

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
N/S Earls Road, 925' NE of		
Mulecart Road	*	ZONING COMMISSIONER
(424 Earls Road)		
15 th Election District	*	OF
6 th Council District		
	*	BALTIMORE COUNTY
Frank R. Bon		
Petitioner	*	Case No. 2009-0022-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, Frank Bon. The Petitioner requests a variance from Sections 102.2, 255.1 and 258.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed storage building, with side and rear yard setbacks as close as 4 feet to a property line, an existing storage building with a rear setback of 1 foot and an existing dwelling proposed for office use with a side yard setback of 17 feet, all in lieu of the required 30 feet, and to allow a building separation of as close as 22 feet (between the front and side setbacks of storage buildings) in lieu of the required 55 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 requests were Robert Infussi of Expedite, LLC, on behalf of the owner Frank Bon, and David Billingsley with Central Drafting and Design, Inc., the consultant who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located with frontage on the northwest side of Earls Road, just south of Ebenezer Road in Middle River. The property contains a gross area of 22,675 square feet (0.52) acres,

more or less, primarily zoned M.H.-I.M. with a triangular portion of M.L.-I.M. zoning on the rear portion of the lot located within the MD 43 (Rt. 43 Overlay District).

Presently, the property is used for two (2) purposes. In fact, these uses have existed on the property for many years. Specifically, the one-story dwelling built in 1968 and known as 424 Earls Road fronts on that road and serves as the office for Frank Bon t/a Frank Bon Construction Company.¹ The rear of the property is used accessory to the office for business/commercial purposes serving as a contractor's storage yard. As more particularly shown on the site plan, it is improved with two (2) separate existing structures which are used for the storage of Frank Bon's construction equipment and vehicles. The smaller building, 20' x 10', is labeled as "existing shed" and is to be removed. The 24' x 24' one-story storage building located one (1) foot from the southern property line will remain. The Petitioner desires to expand the enclosed storage area by constructing a new 47' x 30' building in the rear corner (northeastern) portion of the lot. This building, while allowing equipment and vehicles to be kept inside out of the weather, will also benefit the appearance of the locale as there will no longer be any outside storage of materials and machinery used in connection with the business.

A series of variances are requested in order to proceed as proposed. As shown on the site plan, two of the variances requested are to legitimize the location of the existing buildings (the dwelling and 24' x 24' storage building). The other two variances are requested for the proposed storage building which will be constructed in the rear, northeast corner of the property. As shown on the site plan, there will be a distance of 22 feet between the proposed storage building and the existing storage building. The side and rear yard setback variances *as close as four (4) feet* pertain to the rear corner of the new building. The building location is driven by the shape of the lot that is 130 feet wide at the front property line and tapers to a width of 80 feet at the rear. The central portion of the lot is where the existing septic system is located.

¹ Prior to May 2007, the dwelling served as the office for a home improvement contractor and carpet installer who operated from this location for at least four (4) years prior to Petitioners purchase of the property from Pauline Farrell on May 22, 2007.

The proposed storage building and its location have been discussed with adjacent property owners: the Comer Family Limited Partnership to the rear operates a welding and machine shop; Calvin Thomas on the northeast side runs a sand and gravel contractors storage yard and Fred and Maria Kemp at 418 Earls Road whose property is zoned M.H.-I.M. is used residentially. None of these owners oppose the intended improvements. A wood privacy fence and driveway separates the Kemps residentially used property. The Kemps will benefit by having the storage of outside equipment moved inside. Although there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency, the Department of Environmental Protection and Resource Management (DEPRM) insists as a condition of approval that the new storage building be located 20 feet from the septic system. Petitioner will provide parking spaces in this area to the rear of the property, which are shown on the site plan. The plan shows that there is more than sufficient driveway width to access the storage facilities and parking spaces. I find that the plan presented as Petitioner's Exhibit 1 will not adversely affect the community and is within the spirit and intent of the M.L.-I.M. / M.H.-I.M. and MD 43 Overlay regulations.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. The uniqueness of the property is its unusual configuration and the location of the septic system and existing buildings. I find that the Petitioner would suffer a practical difficulty if relief were denied. Owing to the character of the surrounding neighborhood, it is clear that the granting of the relief will not result in any detrimental impact upon adjacent properties. Thus, the relief requested shall be granted consistent with the comments set forth above.

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 8th day of September, 2008 that the Petition for Variance seeking relief from Sections 102.2, 255.1 and 258.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to

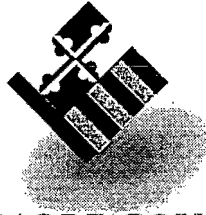
permit a proposed storage building, with side and rear yard setbacks as close as 4 feet to a property line, an existing storage building with a rear setback of 1 foot and an existing dwelling proposed for office use with a side yard setback of 17 feet, all in lieu of the required 30 feet, and to allow a building separation of as close as 22 feet (between the front and side setbacks of storage buildings) in lieu of the required 55 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioner may apply for his building/sign permits and be granted same upon receipt of this Order; however, 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.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 18, 2008

Robert Infussi
Expedite, LLC
P.O. Box 1043-7043
Bel Air, Maryland 21014

RE: PETITION FOR VARIANCE

N/S Earls Road, 925' NE of Mulecart Road
(424 Earls Road)
15th Election District - 6th Council District
Frank R. Bon - Petitioner
Case No. 2009-0022-A

Dear Mr. Infussi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, 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', written over a circular stamp.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Frank Bon, 424 Earls Road, Baltimore, MD 21220
David Billingsley, Central Drafting and Design, Inc., 601 Charwood Court,
Edgewood, MD 21040
People's Counsel; DEPRM; File



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 474 EARLS ROAD
which is presently zoned MH-1M M43 AND ML-1M M43

Deed Reference: 25673 / 512 Tax Account # 1513207920

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)

SEE ATTACHED

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

TO BE 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:

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):

FRANK BON

Name - Type or Print

Frank R. Bon

Signature

Name - Type or Print

Signature

474 EARLS ROAD

Address

BALTO., MO

Telephone No.

21220

City

State

Zip Code

Representative to be Contacted:

*ROBERT INFUSI
EXPEDITE, LLC*

Name

P.O. BOX 1043-7043 (410) 812-2236

Address

BELAIR

MO.

Telephone No.

21014

City

State

Zip Code

Case No. *2009 0022 A*

Office Use Only

Estimated Length of Hearing *1HR*
Unavailable For Hearing *NA*

Reviewed by *JL*

Date *7/27/08*

REV 8/20/07

RECEIVED FOR FILING

Date *9-18-08*

By *DW*

424 EARLS RD VARIANCE ATTACHMENT

VARIANCES ARE REQUESTED ~~BECAUSE~~ FOR THE FOLLOWING SECTIONS:
102.2, 258.1 AND 255.2 (BCZR) AS THEY REFERENCE SECTION 238.1, 238.2
AND 238.3 (BCZR)

TO PERMIT A PROPOSED ~~OFFICE~~ STORAGE BLDG. WITH SIDE & REAR
SETBACKS OF AS CLOSE AS 4 FT TO PROP LINE, AN EXISTING STORAGE
BUILDING WITH A REAR SETBACK OF 1 FT. AND AN EXISTING DWLG
PROPOSED FOR OFFICE USE WITH A SIDE SETBACK OF 17 FT.
ALL IN LIEU OF THE REQUIRED 30 FT. ALSO TO PERMIT COMBINED
FRONT AND SIDE BETWEEN BUILDING SETBACKS OF 22 FT IN LIEU OF
THE REQUIRED 55 FT

2009-0022-A

QWB 7/25/08

ZONING DESCRIPTION
424 EARLS ROAD

0022

Beginning at a point on the north side of Earls Road (variable width) distant northeasterly 925 feet, more or less, from it's intersection with the center of Mulecart Road, thence (1) N 59 17 00 W 200 feet, thence (2) N 30 43 00 E 80 feet, thence (3) S 78 00 00 E 197.47 feet, thence (4) S 18 43 00 E 17.25 feet, thence (5) S 30 43 00 W 132.01 feet to the place of beginning. Containing 22,675 square feet or 0.52 acre of land, more or less.

Being known as 424 Earls Road. Located in the 15TH Election District, 6TH Councilmanic District of Baltimore County, Maryland,

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **18553**

Date: **7/25/09**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 25/2008 7/25/2009 10:42:27 2
 REG 1803 WALTON MD01 080
 RECEIPT # 424525 7/25/2009 0910
 5 528 JONING VERIFICATION
 018553

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006		0000	000				325.00

Total: **\$ 325.00**

Rec

From:

For:

Karim's Tidy 2009-0022-A
424 EARLS RD

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**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: #2009-0022-A

424 Earls Road

N/side of Earls Road, 925 feet n/east of Mulecart Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Frank Bon

Variance: to permit a proposed storage building with side and rear setback of as close as 4 feet to property line, an existing storage building with a rear setback of 1 foot and an existing dwelling proposed for office use with a side setback of 17 feet. All in lieu of the required 30 feet, also to permit combined front and side between building setbacks of 22 feet in lieu of the required 55 feet.

Hearing: Thursday, September 11, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Building, 105 W. Chesapeake 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 8/749 Aug. 26

181724

CERTIFICATE OF PUBLICATION

8/28/2008

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 8/26/2008.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 2009-0022 -A

Petitioner/Developer: BOB
INFUSSI

Date Of Hearing/Closing: 9/11/08

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

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 424 EARLS ROAD

This sign(s) were posted on August 26, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 8/24/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)

ZONING NOTICE

CASE # 2009-0022-A

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

HEARING ROOM 3, JEFFERSON BUILDING

PLACE: 106 W. CHESAPEAKE AVENUE TOWSON 21204

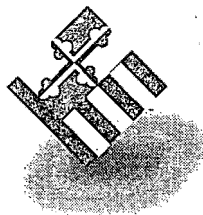
DATE AND TIME: THURSDAY, SEPTEMBER 22, 2009
AT 11:00 AM

REQUEST: ~~VARIANCE~~ TO PERMIT A PROPOSED STORAGE
BUILDING WITH SIDE AND REAR
SETBACK AS CLOSE AS 4 FEET TO PROPERTY LINE, AN
EXISTING STORAGE BUILDING WITH A REAR SETBACK OF
1 FEET AND AN EXISTING DWELLING PROPOSED FOR OFFICE
USE WITH A SIDE SETBACK OF 17 FEET. ALL IN LIEU OF
THE REQUIRED 30 FEET, ALSO TO PERMIT COMBINED FRONT
AND SIDE BETWEEN BUILDING SETBACKS OF 22 FEET
IN LIEU OF THE REQUIRED 65 FEET.

PAID VARIANCE USE TO ALLEVIATE OF OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO COMPLY WITH THE ZONING CODE, SEE 2009

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

Matthew De
August 24, 2008



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

~~TIM~~ ~~August 13, 2008~~, Director
Department of Permits and
Development Management

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N/side of Earls Road, 925 feet n/east of Mulecart Road

15th Election District – 6th Councilmanic District

Legal Owner: Frank Bon

Variance to permit a proposed storage building with side and rear setback of as close as 4 feet to property line, an existing storage building with a rear setback of 1 feet and an existing dwelling proposed for office use with a side setback of 17 feet. All in lieu of the required 30 feet, also to permit combined front and side between building setbacks of 22 feet in lieu of the required 55 feet.

Hearing: Thursday, September 11, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Frank Bon, 424 Earls Road, Baltimore 21220
Robert Infussi, Expedite, P.O. Box 1043-7043, Belair 21014

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, AUGUST 27, 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
Tuesday, August 26, 2008 Issue - Jeffersonian

Please forward billing to:
Robert Infussi
P.O. Box 1043
Bel Air, MD 21014

410-812-2236

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: 2009-0022-A

424 Earls Road
N/side of Earls Road, 925 feet n/east of Mulecart Road
15th Election District – 6th Councilmanic District
Legal Owner: Frank Bon

Variance to permit a proposed storage building with side and rear setback of as close as 4 feet to property line, an existing storage building with a rear setback of 1 feet and an existing dwelling proposed for office use with a side setback of 17 feet. All in lieu of the required 30 feet, also to permit combined front and side between building setbacks of 22 feet in lieu of the required 55 feet.

Hearing: Thursday, September 11, 2008 at 11:00 a.m. in Hearing Room 1, Jefferson Building,
10524 Chesapeake 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.
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**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.

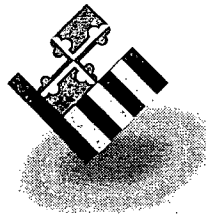
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2009 0022 A
Petitioner: FRANK BON
Address or Location: 424 EARLS ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT INFUSSI
Address: P.O. BOX 2043
13106 ANN, MD 21014
Telephone Number: 410-812-2236



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

September 5, 2008

Frank Bon
424 Earls Rd.
Baltimore, MD 21220

Dear: Frank Bon

RE: Case Number 2009-0022-A, 424 Earls Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 25, 2008. 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 black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Robert Infussi: Expedite, LLC, P.O. Box 1043-7043, Belair, MD 21014

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 8, 2008

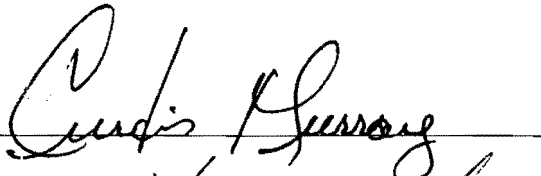
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-022-Variance**

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

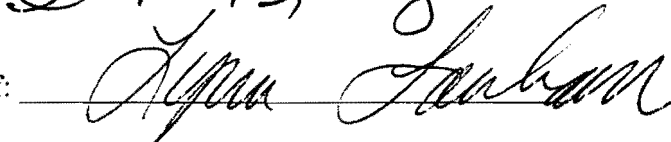
For further questions or additional information concerning the matters stated herein, please contact Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:

CM/LL



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 6, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For August 11, 2008
Item Nos. 2009-0019, 0020, 0021, 0022,
0023, 0024, 0025, and 0027

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

DAK:CEN:lrk

cc: File

ZAC- 08062008-NO COMMENTS



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: AUGUST 1, 2008

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

RE: Baltimore County
Item No 2009-0022-A
424 EARLS ROAD
BON 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. 2009-0022-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,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

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



BW 9-11
11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 8, 2008

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

RECEIVED
AUG 18 2008

BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-022-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 Laurie Hay in the Office of Planning at 410-887-3480.

Prepared By:

Curtis K. Gurrong

Division Chief:
CM/LL

Alvin L. Latham

RE: PETITION FOR VARIANCE
424 Earls Road; N/S Earls Road,
925' NE of Mulecart Road,
15th Election & 6th Councilmanic Districts
Legal Owner(s): Frank Bon
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 09-022-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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

AUG 04 2008

!.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of August, 2008, a copy of the foregoing Entry of Appearance was mailed to Robert Infussi, Expedite, LLC, P.O. Box 1043-7043, Bel Air, MD 21014, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME 424 EARLS ROAD
CASE NUMBER 2009-0022A
DATE 9/11/08

CASE NUMBER 2009-0022A
DATE 9/11/08

[illegible]

Case No.: 2009-0022-A 424 EARLS ROAD

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	MD Dept of Assessment & Taxation - Property	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3)

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

Account Identifier: District - 15 **Account Number -** 1513207920

Owner Information

Owner Name: BON FRANK **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 424 EARLS RD **Deed Reference:** 1) /25673/ 512
 BALTIMORE MD 21220-1614 2)

Location & Structure Information

Premises Address **Legal Description**
 424 EARLS RD .52 AC
 424 EARLS RD
 1320 S EBENEZER RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
83	16	510						3	Plat Ref:

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1968	1,701 SF	22,675.00 AC	07

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	38,600	91,000			
Improvements:	93,200	107,000			
Total:	131,800	198,000	175,932	198,000	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: FARRELL PAULINE	Date: 05/22/2007	Price: \$310,000
Type: IMPROVED ARMS-LENGTH.	Deed1: /25673/ 512	Deed2:
Seller: MATTHEU HENRIETTA	Date: 01/22/2003	Price: \$162,900
Type: IMPROVED ARMS-LENGTH	Deed1: /17409/ 709	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.

2

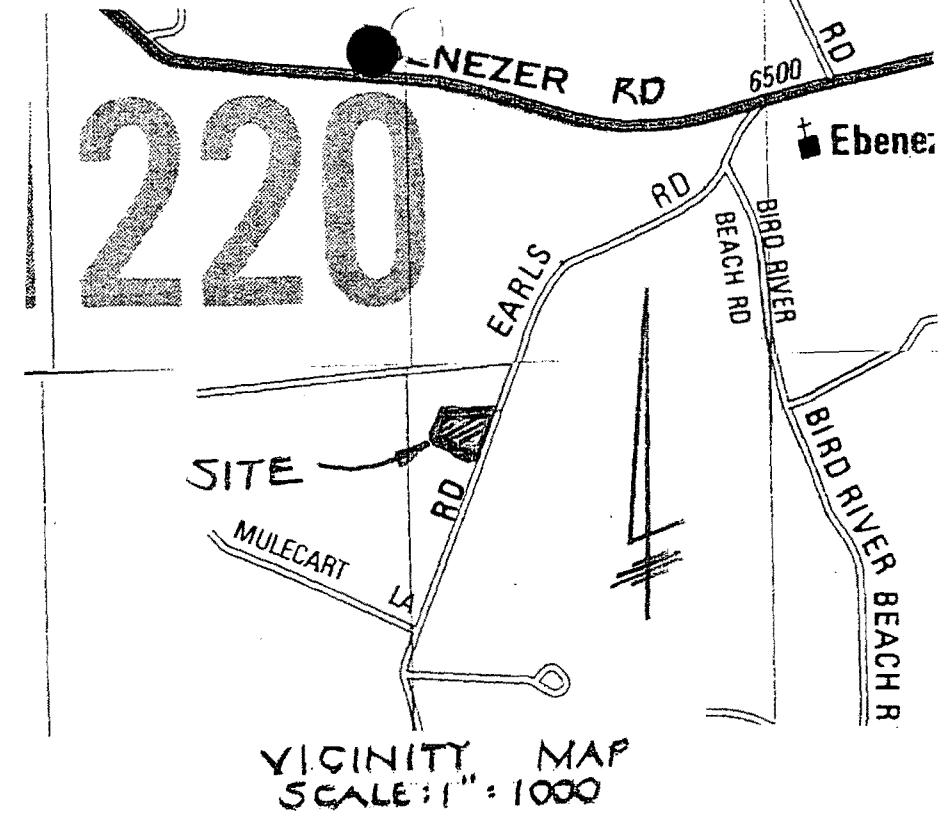


0022

424 EARLS ROAD

2009-0022-A

OWNER
FRANK BON
424 EARLS ROAD
BALTO., MD. 21220
L.25673 F.512
PROP. NO. 1513207920



NOTES

1. ZONING...ML-IM M43 & MH-IM M43 (MAP 083B3)
2. AREA.....22,675 S.F. = 0.52 ACRE +/-
3. PRIVATE WATER AND SEWER
4. USE...OFFICE AND CONTRACTORS EQUIPMENT
STORAGE. ALL STORAGE TO BE LOCATED
INSIDE OF BUILDINGS.
5. SITE IS NOT LOCATED IN CBCA OR 100 YEAR FLOOD PLAIN
6. NO KNOWN PREVIOUS ZONING HISTORY, CRITICAL AREAS
HISTORIC SITES OR UNDERGROUND FUEL STORAGE TANKS
7. PARKING REQUIRED *3.3* *NO EMPLOYEES IN OTHER BLDGS*
OFFICE...1440 S.F. @ ~~1000~~ / 1000 S.F. = 5 SPACES *842B*
PROVIDED.....5 SPACES
ALL PARKING SPACES AND ACCESS DRIVES ARE TO BE
PAVED AND MARKED

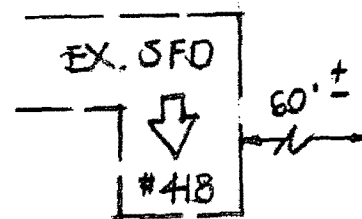
PETITIONER' S

EXHIBIT NO.

**PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
424 EARLS ROAD
ELECTION DISTRICT 15C6
BALTIMORE COUNTY, MD
SCALE: 1 INCH = 30 FEET JULY 19, 2008**

QWB REY 7/25/08

N/F KEMP
L 4703 F 24
15/1152240



EARLS

925' ± TO E
MULECART LANE

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

2009-022-A