IN RE: PETITION FOR VARIANCE

NW side Pinewood Drive, 307 feet NE

C/l Wise Avenue

12th Election District

7th Councilmanic District

(1718 Pinewood Drive)

W. Scott Dawson Petitioner BEFORE THE

*

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DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

CASE NO. 07-345-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

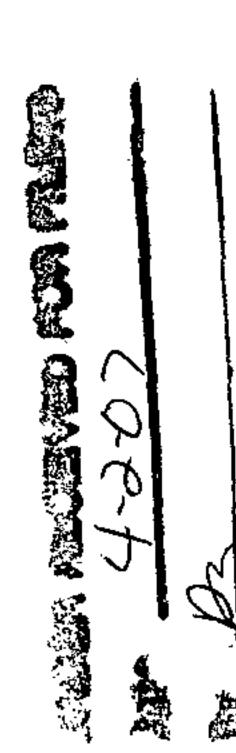
This matter comes before this Deputy Zoning Commissioner as a Petitions for Variance filed by the legal owner of the subject property, W. Scott Dawson. The Petitioner is requesting the variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed dwelling to be built on a lot 50 feet wide in lieu of the required 55 feet.

The property was posted with Notice of Hearing on March 15, 2007 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 March 17, 2007 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, off-street 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 February 9, 2007 which contains restrictions. ZAC comments received from the Department of Environmental Protection and Resource Management dated March 8, 2007 and contains restrictions. Copies of these comments are incorporated herein and made a part hereof the file.

Interested Persons

Appearing at the hearing on behalf of the variance request were Mike Miller and Rick Richardson with Richardson Engineering, LLC, who prepared the site plan. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

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The subject property contains 7950 square feet zoned DR 5.5 and is vacant. The property consists of lots 349 and 350 of the Rosewald Beach Subdivision which was recorded in the land records of the County in 1935. See exhibit 3. Each lot is 25 feet wide.

The Petitioner would like to build a new home on the property, which would meet all DR 5.5 regulations except lot width as shown in exhibit 1. The new home will be only 24 feet wide so that the side yard setback regulations are easily met. The proposed house will meet the average front yard setback of 27.5 feet to be compatible with the homes to the east on Pinewood Drive. The only variance required is to allow a lot width of 50 feet in lieu of the required 55 feet.

Mr. Richardson pointed out the Petitioner also owns two lots (lot 351 and 352) adjacent to the subject property which is the subject of identical relief in Case No. 07-344-A. The Petitioner is proposing to build an identical house on these lots but the cases were not heard together because of sign posting problems.

He indicated that the four lots have the same tax assessment account number as shown in exhibit 2. Theses lots were conveyed to the Petitioner from the Young's Men's Social Club who received title from the Pinewood Full Gospel Mission who received title from the Archdiocese of Baltimore as shown in exhibit 4 and 5. Prior to the Archdiocese owning the subject property and the adjacent lots were conveyed in separate deeds. The Archdiocese combined the four lots and built what he described as a basement on the adjacent lots with a small bump out extending onto lot 350. See aerial photographs, exhibit 7A and 7B. He noted also that although the Plat to Accompany indicates the lots abut a cove, the lots are not waterfront but rather abut a marsh mudflat which is not tidal as shown on the aerial photographs.

Regarding pattern of development of the neighborhood, Mr. Richardson pointed out that the majority of the neighborhood is built one house on two 25 foot wide lots so that this new home will not change the pattern of development of the neighborhood. Specifically as shown in exhibit 1, neighboring homes on both sides of these properties are built on two 25 foot wide lots. The neighborhood consists of modest homes as shown in photographs 8A through 8D. The Planning Office does not oppose the request based on a similar assessment.

Findings of Fact and Conclusions of Law

STORES OF THE

Regarding the issue of zoning merger the evidence presented indicates the subject pair of lots and the adjacent pairs of lots have the same tax account numbers, the four were conveyed together in the same deed, and were improved by a basement structure. Clearly this is a classic case of zoning merger starting with the Archdiocese and continuing through the Petitioner. Consequently as indicated in the Court of Appeals case of *Remes v Montgomery County* 387 Md

52, 874 A 2d 470 (2005) once the lots merge, there are no internal lot lines form which variances may be granted. Consequently I must deny the requests.

I pointed out at the hearing that the Petitioner can build one house on the four lots without any variances. To erect two homes, he would need to go through the subdivision process to divide this merged 100 foot wide lot into two 50 foot wide lots. This would require he come back to this Commission to request variances for lot width. As indicated unless the request falls within a recognized exception, the variances may be denied as self imposed. In addition the Petitioner is prevented from building two homes using "z" lots because Section 303 prohibits such under these circumstances. I realize the difficulty this places on the Petitioner. He can build one large house on the four lots without any variances or two modest homes with problematic variances on each pair of lots which Mr. Richardson points out would be much more compatible with 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 Petitioner's variance request should be denied.

THEREFORE, IT IS ORDERED, this ______ day of April, 2007, by this Deputy Zoning Commissioner, that variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed dwelling to be built on a lot 50 feet wide in lieu of the required 55 feet is hereby DENIED.

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



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

April 2, 2007

W. SCOTT DAWSON 1746 DREXEL ROAD BALTIMORE MD 21222

Re: Petition for Variance
Case No. 07-345-A
Property: 1718 Pinewood Drive

Dear Mr. Dawson:

Enclosed please find the decision rendered in the above-captioned case.

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

JVM:pz

Enclosure

c: Rick Richardson, Richardson Engineering, LLC, 30 East Padonia Road, Suite 500, Timonium MD 21093 Mike Miller, 2814 Willow Avenue, Baltimore MD 21219



for the property located at 1718 PINEWOOD DRIVE
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 TO PERMIT A PROPOSED

DWELLING TO BE BUILT ON A LOT 50'WIDE INLIEU OF THE REQUIRED

55'

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

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

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

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

Contract Purchase	r/Lessee:		Legal Owner(s):		
Name - Type or Print		· ····································	Name - Type or Print	AWSON -	···
Signature	· <u> </u>	<u></u>	Signature Signature	n 19ans	
Address	· -	Telephone No.	Name - Type or Print		
City	State	Zip Code	Signature		
Attorney For Petitic	on <u>er:</u>		1746 DREXEL Address		443-790-9937 Telephone No.
Name - Type or Print		····	BALTIMORE City	MD State	21222 Zip Code
Signature	<u> </u>		Representative to be		
Company	······································	······································	RICHARDSON ENG	•	
Address		Telephone No.	30 E PADONIA Address		Telephone No.
City	State	Zip Code	TIMONIUM City	MD State	21093 Zip Code
	•		OFFICE	USE ONLY	
Case No. 07	- 345-A		ESTIMATED LENGTH	OF HEARING _	
	ルシン・カイ	Reviewed E	UNAVAILABLE FOR HE	EARING	
REV 9/15/98	<u> </u>			17/57	

30 East Padonia Road, Suite 500 Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

ZONING DESCRIPTION 1718 PINEWOOD DRIVE 12TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the north side of Pinewood Drive, a right-of-way (30) feet wide at the distance of 307 feet north of the centerline of the nearest improved intersecting street Wise Avenue, a right- of- way (50) feet wide. Being lots #349 & #350 in the subdivision of ROSEWALD BEACH as recorded in Baltimore County Plat Book #10, Folio #88, containing 7,200 Sq.Ft. or 0.165 Ac.+/-. Also known as 1718 Pinewood Drive and located in the 12th. Election District, 7th Councilmanic District.

Iten # 345

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: #07-345-A

1718 Pinewood Drive
Northwest side of Pinewood Drive, 307 feet northeast centerline Wise Avenue.

12th Election District
7th Councilmanic District
7th Councilmanic District
7th Councilmanic District
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WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
Handicapped Accessible;
for special accommodaflons Please Contact the
Zoning Commissioner's Offlice at (410) 887-3868.
(2) For Information concerning the File and/or
Hearing, Contact the Zoning Review Office at (410)
887-3391.

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that the annexed advertisement was published THIS IS TO CERTIFY,

ccessive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., Ř once in each of

X The Jeffersonian

Arbutus Times

Times Catonsville

Towson Times

NE Booster/Reporter ds Times Owings Mil

North County News

Mulling

LEGAL ADVERTISING

ALTIMORE COUNTY, MARYLAND No. 23034 PARTICE OF BUDGET & FINANCE ISCELLANEOUS RECEIPT ACCOUNT ACCOUNT ACCOUNT ACCOUNT ACCOUNT AMOUNT THE CASHIER PARK AGENCY YELDW CUSTOMER CASHIER THE CASHIER	¥ Dis	3	3 R ·	\$ ≥ ₽	
ACCOUNT S AMOUNT \$	RIBUTION TE - CASHIER PINK -		ED.	MORE COUNTY, ME OF BUDGET & FINANCELLANEOUS RECEI	
8.23	YELLOW - CUSTOMER		TNOOMV	ACC:	
				No. 23034	
	CASHER				

CERTIFICATE OF POSTING

RE: Case No.: 07.345-A

Petitioner/Developer: W.SCOTT

DAWSON

Date of Hearing/Closing: 4.2-07

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

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

Pro Maria

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

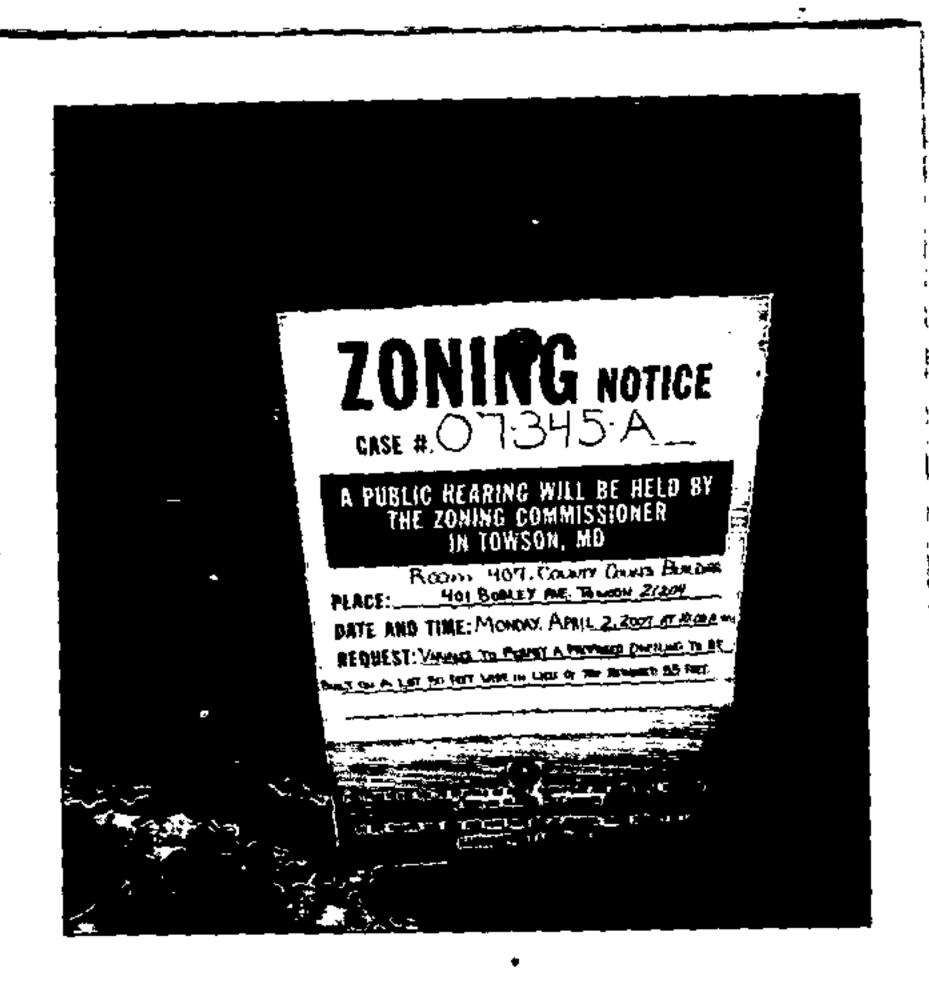
1718 PINEWOOD DRIVE

The sign(s) were posted on

ķ.

3 · /7 - 0 7 (Month, Day, Year)

Sincerely,



Robert Black	3-19-07 (Date)
(Signature of Sign Poster)	(spase)
SSG Robert Black	
(Print Name)	- 4044
1508 Leslie Road -	**
(Address)	
Dundalk, Maryland 21	222
- (City, State, Zip Cod	le)
(410) 282-7940	
(Telephone Number	r) .
 -,	

RECEIVED

MAR 2 1 2007

DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT



JAMES T. SMITH, JR.
County Executive

February 27, 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: 07-345-A

1718 Pinewood Drive
Northwest side Pinewood Drive, 307 feet northeast centerline Wise Avenue.

12th Election District – 7th Councilmanic District
Legal Owner(s): W. Scott Dawson

<u>Variance</u> To permit a proposed dwelling to be built on a lot 50 feet wide in lieu of the required 55 feet.

Hearing: Monday, April 2, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, 21204

Timothy Kotroco

Director

TK:amf

C: Scott Dawson 1746 Drexel Road Baltimore 21222 Richardson Engineering, LLC 30 E. Padonia Road, Suite 500 Timonium 21093

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 17, 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, March 15, 2007 Issue - Jeffersonian

Please forward billing to:

Scott Dawson 1746 Drexel Road Baltimore, MD 21222 443-790-9937

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:

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WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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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.

For Newspaper Advertising:	
Item Number or Case Number: <u>07-345-A</u>	·
Petitioner: <u>SCOTT DAWSON</u>	
Address or Location: 1718 PINEWOOD DRIVE	
Name: SCOTT DAWSON	
Name: SCOTT DAWSON	
PLEASE FORWARD ADVERTISING BILL TO: Name: <u>GCOTT DAWSON</u> Address: <u>[746 DFEXEL ROAD</u> BALT MD 2222-5039	
Name: SCOTT DAWSON Address: 1746 DREXEL ROAD	



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

March 27, 2007

W. Scott Dawson 1746 Drexel Road Baltimore, MD 21222

Dear Mr. Dawson:

RE: Case Number: 07-345-A, 1718 Pinewood Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 31, 2007.

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 Richardson Engineering, LLC 30 E. Padonia Road, Suite 500 Timonium 21093

gn-4/2

DATE: February 9, 2007

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-344 and 7-345-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.
- 3. Submit photographs of dwellings in the surrounding neighborhood.

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:

Division Chief:

MAC/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:	Timothy M. Kotroco, Director Department of Permits and Development Management	DATE: February 9, 2007
FROM:	Arnold F. 'Pat' Keller, III Director, Office of Planning	
SUBJECT:	Zoning Advisory Petition(s): Case(s)	7-344 and 7-345-Variance
sufficient adjoir meet the standa	ning land to conform to the minimum wid	st and has determined that the petitioner owns th and area requirements and therefore does not. R. However, there appears to be several existing oes not oppose the petitioner's request.
If the petitioner	's request is granted, the following condition	ns shall apply to the proposed dwelling:
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For further q	dscaping along the public road. The boy of dwelling the public road. The boy of dwelling the public road. The boy of dwelling at 4 and the of Planning at 4.	oncerning the matters stated herein, please 10-887-3480.
Prepared By:	, , ,	 .
Division Chie	ef: ////	
MAC/LL		

m 4/2

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence





MAR - 9 2007

ZONNG COMMISSION:

TO:

Timothy M. Kotroco

FROM:

Jeff Livingston, DEPRM - Development Coordination

DATE:

March 8, 2007

SUBJECT:

Zoning Item

07-344-A & 07-345-A

Address

1718 & 1718A Pinewood Drive

Dawson Property

Zoning Advisory Committee Meeting of 01/05/07

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

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).

<u>X</u> 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: 03/08/07

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

February 6, 2007 ·

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

ATTENTION: Zoning Review planners

Distribution Meeting of: February 5, 2007

Item No.: 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344 and 345

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 (0)410-887-4880 MS-1102F

cc: File



Martin O'Malley, Governor Anthony Brown, Lt. Governor

Neil J. Pedersen, Administrator

John D. Porcari, Secretary Designate

Maryland Department of Transportation

Date: FEBRUARY 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. 7-345

1718 PINE MOODDRIVE

DAWSON 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.7-345.

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,

Steven D. Foster, Chief

Engineering Access Permits

Division

SDF/MB

RE: PETITION FOR VARIANCE
1718 Pinewood Drive; NW/S Pinewood
Drive, 307' NE c/line Wise Avenue
12th Election & 7th Councilmanic Districts
Legal Owner(s): W. Scott Dawson

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

* FOR

BALTIMORE COUNTY

* 07-345-A

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and 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 9th day of February, 2007, a copy of the foregoing Entry of Appearance was mailed Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, MD 21093, Representative for Petitioner(s).

RECEIVED

FEB 0 9 2007

Per....

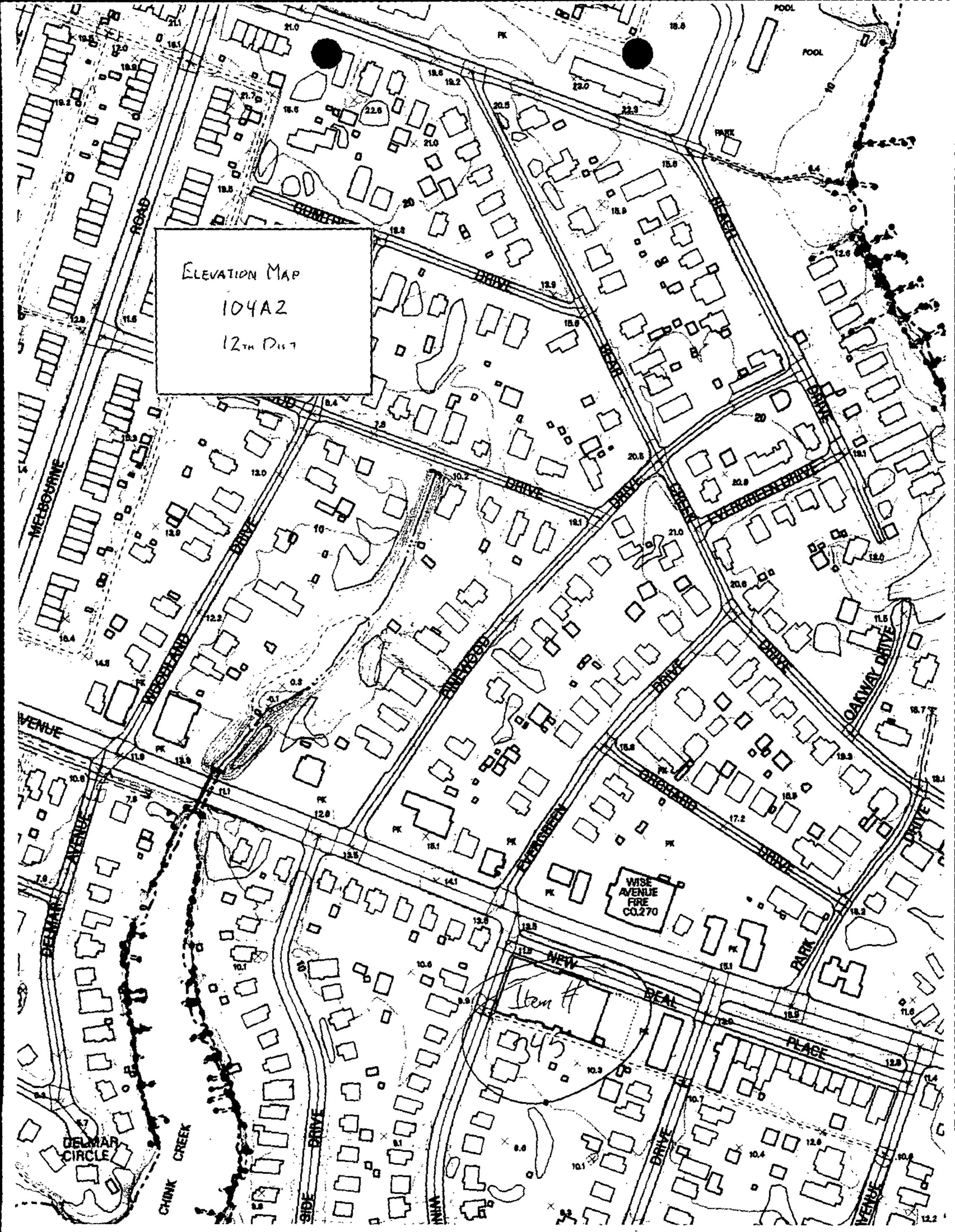
PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CASE NAME 1718 PHEWOOD #K CASE NUMBER 07-345-A DATE 4/2/07

PETITIONER'S SIGN-IN SHEET

Rek Richardson M. K. M.///	30 E PAROLIA RD SUITE SOC 28/4 W. 1/6 W 17.4	TIMONIUM, MD 21093	Michael Milling Washing Com
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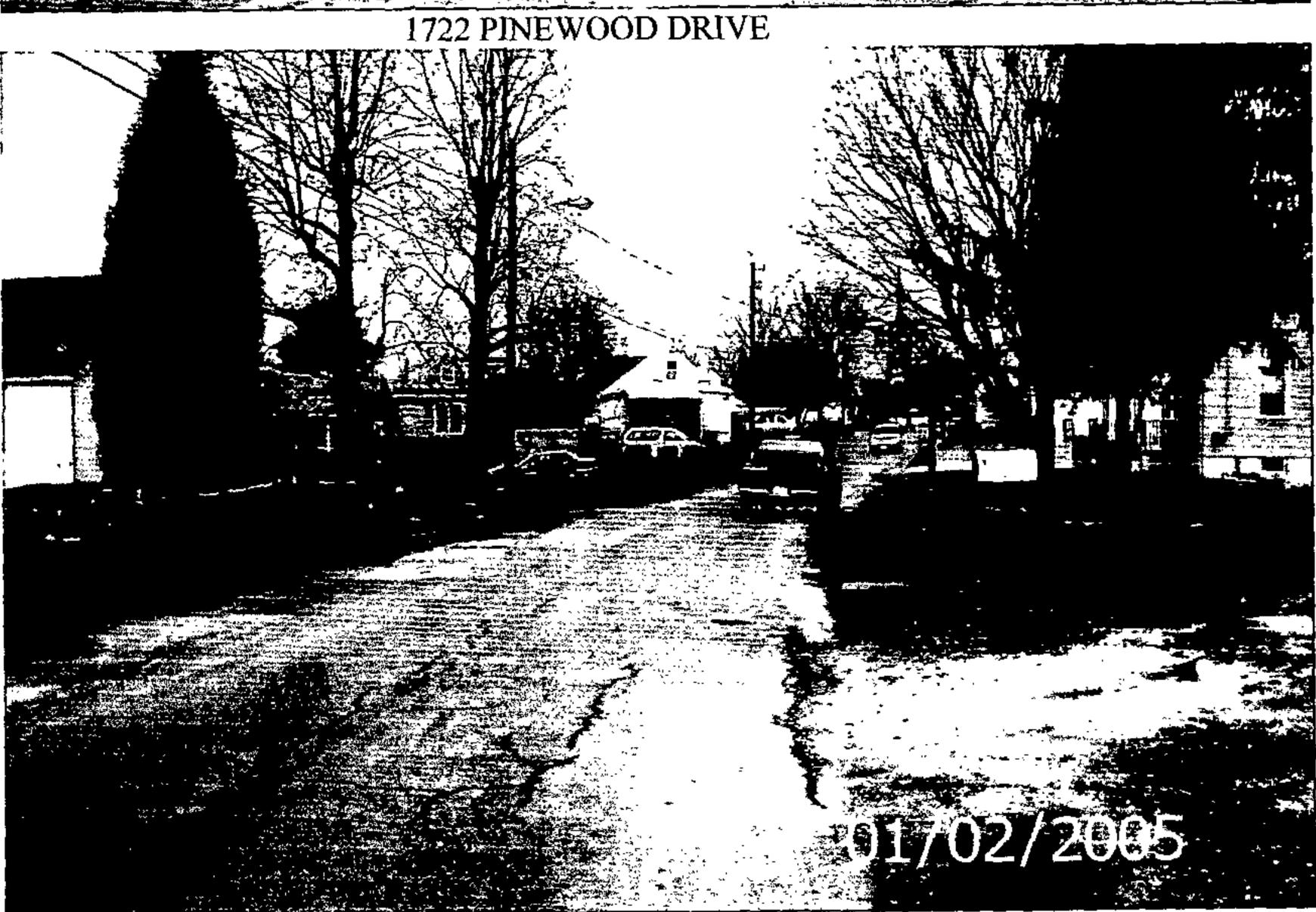
1720 PINEWOOD DRIVE





1716 AND 1714 PINEWOOD DRIVE





VIEW NORTH OF SITE ON PINEWOOD DRIVE

4

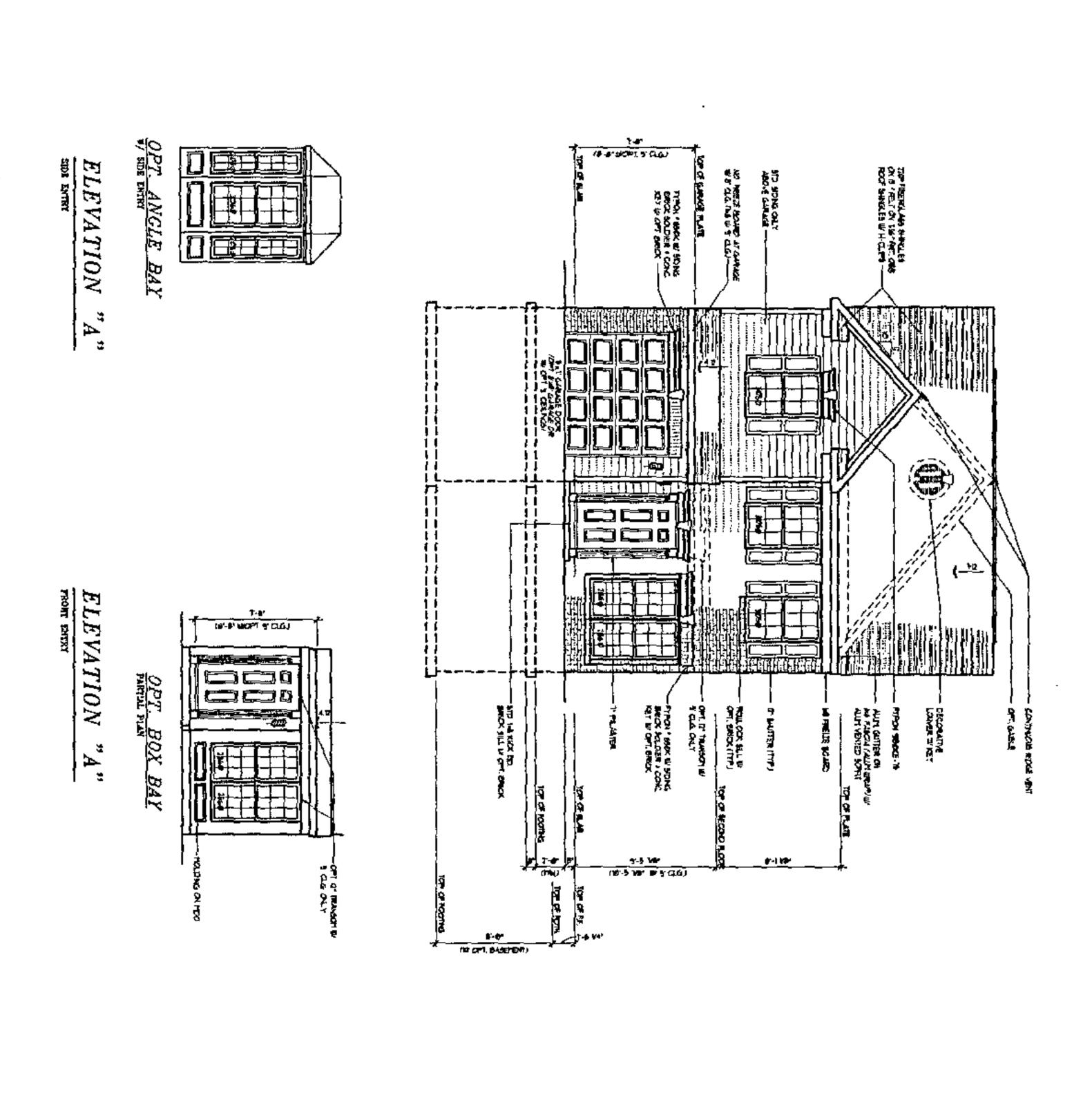


VIEW SOUTH OF SITE ON PINEWOOD DRIVE TO WISE AVENUE



1719 PINEWOOD DRIVE (ACROSS FROM 1718)





Protolype plan, drawings ore subject to change. Architecture Collaborative, Inc. expressly reserves the copyright and other property rights in these plans and drawings are not to be reproduced in any form or manner

scale 1/8"-1/4" FRE# 60_123 drem. J.M.

ELEVATION 'A'

GEMCRAFT HOMES

HEWINDSOR II (7-3/4" - 10" STAIR)

date 03-25-04

Architecture Collaborative, Inc.

8320 Main Street, Suite 2, Elheott City, ND 21043

www.archeol.com

Fax: (410) 465-0903

Tel.: (410) 465-7500

content

08-07-04 ADD OPT, 8' HIGH GAR DRS - 31



Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation **BALTIMORE COUNTY** Real Property Data Search

Go Back View Map **New Search Ground Rent**

Account Identifier:

District - 12 Account Number - 1700005484

Owner Information

Owner Name:

DAWSON W SCOTT

Use:

RESIDENTIAL

Deed Reference:

Principal Residence:

NO

Mailing Address:

1746 DREXEL RD **BALTIMORE MD 21222-5039**

1) /22861/ 413

Location & Structure Information

Premises Address

PINEWOOD DR

Legal Description

LT 349-352

WS PINEWOOD DR

ROSEWALD BEACH

Plat No: Plat Ref:

Map Grid Parcel 104 196 13

Sub District

Primary Structure Built

0000

Subdivision

Block Lot Section 349

Assessment Area

10/88

Special Tax Areas

Town **Ad Valorem**

Tax Class

Enclosed Area

Property Land Area 14,300.00 SF

County Use 04

Stories

Basement

Type

Exterior

Value Information

Base Value

Value As Of 01/01/2006 07/01/2006

Phase-in Assessments As Of As Of 07/01/2007

Land: Improvements:

Preferential Land:

22,570 22,570

48,820 48,820

31,320

40,070

Transfer Information

Seller: YOUNG MEN'S SOCIAL CLUB Type:

Total:

NOT ARMS-LENGTH

Seller: PINEWOOD FULL GOSPEL MISSION **IMPROVED ARMS-LENGTH**

05/18/2005 Date: Deed1: /22861/413 Date:

Price: \$0 Deed2:

09/04/1998 Price: Deed2: Deed1: /13130/ 190

\$40,000

Type: Seller: Type:

Date: Deed1: Price: Deed2:

Exemption Information

Partial Exempt Assessments Class

County **State** Municipal

000 000 000 07/01/2006 0 0

07/01/2007

Tax Exempt: **Exempt Class:** NO

Special Tax Recapture:

* NONE *

S1015

Edward D Hesse & Wf

Deed to

Michael J Curley Archbishop

THIS DEED Made this 26th day of November in the year one thousand nine hundred and forty-three by and between Edward D Hesses and Helen M Hesse his wife of Bultimore County in the State of Maryland of the first part and Michael J Curley Archbishop of Baltimore a corporation

sole of the second part

3

WITNESSETH that in consideration of the sum of Five Dollars the receipt whereof is hereby acknowledged the said Edward D Hesse and Helen M Hesse his wife do grant and convey unto the said Michael J Curley Archbishop of Baltimore a corporation sole his successors and assigns in fee simple all those two lots of ground situate lying and being in Baltimore County Maryland aforesaid and described as follows that is to say

BEING all those two lots of ground known and designated as Lets Numbers Three Hundred and Forty-nine (349) and Three Hundred and Firty (350) of a Plat recorded eneng the Plat Records of Baltimers. County in Liber L McL M No 10 folio 88 according to a survey made by County Surveyor Fred H Dollenberg dated July 31 1935 which description is textually incorporated and made a part of the bereby conveyed lots

BEING the same lots of ground described in a deed from Holding Company of Baltimore
Incorporated to the said granters dated March 24th 1938 and recorded among the Land Records
of Baltimore County in Liber C W B Jr No 1025 folio 421

TOGETHER with the buildings and improvements thereupon erected made or being and all and every the rights alleys ways waters privileges appurtenances and advantages to the same belonging or anywise appertaining

TO HAVE AND TO HOLD the said lot or ground and premises above described and mentioned and hereby intermed to be conveyed together with the rights privileges appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Michael J Curley Archbishop or Baltimore a corporation sole his successors and assigns in fee simple subject however to the conditions covenants and restrictions recited in a deed from Ernest T Newell and Annie L Newell his wife to the Holding Company of Baltimore Incorporated dated August 30 1935 and recorded among the Land Records of Baltimore County in Liber C W B Jr No 962 folio 52

AND the said parties or the first part hereby covenant that they have not done or suffered to be done any act matter or thing whatsoever to encumber the property hereby conveyed that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite

WITNESS the hands and seals or said grantors

TEST

02/02/2009

Edward D Hesse (Seal)

Harry M Corney

Helen M Hesset (Seal)

STATE OF MARYLAND BALTIMORE COUNTY to wit

I HEREBY CERTIFY that on this 26 day or November in the year one thousand nine hundred and forty-three before me the subscriber a Notary Public of the State of Maryland in
and for Baltimore County aforesaid personally appeared Edward D Hesse and Helen M Hesse
his wife the above named grantors and they acknowledged the foregoing Deed to be their
act

AS WITNESS my hand and Notarial Seal

BALTIMERE COUNTY CREATITY OWN Brand Records) (#15% OF 92 417) FUS 13.7, p. 6250 Printed 447/2/2007, Image available as of

Retails



Harry M Corney

(Notarial Seal)

Notary Public

Recorded Nov jo 1945 at 12110 P M & exa per

Robert J Spittel Clerk

(Rea by RP)

Examiners (J&G)

WITNESSETH that in consideration of the sum of Five Dollars the said Irens A Wolf and Bernard B Wolf her husband does grant and convey unto the said Michael J Curley Archbishop of Baltimore a corporation sole his successors and assigns in ree simple all those two lots of ground situate lying and being in Baltimore County Maryland aforesaid and described as follows that is to say

BEING all those two lots of ground known and designated as Lots Numbers Three Hundred and Fifty-one (351) and Three Hundred and Fifty-two (352) of a Plat recorded among the Plat Records of Baltimore County in Liber L McL M No 10 folio 88 according to a survey made by County Surveyor Free H Dollenberg dated July 31 1935 which description is textually incorporated and made a part of the hereby conveyed lots

BEING the same two lots of ground described in a deed from the Holding Company Inc to the said grantors dated August 14th 1936 and recorded among the Lenn Records of Baltimore City in Liber C W B Jr No 981 folio 278

TOGETHER with the buildings and improvements thereupon erected made or being and all and every the rights alleys ways waters privileges appurtenances and advantages to the same belonging or anywise appertaining

TO HAVE AND TO HOLD the said lot of ground and premises above described and mentioned and hereby intermed to be conveyed together with the rights privileges appurtenences and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Michael J Curley Archbishop of Bultimore a corporation sole his successors and assigns in res simple subject however to the committions covenants and restrictions recited in a deed from Ernest T Newell and Annie L Newell his wire to the Holding Company Incorporated dated August 30th 1935 and recorded among the Land Records of Baltimore County in Liber 300 M B Jr No 962 10110 34

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act matter or thing whatscaver to encumber the property hereby conveyed that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite

WITNESS the hands and seals of said grantors

J E Rose

Irene A Wolf (Seal)
Bernard B Wolf (Seal)

BALTIMORE COUNTY CIRCUIT COURT (Lond Records) [MSA CE 62-117..] RUS 13.17 p. 9236. Printed 04/02/2007. Image available as of 01/92-2005.

L. PER HUKEL MAK 3 1 1944

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STATE OF MARYLAND BALTIMORE CITY to wit

I HEREBY CERTIFY that on this 26 day of November in the year one thousand nine hundred and forty-three before me the subscriber a Notary Public or the State of Maryland in
and for Baltimore County aforesaid personally appeared Irane A Wolfeand Bernard B Wolf
here husband the above named grantors and they acknowledged the foregoing Deed to be their
act

AS WITNESS my hand and Notarial Seal

Florence Rose

(Notarial Seal)

Notary Public

My Commission expires May 7-45
Recorded Nov 30 1943 at 12.10 P M & exq per

Robert J Spittel Clerk
(Red by RP)

Examiners (J&G)

51017
Warren W Holmes & WI
Mtge to
Carrie Kraus
Sa 60#

THIS MORTGAGE Made this Thirtieth day of October in the year mineteen hundred and forty-three by Warren W Holmes and Grade .

L Holmes his wife Mortgagors of Baltimore County in the State of Maryland of the first part and Carrie Kraus of Baltimore City Mortgages of the second part

Whereas the said Mortgagors are justly indebted unto the

mortgages in the sum of Six Hundred Dollars for money this day loaned and advanced to them which sum the said mortgagors promise and agree to repay One Year after date hereof together with interest thereon at six per cent per annum the mortgagors are privileged to pay the principal and interest in monthly instalments with adjustment in interest on amounts so paid and are further privileged to pay the entire loan before the expiration of one year at their option with adjustment in interest to day of payment and release and

WHEREAS it was a condition precedent to the granting of said loan and to secure the prompt repayment thereor as herein specified wherefore these presents are executed

NOW THIS MORTGAGE WITNESSETH that in consideration of the premises and the sum of One Dollar the said Mortgagors do grant and convey unto the said Mortgages her heirs and casigns in fee simple all that lot or parcel of ground situate and lying in Baltimore County State aforesaid and described as follows

BEGINNING for the same on the South side of Beach Avenue being the lot of ground known and designated as Lot No 20 as shown on the Plat and Amended Plat of Bird River Beach laid out by The Stevens-Baker Co which plats are only recorded among the Land records of Baltimore County in Plat Books W P C No 4 folio 13; and W P C No 7 folio 187 Being the same lot of ground which by deed dated July 29 1942 and recorded in Baltimore County in Liber C H K No 1240 felio 406 was conveyed by Vincent Suchanek and wife unto the mortgagors herein

TOGETHER with the buildings and improvements thereon and the rights roads ways water privileges appurtenances and advantages thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD the aforesaid parcel of ground and premises unto and to the proper use and benefit of Carris Kraus her heirs and assigns forever

PROVIDED that if the said mortgagors their heirs personal representatives or assigns

PER NOKET MAK 3 1 19

BALTIMORE COUNTY CITCUIT COURT It and Records) [MSA CE 62-11/2] PUS 1247 p. 0237 Printed 94/02/2007. Image available as of 02/02/2006

DEED

THIS DEED, dated the 26 Trans of August, 1998, from PINEWOOD FULL GOSPEL MISSION, a Religious Corporation of the State of Maryland. Grantor, to THE YOUNG MENS SOCIAL CLUB OF EDGEMERE, INCORPORATED, a Maryland Non-Stock Corporation, Grantee.

WITNESSETH the Grantor, for consideration of the sum of FORTY THOUSAND AND 00/100 DOLLARS (\$40,000.00), hereby grants and conveys unto the Grantee, its successors and assigns, forever, all that fee simple property located in Baltimore County, Maryland, and described as follows:

BEING KNOWN AND DESIGNATED as lots numbers three hundred forty-nine (349), three hundred fifty (350), three hundred fifty-one (351) and three hundred fifty-two (352) on the Plat of Rosewald Beach, which Plat is recorded among the Plat Records of Baltimore County in Plat Book L.McL.M. No. 10, folio 88. The improvements thereon being known as No. 1718 Pinewood Drive.

BEING the same lot of ground which by virtue of a Deed dated March 24, 1971, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5180, folio 407, was granted and conveyed by LAWRENCE CARDINAL SHEHAN, ROMAN CATHOLIC ARCHBISHOP OF BALTIMORE FOR THE TIME BEING AND HIS SUCCESSORS IN THE ARCHIEPISCOPAL SEE OF BALTIMORE ACCORDING TO THE DISCIPLINE AND GOVERNMENT OF THE ROMAN CATHOLIC CHURCH, unto PINEWOOD FULL GOSPEL MISSION, the Grantor berein.

TOGETHER WITH the all the improvements thereon and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or in anywise appurtenant thereto.

TO HAVE AND TO HOLD the property with its improvements and appurtenances hereby conveyed unto the Grantee its successors and assigns, in fee simple, forever.

AND the said Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; and that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

IN TESTIMONY WHEREOF the Grantor has caused this Deed to be executed on its behalf by its duly authorized President.

WITNESS:

PINEWOOD FULL GOSPEL MISSION. a Religious Corporation of the State of Maryland

of 03/04/2005.

President

0013130 191

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 26th day of August, 1998, before me, the subscriber. a Notary Public of the State and County aforesaid, personally appeared REV. WILLIAM L. WERDERAUGH, who acknowledged himself to be the President of PINEWOOD FULL GOSPEL MISSION, a Religious Corporation of the State of Maryland, and that he as such President, being authorized so to do, executed the aforegoing instrument for the purposes therein contained, by signing in my presence, the name of the corporation by himself as such President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

August 1, 2000

NOTARY PUBLIC

THIS IS TO CERTIFY that the within instrument was prepared under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

ALAN FINK

APTER RECORDENG, RETURN TO:

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-12985] SM 13130, p. 0191. Printed (of 03/04/2005.

LIBERS 180 PAGE 407

Pre-Bimple dred — individual grantor and granter — 44

TRANSFER TAX NOT REQUIRED
Walter R. Richardson

Director of Finance

en <u>Clien M Duellan</u>
Authorized Signature
Rule Sic 124

This Deed, Made this

year one thousand nine hundred seventy one by and between Lawrence Cardinal Shehan, Roman Catholic Archbishop of Baltimore For the Time Maxis year maxis and known k

of the second part, and hereinafter referred to as Grantee.

Witnesseth, that in consideration of the sum of five dollars, and othervaluable considerations, the recript whereof is hereby acknowledged, - - - - -

the said Grantor -







do es hereby grant and convey unto the said Grantee, its successors -

shelps and assigns,

in fee simple, all those four - - - - - lot(a) of ground, situate, lying and being in the Twelfth Blection District of Baltimore County, - - - - - - - - -

, State of Maryland, and described as follows, that is to say:-

Beginningclocathe

BBING known and designated as lots numbers three hundred forty-nine (340); three hundred fifty (350), three hundred fifty-one (351) and three hundred fifty-two (352) on the Plat of Rosewald Beach, which Plat is recorded among the Plat Records of Baltimore County in Plat Book L.McL.M.

No. 10, folio 88.

FOR TITLE see two Deeds to Michael J. Curley, Archbishop of Baltimore, the first thereof from Edward D. Hesse and wife dated November 26.

1943 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1317, folio 235 and the second thereof from Irene A. Wolf and husband dated November 26, 1943 and recorded among said Land Records in Liber R.J.S. No. 1317, folio 236.

ETIMORE COUNTY CIRCUIT COURT (Land Becords) [MSA CE 62-5035] OTG 5180, p. 0407, Printed 04/02/2007, Image available es #/29/2005;

Detatos

LIBERS | 80 PAGE 408

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining. and premises, above described. To Have and To Hold the said lot a of ground and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit

of the said Grantee, its successors and assigns, forever in fee simple: subject to the legal operation and effect of applicable restrictions.

MAKENTH MODEL

of the first part hereby covenants that here And the said party not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that her hie will warrant specially the property granted and that he hir will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said granter

Test:

为安抚先次共和宋政策以政

State of Maryland,

I HERRY CERTIFY, That on this -

before me, the subscriber, a Notary Public of the State of Maryland, in work for

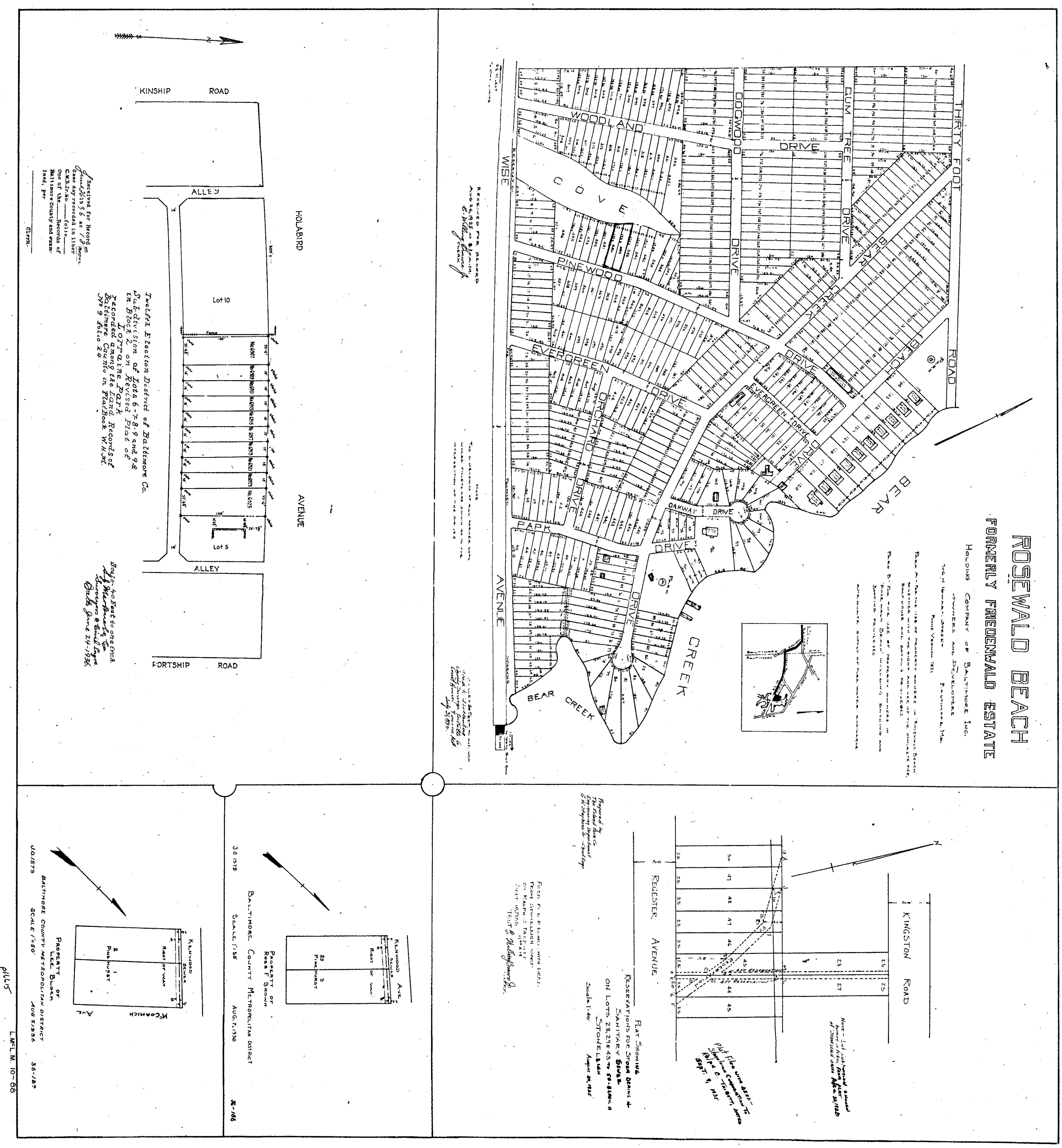
personally appeared Lawrence Cardinal Shehan. Roman Catholic Archbishop of Baltimore, as aforesaid, a corporation sole

known to me (or satisfactorily proven) to be the person(e) whose name(e) in/ose subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and scaled the same. , and acknowledge be his act as said corporation sole.

IN WITNESS WHEREOF, I hereunto set my hand and official scal.

My Commission expires:

12/29/2005.



L.MCI.N.-10-86

