IN RE: PETITION FOR VARIANCE

S/E Corner Aigburth Road &

Cedar Avenue

(18 Aigburth Road)

9th Election District

5th Council District

* BALTIMORE COUNTY

Sally A. Malena
Petitioner

* Case No. 08-055-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Sally Malena. The Petitioner requests a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 5 foot side yard setback in lieu of the required 10 feet and a lot width at the front building setback line of 51 feet in lieu of the required 55 feet and a variance from B.C.Z.R. Section 303.1 to allow a 25 foot front yard setback from the existing right-of-way line (20 feet from the future right-of-way) in lieu of the required 34 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Sally Malena, property owner, and Thomas J. Hoff, the landscape architect, who prepared the site plan and is assisting the Petitioner through the minor subdivision process (07-03M). Also in attendance were Alexis Rohde and her husband Devin Leary, very close friends of the Petitioner's, and plan to reside on the new lot once the property is developed. There were no Protestants or other interested persons present; however, it should be noted that a letter was received from Paul S. Hartman, President of the Aigburth Manor Association of Towson, Inc., informing me that the Association met and voted not to oppose the requested variances and believe that Ms. Malena

By By CHICE FOR FILM

Date 10-17 -07 MB

will construct a new dwelling in keeping with the character of the neighborhood and accept that the fact that the project will be more successful if the variances are granted.

Testimony and evidence offered disclosed that the subject property is a rectangular shaped parcel located just east of York Road on the southwest corner of the right-of-ways of Aigburth Road and Cedar Avenue in Towson. The property, referred to as Parcel 432 by the Maryland Department of Assessments and Taxation (SDAT), contains a net site area of .757 acres (33,000 square feet), more or less, zoned D.R.5.5 and, therefore, is one of the larger lots in the neighborhood that would have density for five (5) lots. The property has been owned and occupied by the Petitioner since 1984 and was improved with a two-story, single-family dwelling a long time ago (circa 1911) and features a one-story detached garage. As illustrated on Petitioner's Exhibit 1, the location of existing improvements limits development of the parcel to the southern portion of the property. As noted above, Ms. Malena proposes a minor subdivision retaining for her own use the home and garage on "Lot 1" that will have a net site area of 0.594 acres (25,864 square feet). The newly created lot for Alexis Rohde and Devin Leary, "Lot 2", will have a net site area of 0.163 acres (7,130 square feet). Having served as past president of the Aigburth Manor Association of Towson, Inc., Ms. Malena discussed the proposal and the site constraints with her neighbors and the Association who, as indicated above, support the proposal. In this regard, there were no adverse comments submitted by any County reviewing agency.

The first and second requested variances are necessary due to the existing garage location, which limits the lot width in this area to 51 feet; otherwise, a 55-foot width is provided throughout the remainder of Lot 2. Pushing the building envelope further east and away from the garage while meeting the zoning regulations would result in a small undesirable rear yard. In other words, the garage restricts the internal lot width for approximately 40 feet and then the lot widens or returns to its 55-foot width. The garage is in excellent condition and is part of the

fabric of the neighborhood. As noted by Paul Hartman (See Petitioner's Exhibit 2), the community association favors the granting of these variances as opposed to modifying the garage that would reduce its architectural character and usefulness. Thus, I am persuaded that relief can be granted without detrimental impact to adjacent properties or surrounding locale.

Mr. Hoff turned next to the required front yard depth in this residential zone. In this regard, it is to be noted that Section 1B02.3.C of the B.C.Z.R. provides for a minimum front yard depth of 25 feet in a D.R.5.5 zone. However, on this side of Cedar Avenue, the Petitioner's house is set back further from the road than the proposed building envelope. There are no other homes on Aigburth Road from its intersection with York Road until you get to the Petitioner's house. Also of note is that David Berman's home at 77 Cedar Avenue is approximately 300 feet south of Aigburth and the Petitioner's property. Thus, an "average" front setback of 34 feet is required for development on the subject Lot 2 pursuant to Section 303.1 of the B.C.Z.R. Moreover, and as explained above, locating the home further away from Cedar Avenue results in a small unusable rear yard and compromises the rear yard setback requirements. Thus, the requested variance relief is necessary.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. I find that the Petitioner has met the requirements of Section 307 for relief to be granted. I find that Petitioner would suffer an undue hardship and practical difficulty if I were to deny the relief, and given the facts presented, would be denied reasonable use of her property.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this ______ day of October 2007 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 5 foot side yard setback in lieu of the required 10 feet and to allow a lot width at the front building setback line of 51 feet in lieu of the required 55 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance from B.C.Z.R. Section 303.1 to allow a 25 foot front yard setback from the existing right-of-way line (20 feet from the future right-of-way) in lieu of the required 34 feet, be and is hereby GRANTED, subject to the following conditions:

- 1) The Petitioners may apply for her building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at her 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) Prior to the issuance of any building permits, the Petitioner shall submit elevation drawings of the proposed dwelling to the Office of Planning for review and approval. In addition, Petitioner shall contact Mr. Avery Harden, the County's Landscape Architect, Department of Permits and Development Management (DPDM), for a determination as to whether landscaping will be required for this project.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date

hereof.

WJW:dlw

WHILIAM JAWESEMAN, III Zoning Commissioner

for Baltimore County



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

October 17, 2007

Sally A. Malena 18 Aighurth Road Towson, Maryland 21286

RE: PETITION FOR VARIANCE

S/E Corner Aigburth Road & Cedar Avenue (18 Aigburth Road)

9th Election District - 5th Council District Sally A. Malena - Petitioner

Case No. 08-055-A

Dear Ms. Malena:

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

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

Very truly yours,

WHLIAM A WISBMAN, III

Zoning Commissioner for Baltimore County

WJW:dlw Enclosure

c: Thomas J. Hoff, Thomas J. Hoff, Inc., 406 West Pennsylvania Avenue, Towson, MD 21204

Alexis Rohde and Devin Leary, 608 Cedarcroft Road, Baltimore, MD 21212 Paul S. Hartman, President, Aigburth Manor Association of Towson, Inc., P.O. Box 20143, Towson, Md. 21284

People's Counsel; Office of Planning; Avery Harden, DPDM; File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10 ALDBURTH RD
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)

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:		Legal Owner(s):
Name - Type or Print	Name	Type or Print MALENA MALENA MALENA MALENA
Signature		Signature
Address	Telephone No.	Name - Type or Print
City	Zip Code	Signature
Attorney For Petitioner:		19 ALGOURTH RD. 410-337-3788 Address Teléphone No.
Name Type or Print	City	TOWBON, MD 21286 Zip Code
Signature		Representative to be Contacted:
Company	<u> </u>	THOMAS J. HOFF
Address	Telephone No.	400 WEST PENNSYLVANIA AVE Address Telephone No.
City	Zip Code	TOWSON, MO 21204 410-2914-3668 City State Zip Code
		OFFICE USE ONLY
Case No. 08-055A		ESTIMATED LENGTH OF HEARING
REV 9/15/98	Reviewed By	UNAVAILABLE FOR HEARING Date 7.30.07
OMDER RECEIVED FOR	FILING	

18 AIGBURTH ROAD SALLY MALENA PROPERTY

ZONING RELIEF REQUESTED:

- 1) VARIANCE FROM SECTION 1B02.3.C.1 TO ALLOW A 5' SIDE YARD IN LIEU OF THE REQUIRED 10'.
- 2) VARIANCE FROM SECTION 1B02.3.C.1 TO ALLOW A LOT WIDTH AT THE FRONT BUILDING SETBACK LINE OF 51' IN LIEU OF THE REQUIRED 55'.
- 3) VARIANCE FROM SECTION 303.1 TO ALLOW A 25' FRONT YARD FROM THE EXISTING RIGHT OF WAY LINE (20" FROM THE FUTURE RIGHT OF WAY LINE) IN LIEU OF THE REQUIRED 34'.

REASONS FOR VARIANCE REQUEST:

TO BE PRESENTED AT HEARING

THOMAS J. HOFF, INC.

Landscape Architects and Land Development Consultants
406 WEST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
410-296-3668
FAX 410-296-5326

July 28, 2007

Description of Sally Malena Property, 18 Aigburth Road, to Accompany Petition for Variances

BEGINNING FOR THE SAME at a point on the southeast corner of the R/W's of Aigburth Road (50' R/W) and Cedar Avenue (30' R/W).

Thence binding on the south side of Aigburth Road,

- 1) South 79 degrees 39 minutes 23 seconds East 132.00 feet, thence leaving the south side of Aigburth Road,
- 2) South 11 degrees 28 minutes 37 seconds West 250.00 feet, thence,
- 3) North 79 degrees 39 minutes 23 seconds West 132.00 feet, thence binding on the east side of Cedar Avenue,
- 4) North 11 degrees 28 minutes 37 seconds East 250.00 feet, to the place of beginning.

Containing 0.757 acres of land more or less.

Note:

This Description has been prepared for zoning purposes only.



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: # 08-055-A 18 Aigburth Road

S/east corner of Aigburth Road and Cedar Avenue
9th Election District - 5th Councilmanic District

Legal Owner(s): Sally Malena

Variance: to allow a 5-foot side yard in lieu of the required 10 feet. To allow a lot width at the front building setback line of 51 feet in lieu of the required 55 feet and to allow a 25 foot front yard from the existing right-of-way line (20 inches from the future right-of-way line) in lieu of the required 34 feet.

Hearing: Tuesday, October 9, 2007 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosiey Ave-1 nue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handlcapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4368.

missioner's Office at (410) 887-4368.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 9/764 Sept. 25

CERTIFICATE OF PUBLICATION

9/28,2007
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
once in each ofsuccessive weeks, the first publication appearing on $9125,2007$.
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

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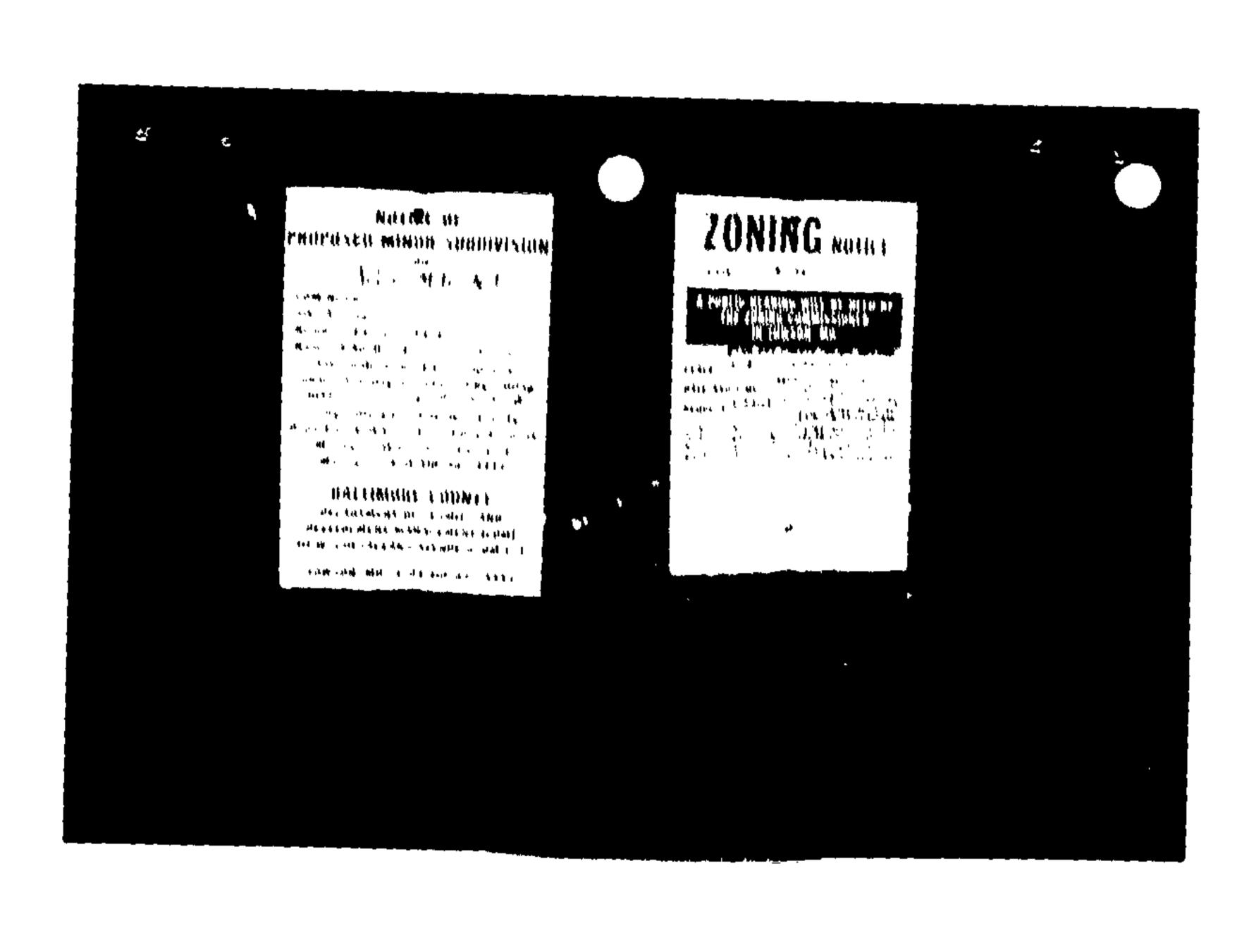
LEGAL ADVERTISING

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CERTIFICATE OF POSTING

RE: Case No: 08-055-A
Petitioner/Developer: SALLY
Petitioner/Developer: SALLY MALENA THOMAS I. HOFF
Date Of Hearing/Closing: 10/9/07
nt of anagement n 111
the penalties of perjury that the necessary posted conspicuously on the property
18 Albburth 20.
September 22 2007 (Month, Day, Year) Sincerely, Martin Ogle Sign Poster 16 Salix Court
3



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:
Petitioner: <u>GALLY A. MALENA</u>
Address or Location: 180 AIGBURTH RD, Towson, MD. 21286
PLEASE FORWARD ADVERTISING, BILL TO:
Name: DEVIN LEARY GO HUMAN & ROHDE
Address: 512 VIRISINIA AVE.
TOWSON MD 21266
Telephone Number: 410-925-3065



JAMES T. SMITH, JR. County Executive

August 23, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
NG
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: 08-055-A

18 Aigburth Road S/east corner of Aigburth Road and Cedar Avenue 9th Election District – 5th Councilmanic District Legal Owners: Sally Malena

<u>Variance</u> to allow a 5-foot side yard in lieu of the required 10 feet. To allow a lot width at the front building setback line of 51 feet in lieu of the required 55 feet and to allow a 25 foot front yard from the existing right-of-way line (20 inches from the future right-of-way line) in lieu of the required 34 feet.

Hearing: Tuesday, October 9, 2007 at 11:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Sally Malena, 18 Aigburth Road, Towson 21286
Thomas Hoff, 406 West Pennsylvania Avenue, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 24, 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

Tuesday, September 25, 2007 Issue - Jeffersonian

Please forward billing to:

Devin Leary Human & Rohde 512 Virginia Avenue Towson, MD 21286 410-825-3885

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: 08-055-A

18 Aigburth Road S/east corner of Aigburth Road and Cedar Avenue 9th Election District – 5th Councilmanic District Legal Owners: Sally Malena

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Hearing: Tuesday, October 9, 2007 at 11:00 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.



JAMES T. SMITH, JR. County Executive

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

October 2, 2007

Sally A. Malena 18 Aigburth Road Towson, MD 21204

Dear Ms. Malena:

RE: Case Number: 08-055-A, 18 Aigburth Road

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 30, 2007. This letter is not an approval, but only a NOTIFICATION.

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,

u. Callibal) W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR:amf

Enclosures

People's Counsel

Thomas J. Hoff 406 West Pennsylvania Avenue Towson 21204



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

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

August 14, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 14, 2007

Item Number: Item Number 49 and 052 through 075

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



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

John D. Porcari, Secretary Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: AUGU ST 13, 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. 8-55-A

18 AIGBURTH ROAD MALENA 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.8-55-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,

A Steven D. Foster, Chief

Engineering Access Permits

Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: August 23, 2007

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SEP 0 5 2007

BY:

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-055- Variance

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided building elevations are submitted to the Office of Planning for review and approval prior to the issuance of any building permits.

For further questions or additional information concerning the matters stated herein, please contact Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By

Division Chief:

CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: August 15, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 20, 2007

Item No. 055

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

The plan correctly shows the 20-foot setback from the future right-of-way line, but the description says 20-inches. We do not object to the 20-foot setback.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 055-08152007.doc

RE: PETITION FOR VARIANCE

18 Aighurth Road; SE corner Aighurth
Road & Cedar Avenue

9th Election & 5th Councilmanic Districts
Legal Owner(s): Sally Malena

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 08-055-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 all 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 16th day of August, 2007, a copy of the foregoing Entry of Appearance was mailed to, Thomas Hoff, 406 West Pennsylvania Avenue, Towson, MD 21204, Representative for Petitioner(s).

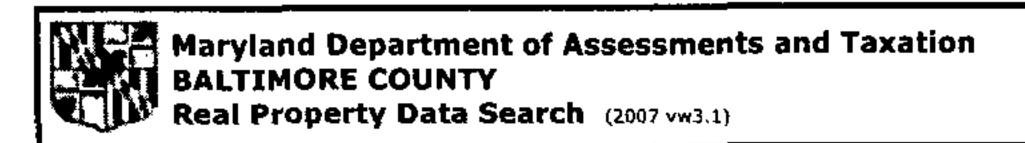
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Per....

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Exempt Class:



Go Back View Map New Search

Account Identifier:	District -	09 Account N	umber - 0923	154060					
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Owner Name:	MALENA SA	LLY A		se:		RESIDEN	ITIAL		
			Principal Residence:				YES		
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Improvements:	166,180	166,180							
Total:	264,430	264,430	264,430	NOT AVAIL					
Preferential Land:	0	0	0	NOT AVAIL					
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* NONE *

From:

Debra Wiley

To:

Wiseman, Bill

Date:

Friday - October 5, 2007 3:23 PM

Subject:

Case 08-055-A - Tuesday 10/9 @ 11 AM

Hi Bill,

Kristen has just hand-delivered correspondence from Paul S. Hartman, President of The Aigburth Manor Association of Towson, Md. in reference to the above case.

Their comment states as follows:

'The board of The Aigburth Manor Association of Towson, Inc. voted not to oppose the variances requested in case 08-055-A.

Not granting the variances would require an adjacent garage to be modified at great expense and reduce its usefulness. Also, the new structure to be built on the subdivided lot would have to be situated far back in the lot, which would make the rear yard very small. The board of the Association feels that the owner will construct a new dwelling in keeping with the character of the neighborhood and will be more successful if the variances are granted."

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
401 Bosley Avenue, Room 405
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 68- 655-A
DATE 10-9-07

PETITIONER'S SIGN-IN SHEET

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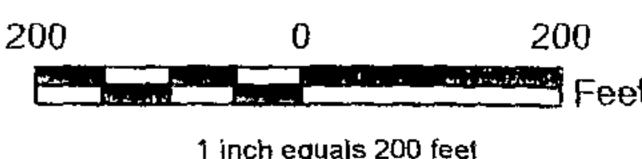
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DQ Map Notes

Publication Date: July 27, 2007 Publication Agency: Department of Permits & Development Management Projection/Datum: Maryland State Plane, FIPS 1900, NAD 1983/91 HARN, US Foot





1 inch equals 200 feet

Case No.: 08-055-A 18 AIGBURTH PD

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Sité Plan	
No. 2	Letter from aighenth Manor association	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

The Aigburth Manor Association of Towson, Inc.

BW 10/9

P.O. Box 20143 • Towson, Maryland 21284-0143

Zoning Review Bureau 111 West Chesapeake Avenue, Room 111 Towson, MD 21204

Re: Case 08-055-A

OCT 0 5 2007

October 1, 2007

To whom it may concern,

The board of The Aigburth Manor Association of Towson, Inc. voted not to oppose the variances requested in case 08-055-A.

Not granting the variances would require an adjacent garage to be modified at great expense and reduce its usefulness. Also, the new structure to be built on the subdivided lot would have to be situated far back in the lot, which would make the rear yard very small. The board of the Association feels that the owner will construct a new dwelling in keeping with the character of the neighborhood and will be more successful if the variances are granted.

Sincerely,

Paul S. Hartman

President, the Aigburth Manor Association of Towson, Inc.

cc: Sally Malena

Contact information: Paul Hartman 18½ Cedar Avenue Towson, MD 21286

(410) 296-6934 paul@dirtylinen.com

Petitiones 2

