

IN RE: **PETITION FOR VARIANCE**

SE corner of York Avenue and Glenmore
Avenue

(10505 York Avenue)

8th Election District

3rd Council District

Joy L. Cole etc., et al

Owners

Robert Chiapparelli

Contract Purchaser

Petitioners

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BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 08-254-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 contract purchaser, Robert Chiapparelli, and legal owners of the subject property, Joy L. Cole, John R. Lintz, Janet L. Loizeaux and Martha L. Meseroll. The Petitioners request variances from Section 1B02.3C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a proposed dwelling with a lot width of 63 feet in lieu of the required 70 feet, a front street setback of 14 feet in lieu of the required 30 feet and if necessary, a sum of side yard setbacks of 24 feet in lieu of the required 25 feet. The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were the property owners Janet L. Loizeaux, Joy Lintz Cole, contract purchaser Robert Chiapparelli and Joseph L. Larson, president and consultant with Spellman, Larson & Associates, Inc., who prepared the site plan for this property. Appearing as interested citizens in this matter were adjacent and nearby neighbors Mary Jane Norris, Noel A. Caron and Stephen Lane.

Testimony and evidence disclosed that the subject property is located on the east side of York Avenue at its intersection with Glenmore Avenue just north of Warren Road in Cockeysville and was part of the "Lintz Farm" in the late 1940's. The lot referred to as parcel 399

ORIGINAL RECEIVED FOR FILING
Date 2-11-08
By [signature]

on tax map 51 still contains existing farm buildings and stone foundations referred to by Mr. Lintz's daughters as the "turkey house" and farm equipment garage. The lot is rectangular in shape approximately 64 feet wide x 300 feet deep containing a gross area of 0.484 acres or 19,215 square feet zoned D.R. 3.5. The present owners, the son and daughters of William R. Lintz, state that the property has been held by the Lintz family for many years and as a result of a prior subdivision became a deeded lot of record in the early 1970's. The property is a classic infill 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". In this regard, it is surrounded by Glenmore Avenue running along the northern boundary, York Avenue to the west and a 20 foot paved alley along the southern property line. An old stone driveway bisects the lot centrally.

Petitioners' engineer, Joseph Larson, explained that he believed the property was unique from a zoning standpoint because of the long narrow shape further complicated by the double frontage (side building face to the paving of Glenmore Avenue) generated by the Zoning Commissioner's Policy Manual (Z.C.P.M.) Section 1B02.3C.1-page 1B-26 requiring a corner lot to have a 30 foot side yard setback instead of the 10 foot side yard setback depicted on the small lot table of Section 1B02.3C of the B.C.Z.R. As depicted on the site plan, the side yard distance of 14 feet is to the existing right-of-way line. The proposed home will actually be set back a distance of 30 feet from the paved portion of Glenmore Avenue.

Mr. Larson offered as part of this testimony aerial and photographic views of the area to illustrate the pattern of development. It is also noted that the subject property is 63.71 feet wide and the regulations require a minimum lot width of 70 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 39 feet wide x 79 feet deep (includes a 21 foot front loaded attached garage). The proposed house will face York Avenue and the side yard will parallel Glenmore Avenue and contain window treatments and architectural amenities to avoid the appearance of a plain or flat exterior wall.

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Date 2-11-08
By [Signature]

Ms. Norris, whose home is located (107 Glenmore Avenue), to the rear of the subject property, was worried that should relief be granted that Mr. Chiapparelli may further intend to subdivide the lot and she did not want another home built on the rear of the property next to hers. The parties entered into a general discussion and Mr. Chiapparelli stated at the conclusion that it was not his intention to further subdivide the property nor to build any other accessory buildings on the rear portion of the lot. Likewise, Ms. Caron's home is across the alley from the proposed structure and the rear of her house will view the new home. She did not oppose the request, but wanted a clear understanding of just what type of home was contemplated. Mr. Chiapparelli explained it would be a one-story dwelling that would be his permanent residence and would be designed so as to be in keeping with the neighborhood. He further agreed to make available his building drawings. Mr. Lane, whose home on Brecon Place, is kitty-cornered to the now vacant lot also stated that he did not oppose a home being built on the lot, but wanted a better understanding of just what was being requested and why. Mr. Larson satisfactorily addressed these concerns.

I find that special circumstances or conditions exist that are peculiar to the land or structure which is subject to the variance request. I find that strict compliance with the zoning regulations of Baltimore County would result in practical difficulty. There is no land on either side of the lot for the Petitioners to acquire and avoid the variance request. The property owners and the contract purchaser cannot meet the regulations under any reasonable circumstance and still be able to use the property for a permitted purpose. The Petitioners have satisfied the requirements of Section 307 for relief to be granted. No increase in residential density beyond otherwise allowable by the zoning regulations would result by granting these variances. Finally, I find that these variances shall be granted in strict harmony with the spirit and intent of the said regulations, and in such a manner as to grant relief without injury to the public health, safety, or general welfare. There were no adverse Zoning Advisory Committee (Z.A.C.) comments submitted and the Petitioners have indicated a willingness to provide the proposed architectural

ORDER RECEIVED FOR FILING
Date 2-11-08
By [signature]

elevations to those interested to see what the new home will look like and that it will be compatible with the pattern of development in the neighborhood.

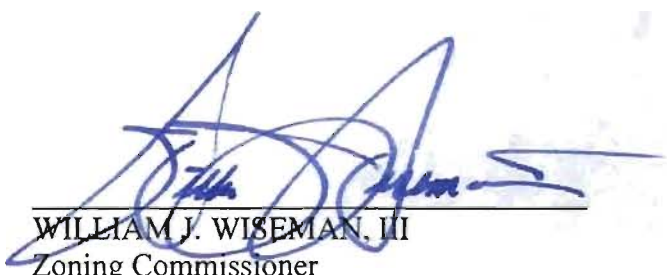
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of February, 2008 that the Petition for Variance seeking relief pursuant to Section 1B02.3C.1 to permit a proposed dwelling with a lot width of 63 feet in lieu of the required 70 feet, a front street setback of 14 feet in lieu of the required 30 feet, and a sum of side yard setbacks of 24 feet in lieu of the 25 feet, in accordance with Petitioners' Exhibit 1, be and the same are hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

Any appeal of this decision shall be taken in accordance with Section 32-3-41 of the Baltimore County Code.

WJW:pz


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 2-11-08
By WJW



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 11, 2008

Joseph L. Larson
Spellman, Larson & Associates Inc.
222 Bosley Avenue, Suite B-3
Towson MD 21204

RE: **Petition for Variance**
(10505 York Avenue)
Joy L. Cole etc., et al -- Owners
Case No. 08-254-A

Dear Mr. Larson:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz
Enclosure

c: Janet L. Loizeaux, 2220 Sulgrave Avenue, Baltimore MD 21209
Joy Lintz Cole, 108 Bosley Avenue, Cockeysville MD 21030
Robert Chiapparelli, 811 Eton Road, Towson MD 21204
Mary Jane Norris, 107 Glenmore Avenue, Cockeysville MD 21030
Stephen Lane, 10 Brecon Place, Cockeysville MD 21030
Noel Caron, 100 Warren Road, Cockeysville MD 21030
People's Counsel; Rick Cobert, Department of Economic Development; File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10505 YORK AVENUE
(SE Corner of York Ave & Glenmoore Av)
which is presently zoned DR 3.5
#10505 YORK AVE.

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)

(REFER TO ATTACHED SHEET)

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

Reasons for Variance and legal argument to be presented 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 Purchaser/Lessee:

Robert Chiapparelli
Name - Type or Print
Signature
811 Eton Road 443-677-4890
Address Telephone No.
Towson MD 21204
City State Zip Code

Attorney For Petitioner:

Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Legal Owner(s):

Refer to attached sheet
Name - Type or Print
Signature
Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Representative to be Contacted:

Joseph L. Larson
Name
222 Bosley Ave. Ste. B-3 410-823-3535
Address Telephone No.
Towson MD 21204
City State Zip Code

OFFICE USE ONLY

Case No. 08-254-A

ESTIMATED LENGTH OF HEARING _____

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 2-11-08 Reviewed By JNP
By OW

UNAVAILABLE FOR HEARING
Date 12/4/07

**PETITION FOR VARIANCE
SE CORNER OF YORK AVENUE AND GLENMOORE AVENUE**

Joy L. Cole
108 Bosley Avenue
Cockeysville, MD 21030

Joy L. Cole
Signature

John R. Lintz
15025 Winterstown Road
Stewartstown, PA 17363

John R. Lintz
Signature

Janet L. Loizeaux
2220 Sulgrave Avenue
Baltimore, MD 21209

Janet L. Loizeaux
Signature

Martha L. Meseroll
648 Hornbeam Road
Edgewood, MD 21040

Martha L. Meseroll
Signature

Marigold Sauer, Agent 443-600-4098

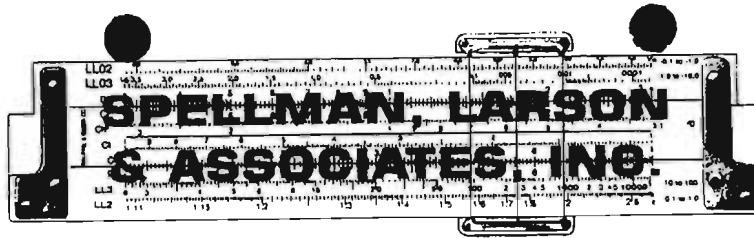
08-254-A

ZONING PETITION FOR VARIANCE
LINTZ PROPERTY
YORK AVENUE

a proposed dwelling with
Variances from Section 1B02.3C.1 to allow ^a lot width of 63' in lieu of the required 70' and a
front ~~yard~~ ^{street} setback of 14' in lieu of the required 30' and if necessary,
a sum of side yard setbacks of 24' in lieu of the required 25 feet.

File#M12030701

08-254-A



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS
222 BOSLEY AVENUE, SUITE B-3
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / FAX (410) 825-5215

LEGAL DESCRIPTION
ZONING PETITION FOR VARIANCE
LINTZ PROPERTY
TAX MAP 51, PARCEL 399

BEGINNING for the same at the southeast corner of Glenmoore Avenue and York Avenue and running thence and binding on the south side of Glenmoore Avenue south 77 degrees 53 minutes 00 seconds east 300.00 feet to a point on the south side of Glenmoore Avenue thence leaving the south side of Glenmoore Avenue and running for a line of division south 11 degrees 37 minutes 00 second west 63.71 feet to a point on the north side of a 20' alley and thence running along the north side of a 20' alley north 77 degrees 53 minutes 00 seconds west 300.00 feet to a point on the east side of York Avenue thence continuing along the east side of York Avenue north 11 degrees 37 minutes 00 seconds east 63.71 feet to the place of beginning.

Said property containing 0.44 acres of land more or less. (19,166 sq. ft.)

File#D11150701



08-254-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **08728**

Date: **12/4/07**

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
1001	006			610				65.00

Total: **65.00**

Rec From: **Joseph Lawson**
 For: **Variante - SE corner of York Avenue & Glenmore Avenue**
68-254-A (101F, 17AL)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS JOURNAL TIME
 12/2007 12/04/2007 09:50AM
 12/04/2007 12/04/2007
 5-100 JOURNAL VERIFICATION
 000728
 Recpt for \$65.00
 \$65.00 - 00 \$65.00
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

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: #08-254-A

10505 York Avenue

S/east corner of York Avenue and Glenmore Avenue

8th Election District - 3rd Councilmanic District

Legal Owner(s): Joy Cole, John Lintz,

Janet Loizeaux, Martha Meseroll

Contract Purchaser: Robert Chiapperelli

Variance: to allow a proposed dwelling with a lot width of 63 feet in lieu of the required 70 feet and a front street setback of 14 feet in lieu of the required 30 feet and if necessary, a sum of side yard setbacks of 24 feet in lieu of the required 25 feet.

Hearing: Monday, February 4, 2008 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

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

1/232 Jan. 17

160560

CERTIFICATE OF PUBLICATION

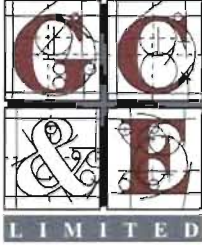
1/17/, 2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/17/, 2008.

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

J. Wilkinson

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE#08-254-A
OWNER: Joy Cole, Janet Loizeaux & Martha Meseroll
CONTRACT PURCHASER: Robert Chiapperelli
DATE OF HEARING: 2/4/08

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

(see page 2 for full size photo)

LOCATION:
10505 York Avenue

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: January 18, 2008

ZONING NOTICE

CASE # :08-254-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.**

Room 407 County Courts Building
PLACE: 401 Bosley Avenue, Towson, MD 21204

10:00 AM February 4, 2008

Variance: To allow a proposed dwelling with a lot width of 63 feet in lieu of the required 70 feet and a front street setback of 14 feet in lieu of the required 30 feet and if necessary, a sum of side yard setbacks of 24 feet in lieu of the required 25 feet.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM HEARING.
CALL 410-387-3391 THE DAY BEFORE THE SCHEDULED HEARING DATE.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING. UNDER PENALTY OF LAW.
HEARINGS ARE HANDICAPPED ACCESSIBLE



**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: 08-254-A

Petitioner: Cole, Et. Al.

Address or Location: 10505 York Ave. (SE Corner of York Ave. & Glenmore Ave.)

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert Chiapparelli

Address: 811 Eton Road
Towson MD 21204

Telephone Number: 443-677-4890



BALTIMORE COUNTY
M A R Y L A N D

December 20, 2007

JAMES T. SMITH, JR.
County Executive

NOTICE OF ZONING HEARING

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

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: 08-254-A

10505 York Avenue

S/east corner of York Avenue and Glenmore Avenue

8th Election District – 3rd Councilmanic District

Legal Owners: Joy Cole, John Lintz, Janet Loizeaux, Martha Meseroll

Contract Purchaser: Robert Chiapperelli

Variance to allow a proposed dwelling with a lot width of 63 feet in lieu of the required 70 feet and a front street setback of 14 feet in lieu of the required 30 feet and if necessary, a sum of side yard setbacks of 24 feet in lieu of the required 25 feet.

Hearing: Monday, February 4, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Robert Chiapperelli
Joseph Larson
Joy Cole
John Lintz
Janet Loizeaux
Martha Meseroll

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 19, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 17, 2008 Issue - Jeffersonian

Please forward billing to:
Robert Chiapparelli
811 Eton Road
Towson, MD 21204

443-677-4890

NOTICE OF ZONING HEARING

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CASE NUMBER: 08-254-A

10505 York Avenue

S/east corner of York Avenue and Glenmore Avenue

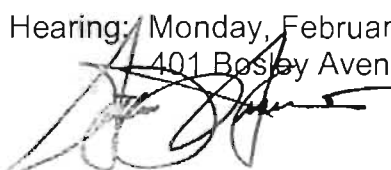
8th Election District – 3rd Councilmanic District

Legal Owners: Joy Cole, John Lintz, Janet Loizeaux, Martha Meseroll

Contract Purchaser: Robert Chiapparelli

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Hearing: Monday, February 4, 2008 at 10:00 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.



BALTIMORE COUNTY
MARYLAND

December 20, 2007

JAMES T. SMITH, JR.
County Executive

NOTICE OF ZONING HEARING

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

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: 08-254-A

10505 York Avenue

Seast corner of York Avenue and Glenmore Avenue

8th Election District – 3rd Councilmanic District

Legal Owners: Joy Cole, John Lintz, Janet Loizeaux, Martha Meseroll

Contract Purchaser: Robert Chiapperelli

Variance to allow a proposed dwelling with a lot width of 63 feet in lieu of the required 70 feet and a front street setback of 14 feet in lieu of the required 30 feet and if necessary, a sum of side yard setbacks of 24 feet in lieu of the required 25 feet.

Hearing: Monday, February 4, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco

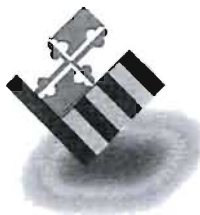
Timothy Kotroco
Director

Fax:

C Robert Chiapperelli
Joseph Larson
Joy Cole
John Lintz
Janet Loizeaux
Martha Meseroll

ROBERT CHIAPPARELLI
811 ETON ROAD TOWSON, MD 21204
443-677-4890

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 19, 2008.**
- (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.



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

January 30, 2008

Robert Chiapparelli
811 Eton Road
Towson, MD 21204

Dear Mr. Chiapparelli:

RE: Case Number: 08-254-A, 10505 York Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 4, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf
Enclosures

c: People's Counsel
Joy L. Cole 108 Bosley Avenue Cockeysville 21030
John R. Lintz 15025 Winterstown Road Stewartstown, PA 17363
Janet L. Loizeaux 2220 Sulgrave Avenue Baltimore 21209
Martha L. Meseroll 648 Hornbeam Road Edgewood 21040
Joseph L. Larson 222 Bosley Avenue, Ste B-3 Towson 21204



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 10, 2007

Item Number: 248,249,251,253, 254, 256,258

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.

. 1The 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

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



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: 12/11/2007

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

RE: Baltimore County
Item No. 8-254-A
10505 YORK AVENUE
CHIAPPARELLI 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. 8-254-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,

Foster 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

INTEROFFICE CORRESPONDENCE

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

DATE: December 12, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For December 17, 2007
Item Nos. 08-248, 249, 251, 252, 253,
254, 255, 256, and 258

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- 121207.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 28, 2007

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

RECEIVED
JAN 08 2008

BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-254- Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By: Curtis Murray

Division Chief: John Luban

CM/LL

RE: PETITION FOR VARIANCE * BEFORE THE
10505 York Avenue; SE corner York *
Avenue & Glenmore Avenue * ZONING COMMISSIONER
8th Election & 3rd Councilmanic Districts *
Legal Owner(s): Joy Cole, John Lintz, * FOR
Janet Liozeaux and Martha Meseroll *
Petitioner(s) * BALTIMORE COUNTY
* 08-254-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 13th day of December, 2007, a copy of the foregoing Entry of Appearance was mailed to, Joseph Larson, 222 Bosley Avenue, Suite B-3, Towson, MD 21204, Representative for Petitioner(s).

RECEIVED

DEC 13 2007

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME YORK & GLENMORE AVE
CASE NUMBER 08-254-A
DATE 2-4-08

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

NAME _____

CITY, STATE, ZIP

Janet Loizeaux ✓	2220 Sulgrave Ave.	Balto, MD. 21209	robinsnest2220@hotmail.com
Joy LINTZ COLE ✓	108 Bosley Ave	Cockeysville MD. 21030	
MARY JANE NORRIS *	107 Glenmoore Ave	Cockeysville, MD 21030	mjnorris@marylandpoets.com
STEPHEN LANE *	10 BRECON PL	COCKEYSVILLE MD 21030	SandKlane@Comcast.net
NOEL A. CARON *	100 WARREN ROAD	COCKEYSVILLE, MD. 21030	ncaron@cpmoxe.com



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 08 **Account Number -** 0812040210

Owner Information

Owner Name: COLE JOY LINTZ LINTZ JOHN ROLAND
 LOIZEAUX JANET LINTZ, ET AL
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 108 BOSLEY AVE
 COCKEYSVILLE MD 21030-2334
Deed Reference: 1) /26320/ 37
 2)

Location & Structure Information

Premises Address
 YORK AVE
 COCKEYSVILLE 21030
Legal Description
 LT ES YORK AV
 .484 AC
 336 N WARREN RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
51	5	399						2	

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		19,215.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	73,800	116,300		
Improvements:	12,100	18,100		
Total:	85,900	134,400	85,900	102,066
Preferential Land:	0	0	0	0

Transfer Information

Seller: LINTZ ROLAND E	Date: 10/26/2007	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /26320/ 37	Deed2:
Seller: LINTZ WILLIAM R	Date: 05/28/1986	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 7168/ 566	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 *

Case No.: 08-254-A 10505 York Ave

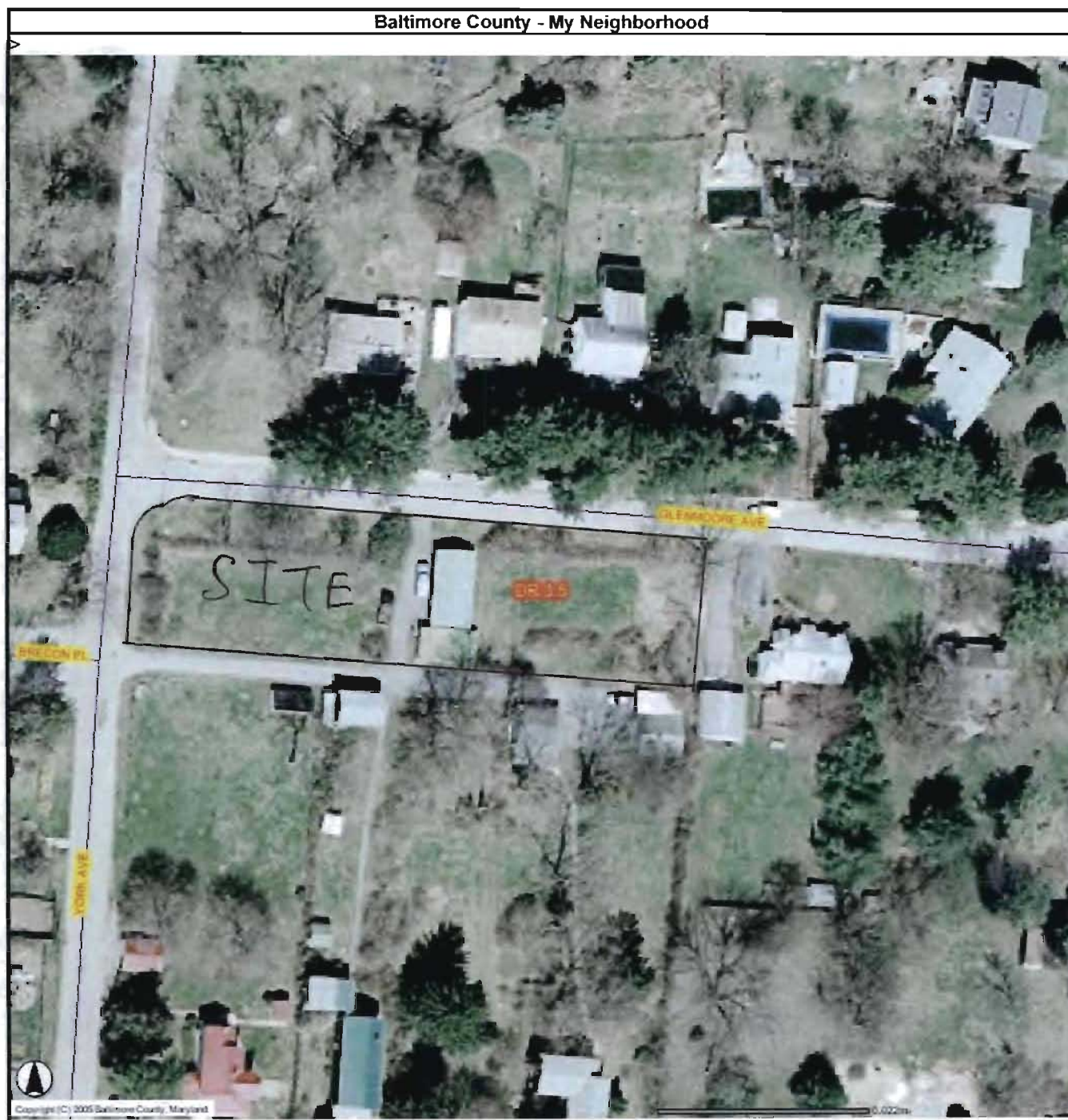
Exhibit Sheet

Petitioner/Developer

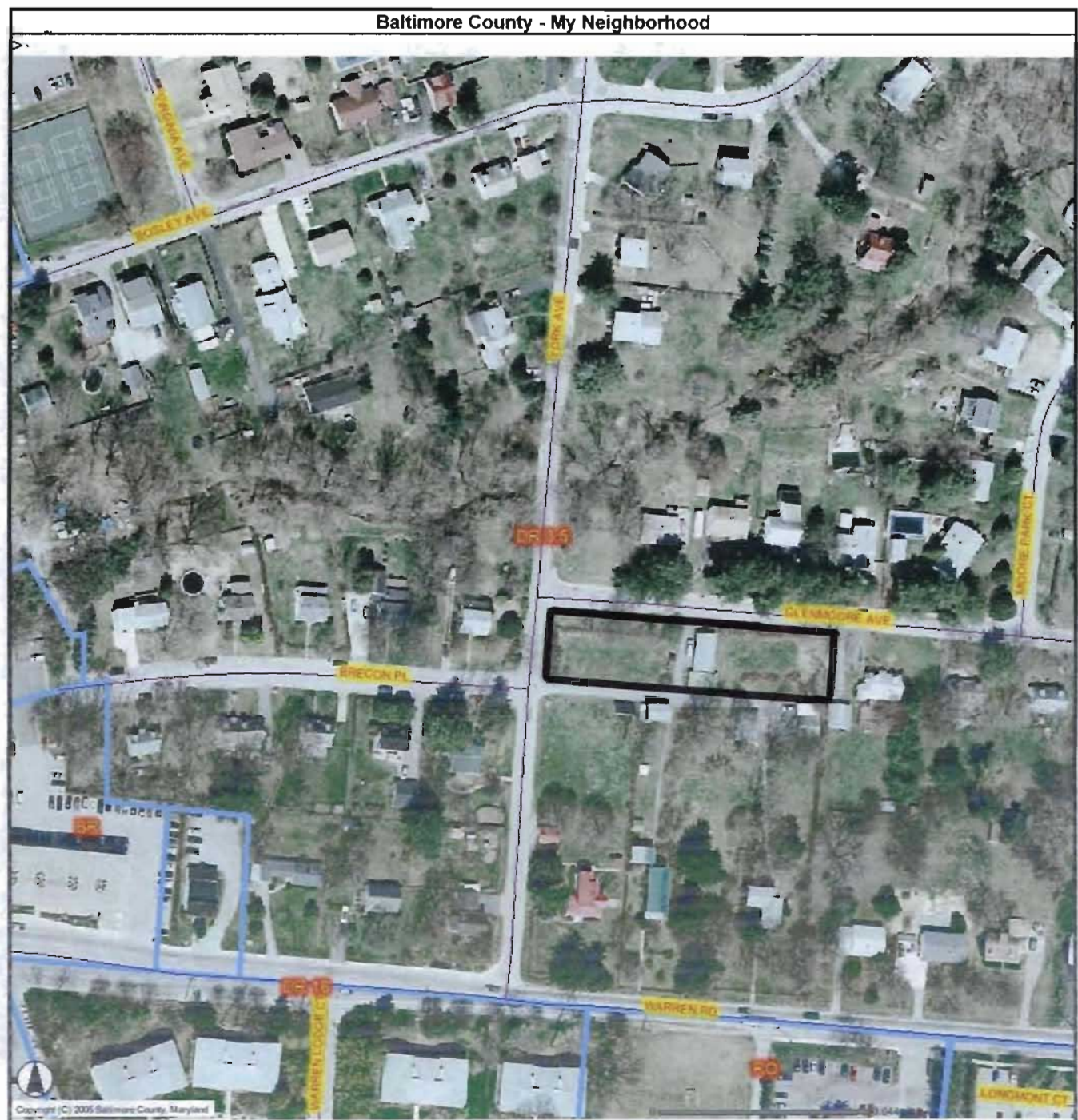
Protestant

No. 1	Site PLAN	
No. 2	Aerial Plat	
No. 3	Photo 's	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Baltimore County - My Neighborhood



08-254-A



PETITIONER'S

EXHIBIT NO. 2



VIEW OF NORTHEAST CORNER
YORK & GLENMORE



VIEW OF NORTHEAST CORNER
YORK & WARREN-BACK YARD



VIEW OF GLENMORE
EAST OF YORK



VIEW OF ALLEY
EAST OF YORK

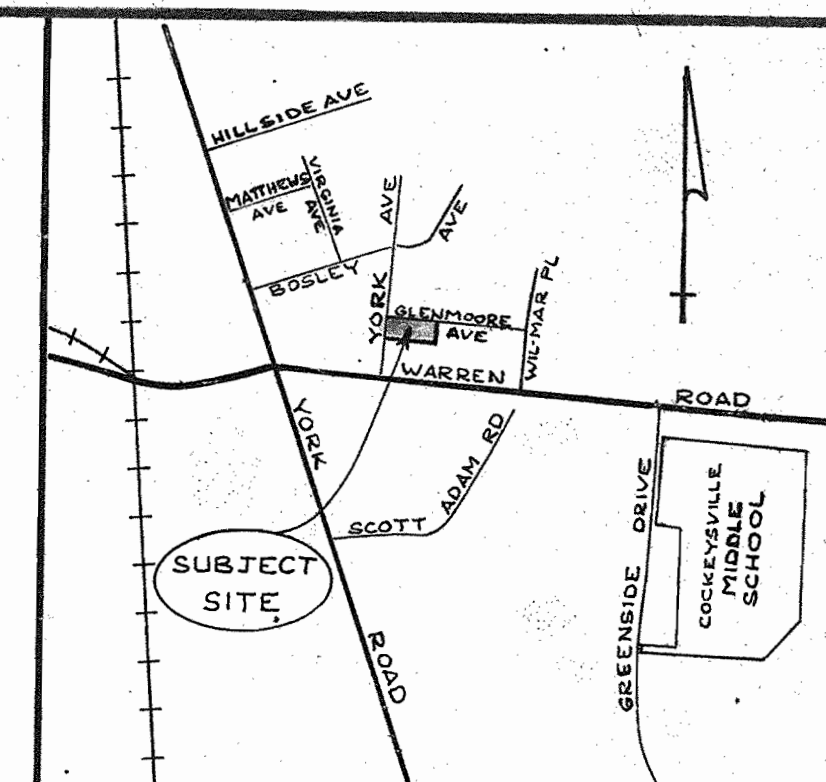
PETITIONER'S

EXHIBIT NO.

3

GENERAL NOTES

1. THERE ARE NO ARCHEOLOGICAL SITES, HAZARDOUS MATERIALS, ENDANGERED SPECIES HABITATS, OR HISTORIC BUILDINGS OR LANDMARKS ON THE SUBJECT SITE.
2. THERE ARE NO STREAMS, BODIES OF WATER, OR SPRINGS ON OR ADJACENT TO THE SUBJECT SITE.
3. THERE ARE NO UNDERGROUND STORAGE TANKS ON THE SUBJECT PROPERTY.
4. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
5. THE SUBJECT PROPERTY HAS NO ZONING CASE HISTORY.



VICINITY MAP
(NOT TO SCALE)

SITE DATA

SITE AREA	.44 AC±
EXIST. ZONING	DZ 7.5
COUNCILMANIC DISTRICT	3RD
ZONING MAP	051C1
DEED REFERENCE	7168/566
TAX MAP/GRID/PARCEL	51/5/399
TAX ACCOUNT NO.	0812040210

BRECON PLACE

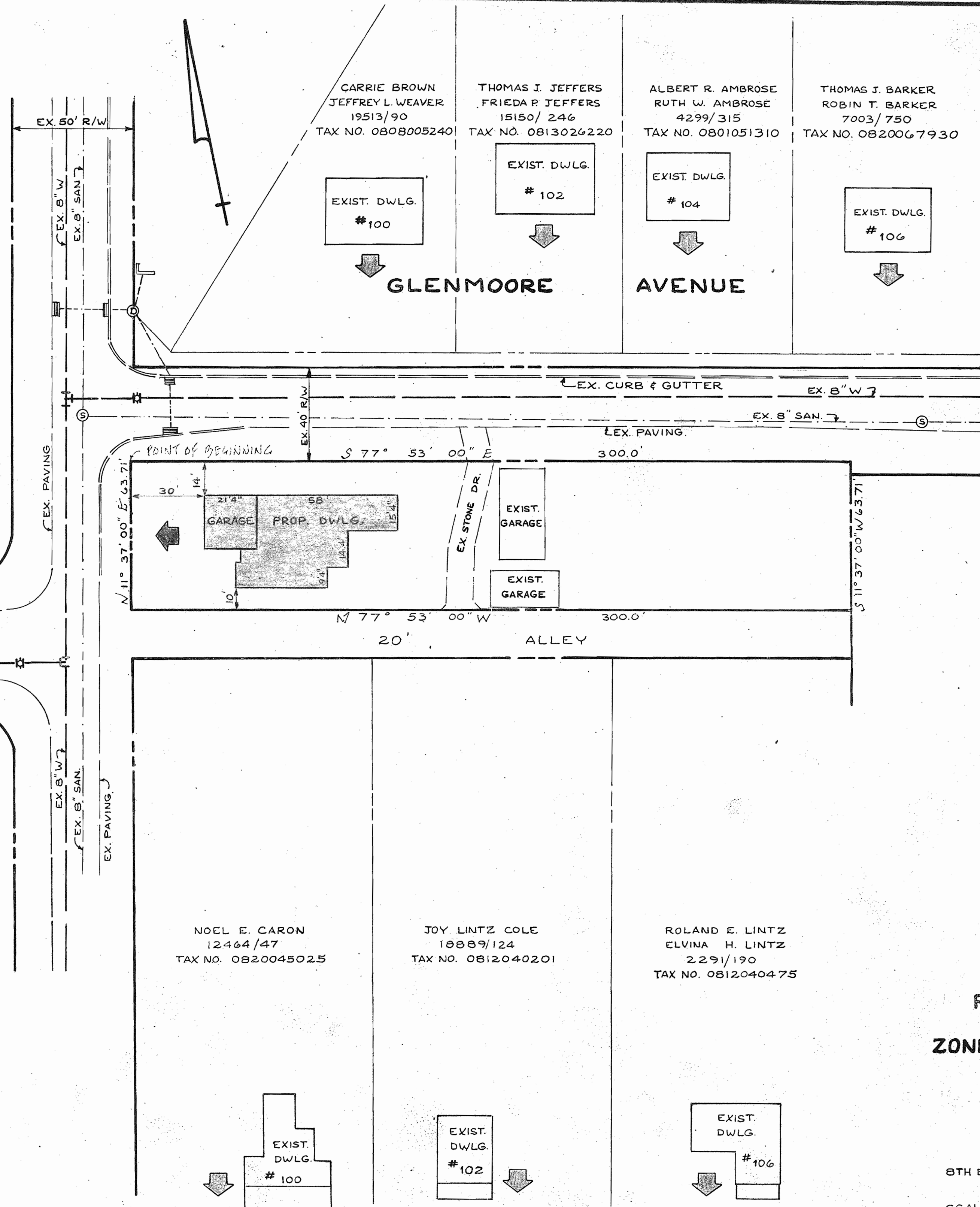
AVENUE

YORK

OWNER INFORMATION

JOY L. COLE, JOHN D. LINTZ
JANET L. LOIZEAUX, MARTHA MESEBOLD
106 WARREN ROAD
COCKEYSVILLE, MD. 21030
PHONE 410 666-1164

SPELLMAN, LARSON
& ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
222 BOSLEY AVENUE, SUITE B-3
TOWSON, MARYLAND 21204
PHONE: 410-823-3535
FAX: 410-825-5215



PETITIONER'S

EXHIBIT NO. 1

PLAT TO ACCOMPANY
ZONING PETITION FOR VARIANCE

LINTZ PROPERTY
TAX MAP 51 PARCEL 399
YORK AVENUE

8TH ELECTION DISTRICT BALTIMORE COUNTY

SCALE: 1" = 30'

OCTOBER 24, 2007

08-254-A

207097