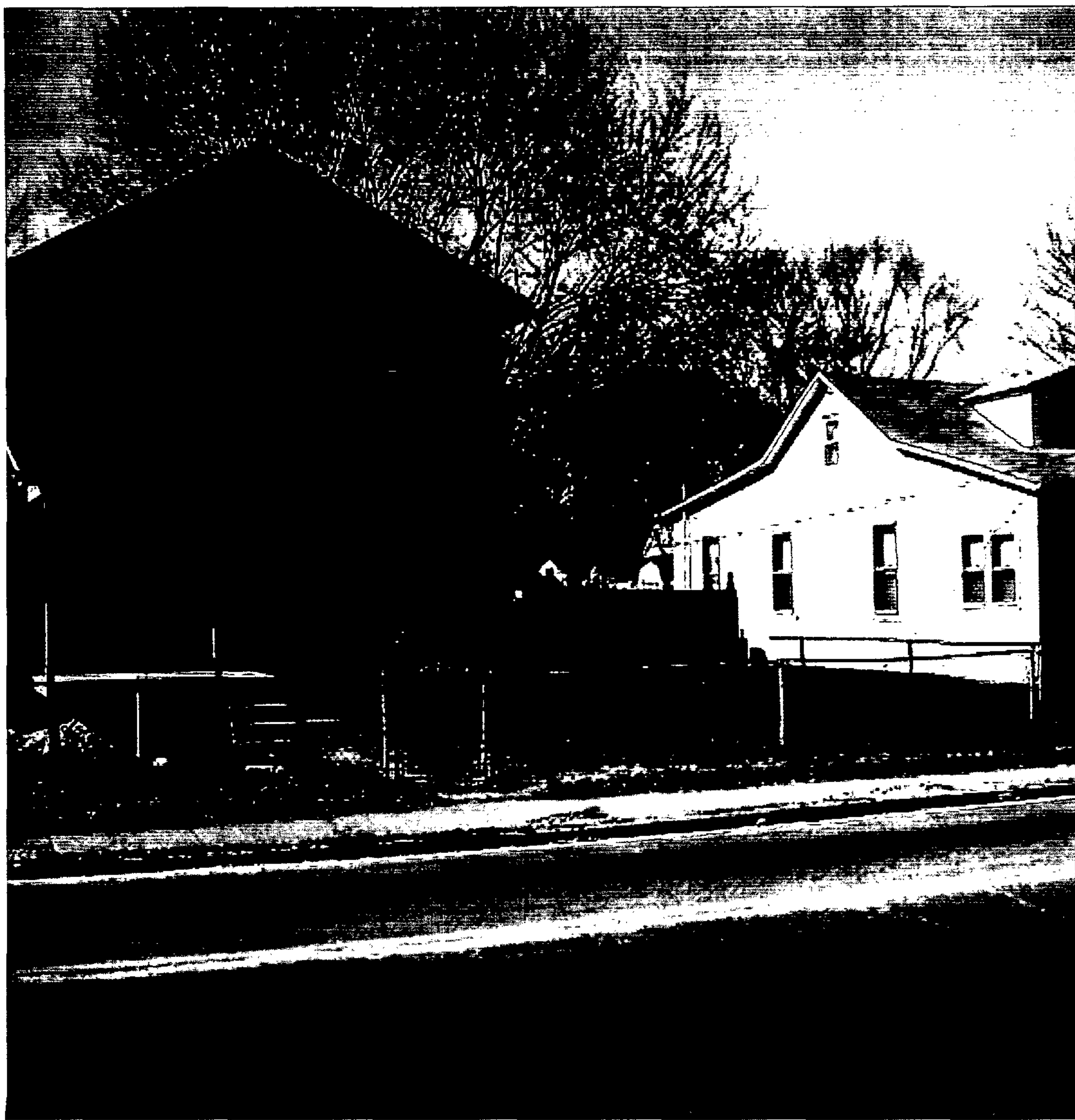
325 331 401 S. Marilyn AVE



305 S. Marilyn AVE



219 S. Marilyn AVE Marilyn
Apartments



220 218 S. Marilyn AVE

ZONING NOTICE

A NOTICE IS HEREBY GIVEN THAT THE
ZONING COMMISSION
OF TOWSON, MD

PLANS: 1990-101 COUNTY CHIEF'S DESIGN
301 BROAD STREET, TOWSON, MD
DATE NOTED: MONDAY, FEBRUARY 12, 1990
AT 9:00 A.M.

NEAREST: 1990-101 TO BE A ZONING
DESIGNATED 1990-101 TO BE A ZONING
DESIGNATED 1990-101 TO BE A ZONING
DESIGNATED 1990-101 TO BE A ZONING

CALL: 09-267-1

1990-101 TO BE A ZONING
DESIGNATED 1990-101 TO BE A ZONING
DESIGNATED 1990-101 TO BE A ZONING
DESIGNATED 1990-101 TO BE A ZONING

My sister 08/1/27/07