

IN RE: PETITION FOR VARIANCE
W/S Willow Avenue, S/W Dory Lane
(Private Road)
(2820 Willow Avenue)

15th Election District
7th Council District

Charles F. Fistek, Jr.
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF

BALTIMORE COUNTY

Case No. 08-166-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, Charles F. Fistek, Jr. The Petitioner requests variance relief from Sections 304.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed single-family dwelling to be erected on a lot with a lot width of 50 feet in lieu of the required 55 feet and to have a side street setback of 10 feet in lieu of the required 25 feet. The subject property and requested relief are more fully described on the amended site plan submitted which was marked and accepted into evidence as Petitioner's Exhibit 1.¹

Appearing at the requisite public hearing in support of the variance request were Charles F. Fistek, Jr., property owner, and Raymond H. Weinreich, Jr., an agent with Long and Foster Real Estate, Inc., and an owner of a lot adjacent to the subject property. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered disclosed that the subject property is a rectangular shaped parcel located on the north side of Willow Avenue and is surrounded by private roads

¹ The subject property is a *corner lot* defined in Section 101 of the B.C.Z.R. as: "A lot abutting on and at the intersection of two or more streets." The plat filed with the petition noted an 80-foot front yard setback as suggested by the Zoning Review Office to comply with B.C.Z.R. Section 303. A recently constructed home on 2814 Willow Avenue (Petitioner's sister) was built at an 80-foot front yard depth. The Office of Planning, who does not oppose Petitioner's request, prefers a 40-foot setback from the front property line so as to be in keeping with the pattern of development in this neighborhood. Petitioner amended his site plan in accordance with the Office of Planning's Zoning Advisory Committee (ZAC) comment.

ORDER RECEIVED FOR FILING
Date 12-27-07
By [Signature]

known as Dory Way along the northern boundary and Nathaniel Way to the west side or rear boundary in the Sparrows Point community. The property is known as Lot 17 of Triple Union Annex, an older subdivision which was recorded in the Land Records of Baltimore County well prior to the effective date of the zoning regulations. As is often the case with older subdivisions, many of the lots do not meet the current area and/or width requirements. In this regard, the subject property is 50 feet wide and 290 feet deep and contains a gross area of 0.328 acres (14,275 square feet), more or less, zoned D.R.5.5. Those regulations require a minimum area of 6,000 square feet and a minimum width of 55 feet. Thus, the subject lot is undersized by today's development standards as it does not meet the current width requirements.

Variance relief is requested as set forth above to allow the development of the subject property with a single-family dwelling, 30' wide x 50' deep. The proposed house will face Willow Avenue and the side yard will parallel Dory Way. In this regard, Petitioner's Exhibit 2 is the zoning aerial view map and photographs (Petitioner's Exhibit 3) and they provide graphically the pattern of development in the area. Behind Lot 17, on the other side of Nathaniel Way, is the Beacon Point Apartments aka Isle of Pines. On the north side across Dory Lane are 14 townhomes, that also parallel the road, that Mr. Fistek describes as rental units. Testimony indicated that the subject property has been in the Fistek family for more than 55 years. Apparently, the Petitioner's father acquired five (5) lots (Lots 17 through 21) that all front on Willow Avenue. Each lot has a lot width of 50 feet. Two (2) lots were given to the Petitioner's sister, Kimberly Miller, who built a home on Lots 20 and 21 some ten (10) years ago. Lot 19 was also given to Kimberly Miller. Lot 18 was given to David Fistek and Lot 17 to the Petitioner. As previously noted, David Fistek sold Lot 18 to Raymond Weinreich, a grandson of the late Charles Fistek, Sr. In any event, Lots 17 and 18 are heavily wooded and the uncontradicted evidence clearly establishes that there has never been a desire to combine or merge Lots 17 - 19 with Lots 20 - 21. There is no physical evidence that the subject properties

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were used or consolidated with any other lot to invoke the doctrine of zoning merger as described in *Friends of the Ridge v. Baltimore Gas and Electric Co.*, 352 Md. 645 (1999) and *Remes v. Montgomery Co.*, 387 Md. 52 (2005). But for the side building face to the paving of a private road (Dory Road with a 30-foot right-of-way) generated by the Zoning Commissioner's Policy Manual (ZCPM) Section 1B02.3.C.1 – Page 1B-26², the new dwelling will meet all other front, south side and rear setback requirements. Real property data search records obtained from the Maryland Department of Assessments and Taxation illustrate the pattern of development and show that the subject property was a lot of record and separately taxed when the D.R.5.5 zoning regulations were adopted. Thus, it appears that the relief requested is appropriate and consistent with the neighborhood. Testimony offered in support of the request was that without variance relief, the lot could not be developed. Obviously, strict compliance with the regulations would create a hardship as the zoning regulations result in a denial of a reasonable and sufficient use of the property (*See Belvoire Farms v. North*, 355 Md. 259 (1999)).³ I am persuaded to grant the petition for variance relief to allow development of Lot 17 with a single-family dwelling. Public water and sewer is available, it is a lot of record and has been taxed separately are all persuasive factors. The proposed development is in keeping with other homes in the neighborhood and meets the spirit and intent of Section 307 of the B.C.Z.R. and *Cromwell v. Ward*, 102 Md. App. 691 (1995) for variance relief to be granted. I find that the subject property will not result in any increase in density and I find that Petitioner's father, Charles F. Fistek, Sr., who obtained the properties in 1952, purchased the properties in good faith for the benefit of his children building

² An argument can be made that the provisions of this section mandating compliance with the attendant small lot table that requires a corner lot to have a 25-foot side yard setback do not apply. The lot "is not in a duly recorded subdivision" and not approved by the Baltimore County Planning Board or Planning Commission. This would allow Petitioner to assert that it is the 10-foot side yard setback that is applicable and depicted on the small lot table of Section 1B02.3.C of the B.C.Z.R.

³ The recent (November 2, 2007) Court of Special Appeals decision in *Mueller v. People's Counsel of Baltimore County*, 319 Sept. term, 2006 934 A.2d 974 is in accord with this finding. See also B.C.Z.R. Section 103.5D.1. "Each individual lot or parcel of land that was either a lot of record or a record lot on December 1, 1985, may be developed with a single-family dwelling . . .".

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Date 12-27-07
By [Signature]

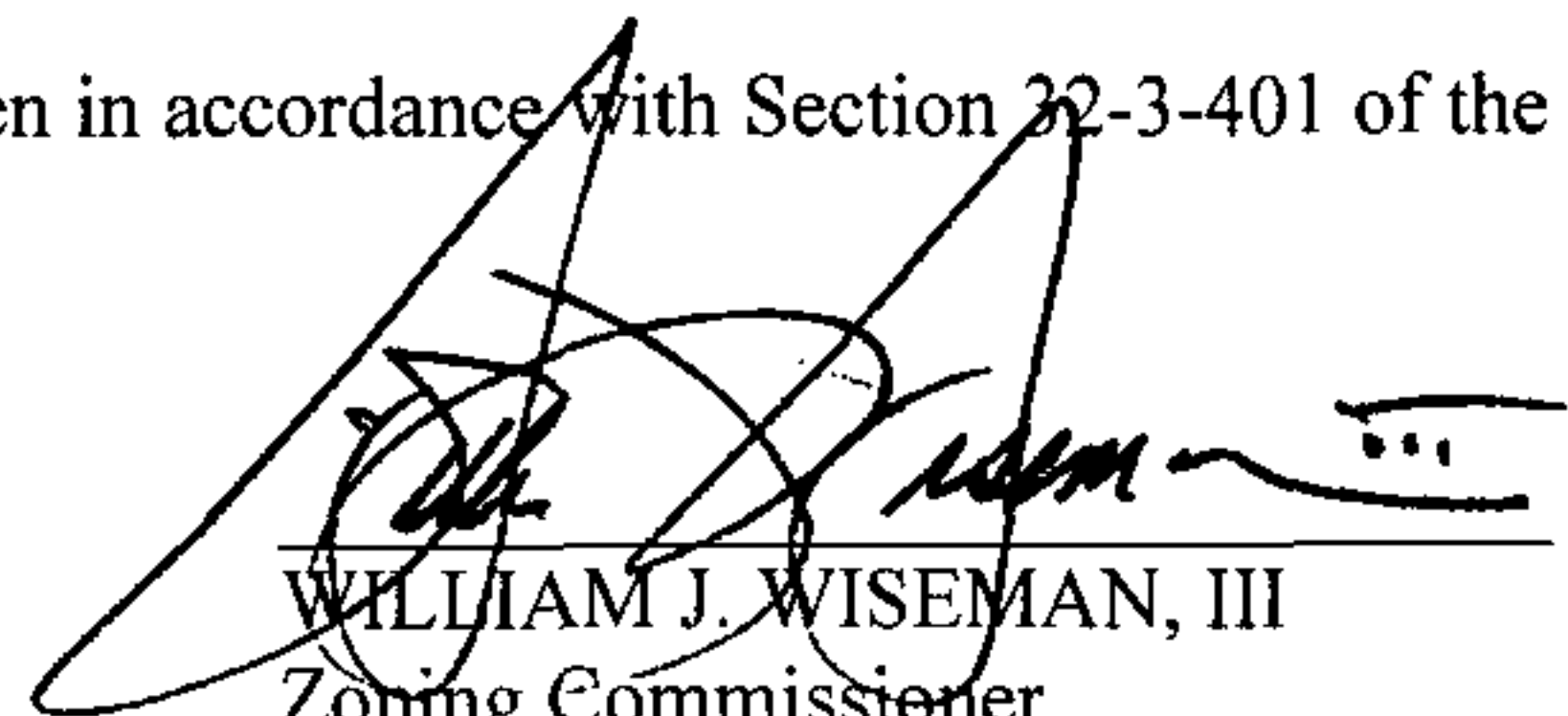
homes on the lots without any intent to avoid the area requirements. Thus, I am persuaded that relief can be granted without detrimental impacts to the surrounding locale.

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.

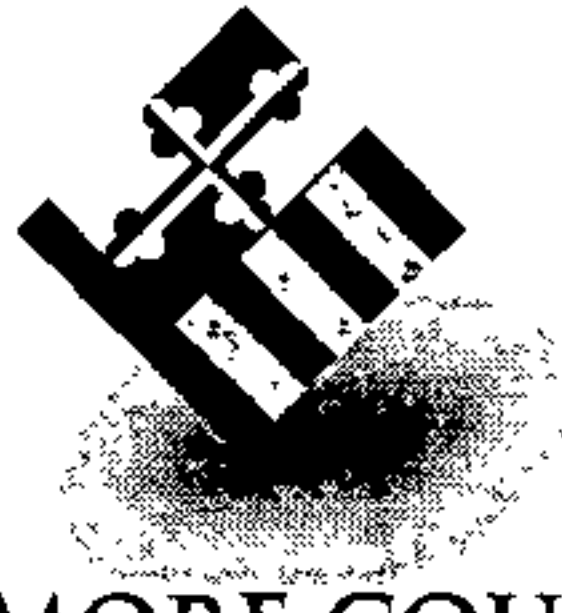
THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of December 2007, that the Petition for Variance seeking relief from Sections 304.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed single-family dwelling to be erected on a lot with a lot width of 50 feet in lieu of the required 55 feet and to have a side street (north side) setback of 10 feet in lieu of the required 25 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for his 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 his 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) Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) and the Office of Planning relative to the Chesapeake Bay Critical Area regulations, the Intensely Developed Area (IDA) regulations, and the submission of building elevation drawings for review and approval by the Office of Planning with the building permit application. Copies of these comments dated November 19, 2007 and October 29, 2007 respectively have been attached hereto and are made a part hereof.
- 3) When applying for any permits, 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 taken in accordance with Section 22-3-401 of the Baltimore County Code.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 12-27-07
By WJW



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 27, 2007

Charles F. Fistek, Jr.
7601 Chesapeake Drive
Baltimore, Maryland 21219

RE: PETITION FOR VARIANCE

W/S Willow Avenue, S/W Dory Lane (Private Road)
(2820 Willow Avenue)
15th Election District - 7th Council District
Charles F. Fistek, Jr. - Petitioner
Case No. 08-166-A

Dear Mr. Fistek:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with conditions 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: Raymond H. Weinreich, Jr., 2209 Maple Road, Baltimore, Md. 21219
Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,
Annapolis, MD 21401
People's Counsel; DEPRM; Office of Planning; Development Plans Review; File



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property

located at 2820 Willow Ave.

which is presently zoned DR 5.5

Deed Reference: _____ / _____ Tax Account # _____

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) BCZR 304.1 ; 1B02.3.C.1

To permit a proposed single family dwelling to be erected on a lot with a lot width of 50 feet in lieu of the required 55 feet and to have a side street setback of 10 feet in lieu of the required 25 feet.

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

The recorded plat of Triple Union Annex consists of 50 foot wide lots along this vicinity instead of the minimum required 55 feet. The lot will also require relief of standard setbacks due to its corner location.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Charles F. Fistek

Name - Type or Print _____

Signature Charles Fistek

Name - Type or Print _____

Signature _____

7601 Chesapeake Drive 410-477-2262

Address _____ Telephone No. _____

Baltimore MD 21219

City _____ State _____ Zip Code _____

Representative to be Contacted:

Raymond H. Weinreich, Jr

Name _____

2209 Maple Road 410-388-2471

Address _____ Telephone No. _____

Baltimore MD 21219

City _____ State _____ Zip Code _____

Case No. 08-166-A

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

REV 8/20/07

ORDER RECEIVED FOR FILING

Date 12-27-07

By DW

Reviewed by A-TSUI Date 10/5/07

ZONING DESCRIPTION FOR
2820 WILLOW AVE.
Baltimore, MD 21219

Beginning at a point on the west side of Willow Ave. which is 30 feet wide
and beginning at a point on the south side of Dory Lane (private road) which
is 30 feet wide. Being Lot # 17 in the subdivision plat of Triple Union
Annex as recorded in Baltimore County Plat Book # 8, Folio # 58,
containing 14,275 SF (0.328AC). Also known as 2820 Willow Ave. and
located in the 15th Election District, 7th Councilmanic District.

08-166-A

**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: 08-166-A
Petitioner: CHARLES F. FISTEK
Address or Location: 2820 WILLOW AVE.,

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHARLES FISTEK
Address: 7601 CHESAPEAKE DR.
BALTIMORE, MD 21219
Telephone Number: (410) -477-2262

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: # 08-168-A

2820 Willow Avenue

W/side of Willow Avenue, s/west of Dory Lane and Willow Avenue

15th Election District — 7th Councilmanic District

Legal Owner(s): Charles Fisteck

Variance: to permit a proposed single family dwelling to be erected on a lot with a width of 50 feet in lieu of the required 55 feet and to have a side street setback of 10 feet in lieu of the required 25 feet.

Hearing: Tuesday, December 11, 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 accommodations 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.

JT 11/784 November 27

156377

CERTIFICATE OF PUBLICATION

11/29/, 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 11/27/, 2007.

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

J. Wilkinson

LEGAL ADVERTISING

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT**

No. 00124

1997

Date:

THE

10

10/15/2007 15:19:22

THE JOURNAL OF THE

4103/51/01 3505 171

WILLIAM S. GIBBS JR.

000124

Secret Tort

2

15.00

Baltimore County, Maryland

Total:

Rec

From:

FOL

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S

VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 08-166-A

Petitioner/Developer: CHARLES

FISTER

Date of Hearing/Closing: 12-11-07

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:

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:

2820 WILLOW AVE

The sign(s) were posted on 11-26-07
(Month, Day, Year)

Sincerely,

Robert Black 11-26-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

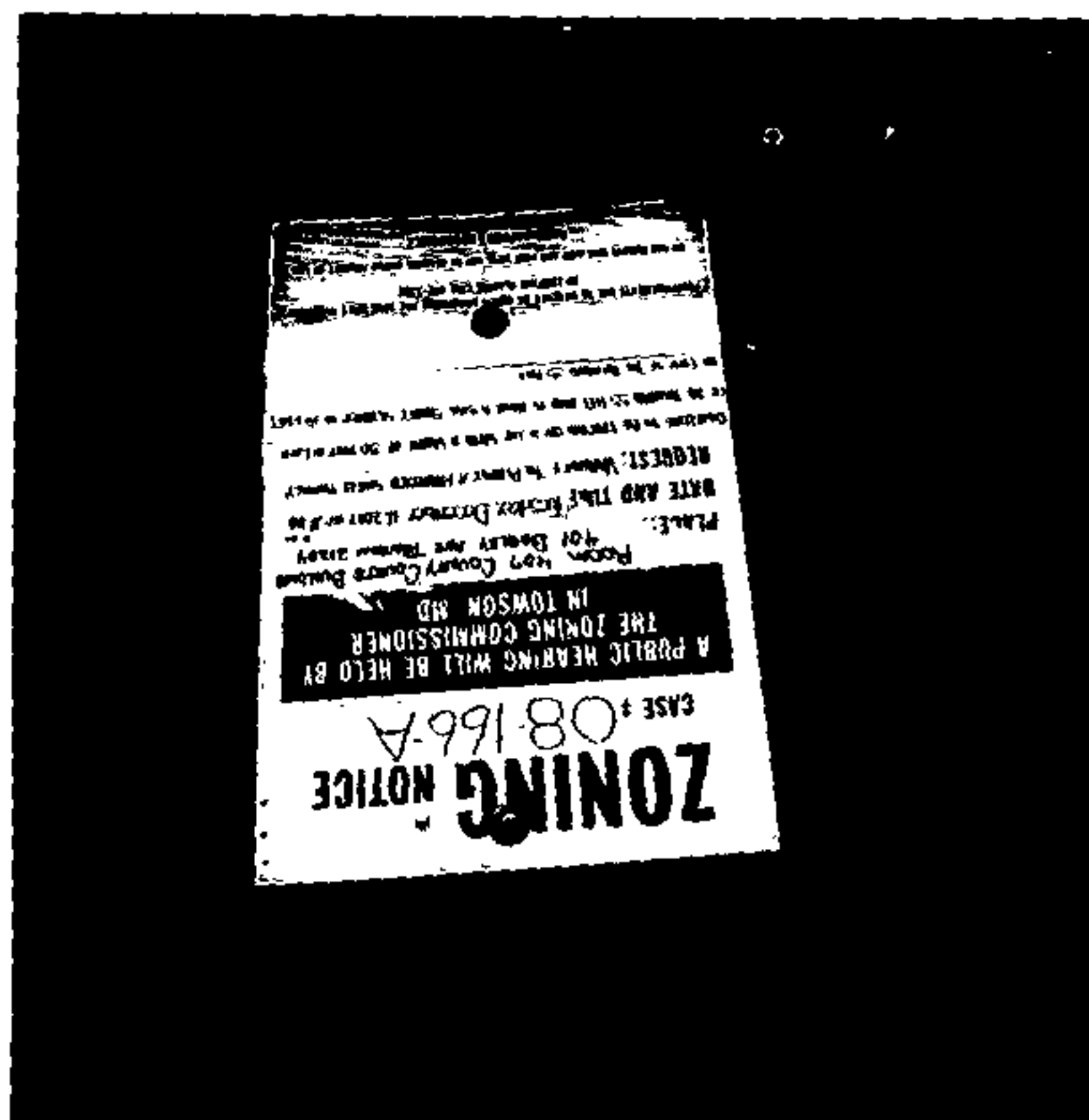
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





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

December 5, 2007

Charles F. Fistek
7601 Chesapeake Drive
Baltimore, MD 21219

Dear Mr. Fistek:

RE: Case Number: 08-166-A, 2820 Willow Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 5, 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,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Raymond H. Weinreich, Jr. 2209 Maple Road Baltimore 21219

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2820 Willow Ave.

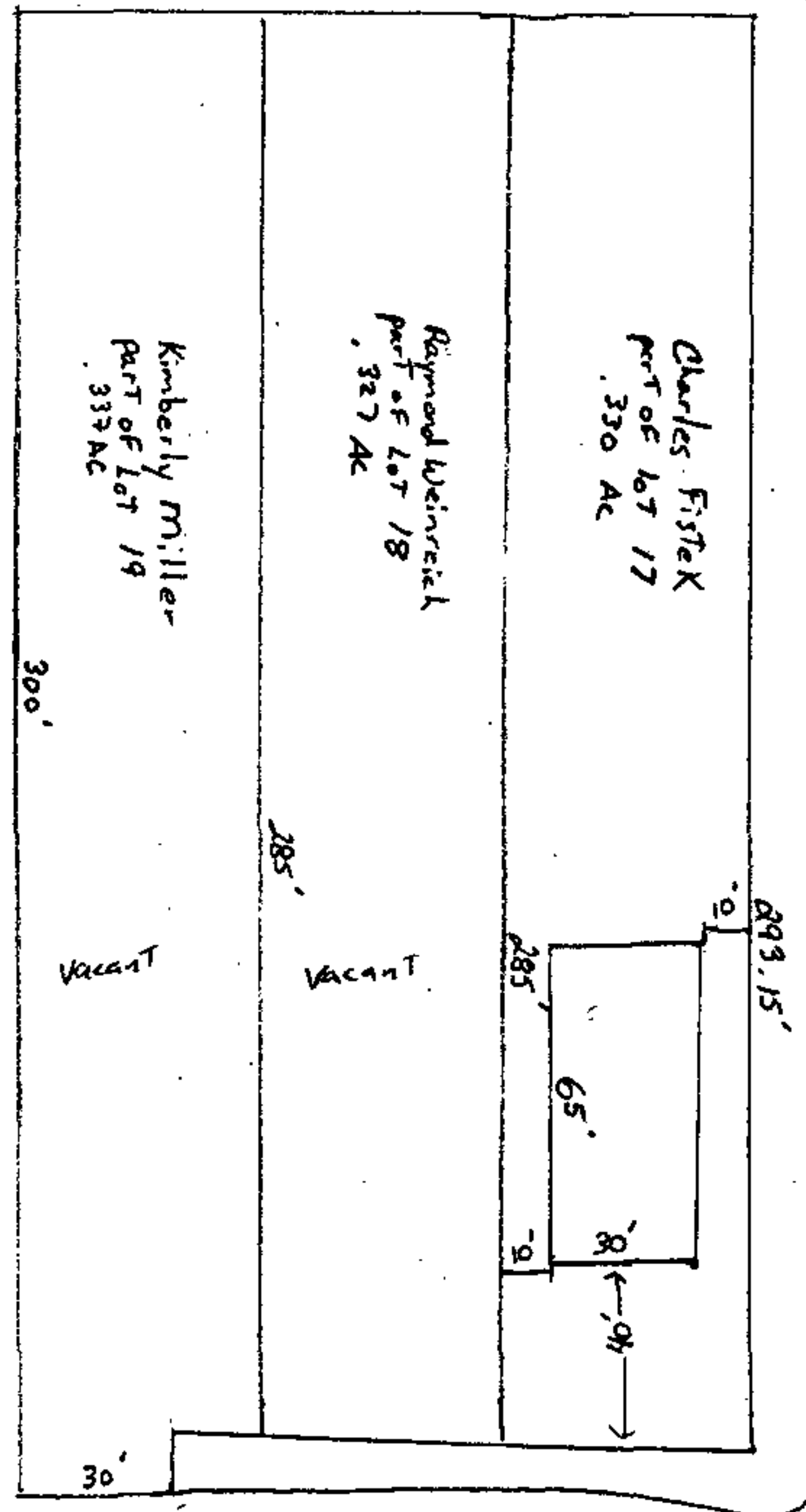
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Triple Union

PLAT BOOK # 8 FOLIO # 58 LOT # 17 SECTION #

OWNER Charles F. FisteK

Nathaniel Way (Private Drive) 30' R/W



Dory Way (Private Drive) 30' R/W

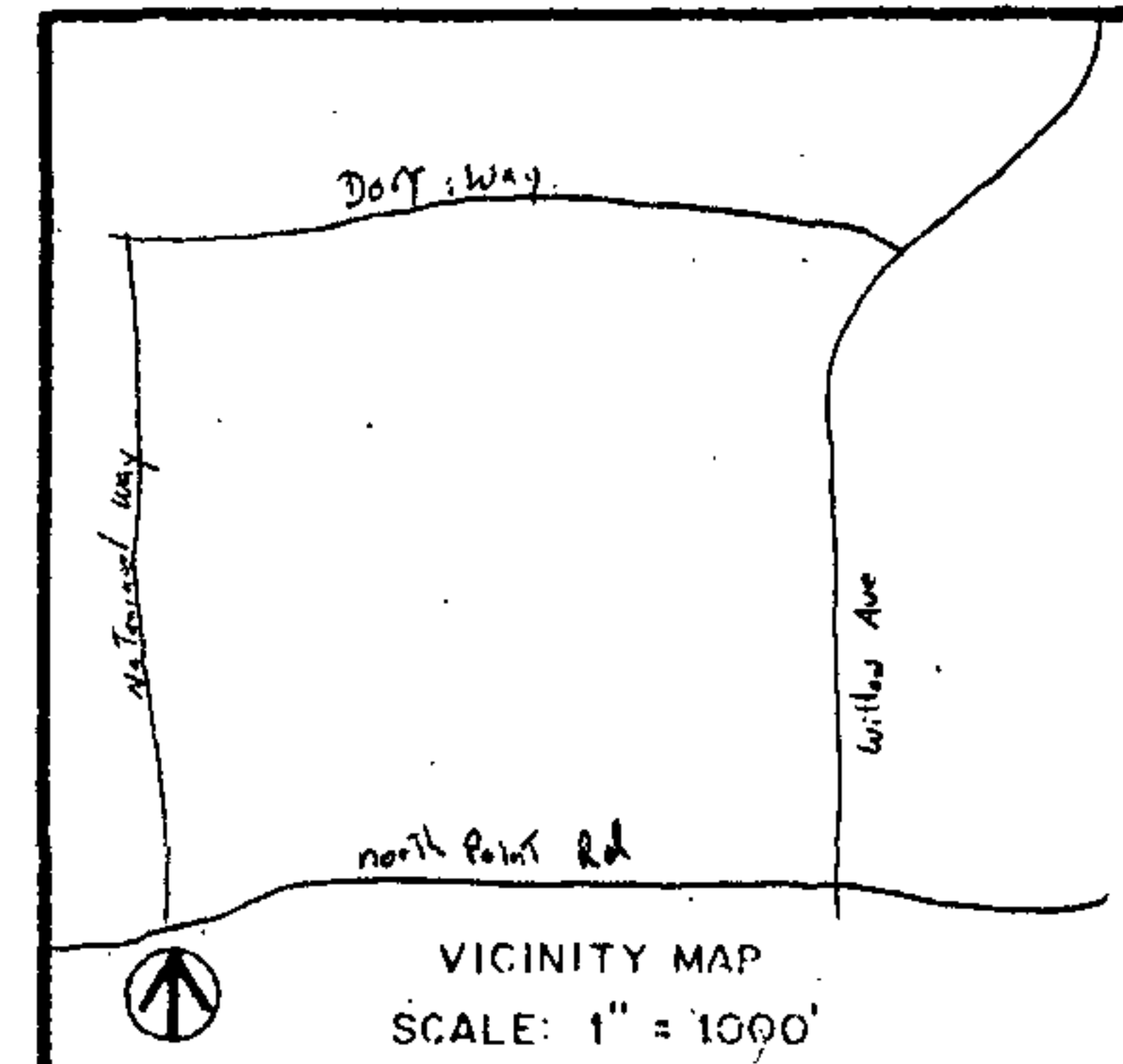


NORTH

Willow Ave 30' R/W

PREPARED BY Ray Weinreich

SCALE OF DRAWING: 1" = 60'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 111c2

ZONING DR 5.5

LOT SIZE .328 ACREAGE 14,275 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☒

100 YEAR FLOOD PLAIN	☒	☒
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HISTORIC PROPERTY/BUILDING	☐	☒
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PRIOR ZONING HEARING

ZONING OFFICE USE ONLY

REVIEWED BY DATE

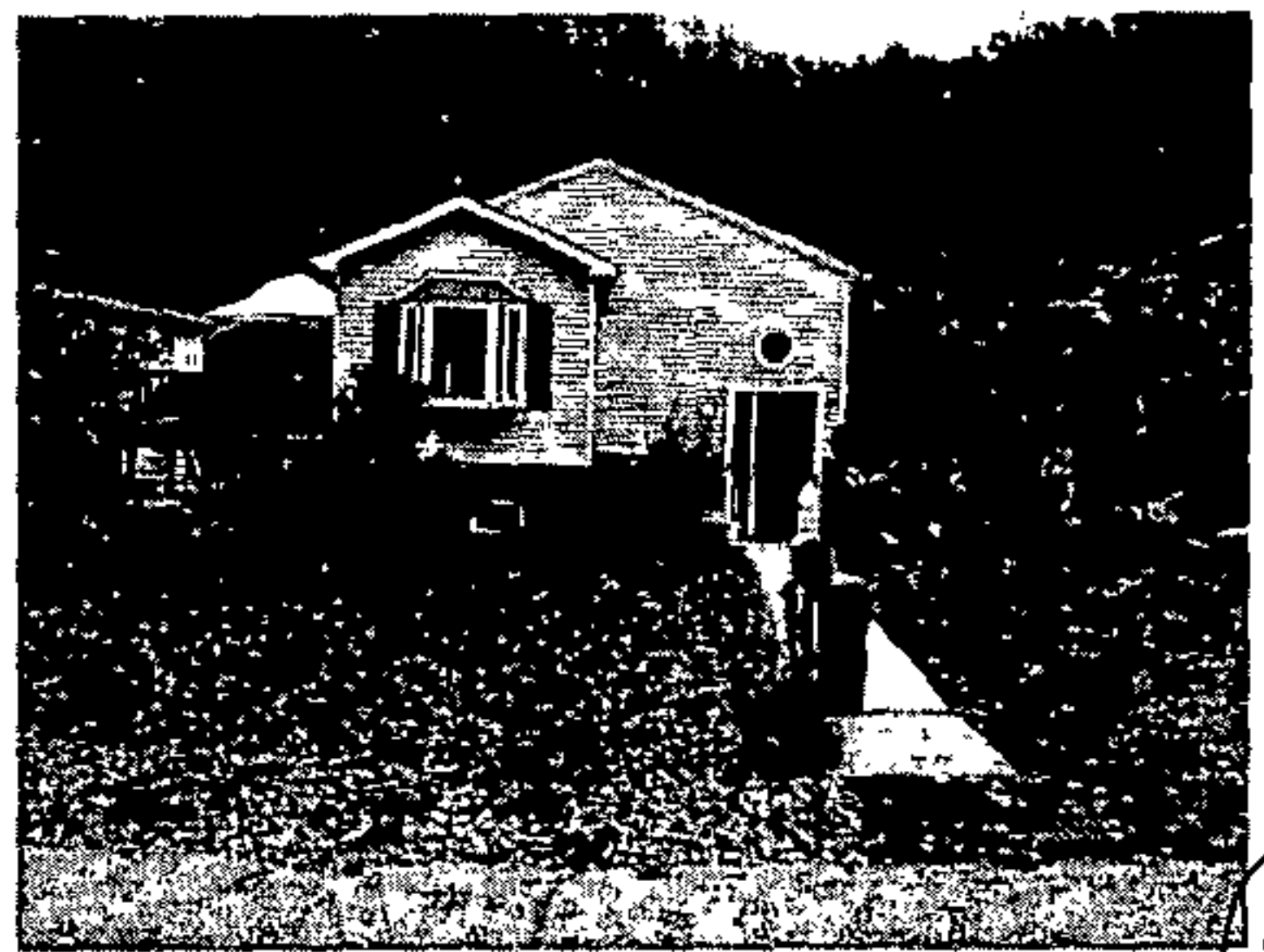
PETITIONER'S

EXHIBIT NO. 1



①

2821 Willow



②

2819 Willow



③

2817 Willow



④

Homes across from
Proposed dwelling



⑤

Willow @ Dory Ln
Beside lot



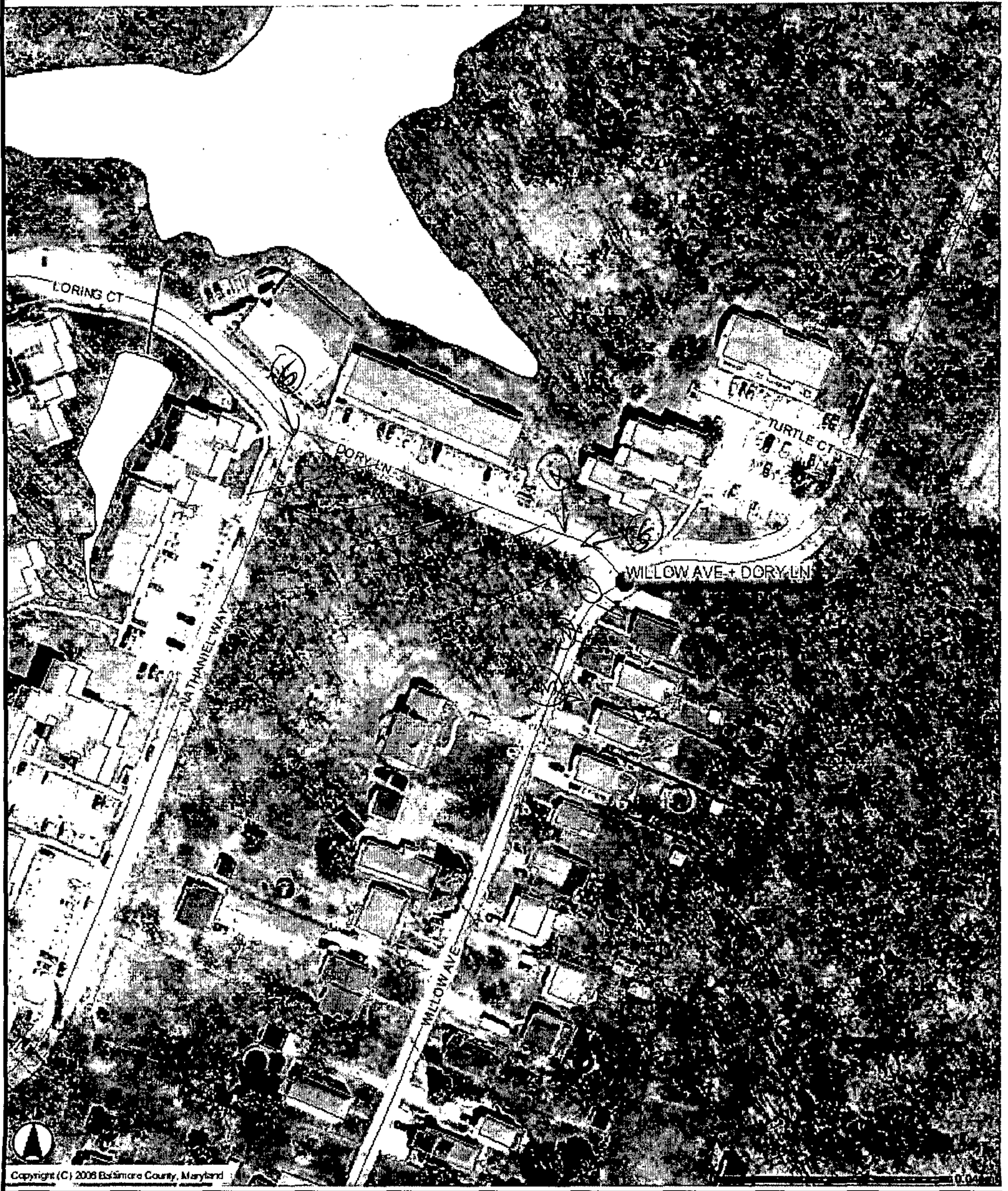
⑥

Dory @ Nathainie Way
Behind Willow lot

PETITIONER' S

EXHIBIT NO. 3

08-166-A



NO CONSIDERATION
NO TITLE SEARCH
GIFT TO NEXT OF KIN

DEED

THIS DEED, Made this 30th day of June, 2006, by and between Kimberly A. Miller, Personal Representative of the Estate of Charles F. Fistek, party of the first part, Grantor, and Charles F. Fistek, Jr., party of the second part, Grantee.

WHEREAS, on the 25th day of November, 2004, Charles F. Fistek departed this life and Kimberly A. Miller was appointed Personal Representative of the Estate of Charles F. Fistek by the Register of Wills for Baltimore County in Estate number 133370.

WITNESSETH, that in consideration of the sum of Zero Dollars (\$0.00), and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the said party of the first part does hereby grant and convey unto the said party of the second part, his heirs, personal representatives, successors and assigns, in fee simple, all the lot of ground, situate, lying, and being in Baltimore County, State of Maryland and described as follows, that is to say:

BEING known and designated as ^{PT 4} Lot No. 17 on the Plat of Triple Union Annex, said Plat being recorded among the Plat Records of Baltimore County in Plat Book No. 8, Folio 58. The said lot being known and designated as No. 2820 Willow Avenue.

BEING one of the five lots of ground described in a Deed dated October 27, 1952, and recorded among the Land Records of Baltimore County in Liber 2196, Page 8, was granted and conveyed by Mary Mechlinski to Charles F. Fistek.

ALSO BEING one of the five lots of ground described in a Deed dated January 5, 1944, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1319, Folio 521, was granted and conveyed by Joseph Drozd to Jacob Mechlinski and Mary Mechlinski, his wife, the said Jacob Mechlinski having departed this life on February 24, 1945.

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 in anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed, unto and to the proper use and benefit of the said party of the second part, his heirs, successors and assigns, in fee simple, forever.

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

PETITIONER'S

EXHIBIT NO.

4

REVIEWED SDAT

BY

8-17-06

DATE

0024823 544

WITNESS the hand and seal of the within named Grantor:

WITNESS:

Henry Resnager J

Kimberly A Miller (SEAL)
Kimberly A. Miller, Personal Representative of
the Estate of Charles F. Fistek, Grantor

STATE OF MARYLAND

COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY that on this 30th day of June, 2006, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Kimberly A. Miller, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and she acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

[Signature]
Notary Public

My Commission Expires: 01/19/2010

ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY that the above instrument was prepared by me, an attorney admitted to practice before the Court of Appeals of Maryland or under my supervision.

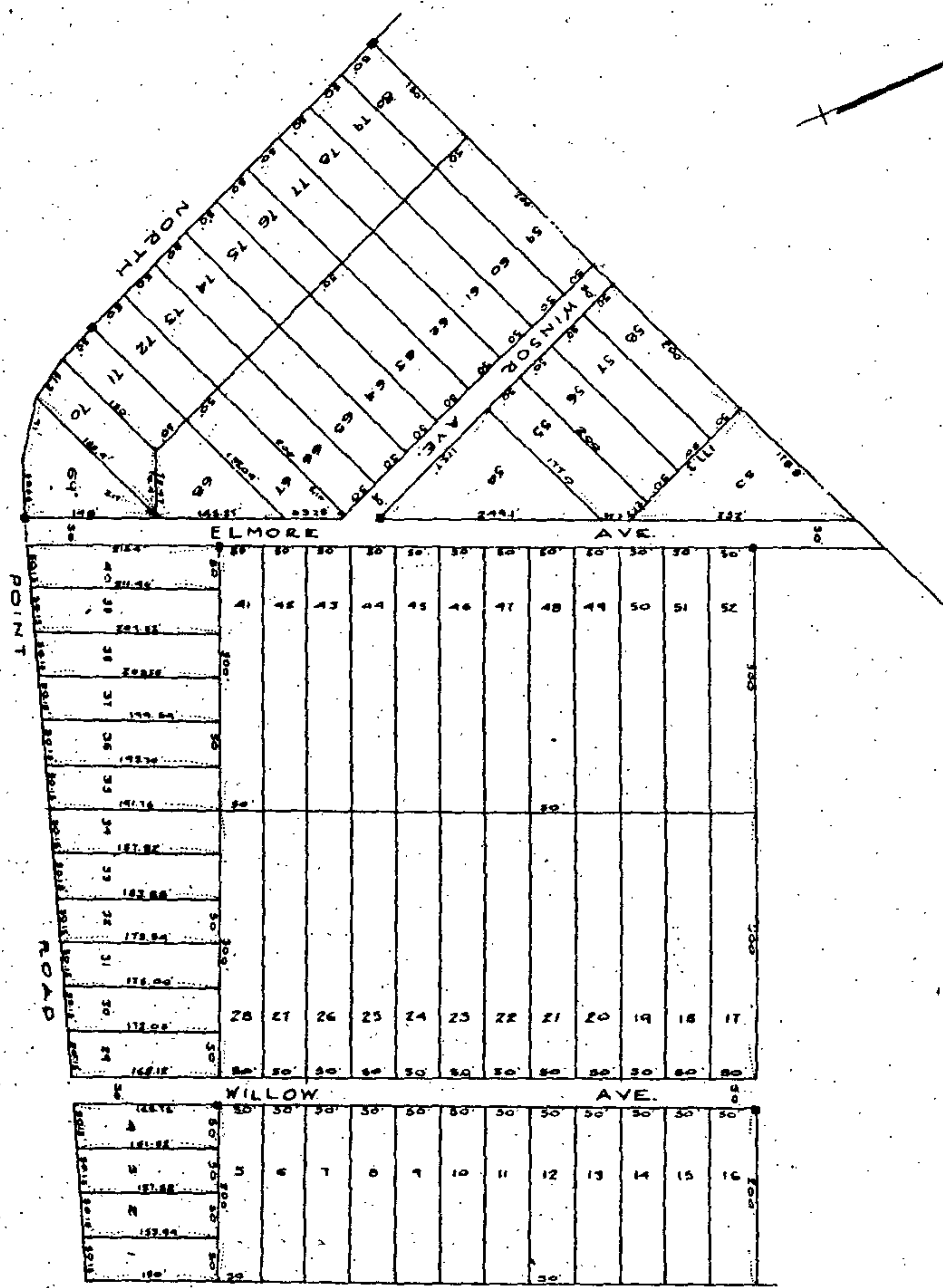
[Signature]

Kim H. McGavin, Esquire
305 West Chesapeake Avenue
Suite 207
Towson, Maryland 21204-4447
410-494-0990

AFTER RECORDING, PLEASE RETURN TO:

Kim H. McGavin, Esquire

SHOW LOCATION OF STAKES
 SCALE 1"=100 JAN 21, 1926
 E.V. COLEMAN & CO
 SURVEYORS & CIVIL ENGINEERS
 251 COURTLAND ST
 BALTIMORE MD.



Triple Union Annex
 Filed for record
 July 12, 1926
 E.V. Coleman
 Clerk

PLAT OF
 TRIPLE UNION ANNEX
 TWELFTH DISTRICT
 BALTIMORE COUNTY
 M.L. STEPHENS

PETITIONER'S
 EXHIBIT NO. 5



Account Identifier: District - 15 Account Number - 2500000561

Owner Information

Owner Name: FISTEK CHARLES F, JR Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 7601 CHESAPEAKE DR Deed Reference: 1) /24323/ 543
BALTIMORE MD 21219-1436 2)

Location & Structure Information

Premises Address Legal Description
2820 WILLOW AVE .328AC PT LT 17
2820 WILLOW AVE
TRIPLE UNION

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
111	12	139					17	3	Plat Ref: 8/ 58

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		14,275.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	33,810	75,560		
Improvements:	0	0		
Total:	33,810	75,560	61,642	75,560
Preferential Land:	0	0	0	0

Transfer Information

Seller: FISTEK CHARLES F	Date: 08/17/2006	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /24323/ 543	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

PETITIONER' S

EXHIBIT NO. 6



Account Identifier: District - 15 Account Number - 2500000562

Owner Information

Owner Name: WEINREICH RAYMOND H,JR Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 2209 MAPLE RD Deed Reference: 1) /25643/ 638
BALTIMORE MD 21219-2104 2)

Location & Structure Information

Premises Address Legal Description
2818 WILLOW AVE .327AC PT LT 18
2818 WILLOW AVE
TRIPLE UNION

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
111	12	139					18	3	Plat Ref: 8/ 58

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		14,250.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	33,810	75,560		
Improvements:	0	0		
Total:	33,810	75,560	61,642	75,560
Preferential Land:	0	0	0	0

Transfer Information

Seller: FISTEK DAVID M	Date: 05/16/2007	Price: \$1,000
Type: NOT ARMS-LENGTH	Deed1: /25643/ 638	Deed2:
Seller: FISTEK CHARLES F	Date: 08/17/2006	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /24323/ 535	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *



Account Identifier: District - 15 Account Number - 2500000563

Owner Information

Owner Name: MILLER KIMBERLY A Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 2814 WILLOW AVE Deed Reference: 1) /24323/ 539
BALTIMORE MD 21219-1448 2)

Location & Structure Information

Premises Address Legal Description
2816 WILLOW AVE .337AC PT LT 19
2816 WILLOW AVE
TRIPLE UNION

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
111	12	139					19	3	Plat Ref: 8/ 58

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		14,700.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	33,920	75,670		
Improvements:	0	0		
Total:	33,920	75,670	61,752	75,670
Preferential Land:	0	0	0	0

Transfer Information

Seller: FISTEK CHARLES F	Date: 08/17/2006	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /24323/ 539	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *



Account Identifier: District - 15 Account Number - 2200022545

Owner Information

Owner Name:	MILLER MICHAEL T MILLER KIMBERLY A	Use:	RESIDENTIAL
Mailing Address:	2814 WILLOW AVE BALTIMORE MD 21219-1448	Principal Residence:	YES
		Deed Reference:	1) /10978/ 254 2)

Location & Structure Information

Premises Address	Legal Description
2814 WILLOW AVE	LTS 20-21 WILLOW AV TRIPLE UNION

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
111	12	139					20	3	Plat Ref: 8/ 58

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1997	2,688 SF	30,000.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	34,500	79,500		
Improvements:	165,120	304,660		
Total:	199,620	384,160	322,646	384,160
Preferential Land:	0	0	0	0

Transfer Information

Seller:	FISTEK CHARLES F	Date:	03/17/1995	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/10978/ 254	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2820 Willow Ave

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

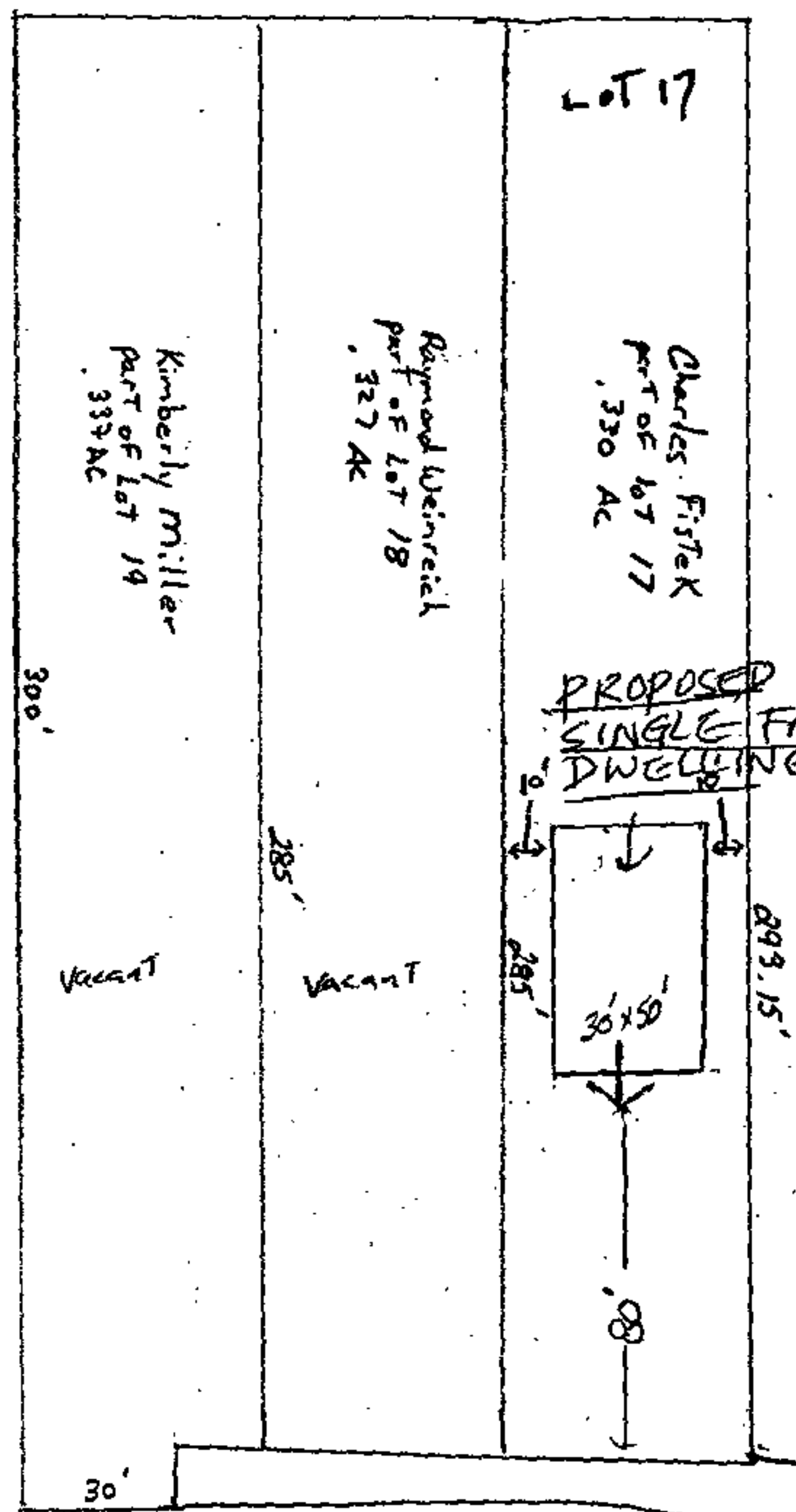
SUBDIVISION NAME Triple Union

PLAT BOOK # 8 FOLIO # 58 LOT # 17 SECTION #

OWNER Charles F. FisteK

Nathaniel Way (Private Drive) 30' R/W

PHOTO (6)



Dory Way (Private Drive) 30' R/W

P.O.B

PHOTO (5)

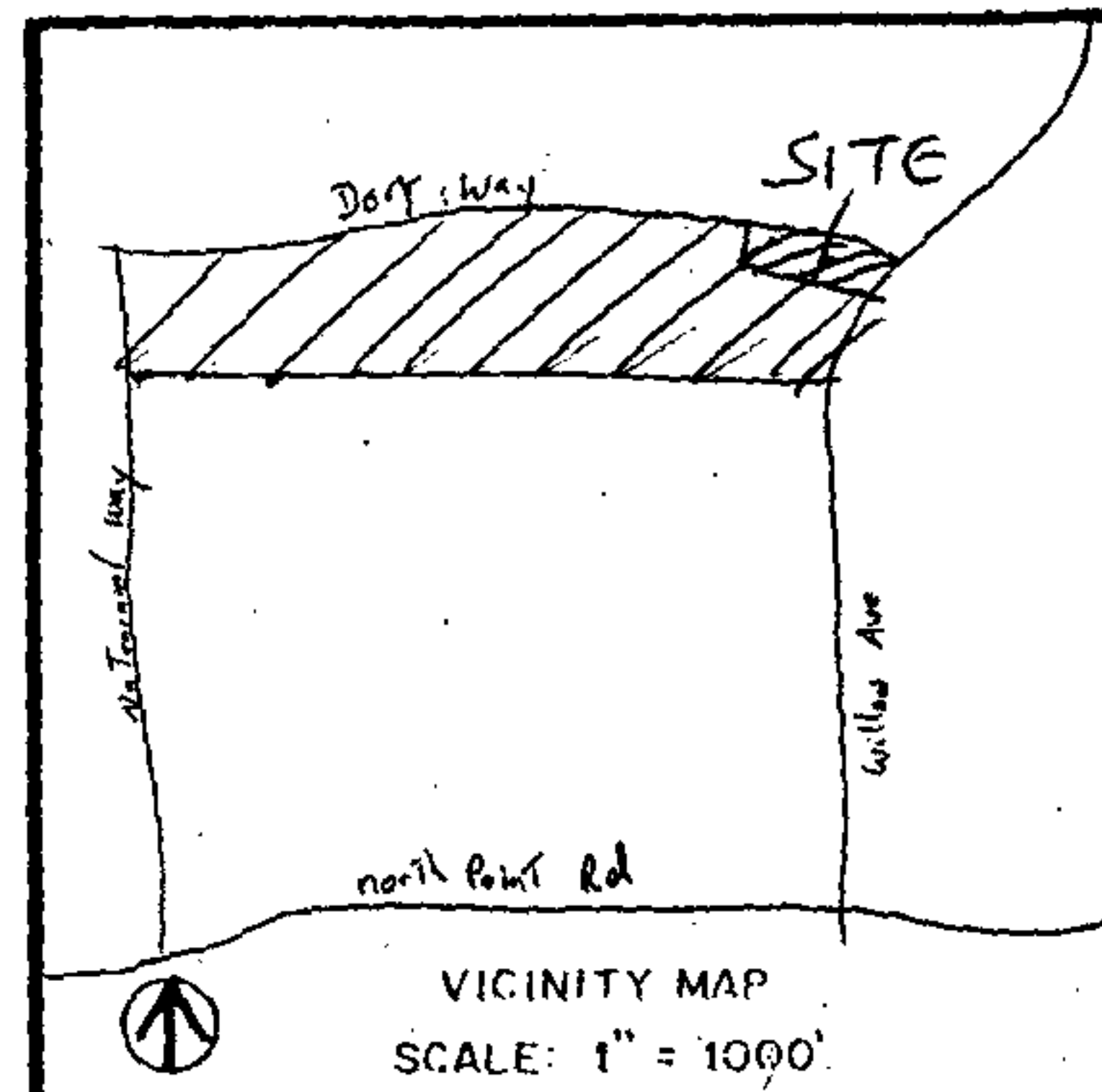
Willow Ave 30' R/W



NORTH

PREPARED BY Ray Weinreich

SCALE OF DRAWING: 1" = 60'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1" = 200' SCALE MAP # 111c2

ZONING DR 5.5

LOT SIZE .328 ACREAGE 14,275 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO

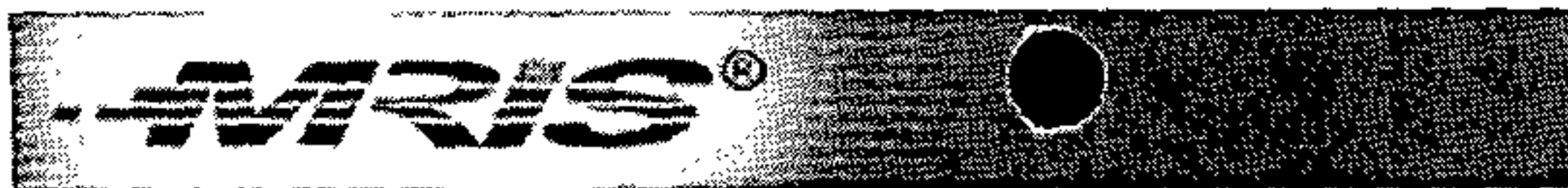
100 YEAR FLOOD PLAIN ☒ YES ☐ NO

HISTORIC PROPERTY/BUILDING ☐ YES ☒ NO

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

A. Tsui 166 08-166-A



Welcome Aaron Tsui
Wednesday, October 10, 2007

[Home](#) | [Search](#) | [My Matrix](#) | [Finance](#) | [Roster](#) | [Tax](#) | [Open House](#) | [Input](#) | [Help](#) | [Logout](#)
[Lot & Land](#) | [General](#) | [Quick](#) | [Address](#) | [Create Your Own Search](#) | [CMA](#)

Result **39** of **357**. Checked **0**. Check all 357.

[Previous](#) | [Next](#) | ... [31](#) [32](#) [33](#) [34](#) [35](#) [36](#) [37](#) [38](#) **[39]** [40](#) ... | [Bottom](#) | [One-line Summary - Agent display](#)

[Add to Cart](#)

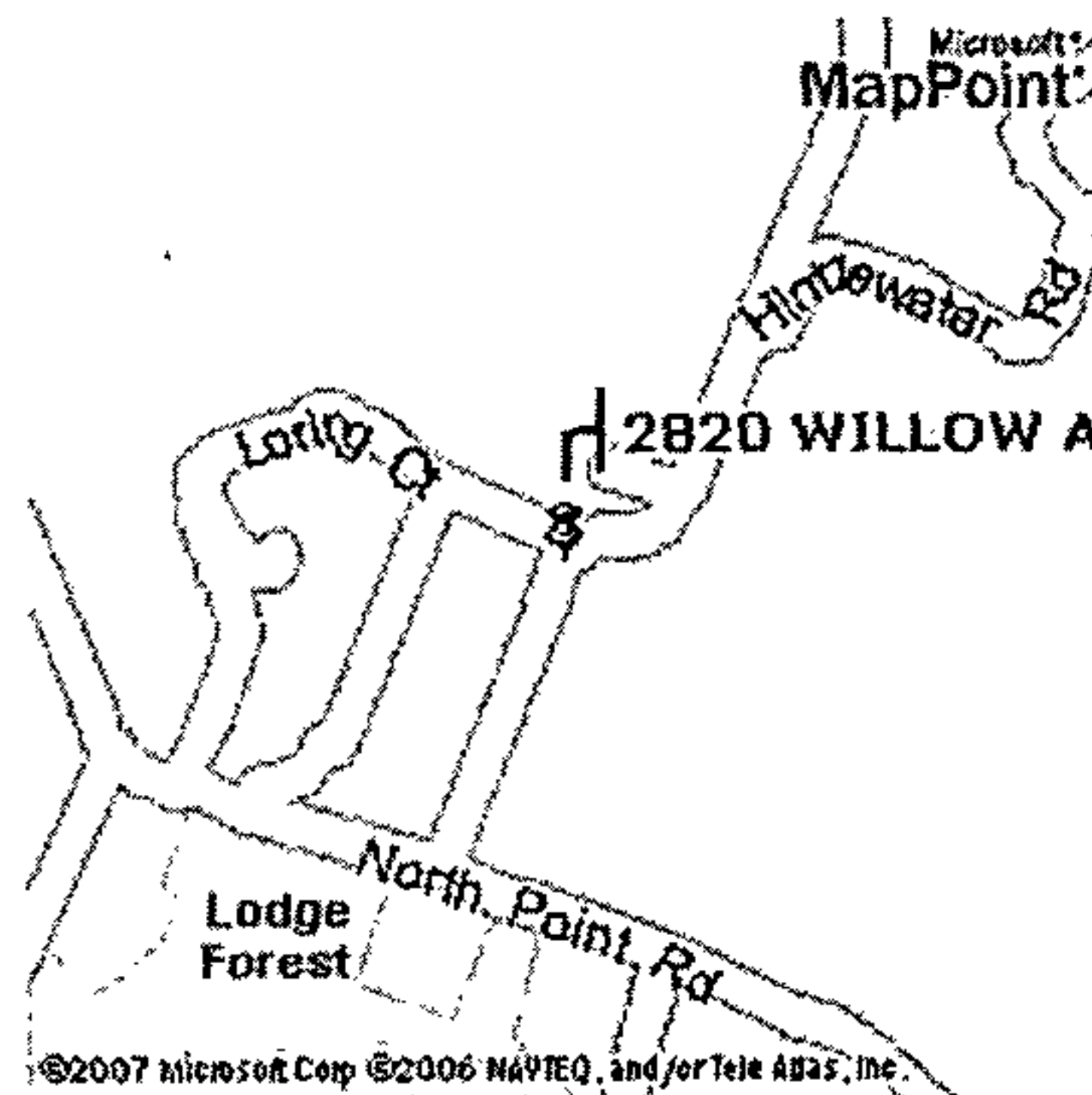
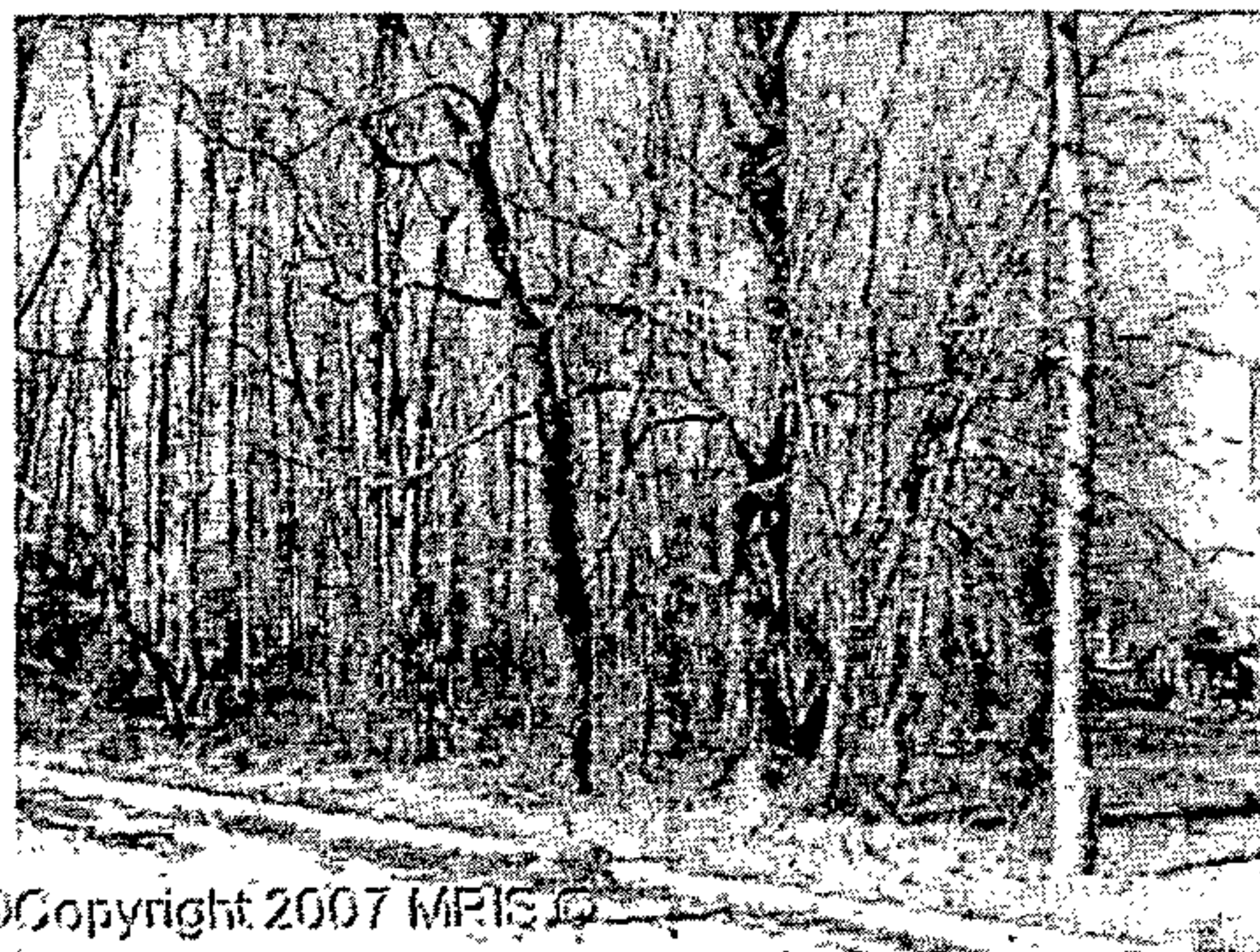
Metropolitan Regional Information Systems, Inc.

BC6550689 - BALTIMORE

2820 WILLOW AVE, SPARROWS POINT, MD 21219 - 1436

[Full Listing](#)
[Lot-Land](#)

☐ - Select t
☒ - Watch t



Media Center

[1 - Photo](#)
[No Virtual Tour](#)
[Neighbor Photo](#)
[Virtual Earth M](#)

Additional In

[No Tax Record](#)
[Property Histor](#)
[History - New](#)
[History - All U](#)

Resource Cen

[Aerial Imagery](#)
[Community In](#)
[Assessor Map](#)

Status: ACTIVE

Incorporated City/Town:
Adv. Subdivision: TRIPLE UNION
Legal Subdivision:
Election District: 15
Tax ID#: No Tax Record
Lot AC/SF: .328 / 14,275

Listing Type: Excl. Right

List Price: \$135,000

Map Coord: 46H10

Area: N/A

HOA Fee:

Total Taxes:

Elementary: EDGEMERE

Middle: SPARROWS POINT

High: SPARROWS POINT

Showing Instructions: Call Office, Show Anytime

Directions:

North Point Road To Left On Willow Ave

REMARKS:

General/Agent:

Wooded level lot in sought after Edgemere, Corner Lot is 50'x 285' Buyer to do feasibility study to build home of choice and to secure all permits with county to build. Agent related to owner. Location of public water/sewer to be verified with Baltimore County. Seller has a variance hearing scheduled with Baltimore Co.

Internet/Public:

Wooded level lot in sought after Edgemere, Corner Lot is 50'x 285' Buyer to do feasibility study to build home of choice and to secure all permits with county to build. Location of public water/sewer to be verified with Baltimore County.

EXTERIOR

Lot Sqft/Acres: 14,275/.328

Perc Type:

Building Permits: Unknown

Development Status: Plat Recorded

Exterior Features:

Lot Description: Corner Lot, Trees/Wooded

Potential Use: Residential

Present Use: Other

Building Sites/Lots:

Perc Sites:

Lot Dimensions: x 50 x 285

Bedroom Percs:

Roads:
Road Frontage:
Soil Types:
Special Permits:
Topography:
Transportation:
View/Exposure:

UTILITIES

Heating Fuel: None
Cooling Fuel:
Water: None
Sewer/Septic: None

FINANCIAL INFORMATION

Earnest Money:
Possession: Immediate

Assessments:

Land:
Total Taxes:
City/Town:
Tap:
HOA Fee:
Other Fees:
Special Assessment:
Special Assessment2:
Water/Sewer Hook-up Fee:

Project Approved:

Improvements:
Tax Year:
Total Tax Assessment: \$
Refuse Fee:
Special Tax:
Frequency:
Frequency:
Remaining:
Remaining:

Year Assessed:
State/County:
Front Foot Fee:

Current Financing:
First Trust Balance:
First Trust Org. Date:F
Second Trust Balance:
Second Trust Org. Date:

First Trust PI
First Trust Years Remain:
Second Trust PI:
Second Trust Years Remain:

1st Trust Interest Rate:
2nd Trust Interest Rate:

New Financing:
Cash To Assume:
Years:

Private Financing Amount:
Amortized Years:

InterestRate:
Balloon Years:

Rent Income:
Community Fee Includes:
Community Amenities:
Community Rules:
Community Management:
HOA:No

Rental Year:

HOA Fee:

HOA Payment Freq:

LEGAL INFORMATION

Tax Map #:
Section:
Liber #:
Zoning Code: DR5.5
Disclosures: Agt/Rel to Own
Contract Info: Comp-Settled Price

Lot: 17
Phase:
Folio #: 58
Master Plan Zoning:

Block/Square:
Parcel Number:
Historic Designation ID:

OWNER

Owner 1: Could be you

Owner 2:

Home:
Office:
Home:
Office:

AGENT/BROKER INFORMATION

Listing Agent: Raymond Weinreich Jr.
Agent Email: [Email Agent](#)
Home: (410) 903-9363
Agent Office: (410) 574-2000
Voice Mail: (410) 682-8118 Ext: 8462

Home Fax: (410) 574-6647
Pager:
Cell: (410) 903-9363

Broker Name: Long & Foster Real Estate, Inc.
Broker Address: 9106 Philadelphia Rd Ste 108, Rosedale, MD 21237

Broker Code: LNG116
Office Phone: (410) 682-4444
Office Fax: (410) 574-6647

COMPENSATION

Sub-Agent Compensation: 0
Additional Compensation: 0

Buyer Agent Commission: 2.5
Variable Rate : No

Dual Agency: Yes
Designated Rep: No

Listing Date: 28-Sep-2007
Update Date: 28-Sep-2007
Update Type: NEW

Original List Price: \$135,000
Prior List Price:
Status Change Date: 28-Sep-2007

DOMM: 12
DOMP: 12
Off Mkt Date:

RE: PETITION FOR VARIANCE * BEFORE THE
2820 Willow Ave; W/S Willow Ave, W/S *
Willow Av, SW Dory Lane & Willow Ave * ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Charles Fisteck * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-166-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
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 15th day of October, 2007, a copy of the foregoing Entry of Appearance was mailed to, Raymond Weinreich, Jr, 2209 Maple Road, Baltimore, MD 21219, Representative for Petitioner(s).

RECEIVED

OCT 15 2007

Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Bus 12/11
11AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
NOV 20 2007

BY: _____

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JWL

DATE: November 19, 2007

SUBJECT: Zoning Item # 08-166-A
Address 2820 Willow Avenue
(Fistek Property)

Zoning Advisory Committee Meeting of October 15, 2007

_____ 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:

The property is in an Intensely Developed Area (IDA) and must comply with all IDA requirements, including the 10% phosphorus reduction requirement. The property is also mapped as a designated forest.

Reviewer: Regina Esslinger

Date: November 14, 2007

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2008\ZAC 08-166-A.doc

By _____
Date 12-27-07
103
UNRECEIVED FOR FILING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 29, 2007

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

SUBJECT: Zoning Advisory Petition: Case 08-166A Administrative Variance

The Office of Planning has reviewed the above referenced case and has the following comments:

1. The house should be located approximately forty feet (40') from the front property line, in keeping with the existing neighborhood.
2. The house should have windows on all four sides.
3. Show the proposed driveway.
4. Provide elevation drawings and material specifications of the house with the building permit application.

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

Prepared By:

R. Bruce Feely

Division Chief:

Lynn Lankham / rbs

ORDER RECEIVED FOR FILING
Date 12-27-07
By [Signature]

MEMO

From: Aaron Tsui, Planner II

October 5, 2007

To: Zoning Commissioner/File

Re: Variance Case no. 08-166-A
Undersized Lot
2820 Willow Ave, 15th Election District

The owner Mr. Charles Fistek filed a petition for an Undersized Lot on 10/05/07 for a proposed single-family dwelling on a vacant lot #17 in a D.R. 5.5 zone. Below is the chronological event of how the subject lot was created according to the Petitioner.

1. The Petitioner's father owned five (5) lots# 17, 18, 19, 20, & 21 along Willow Ave. Each lot has a lot width of 50 feet.
2. The Petitioner's sister Kimberly Miller built a house on lots# 20 & 21 about ten (10) years ago.
3. Lots 17, 18, and 19 were under one deed owned by his father and the deed was separated in **2005** into three (3) deeded lots. Lot# 19 was given to his sister Kimberly Miller; Kimberly now owns lots 19, 20, & 21. Lot# 18 was given to his brother David Fistek, and lot# 17 was given to the Petitioner.
4. His brother sold his lot#18 to Raymond Weinreich in **2006**.
5. Mr. Raymond Weinreich, new owner of lot #18, accompanied the Petitioner to the petition meeting and stated that he has no intention to build on his lot. Mr. Weinreich further stated that he is more or less in a custodian care of the lot until the former owner's daughter turns 18, the lot will be returned to her.
6. The Petitioner stated that her sister Kimberly has no intention also to build on lot#19 since she already has a house on lots# 20 & 21.

This office advised the Petitioner that his father had contiguous ownership of all lots and pursuant to Section 304 of BCZR that by separating the lots into three (3) deeded lots created a pattern of undersized lots in a single and separate ownership. The Petitioner was further advised that variance for undersized lots must be filed by owners of lots# 18 and 19 simultaneously.

My research of the MRIS system revealed that the Petitioner is putting his lot#17 for sale in 9/28/07 (copies enclosed). The listing Remarks stated that the Seller has a variance hearing scheduled with Baltimore County. The agent is related to the Seller and Mr. Raymond Weinreich, owner of lot#18, is the listing agent. The Seller, in this respect, reinforces a single and separate ownership of an existing undersized lot.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 29, 2007

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

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

Prepared By: *R. Bruce Aery*

Division Chief: *Lynn Lanham / rbs*

rbs

BW 12/11
11AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
NOV 20 2007

BY:

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination JWL
DATE: November 19, 2007
SUBJECT: Zoning Item # 08-166-A
Address 2820 Willow Avenue
(Fistek Property)

Zoning Advisory Committee Meeting of October 15, 2007

- _____ 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:

The property is in an Intensely Developed Area (IDA) and must comply with all IDA requirements, including the 10% phosphorus reduction requirement. The property is also mapped as a designated forest.

Reviewer: Regina Esslinger

Date: November 14, 2007

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 22, 2007
Item Nos. 08-156, 160, 162, 164, 165,
166, 167, 169, and 170

DATE: October 15, 2007

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-10152007.doc



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

State Highway
Administration

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

Maryland Department of Transportation

Date: OCTOBER 17, 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. B-166-A
2820 WILLOW AVENUE
FIDTEK 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. B-166-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,

foa 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

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

October 11, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 15, 2007

Item Number: Item Number 156, 160, 162, 163, 164, 165, 166, 167, 168, 169, 170

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
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

Case No.:

08-166 A 2820 Willow Ave

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	AMENDED SITE PLAN	
No. 2	ZONING MAP - Aerial VIEW of Pattern of Development	
No. 3	PHOTO'S OF EXISTING CONDITIONS IN IMMEDIATE AREA OF SUBJECT PROP.	
No. 4	DEED - Estate FATHER to SON	
No. 5	Triple Union Subdivision Recorded 7/12/26	
No. 6	Md. Dept. of Assessment & Taxation Acct. identifies.	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

October 22, 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: 08-166-A

2820 Willow Avenue

W/side of Willow Avenue, s/west of Dory Lane and Willow Avenue

15th Election District – 7th Councilmanic District

Legal Owner: Charles Fistek

Variance to permit a proposed single family dwelling to be erected on a lot with a width of 50 feet in lieu of the required 55 feet and to have a side street setback of 10 feet in lieu of the required 25 feet.

Hearing: Tuesday, December 11, 2007 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Charles Fistek, 7601 Chesapeake Drive, Baltimore 21219
Raymond Weinrich, Jr., 2209 Maple Road, Baltimore 21219

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, NOVEMBER 26, 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.