

IN RE: **PETITION FOR VARIANCE**

W/S Shortway, N/Corner of
Belclare Road & Short Way

(3119 Short Way)

12th Election District

7th Council District

Pauline Y. Rasel

Petitioner

*

*

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*

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BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2010-0231-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, Pauline Rasel.¹ In this regard, the Petition was filed in response to a complaint registered by the Code Enforcement Division of the Department of Permits and Development Management (DPDM) relative to the use of the property (Case No. 71125). Petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an existing detached accessory structure (temporary screen house) to be located in the front yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on the site plan, which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Cynthia (Cindy) Lou Reinhold, property owner's daughter. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangularly-shaped *corner lot* that abuts on and at the intersection of Shortway and Belclare Road in Dundalk. The property contains an area of 6,466 square feet, more or less, zoned D.R.5.5, and is improved with a single-family dwelling (1-½ story), built in 1948, a large two-car garage in the rear yard, and an accessory structure (temporary screen house) in the front yard. It is this

¹ Pauline Rasel at 86 years of age was unable to attend the public hearing.

structure (temporary screen house) which is the subject of the instant request. Cindy Reinhold testified that her parents have resided on the property since 1972. Before her father's (Edward M. Rasel) death, he had built the screen house. He placed a swing inside where Pauline Rasel would sit and swing during pleasant weather. The screen house has existed at its present location for 20 years without prior complaint. It has never been offensive to anyone until the Code Enforcement Inspector visited the property and issued a Correction Notice. Evidently, DPDM had been in the area investigating rat complaints and noticed the shed's placement in violation of the zoning regulations. In any event, Ms. Reinhold testified that the screen house could not be located in the rear yard due to a two-car garage that fills most of the yard. This testimony was corroborated by the Office of Planning in its Zoning Advisory Committee (ZAC) comment. To a certain extent, I am sympathetic to Ms. Rasel's plight. A search of the Zoning Commissioner's records, however, fails to disclose any variances applied for or granted for similar relief in this area. If other accessory structures in this subdivision have been erected over time, they have done so in disregard of the zoning regulations.

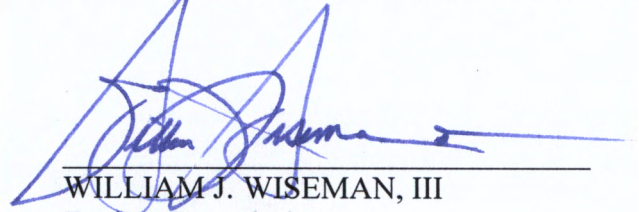
After due consideration of the testimony and evidence presented, I am persuaded to deny the variance request. I must consider the request in accordance with the mandate of *Cromwell v. Ward*, 102 Md. App. 502 (1994) and Section 307 of the B.C.Z.R. in determining whether I think the structure's location is appropriate. The Court interpreted the regulation to require that two tests be met in order for variance relief to be granted. First, it must be shown that the property is unique in some manner and that this uniqueness drives the need for variance relief. Secondly, upon the determination that the property is unique, it must be considered whether compliance with the regulation would cause a practical difficulty upon the property owner and would be unnecessarily burdensome. In my judgment, the characteristics of the lot are not unique for the purpose of granting a variance.

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 26th day of April 2010 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing detached accessory structure (temporary screen house) to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and

IT IS FURTHER ORDERED that the Petitioner shall have 120 days from the date of this Order to remove the accessory structure (temporary screen house) from the subject property.

Any appeal of this decision shall be entered within thirty (30) days of the date hereof.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING

Date 4-26-10

By 103



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 26, 2010

Cynthia Lou Reinhold
222 Colgate Avenue
Baltimore, Maryland 21222

RE: **PETITION FOR VARIANCE**
W/S Shortway, N/Corner of Belclare Road & Short Way
(3119 Short Way)
12th Election District - 7th Council District
Pauline Rasel – Petitioner
Case No. 2010-0231-A

Dear Ms. Reinhold:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. J. Wiseman III", written over a large, stylized, circular graphic element.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Pauline Y. Rasel, 3119 Shortway, Baltimore, MD 21222
People's Counsel; Code Enforcement Division, DPDM; Office of Planning; File

VIOLATION

TAX. ACCOUNT

1203002211



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3119 SHORTWAY

which is presently zoned DR 5.5

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) 400.1; BC 2R, TO PERMIT AN ~~EXTRADIMENSIONAL~~

(FROM SECTOR) ACCESSORY STRUCTURE (A TEMPORARY SCREEN HOUSE) IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD.

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 DETERMINED 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

ORDER RECEIVED FOR FILING

Company

Date 4-26-10

Address

By [Signature]

Telephone No.

City

State

Zip Code

Legal Owner(s):

PAULINE RASEL

Name - Type or Print

Signature

Name - Type or Print

Signature

3119 SHORTWAY 410-285-4456

Address

Telephone No.

BALTIMORE MO

21222

City

State

Zip Code

Representative to be Contacted:

CINDY REINHOLD 410-

Name

222

COLGATE AVE

282-9352

Address

Telephone No.

BAUT

MO.

21222

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 2.3.10

SET IN ON WEDS.

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 3119 SHORTWAY.

STARTING AT A POINT ON THE WEST SIDE
OF SHORTWAY, WHICH IS 50 FT. WIDE
AT THE DISTANCE OF 0 FT. WEST OF THE
CENTERLINE OF THE NEAREST IMPROVED
INTERSECTING STREET BELCLARE, WHICH IS
60 FT. WIDE. BEING LOT #1, BLOCK #7,
SECTION R IN THE SUBDIVISION OF DUNDALK
AS RECORDED IN BALTIMORE COUNTY.

PLAT BOOK # 13, FOLIO # 128, CONTAINING 6466
SQ. FT. ALSO KNOWN AS 3119 SHORTWAY & LOCATED
IN THE 12TH ELECTION DISTRICT & 7 COUNCILMANIC DISTRICT.

0231-A

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

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

For Newspaper Advertising:

Item Number or Case Number: 0231
Petitioner: PAULINE RASEL
Address or Location: 3119 SHORTWAY BALTO, Md. 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: REINHOLD
Address: SAME
Telephone Number: 410-282-9352

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

No.

Date:

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
				Obj	Sub Obj				

Total:

Rec
From:

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

+ CERTIFICATE OF POSTING

2010-0231-A

RE: Case No.: _____

Petitioner/Developer: _____
Pauline Rasel

Date of Hearing/Closing: _____
April 21 2010

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

Attn: Kristin Matthews

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sign(

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: # 2010-0231-A

3119 Short Way
W/side of Short Way on the north corner of the intersection of Belclare Road and Short Way
12th Election District
7th Councilmanic District
Legal Owner(s):
Pauline Rasel

Variance: to permit an accessory structure (temporary screen house) in the front yard in lieu of the required rear yard.

Hearing: Wednesday, April 21, 2010 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.

JT 4/608 April 6 235182

CERTIFICATE OF PUBLICATION

4/8/2010

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 4/6/2010.

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

S. Wilkins

LEGAL ADVERTISING

ZONING NOTICE :

CASE # 2010-0231A

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

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

DATE AND TIME: WEDNESDAY, APRIL 21, 2010 AT 9:00 ^{A.M.}

REQUEST VARIANCE TO PERMIT AN ACCESSORY STRUCTURE
(TEMPORARY SCREEN HOUSE) IN THE FRONT YARD IN LIEU OF THE
REQUIRED REAR YARD.

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 6, 2010 Issue - Jeffersonian

Please forward billing to:
Cindy Reinhold
222 Colgate Avenue
Baltimore, MD 21222

410-282-9352

CORRECTED 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: 2010-0231-A

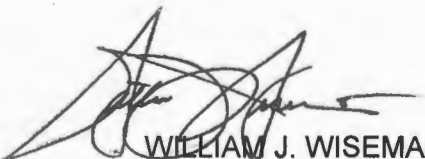
3119 Short Way

W/side of Short Way on the north corner of the intersection of Belclare Road and Short Way
12th Election District – 7th Councilmanic District

Legal Owner: Pauline Rasel

Variance to permit an accessory structure (temporary screen house) in the front yard in lieu of the required rear yard.

Hearing: Wednesday, April 21, 2010 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

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
March 19, 2010 *Development Management*

CORRECTED 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: 2010-0231-A

3119 Short Way

W/side of Short Way on the north corner of the intersection of Belclare Road and Short Way
12th Election District – 7th Councilmanic District

Legal Owner: Pauline Rasel

Variance to permit an accessory structure (temporary screen house) in the front yard in lieu of the required rear yard.

Hearing: Wednesday, April 21, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Timothy Kotroco
Director

TK:klm

C: Cindy Reinhold, 222 Colgate Avenue, Baltimore 21222
Pauline Rasel, 3119 Shortway, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 6, 2010.**
- (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, April 1, 2010 Issue - Jeffersonian

Please forward billing to:
Cindy Reinhold
222 Colgate Avenue
Baltimore, MD 21222

410-282-9352

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: 2010-0231-A

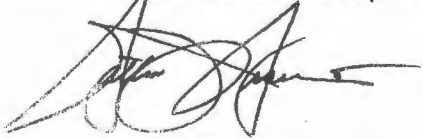
3119 Short Way

W/side of Short Way on the north corner of the intersection of Belclare Road and Short Way
12th Election District – 7th Councilmanic District

Legal Owner: Pauline Rasel

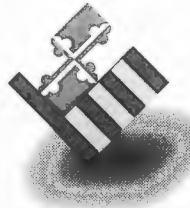
Variance to permit an accessory structure (temporary screen house) in the front yard in lieu of the required rear yard.

Hearing: Monday, April 19, 2010 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
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management
March 18, 2010

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: 2010-0231-A

3119 Short Way

W/side of Short Way on the north corner of the intersection of Belclare Road and Short Way

12th Election District – 7th Councilmanic District

Legal Owner: Pauline Rasel

Variance to permit an accessory structure (temporary screen house) in the front yard in lieu of the required rear yard.

Hearing: Monday, April 19, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Cindy Reinhold, 222 Colgate Avenue, Baltimore 21222
Pauline Rasel, 3119 Shortway, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 3, 2010.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

April 14, 2010

Pauline Rasel
3119 Shortway
Baltimore, MD 21222

Dear: Pauline Rasel

RE: Case Number 2010-0231-A, 3119 Shortway

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 03, 2010. 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, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Cindy Reinhold; 222 Colgate Ave.; Baltimore, MD 21222

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 10, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For March 22, 2010
Item Nos. 2010-228, 231 and 232

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-03222010 -NO COMMENTS.doc

BW 4/21
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 23, 2010

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

RECEIVED

SUBJECT: 3119 Short Way

MAR 22 2010

Item Number: 10-231

Petitioner: Pauline Rasel

ZONING COMMISSIONER

Zoning: DR 5.5

Requested Action: Variance

Requested Action: to permit an existing accessory structure (windowed shed) to remain in the front yard in lieu of the rear yard.

SUMMARY OF RECOMMENDATIONS:

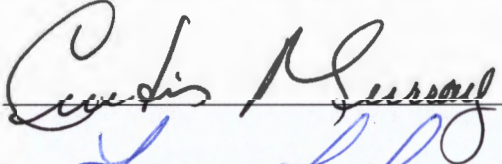
This corner lot contains a small single-family house with a modified 2-car garage with one single car garage door. The garage fills most of the rear yard. The side street yard is unpaved and used for parking.

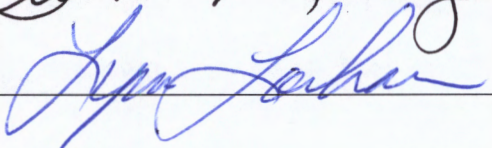
The shed in the front yard is built from scrap materials and appears to have been there some time. Metal skirting is rusty. Plants and flowers are pushing around it. The plastic sheeting covering the windows have rotted and are flapping in the wind. The wooden portions of the structure are unpainted, or peeling. A bathtub next to it is filled with dirt and the dried husks of plants.

The shed detracts from the appearance of the house and the surrounding neighborhood of well cared for residences. In addition, the structure and surrounding materials have been cited by Baltimore County Office of code enforcement for 'trash, junk and debris' as well as a violation for a having a detached accessory structure in the front yard in lieu of the rear. The structure gives appearance of being structurally unsound.

The Office of Planning recommends that the structure should be removed from the front yard, as should the bathtub. Large assemblages of 'stuff' in the yard and on the porch should be removed to the garage area.

For further information concerning the matters stated here in, please contact John Alexander at 410-887-3480.

Prepared by: 

Division Chief: 
AFK/LL: CM

BW
4-21-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 16 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: April 15, 2010
SUBJECT: Zoning Item # 10-231-A
Address 3119 Short Way
(Raasel Property)

Zoning Advisory Committee Meeting of March 8, 2010

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

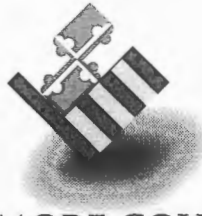
X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

This lot is located within an Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA). Development on this lot must comply with the requirements of Section 33-2-602 of the Baltimore County Code.

Reviewer: Adriene Metzbower

Date: April 6, 2010



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

March 9, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 8, 2010

Item Numbers: 0226, 0228, 0229, 0230, 0231 and 0232

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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: MARCH 10, 2010

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

RE: Baltimore County
Item No. 2010-0231-A
3119 SHORTWAY
RAASEL 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. 2010-0231-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 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.sha.maryland.gov

RE: PETITION FOR VARIANCE * BEFORE THE
3119 Short Way; W/S Short Way, N corner * ZONING COMMISSIONER
of Belclare Road & Short Way *
12th Election & 7th Councilmanic Districts * FOR
Legal Owner(s): Pauline Rasel *
Petitioner(s) * BALTIMORE COUNTY
* 10-231-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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

MAR 16 2010

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 16th day of March, 2010, a copy of the foregoing Entry of Appearance was mailed to Cindy Reinhold, 222 Colgate Avenue, Baltimore, Maryland 21222, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Assessments and Taxation

Go Back
View Map
New Search

ch (2007 vw6.3d)

ier: District - 12 Account Number - 1203002211

Owner Information

Owner: RASEL EDWARD M Use: RESIDENTIAL
RASEL PAULINE Y Principal Residence: YES
Address: 3119 SHORTWAY Deed Reference: 1) / 5299/ 540
BALTIMORE MD 21222-5313 2)

Location & Structure Information

Remises Address
3119 SHORT WAY

Legal Description

NE COR BELCLARE RD
DUNDALK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	6A
103	22	448				7	1	3	Plat Ref:	13/ 128

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1948	1,238 SF	6,466.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2009	07/01/2010
Land	50,110	50,110		
Improvements:	68,120	93,510		
Total:	118,230	143,620	126,693	135,156
Preferential Land:	0	0	0	0

Transfer Information

Seller: CAPPELLI GIACOMO	Date: 09/07/1972	Price: \$15,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 5299/ 540	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

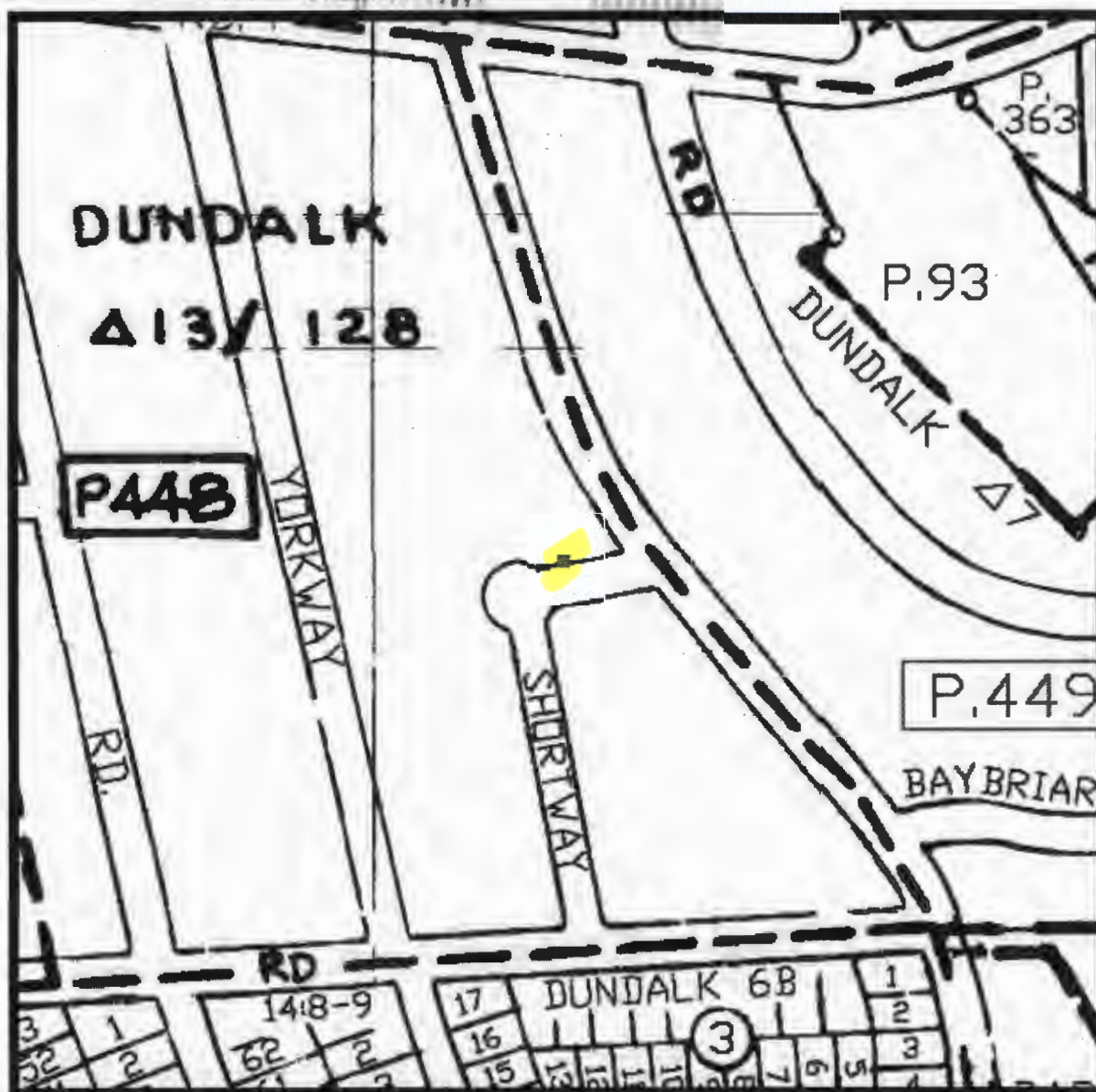
Special Tax Recapture:
* NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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

District - 12 Account Number - ~~111~~ B002211



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2009.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

CHECKLIST**Comment
Received****Department****Support/
Oppose**✓

DEVELOPMENT PLANS REVIEW

No Comment✓

DEPRM

*(Not floodplain or CSEA
per GIS, however
DEPRM comment
says otherwise)*Comments✓

FIRE DEPARTMENT

No Comments✓

PLANNING

Comments✓

STATE HIGHWAY ADMINISTRATION

No objection_____

TRAFFIC ENGINEERING

_____Missing 4/16

ZONING VIOLATION

*file 40P comment marked
Zoning / Code enforcement issue**Left msg. - Claudia out - per receipt, must
X8099 speak w/ Claudia 9:30 AM*_____✓

NEWSPAPER ADVERTISEMENT

_____✓

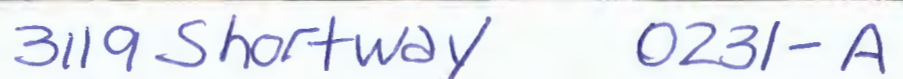
PEOPLE'S COUNSEL APPEARANCE

PRIOR ZONING

_____✓

SIGN POSTING

Comments, if any: _____



Case No.: 2010-0231-A 3119 SHORTWAY

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PETITION FOR ZONING VARIANCE

3119 SHORTWAY

LOT 1 BLOCK 7 SECTION "R" IN
SUBDIVISION OF DUNDALK

Δ 13/128

AREA = 6,466 A

NOT FLOODPLAIN PER GIS

VARIANCE LOCATION ON LOT NOT CBCA PER GIS.

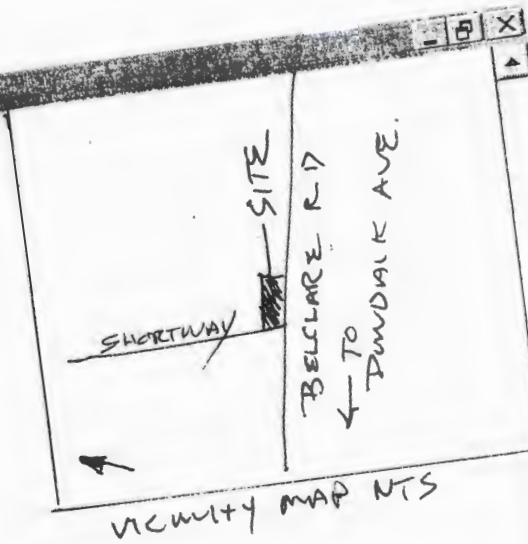
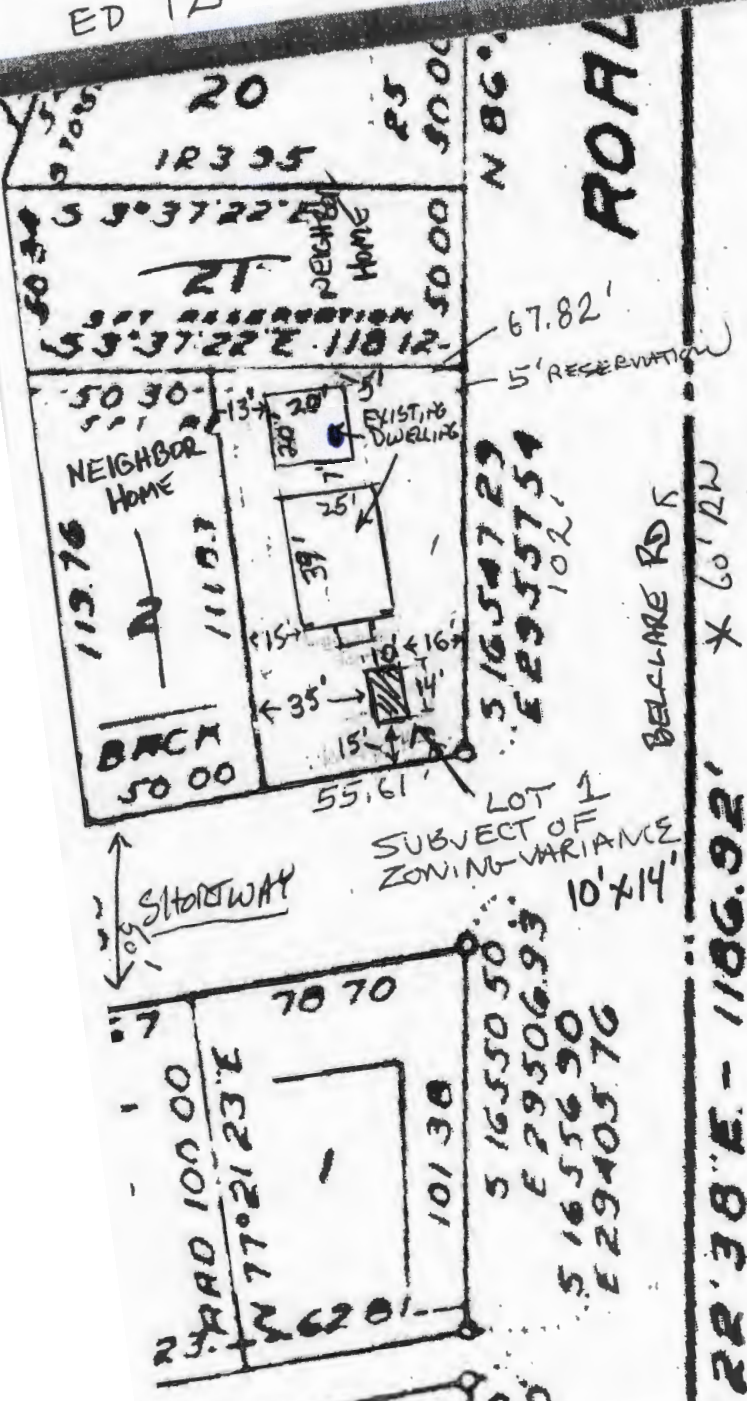
ZONING DR 5.5 MAP 103C3

NOT HISTORIC

TAX ACCT # 1203002211

ED 12 CD 7

OWNER: PAULINE RASEL



PETITIONER'S

EXHIBIT NO. 1

PUBLIC WATER + SEWER
IN RD.

THE FRONT OF THE
LOT CONTAINING
THE STRUCTURE
TO BE VARIANDED
IS NOT IN CBCA
PER GIS SYSTEM.

SCALE 1" = 50'
0231-A