

IN RE: PETITION FOR VARIANCE

NW corner of Lincoln Drive and Dunbar
Avenue, 34 feet N of the c/l of Lincoln Place
1st Election District
1st Councilmanic District
(16 Dunbar Avenue)

Earl Kidwell

Property Owner

Morgan C. Kelly

Contract Purchaser

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
*
* CASE NO. 2009-0212-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Earl Kidwell, and the contract purchaser and proposed developer of the property, Morgan C. Kelly (hereinafter "Petitioners"). Variance relief is requested from Sections 1B02.3.A.5 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the construction of a dwelling on a lot width of 50 feet, area of 5,600 square feet, a side yard setback of 8 feet, and a setback to a public street right-of-way of 16 feet in lieu of the required 55 feet, 6,000 square feet, 10 feet and 25 feet, respectively. The subject property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the variance requests on behalf of Petitioners Earl Kidwell and Morgan C. Kelly was Michael Cassell. Mr. Cassell is a real estate broker and appraiser and is Petitioners' real estate consultant in this matter. Appearing as a Protestant opposed to the requested relief was Rose Bacon of 14 Dunbar Avenue. There were no other interested persons in attendance at the hearing.

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6-10-09

13

Testimony and evidence offered revealed that the subject property is rectangular in shape and contains 5,600 square feet, more or less, zoned D.R.5.5. The property is located on the west side of Dunbar Avenue at the corner of its intersection with Lincoln Place to the south. The property is situated west of Interstate 695 and south of Baltimore National Pike (U.S. 40) in the Catonsville area of Baltimore County. The location was also confirmed on the zoning map that was marked and accepted into evidence as Petitioners' Exhibit 2. Presently, the property is unimproved and sits as a vacant lot.

As indicated in the Deed that was marked and accepted into evidence as Petitioners' Exhibit 3, the property was acquired by Earl Kidwell in 1974 from Alice Kidwell. The property consists of Lots 19 and 20 of Section "B" of the subdivision known as Lincoln Park. Photographs of the property were marked and accepted into evidence as Petitioners' Exhibits 5A through 5C. As also indicated on the Deed, the property was previously granted to James and Alice Kidwell in 1946. At this juncture, Petitioners desire to develop the property and construct a two-story single-family dwelling. Architectural renderings and elevation drawings were marked and accepted into evidence as Petitioners' Exhibit 4 and show a home measuring approximately 26 feet wide by 35 feet deep with a one car garage. In order to do so, Petitioners are in need of the instant variance relief.

In support of the variance requests, Mr. Cassell explained that the subject property is an established lot of record that is part of an existing subdivision that was platted at least prior to 1946 according to the Deed. The dwellings along Dunbar Avenue are a mix of homes that were constructed as early as 1920, with a number of homes being constructed in the late 1940's and early 1950's, and additional in-fill development in this area occurring sporadically over the next 50 years, culminating with homes built as recently as 2004. Mr. Cassell also pointed out that,

~~REDACTED~~
6-10-09


although the owner has attempted to maintain the property over the years, the property is often used by persons in the area as a dumping ground. There is trash and debris including abandoned tires and outdoor chairs strewn about the rear of the property, as shown on the photographs that were marked and accepted into evidence as Petitioners' Exhibits 6A through 6D. By developing the property and constructing an attractive residence, Petitioners believe that the property can be utilized for its highest and most beneficial use, while also making the property a productive part of the neighborhood.

Testifying in opposition to the requested relief was Rose Bacon of 14 Dunbar Avenue. Ms. Dunbar lives adjacent to the subject property to the immediate north. She has lived in her home for approximately 21 years and does not want to have a home right next door to her property. She would rather maintain her privacy without another dwelling so close nearby. Ms. Bacon also complained that she has had to call the County on a number of occasions due to trash and tall grass on the subject property.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated April 9, 2009 indicating that there appear to be several existing undersized lots in the neighborhood, and that the Planning Office does not oppose Petitioners' request. The Office recommends that Petitioner submit building elevations for review and approval prior to issuance of any building permit, and that the dwelling be compatible in size, materials, color and architectural detail as that of the existing dwellings in the area. Petitioner should also provide photographs of adjacent and nearby dwellings to the Planning Office for review, and should provide landscaping along the public road.

6-10-09
PB

Considering all the testimony and evidence presented, I am persuaded to grant the variance requests. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requests. The subject property has been a recorded lot of record for at least the past 60 years, with a number of homes in the area over 80 years old. In addition, a number of homes have been built in this area over the last 20 years, suggesting preferred in-fill development that utilizes existing public utilities and services.

I further find that the variance requests can be granted in strict harmony with the spirit and intent of the B.C.Z.R., and in such a manner as to grant relief without injury to the public health, safety and general welfare. Indeed, this development would result in a new home being built in this community with a marked aesthetic improvement over its current use as a dumping ground.

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

THEREFORE, IT IS ORDERED this 10th day of June, 2009 by this Deputy Zoning Commissioner, that Petitioners' Variance requests from Sections 1B02.3.A.5 and 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the construction of a dwelling on a lot width of 50 feet, area of 5,600 square feet, a side yard setback of 8 feet, and a setback to a public street right-of-way of 16 feet in lieu of the required 55 feet, 6,000 square feet, 10 feet and 25 feet, respectively, be and are hereby GRANTED. The following shall be conditions precedent to the relief granted herein:

1. Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If,

6-10-09
pm

for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

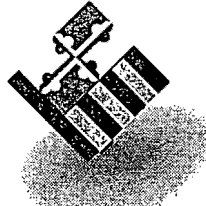
2. Petitioners shall submit building elevations to the Office of Planning for review and approval prior to the issuance of any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color and architectural detail as that of the existing dwellings in the area.
3. Petitioners shall provide photographs of adjacent and nearby dwellings to the Office of Planning so that the above-mentioned condition can be evaluated.
4. Petitioners shall provide landscaping along the public road.

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

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6-10-09
PB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 10, 2009

MICHAEL CASSELL
CREATIVE REAL ESTATE SERVICES, INC.
3305 DENISON STREET
BALTIMORE MD 21216

Re: Petition for Variance
Case No. 2009-0212-A
Property: 16 Dunbar Avenue

Dear Mr. Cassell:

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 "Th. H. Bostwick", written over the printed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Earl Kidwell, 7100 Pindell School Road, Fulton MD 20759
Morgan C. Kelly, 9259 Broken Timber Way, Columbia MD 21045
Rose Bacon, 14 Dunbar Avenue, Baltimore MD 21228



TAX. ACCOUNT # 0111350040

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 16 DUNBAR AVE.
which is presently zoned DR. 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner 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) 1802.3A.5, 1802.3B. (BCZE)

To permit the construction of a dwelling on a lot with a width of 50-feet, area of 5600 square feet and a side yard setback of 8-feet and setback to a public street right-of-way of 16-feet in lieu of the required 55-feet, 6,000 square feet, 10-feet and 25-feet, respectively.

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

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

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

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

Contract Purchaser/Lessee:

MORGAN C. KELLY
Name - Type or Print
X Morgan C. Kelly
Signature
9259 BROKEN TIMBER WAY 443-742-8402
Address Telephone No.
COLUMBIA MD 21045
City State Zip Code

Attorney For Petitioner:

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

Legal Owner(s):

Name - Type or Print
Signature
EARL KIDWELL
Name - Type or Print
X
Signature
7100 PINDELL SCHOOL RD.
Address Telephone No.
FULTON, MD 20759-9720
City State Zip Code

Representative to be Contacted:

MORGAN C. KELLY
Name
9259 BROKEN TIMBER WAY 443-742-8402
Address Telephone No.
COLUMBIA, MD 21045
City State Zip Code

OFFICE USE ONLY

Case No. 2009-0212-A

REV 9/15/98

6.10.09

Reviewed By

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

D.T.

Date 2/12/09

Zoning Description for **16 DUNBAR AVENUE**

Beginning at a point on the west side of Dunbar Avenue having a 36-foot right-of-way at a distance of 34-feet north of the centerline of Lincoln Place. Being Lot #19 and Lot #20, Section B in the subdivision known as "Lincoln Park" as recorded in Baltimore County Plat Book #8, Folio 58 containing 5,600 square feet and located in the 1st Election District and 1st Councilman District.

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

No. **35064**

Date: **2/12/09**

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	8016	0000		10150				65.00

Total: **65.00**

Rec From: **MORGAN KELLY**

For: **2009-0212-A**
116 DUNBAR AVE

D. THOMPSON

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME TIME
 2/13/2009 2/12/2009 10:39:21 2
 REC 0502 WALKIN JDA JEE
 YR RECEIPT # 623513 2/12/2009 0502
 5 528 ZONING VERIFICATION
 01 035064
 Recpt Tot \$45.00
 \$45.00 OK 6.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

L. W. THOMPSON **NTV** **2/12/09**

CERTIFICATE OF POSTING

RE: Case No 2009-0212-A

Petitioner/Developer MORGAN
KELLY

Date Of Hearing/Closing: 4/14/09

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 penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 16 DUNBAR AVE

This sign(s) were posted on March 28, 2009
Month, Day, Year

Sincerely,

Martin Ogle 3/28/09
Signature of Sign Poster and Date
Martin Ogle

60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



03/28/2009

CERTIFICATE OF POSTING

RE: Case No 2009-0212-A

Petitioner/Developer KELLY MORROW

Date Of Hearing/Closing: May 11, 2006

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

Attention:

Ladies and Gentlemen

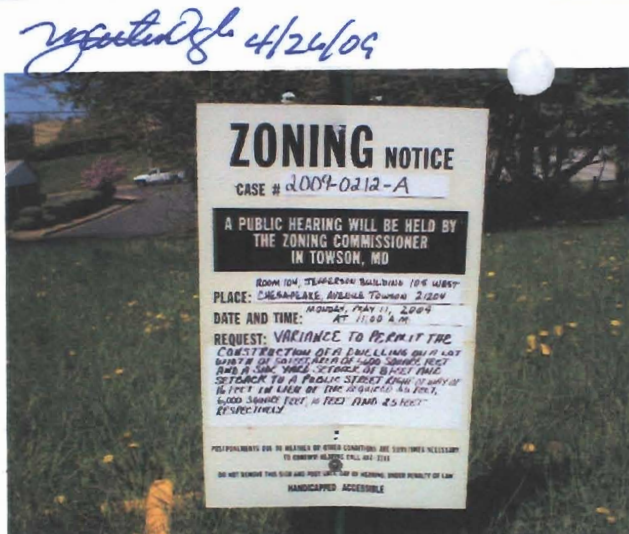
This letter is to certify under penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at 16 DENBAR AVENUE

This sign(s) were posted on April 26, 2009
Month, Day, Year

Month, Day, Year
Sincerely,

Signature of Sign Poster and Date

Martin Ogle
Chelmsford Court
Itimore, Md, 21220
443-629-3411



04/26/2009

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 23, 2009 Issue - Jeffersonian

Please forward billing to:
Morgan Kelly
9259 Broken Timber Way
Columbia, MD 21045

443-742-8402

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: 2009-0212-A

16 Dunbar Avenue

N/west corner of Lincoln Drive and Dunbar Avenue, 34 ft north of the centerline of Lincoln Place
1st Election District – 1st Councilmanic District

Legal Owners: Earl Kidwell

Contract Purchaser: Morgan Kelly

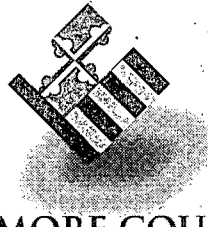
Variance to permit the construction of a dwelling on a lot width of 50 feet, area of 5600 square feet and a side yard setback of 8 feet and setback to a public street right-of-way of 16 feet in lieu of the required 55 feet, 6,000 square feet, 10 feet and 25 feet respectively.

Hearing: Monday, May 11, 2009 at 11:00 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

April 7, 2009
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

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Variance to permit the construction of a dwelling on a lot width of 50 feet, area of 5600 square feet and a side yard setback of 8 feet and setback to a public street right-of-way of 16 feet in lieu of the required 55 feet, 6,000 square feet, 10 feet and 25 feet respectively.

Hearing: Monday, May 11, 2009 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco", written over a horizontal line.

Timothy Kotroco
Director

TK:klm

C: Earl Kidwell, 7100 Pindell School Road, Fulton 20759-9720
Morgan Kelly, 9259 Broken Timber Way, Columbia 21045

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 25, 2009.**
(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: 2009-0212-A

Petitioner: KELLY

Address or Location: 16 DUNBAR AVE.

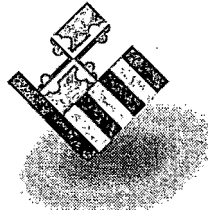
PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. MORGAN C. KELLY

Address: 9259 BROKEN TIMBER WAY

COLUMBIA, MD 21045

Telephone Number: 2009-0212-A



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
May 7, 2009

Earl Kidwell
7100 Pindell School Rd
Fulton, MD 20759-9720

Dear: Earl Kidwell

RE: Case Number 2009-0212-A, 16 Dunbar Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 12, 2009. 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.".

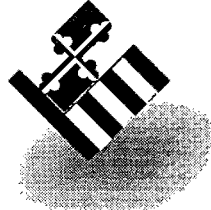
W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Morgan C. Kelly; 9259 Broken Timber Way ; Columbia, MD 21045





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

March 9, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 2, 2009

Item Numbers ~~0212~~ 0214, 0215, 0216, 0217, 0218 and 0220

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

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

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

cc: File



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

State Highway
Administration

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

Maryland Department of Transportation

Date: MARCH 6, 2009

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

RE: Baltimore County
Item No 2009-0212-A
16 DUNBAR AVENUE
EARL KIOWELL 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. 2009-0212-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,

Pod Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



TB 5/11
11 am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 9, 2009

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APR 16 2009

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

ZONING COMMISSIONER

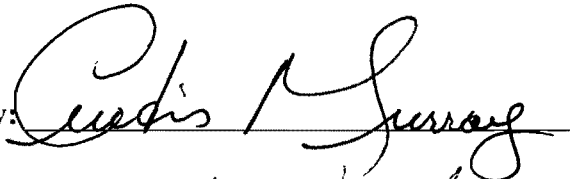
SUBJECT: Zoning Advisory Petition(s): **Case(s) 9-212- Variance**

The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. However, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
2. Provide photographs of adjacent and nearby dwellings to the Office of Planning so that the above-mentioned condition can be evaluated.
3. Provide landscaping along the public road.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz with the Office of Planning at 410-887-3480.

Prepared By: 

Division Chief: 

CM/LL

TB

5-11-09
11 AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 22 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: April 22, 2009

SUBJECT: Zoning Item # 09-212-A
Address 16 Dunbar Avenue
(Kiowell Property)

Zoning Advisory Committee Meeting of March 2, 2009

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

Reviewer: JWL

Date: 4/22/09

RE: PETITION FOR VARIANCE * BEFORE THE
16 Dunbar Avenue, NW corner Lincoln Drive
and Dunbar Ave, 34' N c/line of Lincoln Place* ZONING COMMISSIONER
1st Election & 1st Councilmanic Districts
Legal Owner(s): Earl Kiowell * FOR
Contract Purchaser(s): Morgan Kelly
Petitioner(s) * BALTIMORE COUNTY
* 09-212-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

MAR 11 2009

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of March, 2009, a copy of the foregoing Entry of Appearance was mailed to Morgan Kelly, 9259 Broken Timber Way, Columbia, MD 21045, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 7209-0312-A
DATE 5-11-09

[illegible]

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER 2009-0712-A

DATE 5-11-09

PETITIONER'S SIGN-IN SHEET

[illegible]

Case No.: 2009-0212-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Zoning Map	
No. 3	Deed	
No. 4	Elevation Drawings	
No. 5	Photos of lot	
No. 6	Photos of debris on lot	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

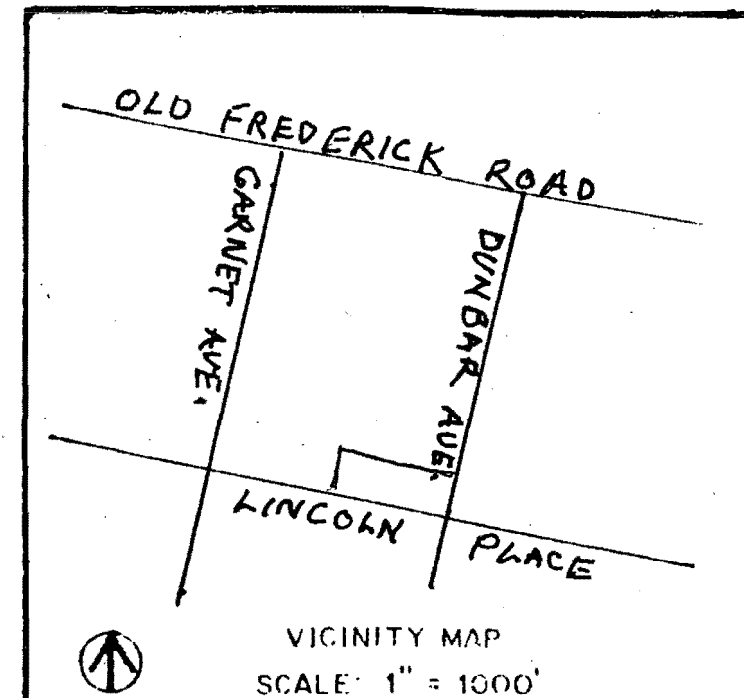
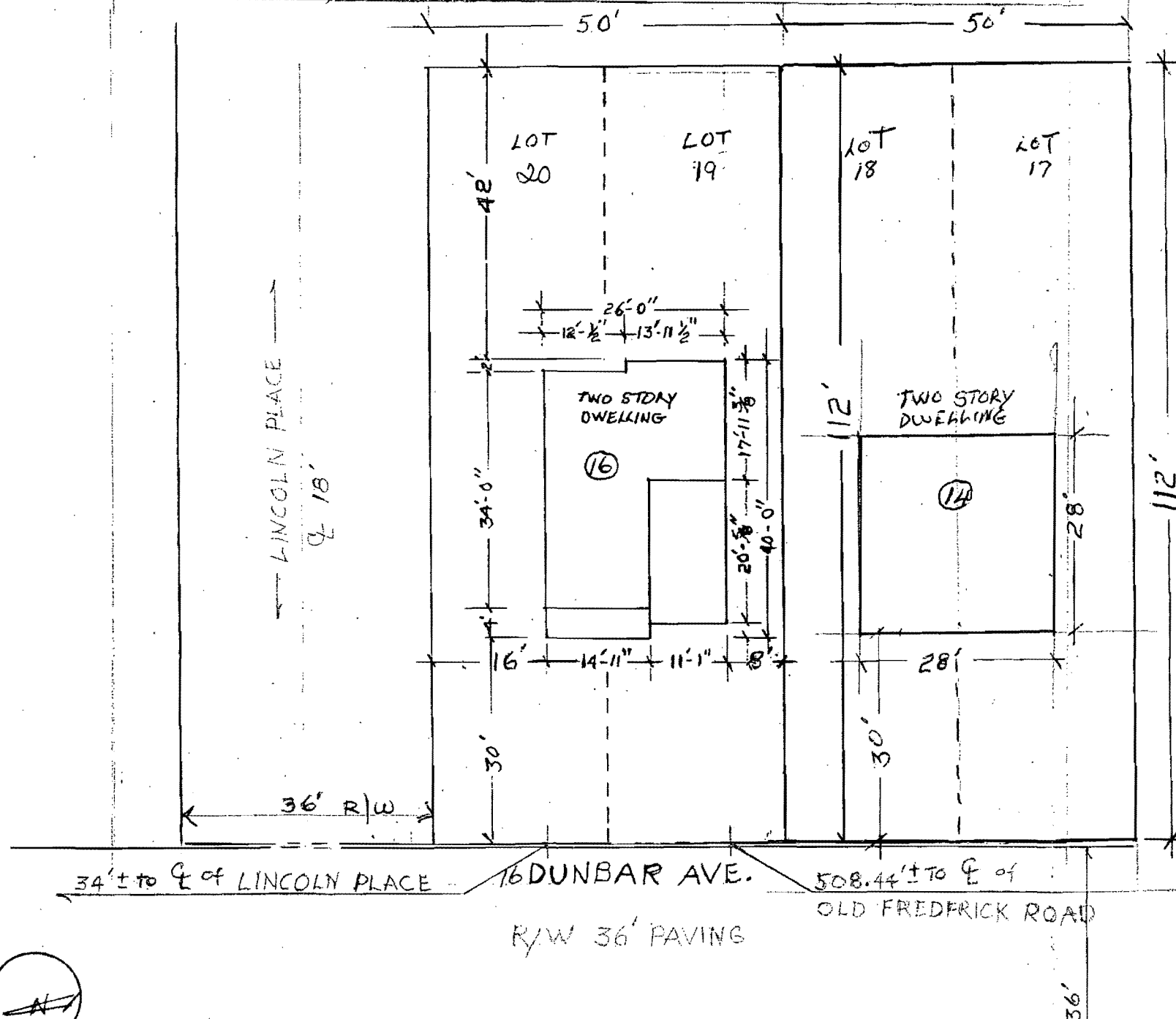
PROPERTY ADDRESS 16 DUNBAR AVE.

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

SUBDIVISION NAME LINCOLN PARK

PLAT BOOK # 8 FOLIO # 58 LOT # 19 & 20 SECTION # B

OWNER MR. KIDWELL, EARL, SR. & JR.



LOCATION INFORMATION

ELECTION DISTRICT 01

COUNCILMANIC DISTRICT 01

1"=200' SCALE MAP # 100C1

ZONING DR 5.5

LOT SIZE .13 5600
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

	YES	NO
100 YEAR FLOOD PLAIN	☐	☒

	YES	NO
HISTORIC PROPERTY/ BUILDING	☐	☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

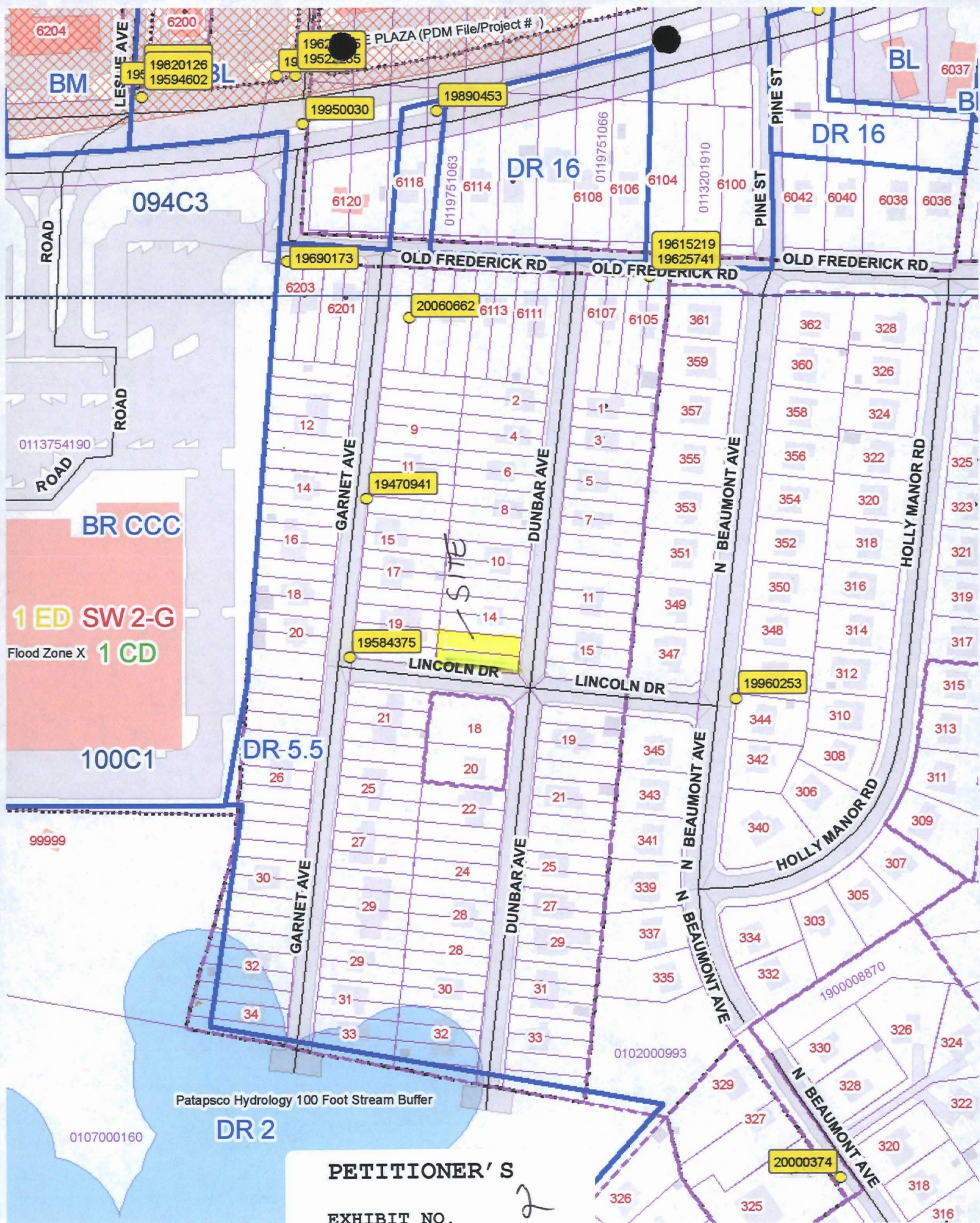
D.T. 0212 2009-0212-A

PREPARED BY MTC

SCALE OF DRAWING: 1" = 20'

PETITIONER'S

EXHIBIT NO. 1



PETITIONER'S

EXHIBIT NO.

2

2009-0212-A

FEE-SIMPLE DEED-CODE-City or County

This Deed, Made this 30th day of January

in the year one thousand nine hundred and Seventy-Four, by and between

ALICE G. KIDWELL

of Baltimore County

In the State of Maryland, of the first part, and

EARL KIDWELL, SR., and EARL KIDWELL, JR., as Joint Tenants

of the second part.

Witnesseth, That in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is heroby acknowledged

the said ALICE G. KIDWELL

does grant and convey unto the said EARL KIDWELL, SR., and EARL KIDWELL, JR., As Joint Tenants, their

heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in Baltimore County, Maryland, aforesaid, and described as follows, that is to say:—

~~XXXXXXXXXX~~ BEING all those two lots of ground situated in Baltimore County, State of Maryland, at present known as Lots Numbers 19 and 20, Section "B" on the Plat of Lincoln Park, being the property of the within Grantor and which Plat is recorded among the Plat Records of Baltimore County in Plat Book No. 8, Folio 58.

BEING part of the land which by Deed dated June 29, 1946, and recorded among the Land Records of Baltimore County in Liber RJS No. 1478, Folio 271, was granted and conveyed to JAMES T. KIDWELL and ALICE G. KIDWELL, his wife. The said James T. Kidwell having since departed this life.

008***** 2766555 4L-9-83J
008***** 2766555 4L-9-83J

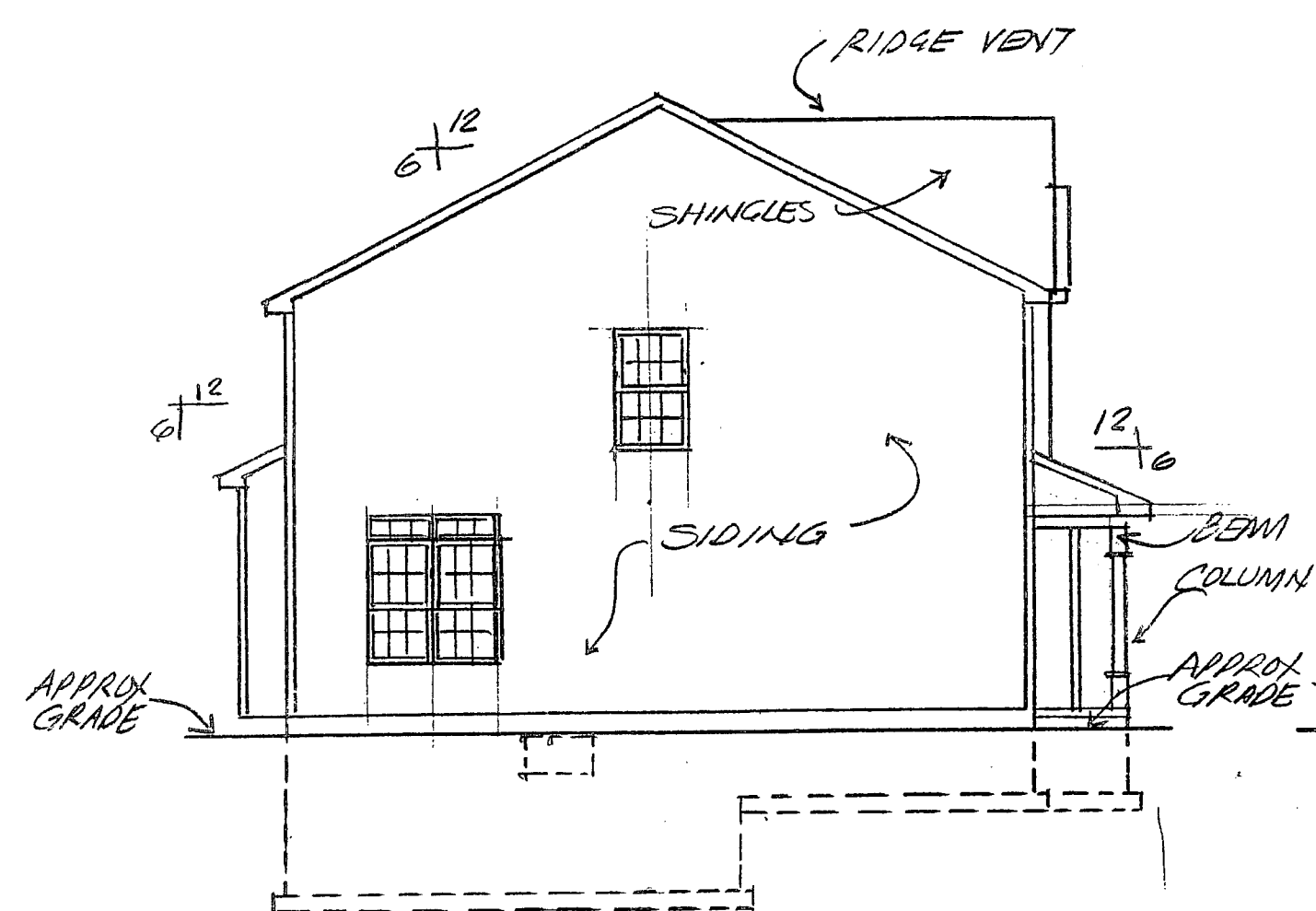
JAN 14 3 21 PM '74

2552 MSC

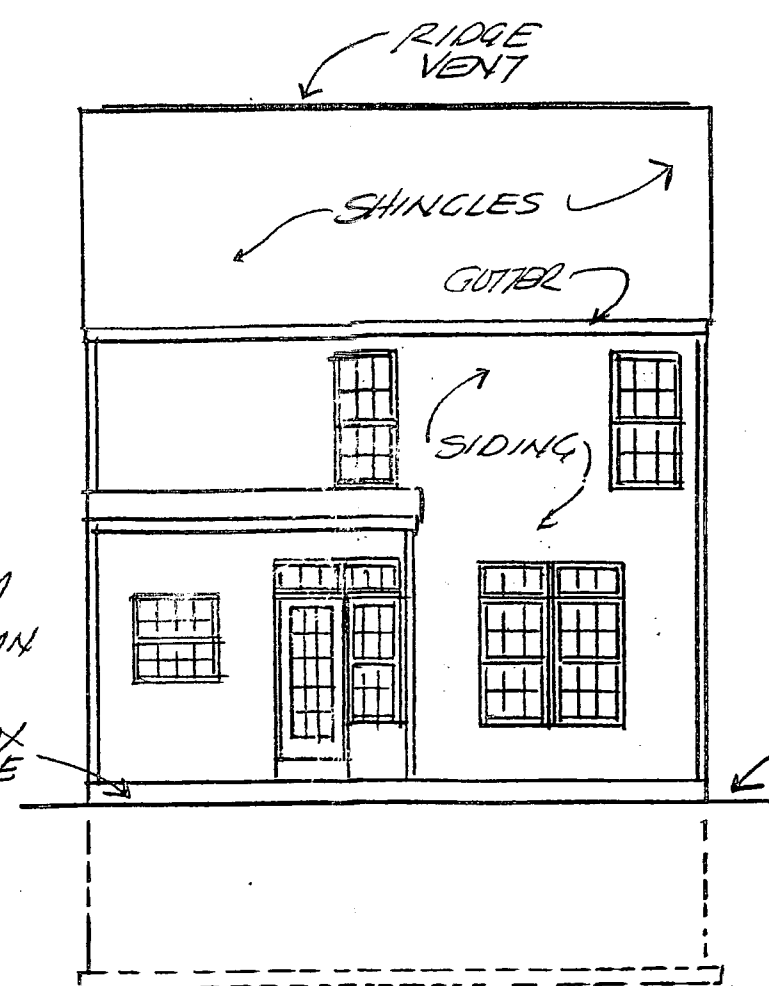
PETITIONER'S

EXHIBIT NO.

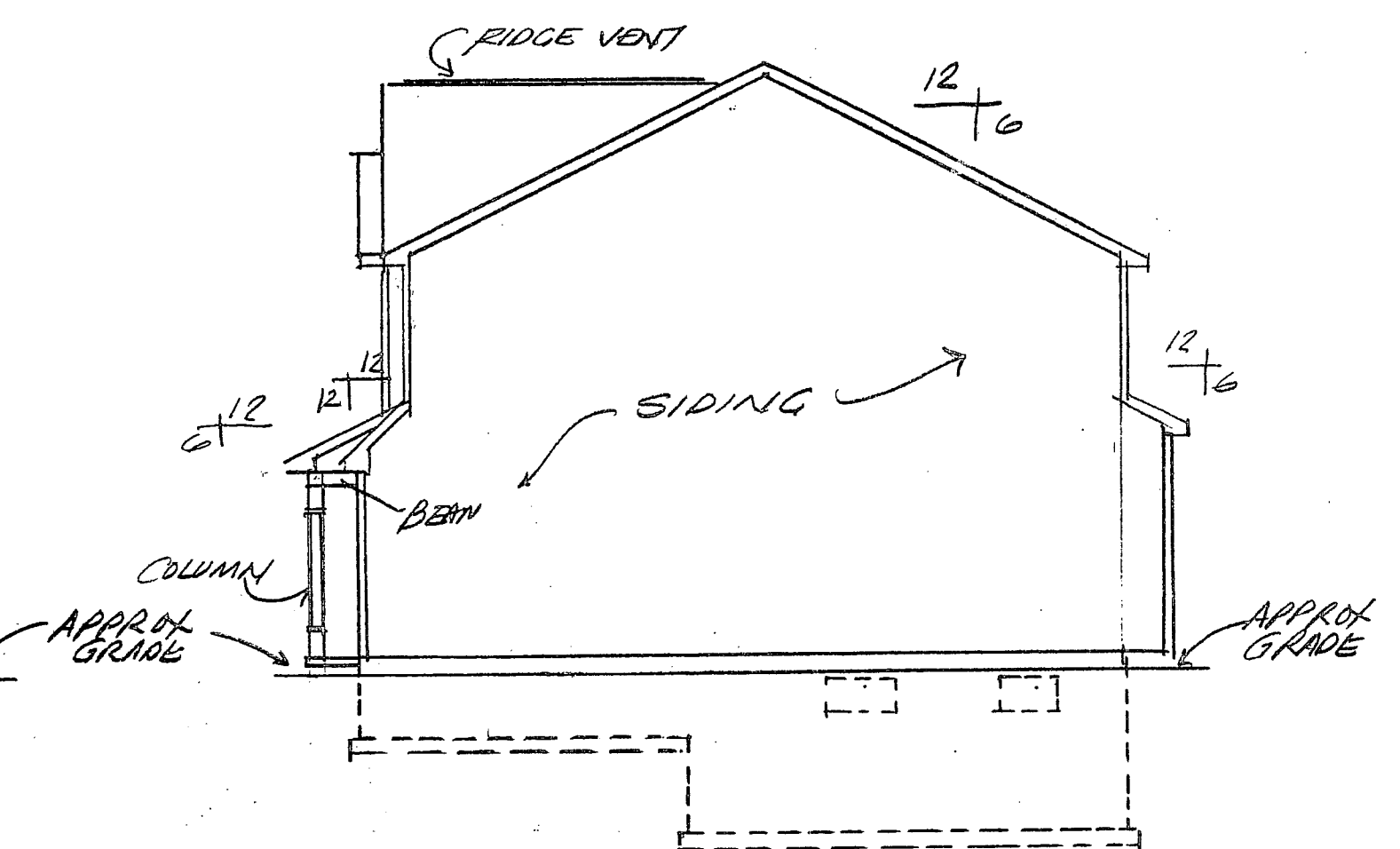
3



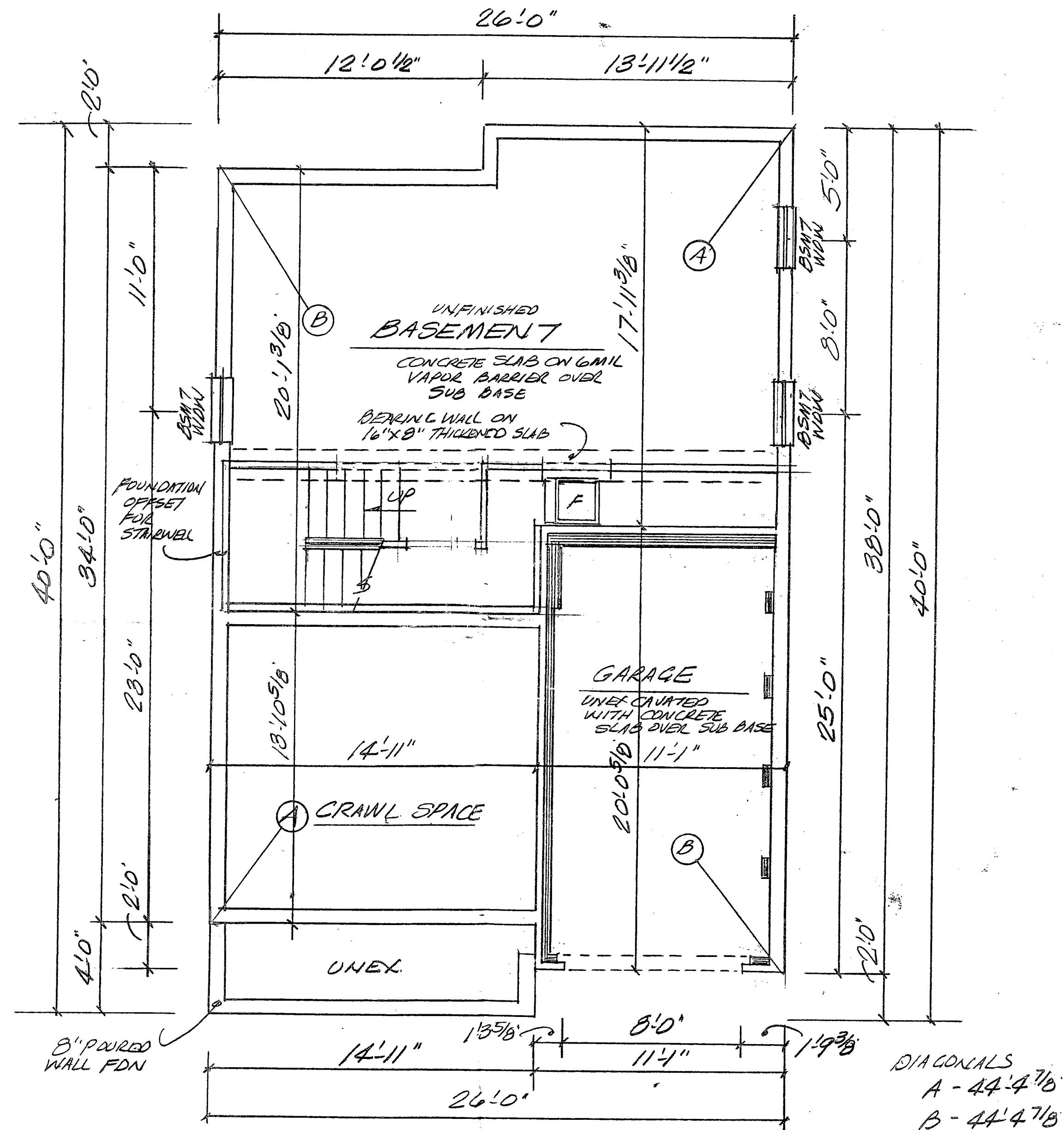
LEFT SIDE ELEVATION 1/8"=1'-0"
MORGAN STRUCTURES INC. 11/1/07



REAR ELEVATION 1/8"=1'-0"
MORGAN STRUCTURES INC. 11/1/07

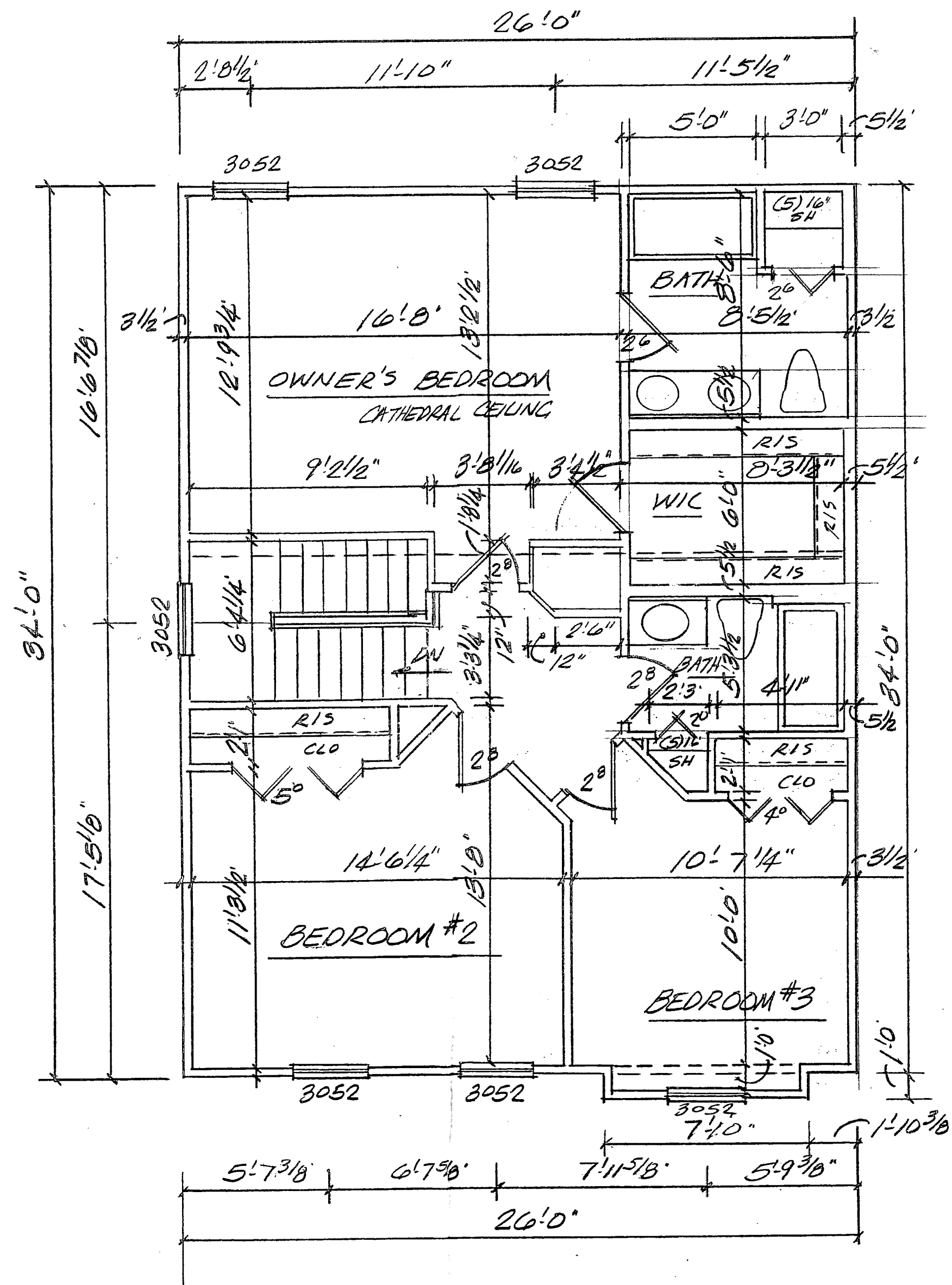


RIGHT SIDE ELEVATION 1/8"=1'-0"
MORGAN STRUCTURES INC. 11/1/07



FOUNDATION PLAN 1/4"=1'-0"

MORGAN STRUCTURES INC 11/11/07

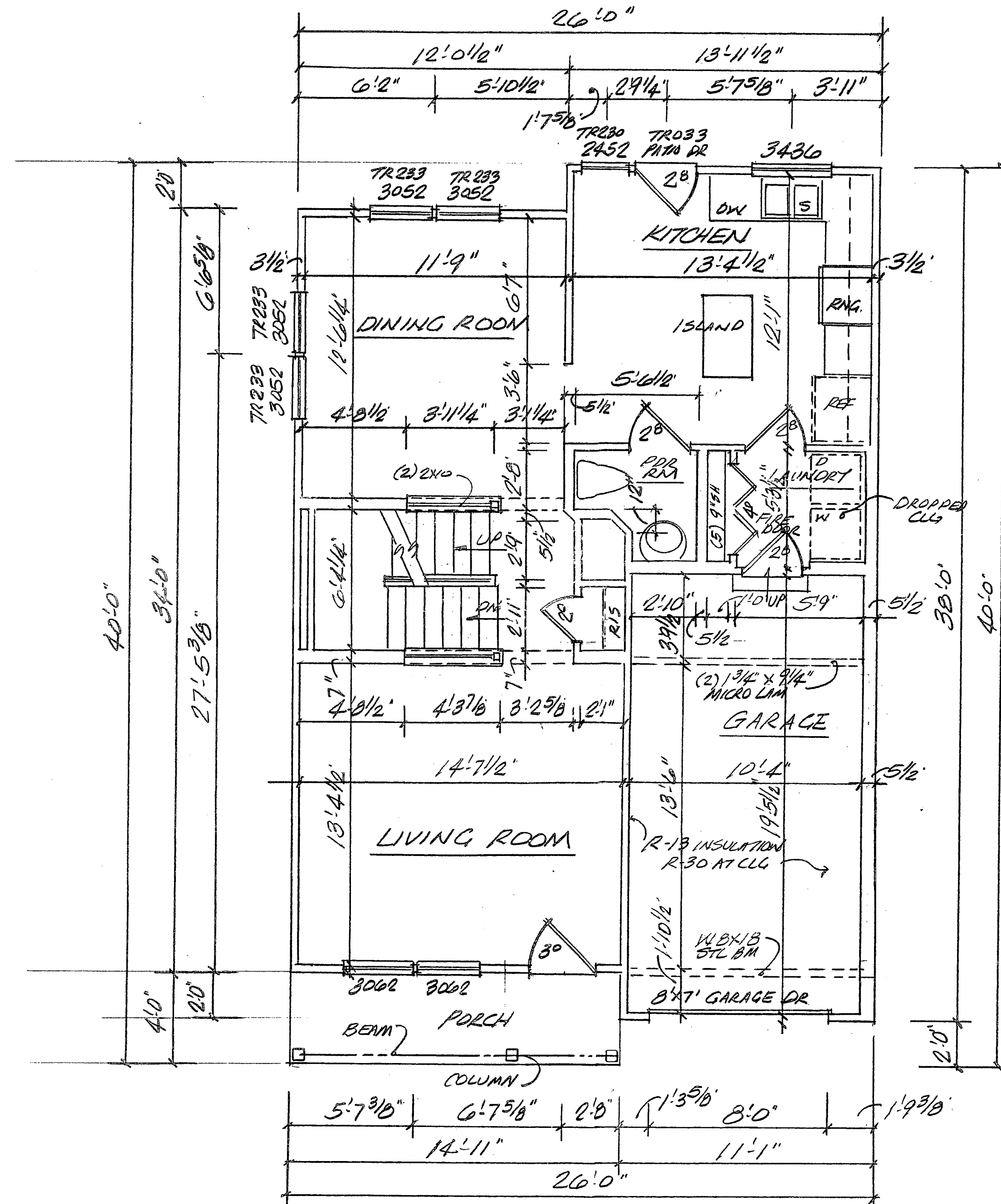


SECOND FLOOR PLAN

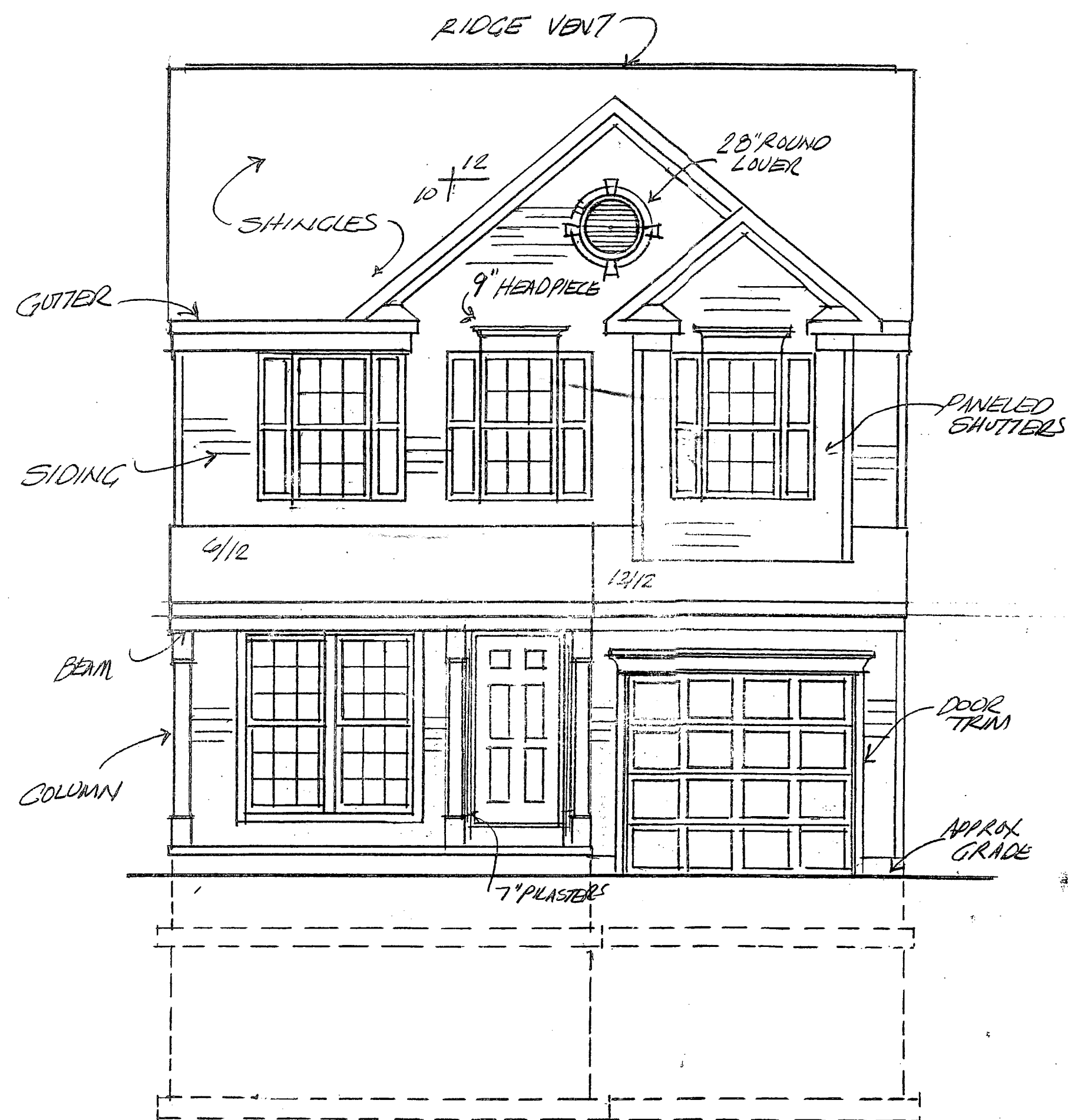
MORGAN STRUCTURES INC.

1/4" = 1'-0"

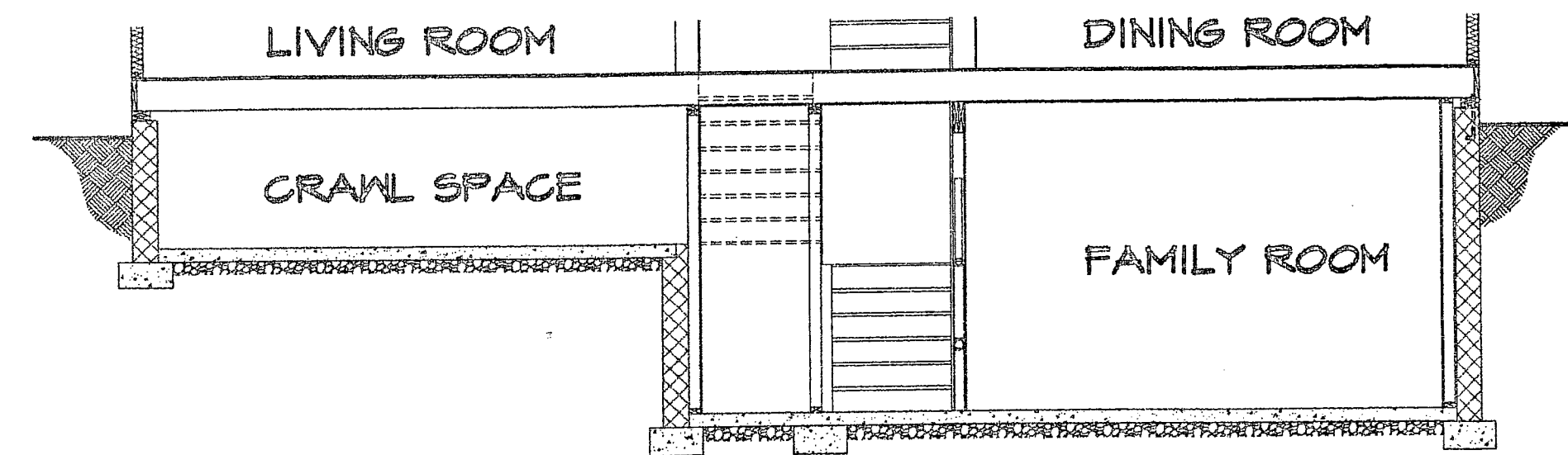
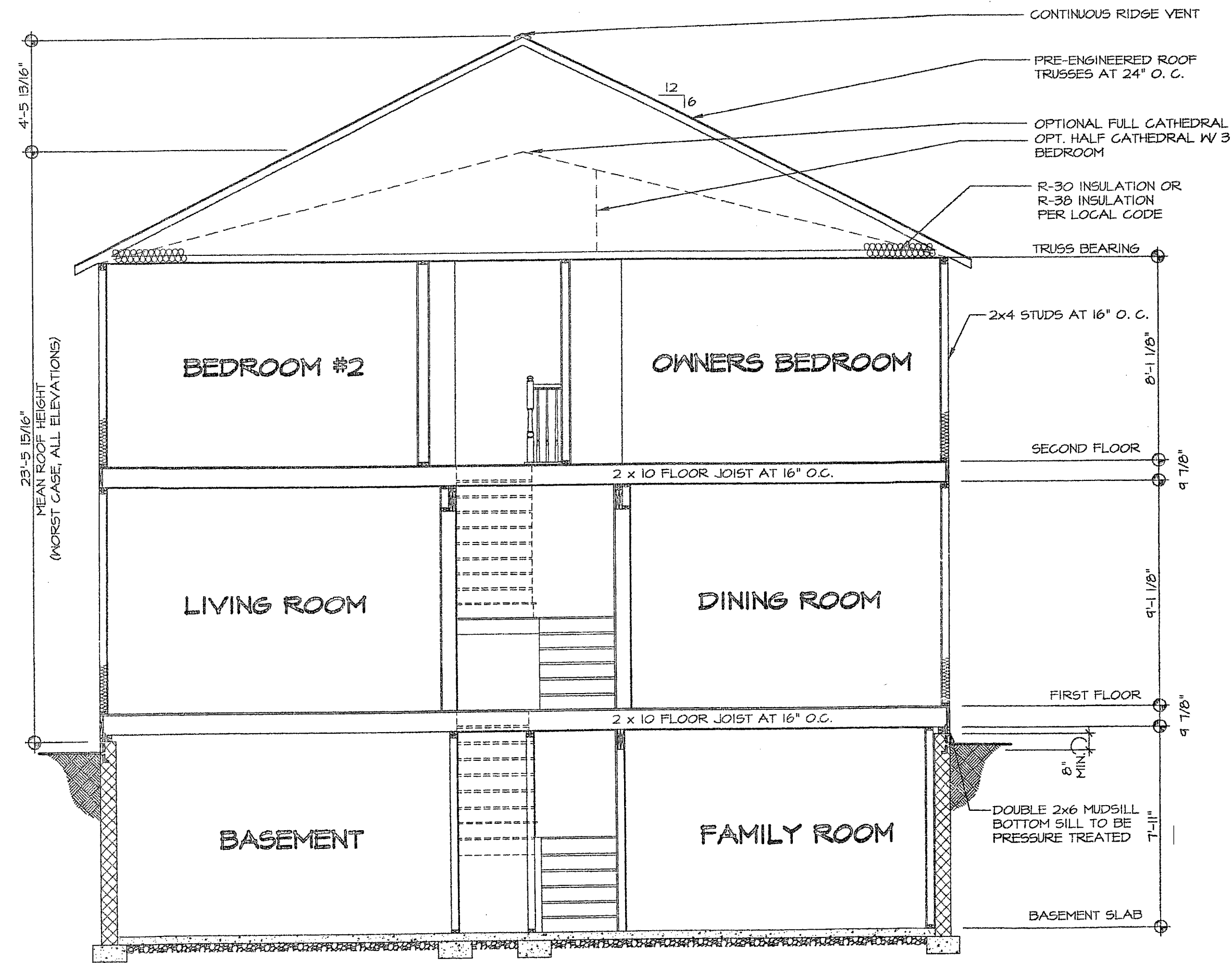
11/1/07



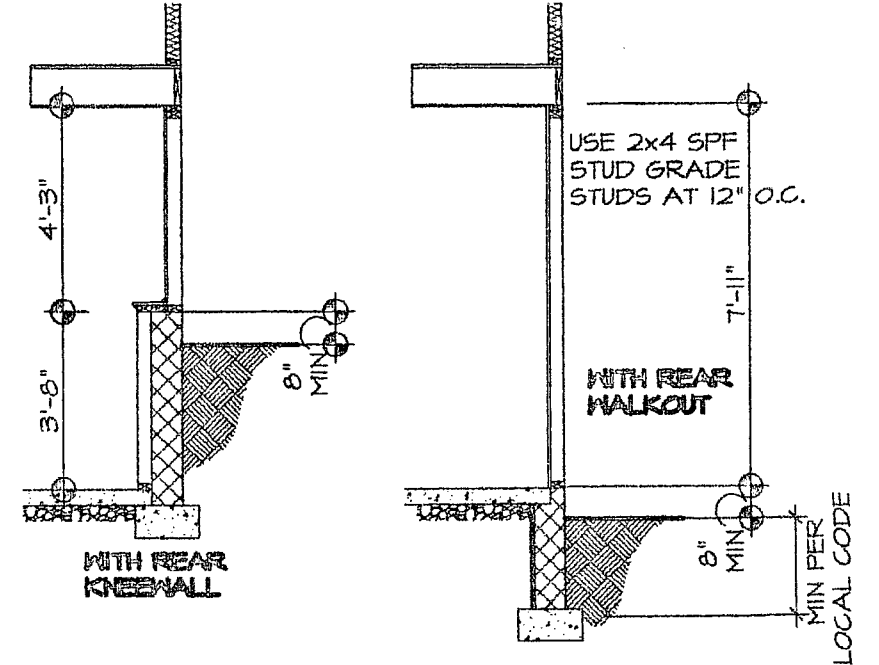
FIRST FLOOR PLAN 1/4" = 1'-0"
 MORGAN STRUCTURES INC. 11/11/07



FRONT ELEVATION 1/4"=1'-0"
 MORGAN STRUCTURES INC. 11/1/07



BUILDING SECTION
 SCALE: 1/4" = 1'-0"



Handwritten signature and date:
 NOV - 8 2007

REMARKS		REV. NO.	DATE
CAL - RED LINES PER AVBEL ENGINEERING		7	10/8/03
SNF - REVISED STAIRS		8	11/24/03
CSB - PRODUCT LINE VERSION CHANGE		9	12/13/04
CSB - ADDED MEAN ROOF HEIGHT		10	2/18/06
CHB - VERSION CHANGE / 2006 IRC		11	3/13/07
CSB - 3rd QUARTER VERSION CHANGE		6	7/11/03

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ISSUED FOR CONSTRUCTION	
BY: <i>Handwritten signature</i>	
BY:	

SET NO. AST00-07	VERSION ASACO-06
DRAWN BY SEM	DATE: 8/14/91
BUILDING CROSS SECTION	OPTION

SHEET NO. A-10	MODEL ASTORIA
DRAWING TITLE	BUILDING CROSS SECTION
OPTION DESCRIPTION	



PETITIONER'S

EXHIBIT NO. 5A-C





