

IN RE: PETITION FOR VARIANCE

SW corner of Belle Avenue and
Washington Blvd.
13th Election District
1st Councilmanic District
(1920 Belle Avenue)

Earl Nolan Hurley
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **CASE NO. 2009-0047-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of an Amended Petition for Variance filed by the legal owner of the subject property, Earl Nolan Hurley. Petitioner is requesting variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

- To allow a lot area of 15,744 square feet in lieu of the required 20,000 feet; and
- To allow a front yard setback of 30 feet in lieu of the required 40 feet; and
- To allow a side yard setback of 12.4 feet in lieu of the required 40 feet.

The subject property and requested relief are more fully depicted on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance requests was Petitioner Earl Nolan Hurley, and Rick Richardson with Richardson Engineering LLC, the professional engineer who prepared the site plan. Also appearing in support of the requested relief was Petitioner's builder, Michael Homa, with Pascal-Turner, Ltd. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is an irregular-shaped property consisting of approximately 15,744 square feet or 0.361 acre, more or less, zoned

12-1-08
MB

D.R.2. The property is located at the southwest corner of Old Washington Boulevard and Belle Avenue, just south of Washington Boulevard and west of the Baltimore Beltway in the Halethorpe area of Baltimore County. The majority of the property (176.5 feet) fronts Belle Avenue, with a smaller portion (115.14 feet) fronting Old Washington Boulevard. In addition, the property is currently unimproved, in terms of a dwelling, though there is an existing shed located in the rear yard that straddles the subject property and the adjacent property to the west that is owned by Petitioner's sister. The subject property also has the remains of a 992 square foot foundation that Petitioner plans to remove, and has access to public water and sewer services.

The subject property has been in Petitioner's family since it was originally platted. Petitioner has owned the property outright since 1989, as shown on the Deed transferring ownership from Petitioner's father to Petitioner, which was marked and accepted into evidence as Petitioner's Exhibit 2. As also shown on the record plat that was marked and accepted into evidence as Petitioner's Exhibit 3, the lots making up the subject property -- Lots 1 and 2 -- were created in 1911. As Mr. Richardson, Petitioner's engineer also pointed out, most of the lots created in this subdivision known as "Oak Park" have less than the currently required 20,000 square feet in area. This is also shown on the aerial photograph that was marked and accepted into evidence as Petitioner's Exhibit 4.

Once the existing foundation is removed from the property, Petitioner plans to build a one-story raised rancher style dwelling with an attached two car garage. The dwelling would consist of approximately 1,800 square feet and the garage approximately 744 square feet. As shown on the site plan, the dwelling would face Belle Avenue, which is consistent with the longer property frontage along Belle Avenue. Access to the property would be via a 12 foot

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[Signature]

wide driveway situated on the left side of the property to the two car garage. In order to build the proposed dwelling, Petitioner is in need of variance relief from the minimum lot area requirement of 20,000 square feet, the front yard setback requirement along Belle Avenue of 40 feet, and the side yard setback requirement along Old Washington Boulevard of 40 feet.

In support of the variance requests, Mr. Richardson pointed to the irregular size and shape of the property. Most of the nearby properties are rectangular in shape and have fairly standard 50 foot widths. In contrast, the subject property is approximately 176 feet wide and is situated at the corner of two intersecting streets. In addition, Mr. Richardson explained that one of the primary factors driving the need for the variances is the topography of the subject property, which slopes toward Old Washington Boulevard. The contours of the property are shown on the site plan with a contours overlay that was marked and accepted into evidence as Petitioner's Exhibit 6. Also, the subject property has a somewhat unique property line along Old Washington Boulevard. As shown in the redlined area of Petitioner's Exhibit 6, unlike the other nearby properties adjacent to Old Washington Boulevard with property lines closer to the road, Petitioner's property line juts inward from Old Washington Boulevard more so than these other properties, thereby creating a greater need for setback relief than the others. Photographs of the subject property and the frontage along Belle Avenue and Old Washington Boulevard, which were marked and accepted into evidence as Petitioner's Exhibits 7A through 7D, also show the slopes of the property.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

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12-1-08

Considering of all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requests. In particular, the property has both an irregular size and shape when compared to others in the immediate area. The buildable areas of the property area also limited by the contours and slopes of the property. I also find that the unusual property line along Old Washington Boulevard, as compared with other properties along the road, creates more of a setback requirement than might otherwise exist. Moreover, the subject property was platted in its present size and shape in 1911, far predating the adoption of the current Zoning Regulations. Hence, the imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district.

Finally, I find these variance requests can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. As depicted on the site plan, Petitioner plans to build a reasonably sized home that is well centered on the lot. It appears the home will fit in nicely with the character and aesthetics of the other homes in the neighborhood, which is not always an easy thing to do when comparing homes built in the 1940's with planned newer homes. Fortunately, the homes adjacent to Petitioner's lot were built in the 1970's and 80's, which will soften the appearance and comparisons associated with a newer home. It is also noteworthy that there were no neighbors or other interested citizens present in opposition to the requested relief.

Pursuant to the advertisement, posting of the property, and public hearing on this amended petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance requests should be granted.

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[Signature]

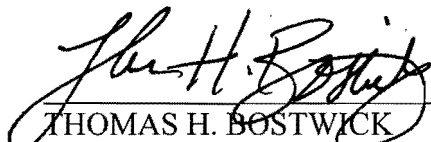
THEREFORE, IT IS ORDERED this 18th day of December, 2008 by this Deputy Zoning Commissioner, that Petitioner's variance relief requests from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

- To allow a lot area of 15,744 square feet in lieu of the required 20,000 feet; and
- To allow a front yard setback of 30 feet in lieu of the required 40 feet; and
- To allow a side yard setback of 12.4 feet in lieu of the required 40 feet,

be and are hereby GRANTED. The relief granted herein shall be subject to the following:

1. Petitioner may apply for his building permit 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 such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

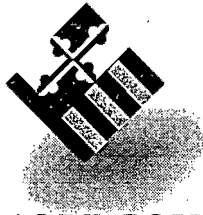
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER PREPARED FOR FILING

12-1-08
PM



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 1, 2008

EARL NOLAN HURLEY
304 BAYLOR ROAD
GLEN BURNIE MD 21061

Re: Petition for Variance
Case No. 2009-0047-A
Property: 1920 Belle Avenue

Dear Mr. Hurley:

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Michael L. Homa, President, Pascal-Turner, Ltd., 3300 Eastern Blvd., Baltimore MD 21220
Rick Richardson, Richardson Engineering, Inc., 30 East Padonia Road, Suite 500,
Timonium MD 21030



AMENDED Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1920 BELLEAVE
which is presently zoned DR 2

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) 1002.3.C.1 TO ALLOW A LOT

AREA OF 15744 SF IN LIEU OF THE REQUIRED 20000 SF TO ALLOW A
FRONT YARD SETBACK OF 30 FEET IN LIEU OF THE REQUIRED 40 FEET
AND A SIDE YARD SETBACK OF 12.4 FEET IN LIEU OF THE REQUIRED

40 FEET
of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(indicate hardship or practical difficulty) ZONING REGULATIONS RESTRICT LOT FROM BEING
DEVELOPED

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

EARL N HURLEY

Name - Type or Print

Signature

Name - Type or Print

Signature

304 BAYLOR RD

410-628-3789

Address

Telephone No.

GLEN BURNIE MD

21061

State

Zip Code

Representative to be Contacted:

RICK RICHARDSON

Name

30 E PADONIA RD SUITE 500

410-560-1502

Address

Telephone No.

TIMONIUM

MD

21093

City

State

Zip Code

OFFICE USE ONLY

Case No. 2009-0047-A

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By CM

Date 10-3-08

REV 9/15/98

12108

10

10



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1920 BELLE AVENUE
which is presently zoned DR 2

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) 1 B D2.3. C.1 TO ALLOW A

LOT AREA OF 15744^{sq} FT IN LIEU OF THE REQUIRED 20,000 SF, TO ALLOW A
FRONT YARD SETBACK OF 27.9 FT IN LIEU OF THE REQUIRED 40 FT AND
A REAR YARD SETBACK OF 32.7 FT IN LIEU OF THE REQUIRED 40 FT

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(indicate hardship or practical difficulty) ZONING REGULATIONS PRETEXT lot from being

buildable.

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

EARL NOLAN HURLEY

Name - Type or Print

Signature

Name - Type or Print

Signature

304 BAYLOR Rd

410 628 3789

Address

Coleen Burnside MD

21061

State

Zip Code

Representative to be Contacted:

Rick Richardson

Name

30 EAST PADONIA ROAD SUITE 500

410 560 1502

Address

Timonium

MD

21093

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

CM

Date

8-14-08

Case No. 2009-0047-A

30 East Padonia Road, Suite 500
Timonium, Maryland 21093

tel. 410-560-1502
fax 443-901-1208

**ZONING DESCRIPTION FOR
1920 BELLE AVENUE
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the west side of Belle Avenue, 40 foot wide; where it intersects the south side of Washington Boulevard which is 50 feet wide. Being Lot #'s 1 & 2 in the subdivision of Oak Park as recorded in Baltimore County Plat Book # 3, Folio # 145, containing 15,744 square feet or 0.361 acres of land. Also known as 1920 Belle Avenue and located in the 13th Election District, 1st Councilmanic District.

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: #2009-0047-A

1920 Belle Avenue
S/west corner of Belle Avenue
and Washington Boulevard
13th Election District
1st Councilmanic District
Legal Owner(s): Earl Nolan
Hurley

Variance: to allow a lot size of 15,744 square feet in lieu of the required 20,000 feet. To allow a front yard setback of 27.9 feet in lieu of the required 40 feet and a rear setback of 32.7 feet in lieu of the required 40 feet.

Hearing: Friday, October 3, 2008 at 9:00 a.m. in Room 104, Jefferson Building, 105 West 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.

9/25/09 September 18, 183800

CERTIFICATE OF PUBLICATION

9/18/2008

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 9/18/2008.

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

S. Wilkinson

LEGAL ADVERTISING

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1920 Belle Avenue

S/west corner of Belle Avenue and Washington Boulevard

13th Election District — 1st Councilmanic District,

Legal Owner(s): Earl Nolan Hurley

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WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

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10/30 Oct. 30

187330

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10/30, 2008

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- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

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

No. 2377

Date: 10-3-88

PAID RECEIPT

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001				1000				70.00

Total: 70.00

Rec:
From:

Rice R. [unclear]

For:

1000 - [unclear]
1000 - [unclear]
1000 - [unclear]
1000 - [unclear]

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **18577**

PAID RECEIPT

Date:

8-14-08

BUSINESS ACTUAL TIME DEM
 8/15/2008 8/14/2008 14:09:08 2

REG MAIL JENA JEE

RECEIPT # 590581 8/14/2008 04:11

5.528 DRUGS VERIFICATION

018577

Receipt Tot \$45.00

\$45.00 CR \$4.00 CA

Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
006		006		6150				65.00

Total:

65.00

Rec

From:

For:

E. HURLEY

1970 TERRY AVE 21227

VARIANCE 2009-0047-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 2009-0047-A

Petitioner/Developer: _____

Earl Nolan Hurley

Date of Hearing/Closing: Nov 14, 08

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

ATTN: 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: _____

1920 Belle Avenue _____

The sign(s) were posted on Oct 29, 08
(Month, Day, Year)

Sincerely,

Robert Black Nov 3, 08
(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)

ZONING NOTICE

CASE # 2009-0047-A

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

Room 104, JEFFERSON BUILDING
105 W. CHESAPEAKE AVE. TOWSON 21204

PLACE:

DATE AND TIME: FRIDAY, NOVEMBER 14, 2008 AT 9:00 A.M.

REQUEST VARIANCE TO ALLOW A LOT AREA OF 15,744

SQUARE FEET IN LIEU OF THE REQUIRED 20,000 FEET. TO ALLOW A
FRONT YARD SETBACK OF 30 FEET IN LIEU OF THE REQUIRED
40 FEET AND A REAR SETBACK OF 12.4 FEET IN LIEU OF THE
REQUIRED 40 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887 3391

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

CERTIFICATE OF POSTING

RE: Case No.: 2009-0047=A

Petitioner/Developer: _____

Earl Nolan Hurley

Date of Hearing/Closing: Oct 3, 08

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

ATTN: 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: _____

1920 Belle Avenue

The sign(s) were posted on Sept 18, 2008
(Month, Day, Year)

Sincerely,

Robert Black Sept 21, 08
(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)

ZONING NOTICE

CASE # 2009-0047-A

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PLACE: Room 104, JEFFERSON BUILDING
105 W. CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: FRIDAY, OCTOBER 3, 2008 AT 9:00 A.M.

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HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 2009-0047-A

Petitioner/Developer: _____

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(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

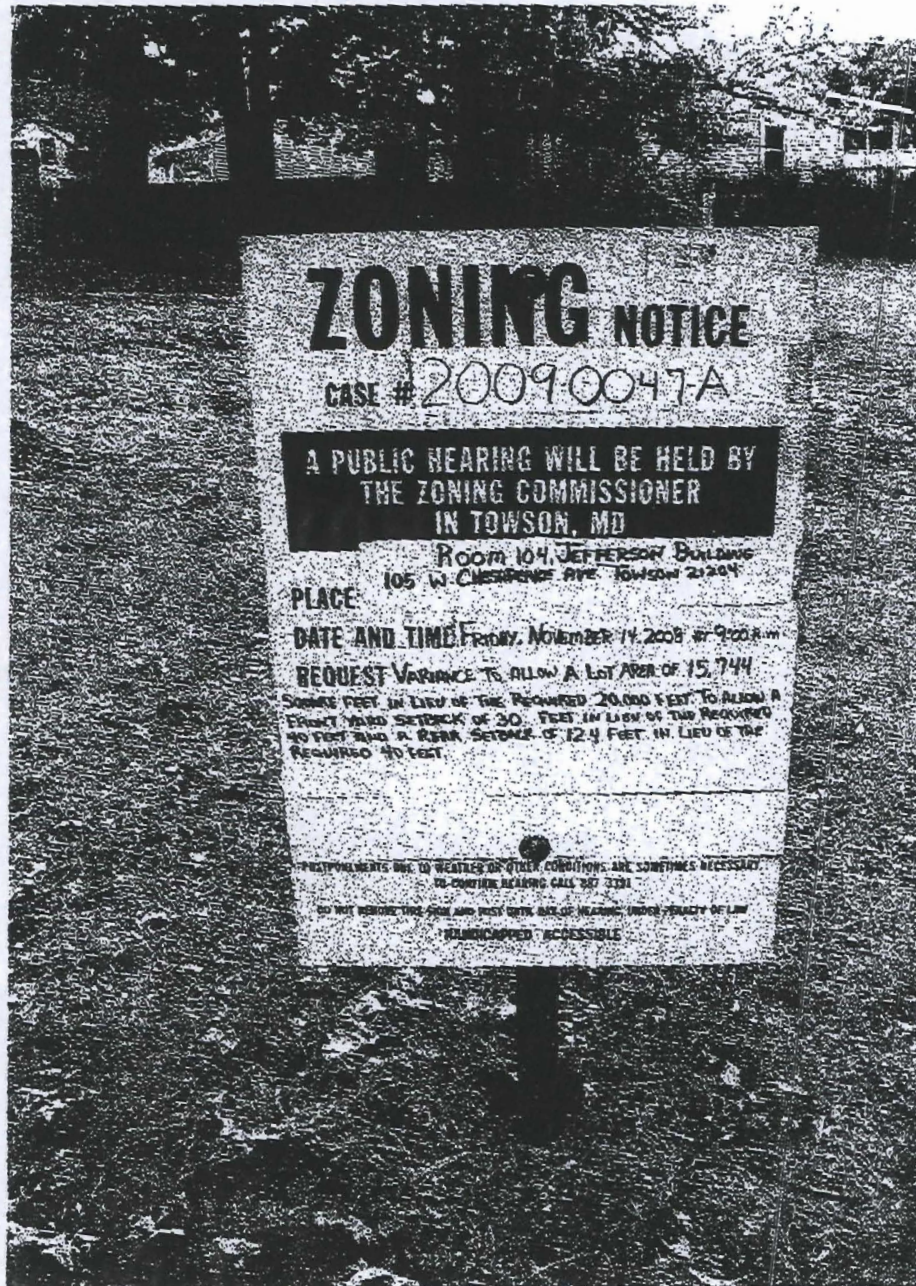
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



ZONING NOTICE

CASE # 20090047A

A PUBLIC HEARING WILL BE HELD BY
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105 W. CHESTER AVE. TOWSON 21204

PLACE:

DATE AND TIME: Friday, November 14, 2008 at 9:00 a.m.

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40 FEET AND A REAR SETBACK OF 12.4 FEET IN LIEU OF THE
REQUIRED 40 FEET

PROVISIONS ARE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CARRY HEARING CALL 282 7331

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

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 30, 2008 Issue - Jeffersonian

Please forward billing to:
Earl Hurley
304 Baylor Road
Glen Burnie, MD 21061

410-628-3789

NOTICE OF ZONING HEARING

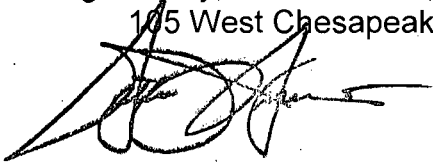
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Legal Owners: Earl Nolan Hurley

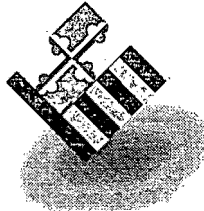
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Hearing: Friday, November 14, 2008 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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.
(2) 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

October 23, 2008
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

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Hearing: Friday, November 14, 2008 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Earl Hurley, 304 Baylor Road, Glen Burnie 21061
Patrick Richardson, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, OCTOBER 30, 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, September 18, 2008 Issue - Jeffersonian

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Glen Burnie, MD 21061

410-628-3789

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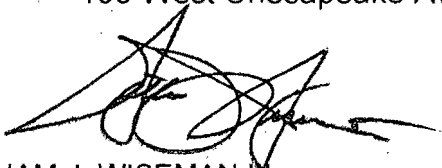
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CASE NUMBER: 2009-0047-A

1920 Belle Avenue
S/west corner of Belle Avenue and Washington Boulevard
13th Election District – 1st Councilmanic District
Legal Owners: Earl Nolan Hurley

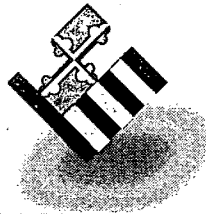
Variance to allow a lot size of 15,744 square feet in lieu of the required 20,000 feet. To allow a front yard setback of 27.9 feet in lieu of the required 40 feet and a rear setback of 32.7 feet in lieu of the required 40 feet.

Hearing: Friday, October 3, 2008 at 9:00 a.m. in Room 104, Jefferson Building,
105 West 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.
- (2) 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

September 4, 2008
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: 2009-0047-A

1920 Belle Avenue
S/west corner of Belle Avenue and Washington Boulevard
13th Election District – 1st Councilmanic District
Legal Owners: Earl Nolan Hurley

Variance to allow a lot size of 15,744 square feet in lieu of the required 20,000 feet. To allow a front yard setback of 27.9 feet in lieu of the required 40 feet and a rear setback of 32.7 feet in lieu of the required 40 feet.

Hearing: Friday, October 3, 2008 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy Kotroco.
Timothy Kotroco
Director

TK:klm

C: Earl Hurley, 304 Baylor Road, Glen Burnie 21061
Rick Richardson, 30 East Padonia Rd., Ste. 500, Timonium 21093

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPTEMBER 18, 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.

**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.

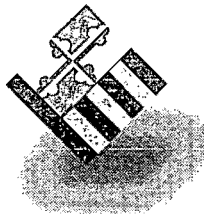
For Newspaper Advertising:

Item Number or Case Number: 2009-0097-A
Petitioner: EARL HURLEY
Address or Location: 1920 BELLE AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: EARL HURLEY
Address: 304 BAYLOR RD
GLEN BURNIE MD 21061

Telephone Number: 410-628-3789



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
November 5, 2008

Earl N. Hurley
304 Baylor Rd.
Glen Burnie, MD 21061

Dear: Earl N. Hurley

RE: Case Number 2009-0047-A, 1920 Belle Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 3, 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,

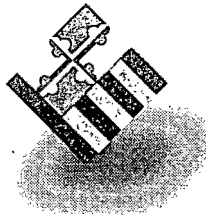
A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



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 23, 2008

Earl Nolan Hurley
304 Baylor Rd.
Glen Burnie, MD 21061

Dear: Earl Nolan Hurley

RE: Case Number 2009-0047-A, 1920 Belle Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 14, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Rick Richardson, 30 E. Padonia Rd. Ste. 500, Timonium, MD 21093



BALTIMORE COUNTY
M A R Y L A N D

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 21, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 20, 2008

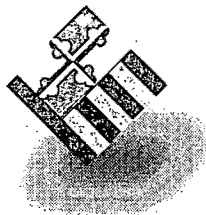
Item Numbers: Item Number **0047** 0080 and 0090 through 0099

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File



BALTIMORE COUNTY
M A R Y L A N D

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

August 28, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 25, 2008

Item Number: 0033, 0037, 0039, 0047, 0048, 0049, 0050

1The Fire Marshal's Office has no comments at this time.

Pursuant to your request, this Bureau has reviewed the referenced plan(s) and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File



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: Oct. 20, 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 2009-0047-A
1920 BELLE AVE.
HURLEY 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. 2009-0047-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





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 26, 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. 2009-0047-A

1920 BELLE AVENUE

HURLEY 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. 2009-0047-A.

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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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 22, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For October 27, 2008
Item Nos. ~~091-047~~ 080, 091, 092, 093,
094, 095, 096, 097, 098 & 099

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

DAK:CEN:cab
cc: File
ZAC-10272008-NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 26, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For September 2, 2008
Item Nos. 09-0037, 0039, 0046, 0047, 0048
0049 and 0050

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

DAK:CEN:lrk
cc: File
ZAC- 08262008-NO COMMENTS

TB 10/13
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 2, 2008

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

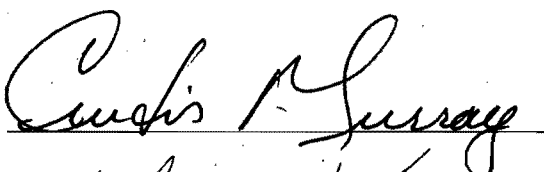
RECEIVED
SEP 05 2008

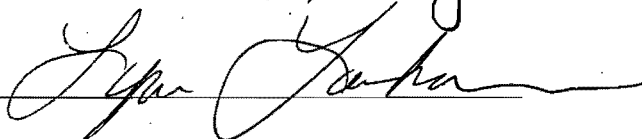
BY:

SUBJECT: Zoning Advisory Petition(s): Case(s) 09-047- 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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By: 

Division Chief: 
CM/LL

TB
11-14-08

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
NOV 07 2008

BY:.....

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: November 6, 2008

SUBJECT: Zoning Item # 09-047-A (revised)
Address 1920 Belle Avenue
(Hurley Property)

Zoning Advisory Committee Meeting of October 20, 2008

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

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

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:

Reviewer: JWL

Date: 11/6/08

S:\Devcoord\I ZAC-Zoning Petitions\ZAC 2009\ZAC 09-047-A rev.doc

RE: PETITION FOR VARIANCE * BEFORE THE
1920 Belle Avenue; SW corner of Belle *
Avenue & Washington Blvd * ZONING COMMISSIONER
13th Election & 1st Councilmanic Districts *
Legal Owner(s): Earl Nolan Hurley * FOR
Petitioner(s) * BALTIMORE COUNTY
* 09-047-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.

RECEIVED

AUG 28 2008

.....!

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of August, 2008, a copy of the foregoing Entry of Appearance was mailed to Richard Richardson, 30 East Padonia Road, Suite 500, Timonium, MD 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

From: Thomas Bostwick
To: Richardson, Patrick
Date: 10/01/08 9:04:24 AM
Subject: Re: Case 2008-0047-A

Rick,

I will take your email sent this morning at 8:02 AM as a request for postponement filed within five days of the hearing date. As such, I will make a determination as to your request rather than the Director of the Department of Permits and Development Management, where a postponement request would normally be reviewed.

You indicated in our earlier telephone conversation yesterday that your client (the property owner) had decided to move the location of the proposed dwelling on this property closer to the corner of Bell Avenue and Old Washington Boulevard, thereby altering the requested setbacks and the variance relief needed. Since some of the setback requirements would be increased by the change, I indicated to you that the Petition would need to be amended and a redlined site plan prepared to reflect the changes, and the property re-posted and re-published. Hence, you are requesting a postponement of Friday's October 3, 2008 hearing.

Based on our conversation and your email this morning, your request for a postponement is hereby GRANTED. In consideration of any citizens that may have wanted to attend, please keep the posting sign on the property with a conspicuous note on the sign that the case has been POSTPONED and that if there are questions, to call this office at (410) 887-3868.

Thank you.

Thomas H. Bostwick
Deputy Zoning Commissioner
for Baltimore County
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
Phone: (410) 887-3868
Fax: (410) 887-3468

CC: Wiley, Debra; Zook, Patricia

Thomas Bostwick - Case 2008-0047-A

From: "Richardson, Patrick" <rick@richardsonengineering.net>
To: <tbostwick@baltimorecountymd.gov>
Date: 10/01/08 8:02 AM
Subject: Case 2008-0047-A
CC: "Michael Homa" <mike@pascalturner.com>

Tom, per our conversation yesterday, I met with the owner this am and he wants to postpone the hearing. I will contact the Zoning Office and reschedule the hearing.

Thanks for your help.

1920 Belle Ave, 2008-0047-A

Rick Richardson
Richardson Engineering, LLC
30 E. Padonia Road
Suite 500
Timonium, MD 21093
410-560-1502 x112
fax 443-901-1208
rick@richardsonengineering.net

CASE NAME 1920 BELLE AVE
CASE NUMBER 2009-0047-A
DATE 11/14/08

CASE NAME 1920 BELLE AVE
CASE NUMBER 2009-0047-A
DATE 11/14/08

3300 Eastern Boulevard
Baltimore, Maryland 21220

Case No.: 2009-0047-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Deed	
No. 3	Record Plat - 4/19/1911	
No. 4	Aerial Photograph	
No. 5	GIS Map	
No. 6	Site Plan w/ contours overlay	
No. 7 A-D	Photographs of site and surrounding properties	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

NO CONSIDERATION, NO TITLE EXAMINATION, NO JUDGMENTS

This Deed, MADE THIS 21st day of December

in the year one thousand nine hundred and eighty-nine by and between

EARL FRANK HURLEY, solely, party

of the first part, and

EARL NOLAN HURLEY, solely, party

of the second part.

WITNESSETH: That in consideration of the sum of NO CONSIDERATION

the said party of the first part

C R/C F 12.00
 DEED 0.00
 SM CLERK 12.00
 865449 C001 R02 T08:55
 03/21/90

do as grant and convey to the said party of the second part, solely, his heirs

personal representatives/assigns and assigns, in fee simple, all

that lot of ground situate in Baltimore County, Maryland

and described as follows, that is to say:

BEING known and designated as lots numbered One (1) and Two (2) in the subdivision of Oak Park situated in Baltimore County lying on the southeast side of and fronting northwesterly on the Washington Road as appears by Plat recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 3, folio 145, etc.

BEING the same lot of ground which by Deed of even date and recorded or intended to be recorded immediately prior hereto was granted and conveyed by Earl Hurley, Florence L. Lloyd, Rosalie M. Zivec, Rosalie Matilda Zivec, and Earl Frank Hurley unto Earl Frank Hurley, solely.

RECEIVED FOR TRANSFER
 State Department of
 Assessments & Taxation
 for Baltimore County

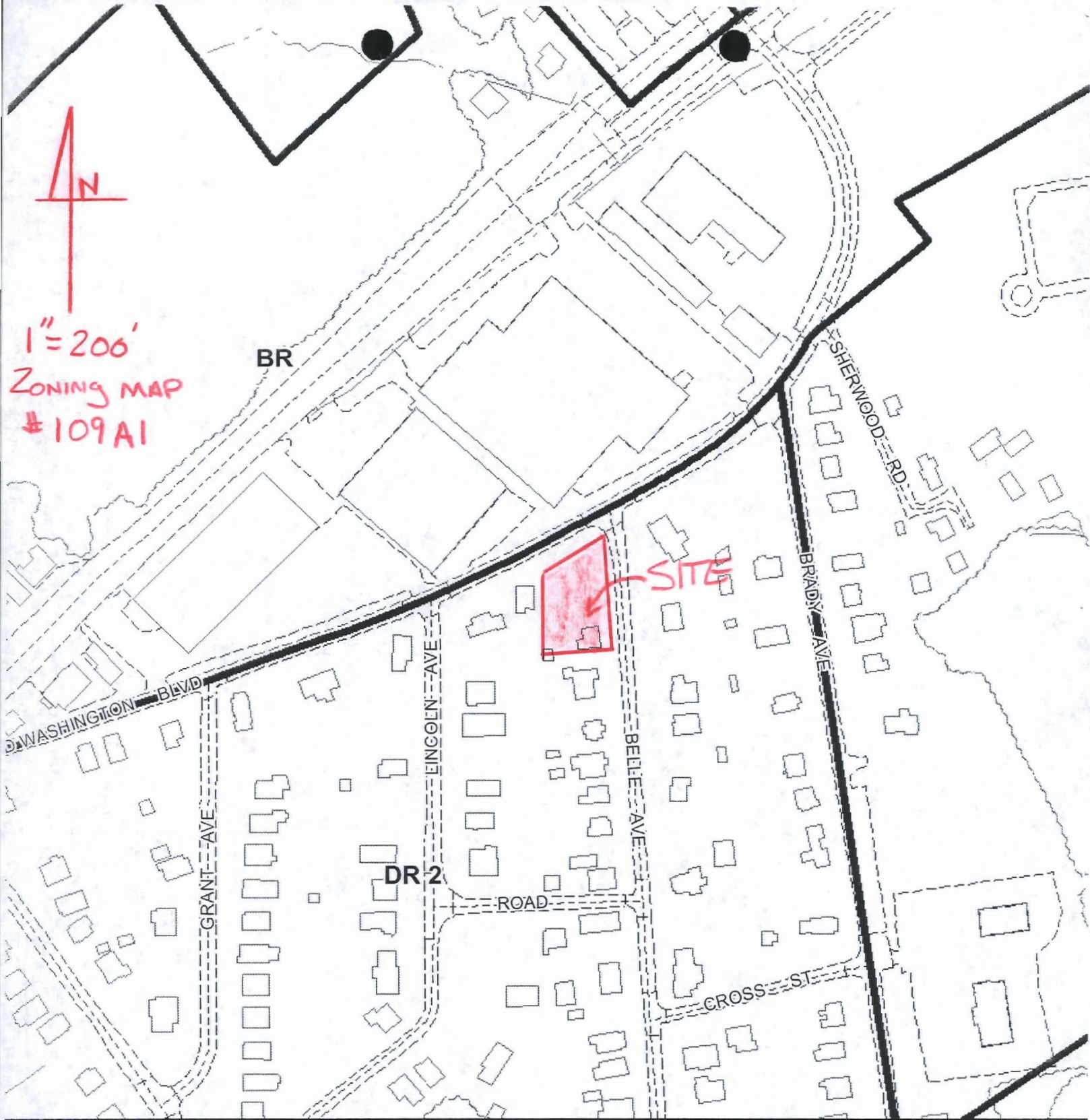
3-8-90

AGRICULTURAL TRANSFER TAX
 NOT APPLICABLE

RECORDED DATE 3-8-90

PETITIONER'S

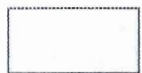
EXHIBIT NO. 2



Legend



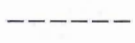
Zoning



Buildings



Streams



Roads



Vegetation

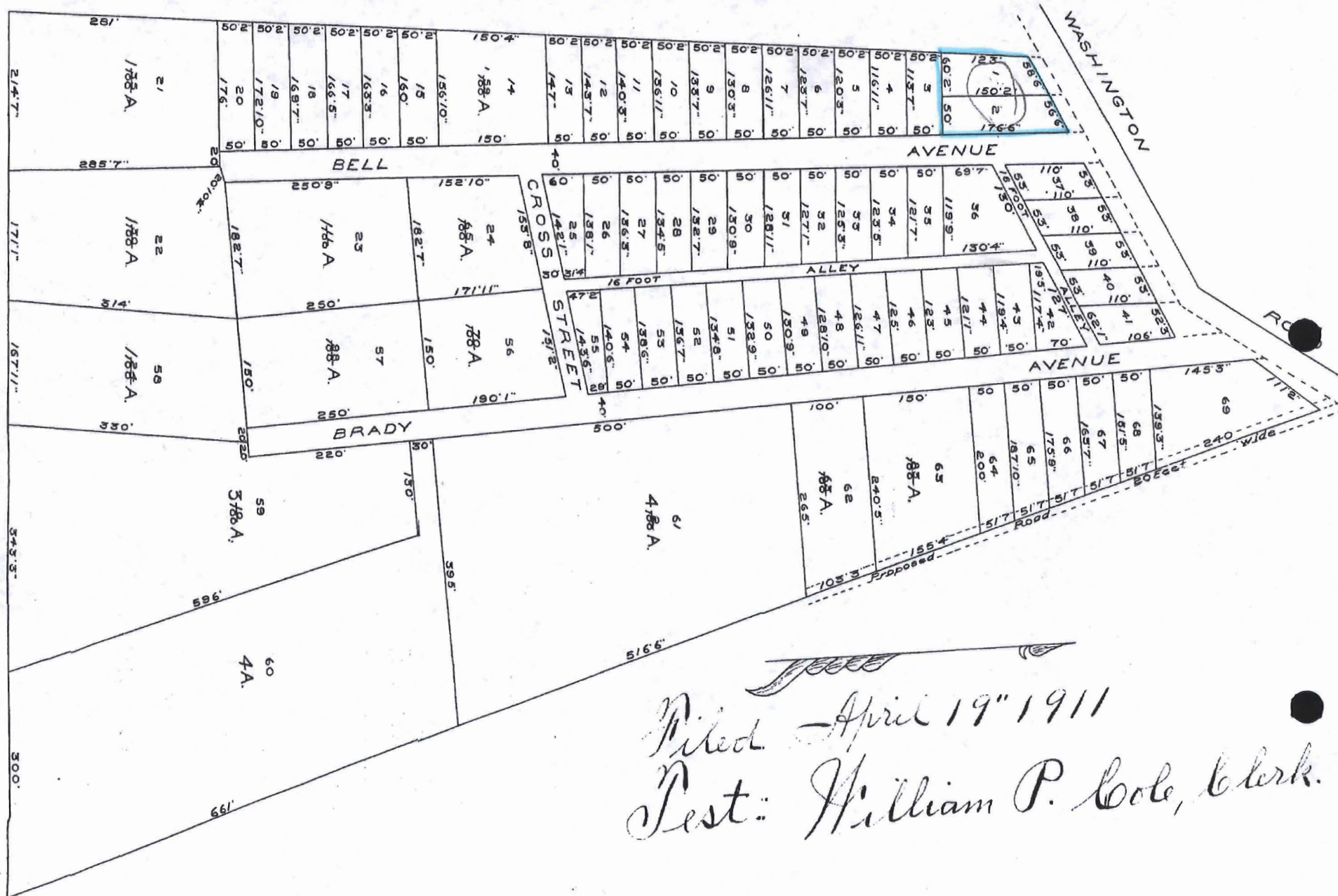


Rail Lines

ne actions
1-04, 85-04,
ty Council on
Council Bill
d. In addition,
05-02, MC
ented in this

0047

OAK PARK



Filed April 19" 1911
Test: William P. Cole, Clerk.

PETITIONER'S

EXHIBIT NO.

3



PETITIONER'S

EXHIBIT NO.

4

5



PETITIONER'S

EXHIBIT NO. 7A-D



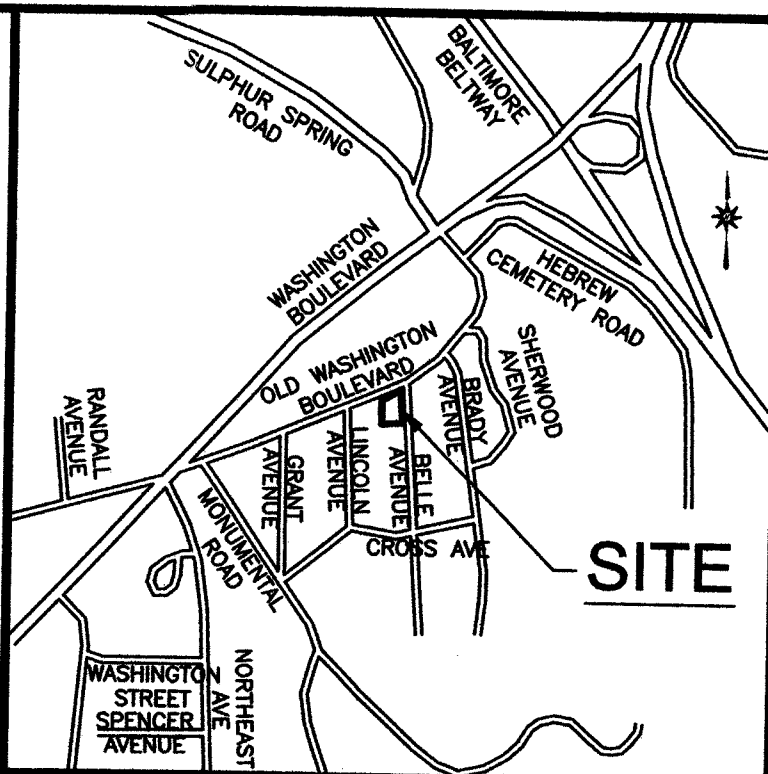
WASHINGTON RD

B



C





LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: EARL NOLAN HURLEY
304 BAYLOR ROAD
GLEN BURNIE, MARYLAND 21061
- SITE AREA:
15,744 Sq.Ft. or 0.361 Ac.±
- UTILITIES
WATER: PUBLIC SEWER: PUBLIC
- THE SITE IS NOT LOCATED THE 100 YEAR FLOOD PLAIN.
- THE SITE DOES LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- DEED REF: 8432/157.
- TAX ACCOUNT #1313750110.
- COUNCILMANIC DISTRICT: 1st
- ZONING: DR 2
- (PER 1"=200' ZONING MAP 109A1)
- TAX MAP #109 PARCEL #396, LOT #s 1 & 2.
- PLAT REFERENCE: OAK PARK 3-145.
- NO PREVIOUS ZONING CASES ON FILE.
- THE EXISTING PROPERTY AND BUILDING ARE NOT HISTORIC.
- SETBACKS:
FRONT: 40'
SIDE: 15' MIN. TOTAL OF 40'
REAR: 40'
- VARIANCE REQUEST:
a.) MINIMUM NET LOT AREA PER DWELLING UNIT OF 15,744 Sq.Ft. IN LEIU OF THE REQUIRED 20,000 Sq.Ft. PER SECTION 1802.3.C.1. OF THE B.C.Z.R.
b.) FRONT YARD SETBACK OF 12.4 FEET IN LEIU OF THE REQUIRED 40 FEET PER SECTION 1802.3.C.1. OF THE B.C.Z.R.
- NO PREVIOUS PERMITS ON FILE.

PETITIONER'S

EXHIBIT NO. 1

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY
ZONING VARIANCE FOR THE

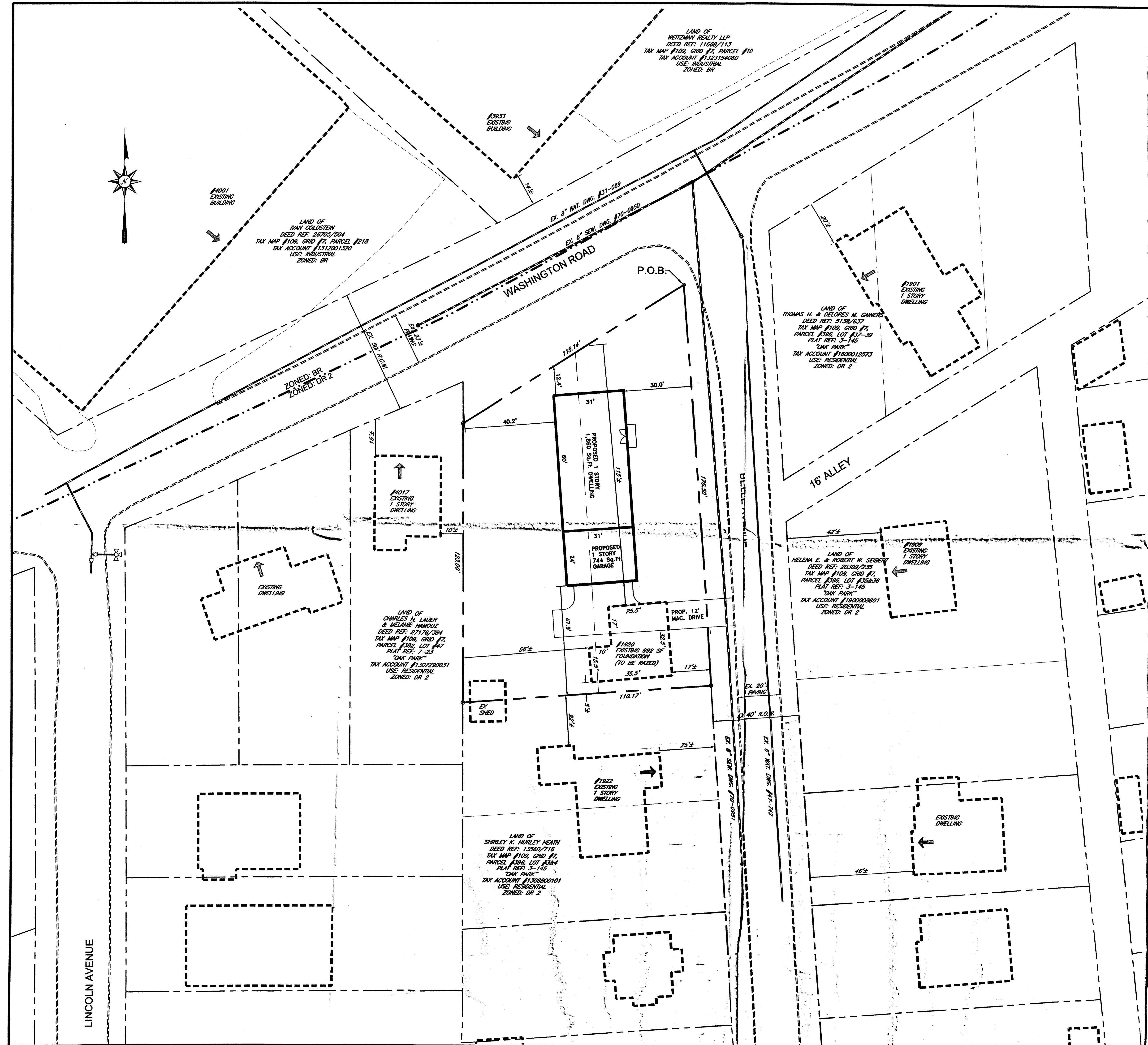
HURLEY RESIDENCE
1920 BELLE AVENUE

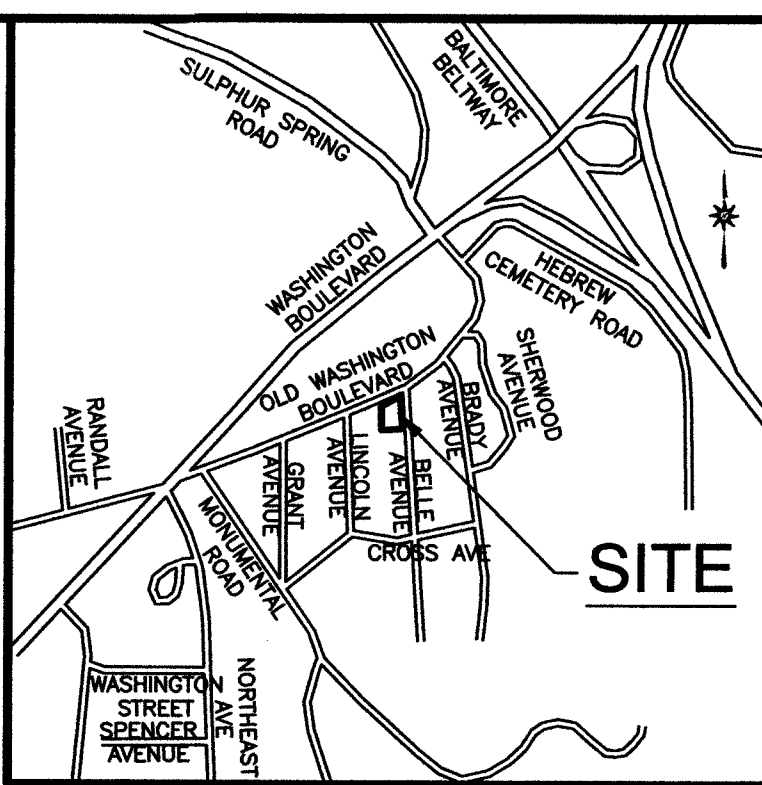
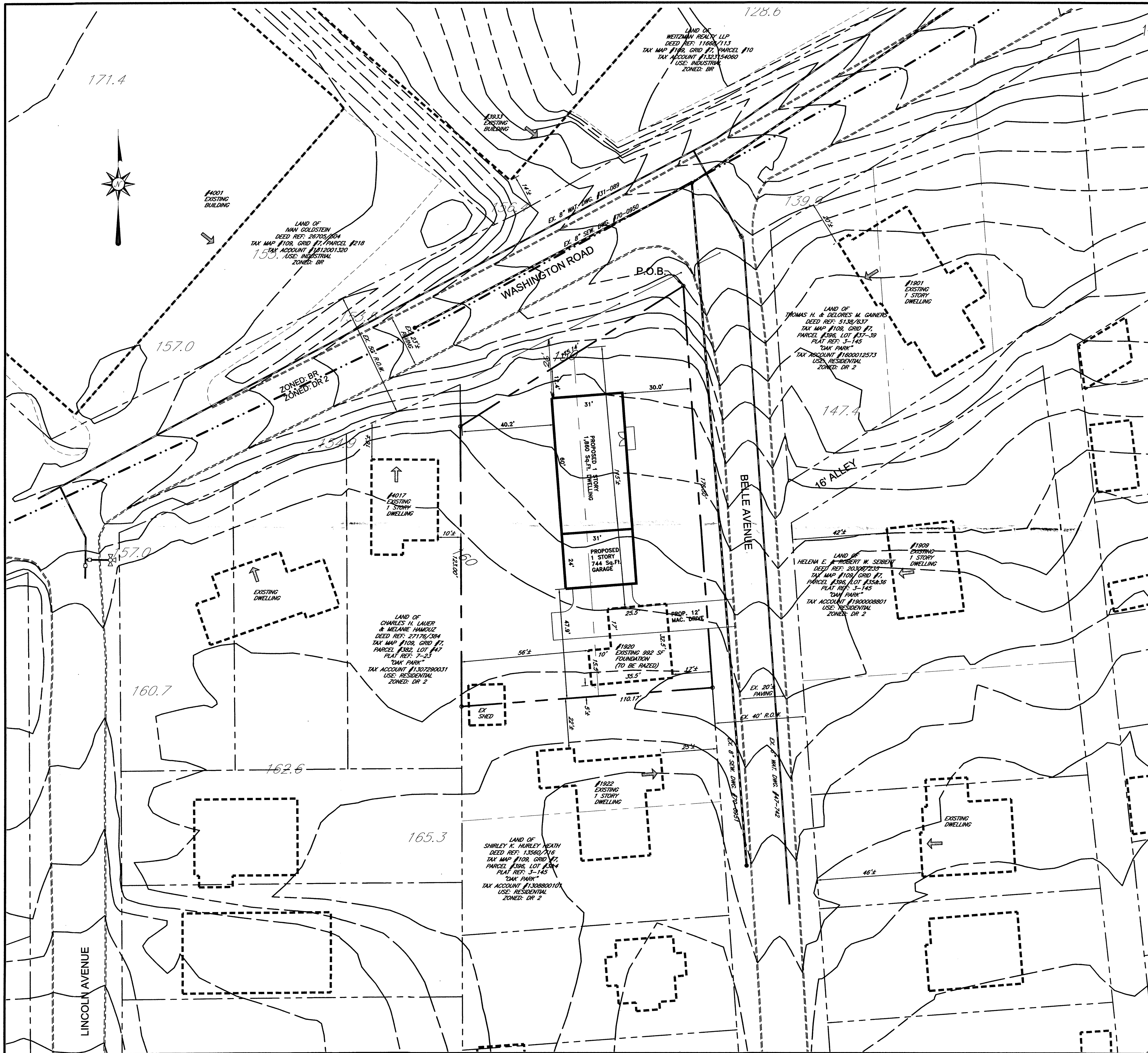
13TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	10-02-08	08073	1 OF 1

0047





LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. OWNER: EARL NOLAN HURLEY
304 BAYLOR ROAD
GLEN BURNIE, MARYLAND 21061
2. SITE AREA: 15,744 Sq.Ft. or 0.361 Ac.±
3. UTILITIES
WATER: PUBLIC SEWER: PUBLIC
4. THE SITE IS NOT LOCATED THE 100 YEAR FLOOD PLAIN.
5. THE SITE DOES LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
6. DEED REF: 8432/157.
7. TAX ACCOUNT #1313750110.
8. COUNCILMANIC DISTRICT: 1st
9. ZONING: DR 2
(PER 1"=200' ZONING MAP 109A1)
10. TAX MAP #109 PARCEL #396, LOT #'s 1 & 2.
11. PLAT REFERENCE: OAK PARK 3-145.
12. NO PREVIOUS ZONING CASES ON FILE.
13. THE EXISTING PROPERTY AND BUILDING ARE NOT HISTORIC.
14. SETBACKS:
FRONT: 40'
SIDE: 15' MIN. TOTAL OF 40'
REAR: 40'
15. VARIANCE REQUEST:
a.) MINIMUM NET LOT AREA PER DWELLING UNIT OF 15,744 Sq.Ft. IN LEIU OF THE REQUIRED 20,000 Sq.Ft. PER SECTION 1B02.3.C.1. OF THE B.C.Z.R.
b.) FRONT YARD SETBACK OF 12.4 FEET IN LEIU OF THE REQUIRED 40 FEET PER SECTION 1B02.3.C.1. OF THE B.C.Z.R.
16. NO PREVIOUS PERMITS ON FILE.

PETITIONER'S

EXHIBIT NO. 6

Richardson Engineering LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY
ZONING VARIANCE FOR THE

HURLEY RESIDENCE
1920 BELLE AVENUE

13TH ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND	
REVISIONS	DRAWN BY: CND	DESIGNED BY: PCR	SCALE: 1" = 20'
	DATE: 10-02-08	JOB NO.: 08073	SHEET NO.: 1 OF 1