

IN RE: PETITION FOR VARIANCE

E side of Washington Avenue; 465 feet
S of the c/l of Hillendale Avenue
13th Election District
1st Councilmanic District
(627 Washington Avenue)

Charles V. Palmer
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **CASE NO. 2011-0077-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, Charles V. Palmer. As filed, Petitioner is requesting Variance relief from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (shed) with a height of 20 feet in lieu of the required 15 feet.¹ The subject property and requested relief are more fully described 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 request was Petitioner Charles Palmer. There were no other interested persons or Protestants in attendance.

Testimony and evidence offered revealed that the subject property is rectangular in shape, contains 0.92 acre or 40,200 square feet, and is zoned D.R.5.5. The property is improved with an existing two-story dwelling containing 1,986 square feet and built in 1930. The property is located on the east side of Washington Avenue and south of Hillendale Avenue in the Halethorpe area of Baltimore County. Petitioner states there was an existing garage at the location some time ago that was removed before he purchased the property in 1998. An acquaintance of Petitioner

¹ Petitioner states that the garage height is proposed to be 24 feet high as opposed to the height of 20 feet as stated in the Petition. Petitioner moved to amend the Petition to permit an accessory structure (shed) with a height of 24 feet in lieu of the required 15 feet. The amendment was granted without objection.

ORDER RECEIVED FOR FILING

Date 11.16.10

By 12

told him that he could build a replacement structure. The proposed shed started as a 12 foot by 14 foot one-story structure and was later increased to its current 24 foot by 24 foot two-story size and height. As justification for the proposed height that necessitates the requested variance, Petitioner indicated that he has a multitude of household items and furniture that he needs to store and does not have enough space in his basement to do so. Petitioner also explained that the contractor he originally hired to build the two-story shed did not inform him of the zoning laws and height restriction and has since left the job and not returned. At this juncture, the shed is about halfway completed and Petitioner stated he does not have the resources to reconstruct the shed in conformance with the 15 foot height limitations.

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 September 13, 2010 which indicates that the proposed accessory structure has been partially constructed. The building is very large for an accessory structure. It has a pitched roof and it appears there will be two levels or stories. The height of the building appears to be greater than 20 feet. The proposed use of the building and the building height should be clarified. The Office of Planning recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

The Zoning Commissioner's authority to grant variance relief from the requirements of the Regulations is established in Section 32-3-301 of the Baltimore County Code (B.C.C.). Section 307 of the B.C.Z.R. contains the standards for the grant of variance relief. This section has been interpreted by the Appellate Courts of this State, most notably in *Cromwell v. Ward*, 102 Md. App. 691 (1995). *Cromwell* essentially requires a two-prong examination of the variance request. First,

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Date 11-16-10

2

By P2

the Petitioner must demonstrate that the property at issue has features or characteristics that render it unique. If a Petitioner can meet the uniqueness threshold, only then is weight given to the second consideration -- whether the uniqueness of the property results in a practical difficulty or undue hardship upon the Petitioner if strict compliance with the Regulations is required. In addition, the Petitioner must demonstrate that the variance, if granted, would be within the spirit and intent of the Regulations and would not cause adverse impact to the public health, safety and general welfare, including detrimental impact to adjacent properties.

After considering all of the testimony and evidence presented at the hearing, I am not persuaded that Petitioner has met this burden and must deny the variance request. Indeed, *Cromwell* requires that there must be a unique characteristic of the property at issue (i.e., topography, shape, configuration, etc.), in order for relief to be granted. Based on the limited evidence presented by Petitioner, the characteristics of the subject site do not render it unique when compared to other lots in the neighborhood. I do not find the land unique in a zoning sense, as required by *Cromwell*. Although of no comfort to Petitioner, I find the problem here is a personal one and it is not a problem inherent in the land itself or in the application of the Zoning Regulations to the land.

Perhaps 10 or 15 years ago, the finding of practical difficulty or hardship would be all Petitioner needed to show in order to be granted the variance request; however, the Court in *Cromwell* redefined the test for variance, requiring that before a Petitioner even gets to the question of hardship and practical difficulty, there must be a finding that the property is unique when compared to other properties in the neighborhood. The legal standard now requires a finding that the property has some special circumstances or conditions existing that are peculiar to the land or the structure which is the subject of the variance request. This finding must be made

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Date 11.16.10

3

By [Signature]

before any consideration of hardship or difficulty is made and if the property is not found to be unique, no variance can be granted. Equally important, the Court wanted to correct the practice of many jurisdictions finding hardship and difficulty first, which would then be used to show the property was unique, reasoning that the unusual situation on the property was different from that found on surrounding properties. Petitioner's effort to demonstrate hardship and practical difficulty is admirable; the evidence before me, however, gives no indication that the Regulations impact Petitioner's property in any way different from other lots in the neighborhood.

Although I am certainly understanding and empathetic with Petitioner's need and desire for a two-story storage shed, the proposed structure of this height is too large and intrusive as a mere "accessory" structure, will be out of character with the neighborhood, and in my judgment will adversely impact adjacent or nearby properties.

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

THEREFORE, IT IS ORDERED this 18th day of November, 2010 by this Deputy Zoning Commissioner that Petitioner's Variance request from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (shed) with a height of 24 feet in lieu of the required 15 feet be and are hereby **DENIED**; and

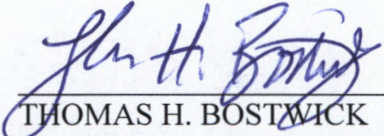
IT IS FURTHER ORDERED that Petitioner shall, at his sole cost and expense, remove the accessory structure (shed) from the property or otherwise obtain the proper permits and construct the structure in conformance with the Zoning Regulations **within six (6) months** from the date of this Order.

ORDER RECEIVED FOR FILING

Date 11-16-10

By [Signature]

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 RECEIVED FOR FILING

Date 11.16.10

By PM



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 17, 2010

CHARLES PALMER
627 WASHINGTON AVENUE
BALTIMORE MD 21227

Re: Petition for Variance
Case No. 2011-0077-A
Property: 627 Washington Avenue

Dear Mr. Palmer:

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.

Sincerely,

A handwritten signature in cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB/pz

Enclosure



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 627 Washington 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(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)

400.3 to permit an accessory structure
(shed) with a height of 20 ft. in lieu of the required 15 ft.

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

Builder did not inform owner of zoning laws
Builder has not returned to finish work
owner does not have resources to reconstruct
structure is replacement of pre-existing structure

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By DR Date 8/23/10

Case No. 2011-0077-A

ORDER RECEIVED FOR FILING
11.16.10
BY B3

No. 59324

Date:

PAID RECEIPT

ORGANIZATION	ACTIVITIES	TYPE	OWN
--------------	------------	------	-----

8/24/2010 8/23/2010 10:04:00

品牌: MIDEA 美的长系列 型号: L10H

CONFIDENTIAL # 475466 07/27/2010 10:12

Page 5 528 ZONING OVERVIEW FOR

Dr. M. 659326

Recpt. Tot. . \$55.00

8,000	Cl	425,000	W
-------	----	---------	---

Balticorp (Canada) Inc. (Balticorp)

Total:

Rec

From:

For:

**CASHIER'S
VALIDATION**

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

Case No.: 2011-0077-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	zoning map	
No. 3	tax record	
No. 4	aerial photograph	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

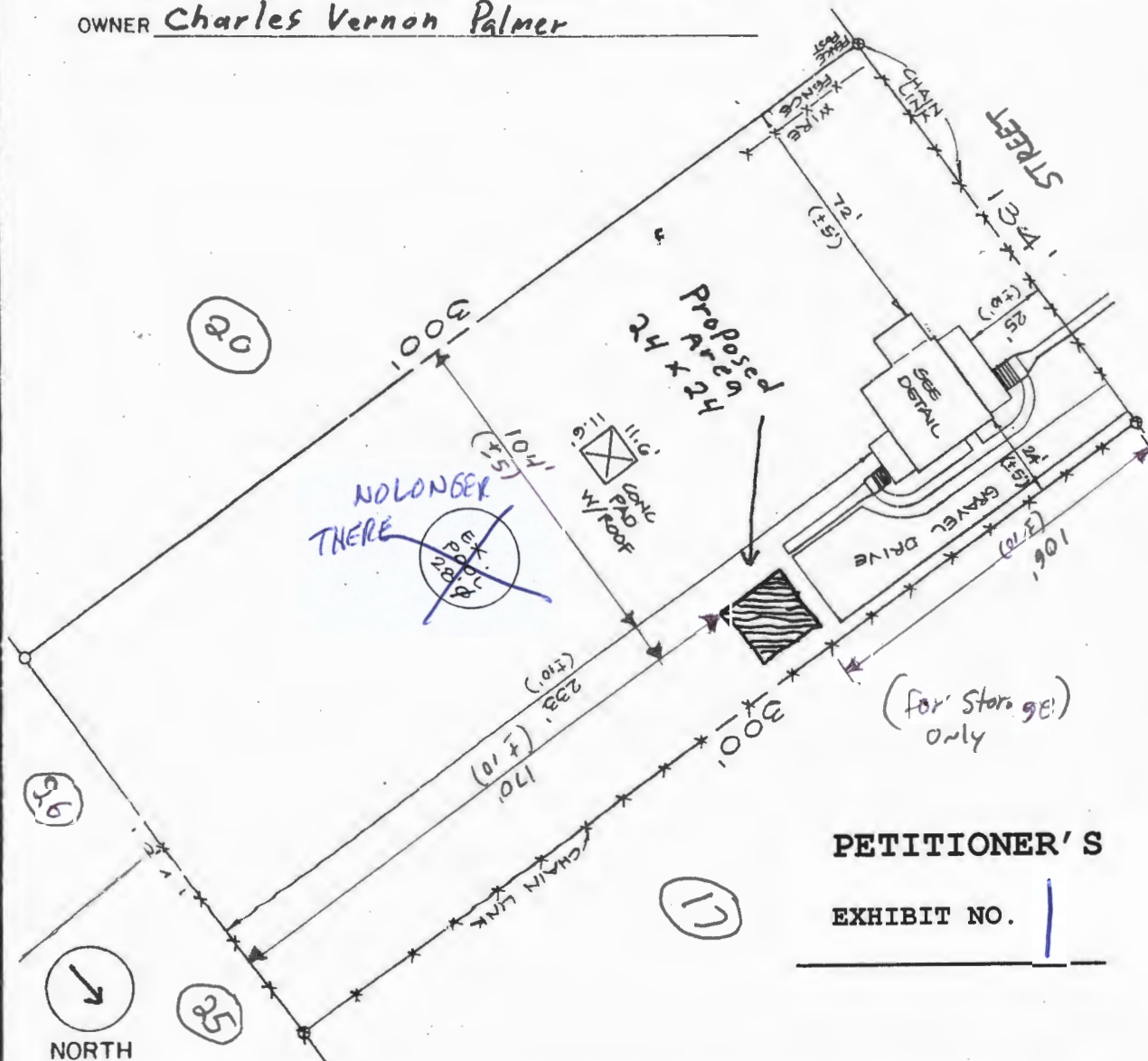
PROPERTY ADDRESS 627 Washington avenue

SUBDIVISION NAME C.W. Hull's Subdivision

PLAT BOOK # 2 FOLIO # 305 LOT # 19 SECTION # B

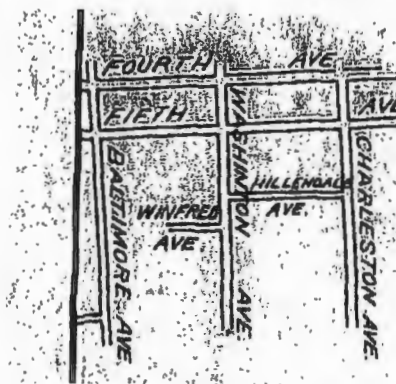
OWNER Charles Vernon Palmer

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



PREPARED BY Charles V. Palmer

SCALE OF DRAWING: 1" = 50'



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 13th

COUNCILMANIC DISTRICT 1st

1"=200' SCALE MAP # 10981

ZONING DR - 5.5

LOT SIZE .92 40,200
ACREAGE SQUARE FEET

SEWER PUBLIC ☒ PRIVATE ☐

WATER ☒ ☐

CHESAPEAKE BAY
CRITICAL AREA

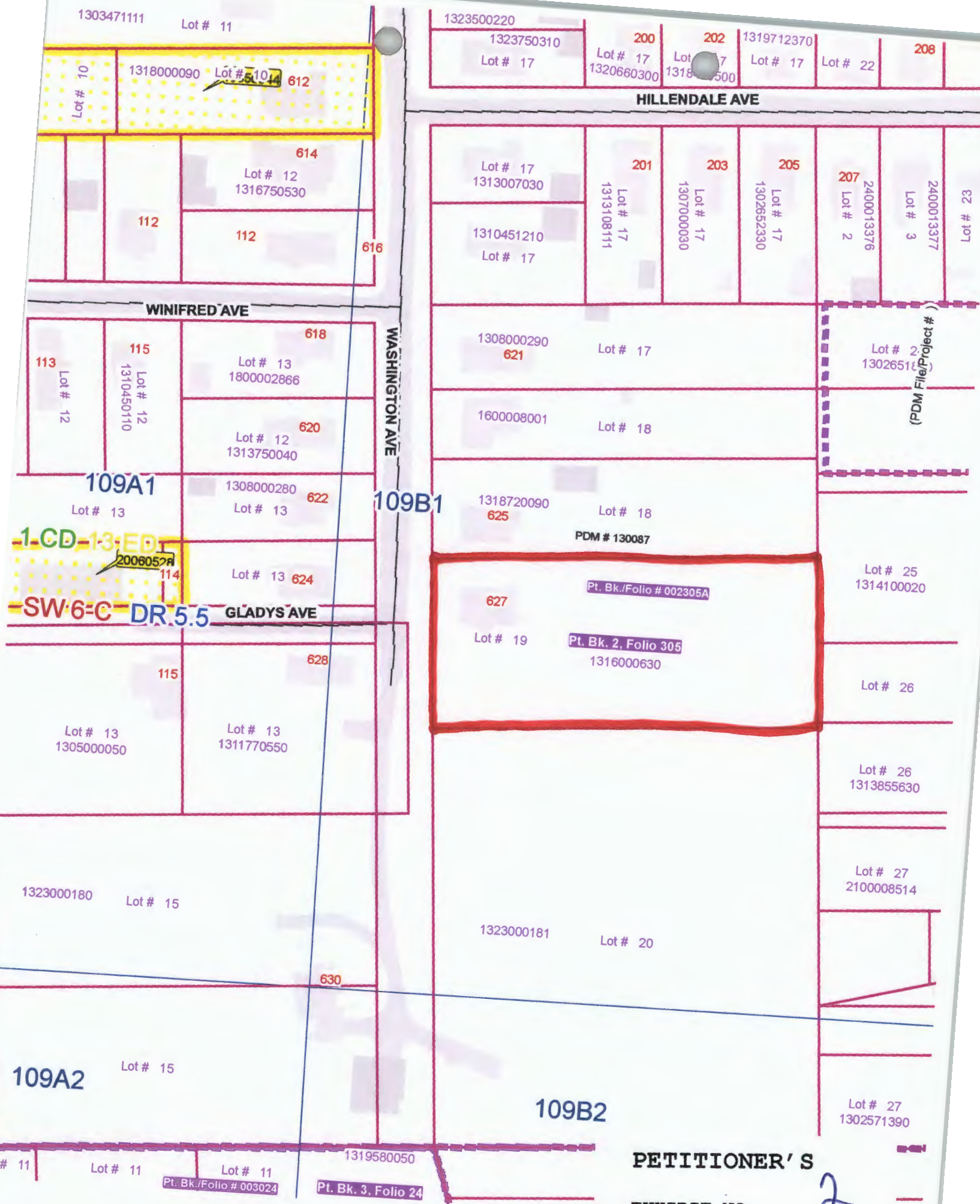
100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING violation 0380131

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

h 0077 2011-0077-A



PETITIONER'S

EXHIBIT NO. 2

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1)
BALTIMORE COUNTY

Account Identifier:

District - 13 Account Number - 1316000630

Owner Information

Owner Name: PALMER CHARLES V **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 627 WASHINGTON AVE **Deed Reference:** 1)/13215/ 29
 BALTIMORE MD 21227-3120 2)

Location & Structure Information

Premises Address
627 WASHINGTON AVE

Legal Description

627 WASHINGTON AVE
HILLSIDE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area
109	9	402			B		19	1

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

Primary Structure Built	Enclosed Area	Property Land Area	Co
1930	1,986 SF	40,200.00 SF	04

Stories	Basement	Type	Exterior
2 1/2	YES	STANDARD UNIT SIDING	

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	94,050	94,000		
Improvements:	117,720	110,100		
Total:	211,770	204,100	204,100	204,100
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
PALMER WILLIAM, JR	10/14/1998	
Type:	Deed1:	Deed2:
IMPROVED ARMS-LENGTH	/13215/ 29	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

PETITIONER'S

EXHIBIT NO. 3



PETITIONER'S

EXHIBIT NO.

4

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>9-7-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
<u>10-12-10</u>	DEPRM (if not received, date e-mail sent _____)	<u>nc</u>
<u>9-1-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>9-13-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>comments & 2 conditions</u>
<u>9-13-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>10-12-10</u>	
SIGN POSTING	Date: <u>10-11-10</u> <u>Gulick</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

TB 10/26 11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 13, 2010

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

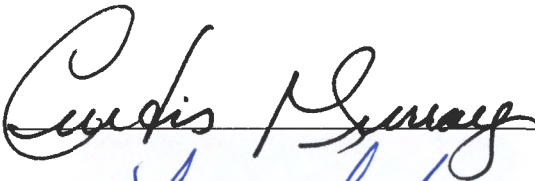
SUBJECT: 11-077 -Variance

The Office of Planning has reviewed the petitioner's request to permit an accessory structure (shed) with a height of 20 feet in lieu of the maximum permitted 15 feet. The proposed accessory structure is a building that has been partially constructed. The building is very large for an accessory structure. It has a pitched roof and it appears there will be two levels or stories. The height of the building appears to be greater than 20 feet. The proposed use of the building and the building height should be clarified. Should the Zoning Commissioner grant the petitioner's request the Office of Planning recommends the following conditions:

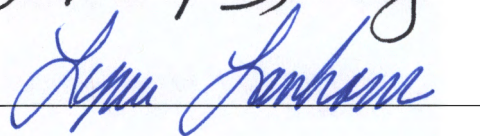
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Division Chief:



AFK/LL: CM

RECEIVED

SEP 17 2010

ZONING COMMISSIONER

TB
10-26-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

OCT 12 2010

ZONING COMMISSIONER



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: October 12, 2010
SUBJECT: Zoning Item # 11-077-A
Address 627 Washington Avenue
(Palmer Property)

Zoning Advisory Committee Meeting of August 30, 2010.

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

Reviewer: JWL Date: 10/12/10



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

October 20, 2010

Charles Palmer
627 Washington Ave.
Baltimore, MD 21227

Dear: Charles Palmer

RE: Case Number 2011-0077-A, 627 Washington 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 23, 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.

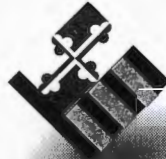
Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

September 1, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 30, 2010

Item No.:

Administrative Variance: 2011-0073A

Variance: 2011-0026SPHXA, 2011-0074A⁷⁷-0078A, 2011-0079SPHA, 2011-0081SPHA,
2011-0082A

Special Exception: 2011-0026SPHXA

Special Hearing: 2011-0026SPHXA, 2011-0079SPHA, 2011-0080SPH,, 2011-0081SPHA

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable for the above listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
Mail Stop 1102

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 7, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For September 13, 2010
Item Nos. 2011- 026, 073, 076, 077, 078, 079, 081 and 082

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-09132010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 13, 2010

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

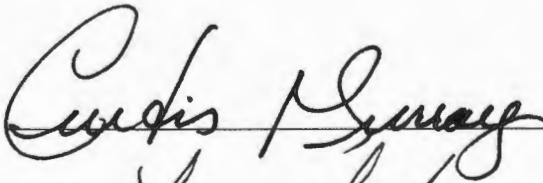
SUBJECT: 11-077 -Variance

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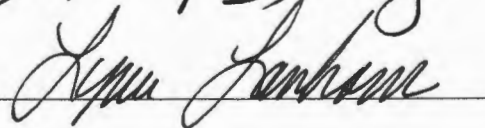
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

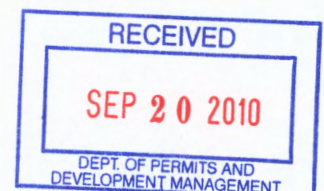
Prepared by:



Division Chief:



AFK/LL: CM





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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 13, 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. 2011-0077-A
627 WASHINGTON AVE.
PALMER 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. 2011-0077-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,

A handwritten signature in black ink that reads "Michael P. Bailey". The signature is written in a cursive style with a large, looped "M" and a long, sweeping "B".

For ⁴ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

RE: PETITION FOR VARIANCE * BEFORE THE
627 Washington Avenue; E/S Washington *
Avenue, 465' S c/line of Hillendale Avenue * ZONING COMMISSIONER
13th Election & 1st Councilmanic Districts *
Legal Owner(s): Charles Palmer * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 2011-077-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

SEP 08 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 8th day of September, 2010, a copy of the foregoing Entry of Appearance was mailed to Charles Palmer, 627 Washington Avenue, Baltimore, MD 21227, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, Director
Department of Permits and
September 28, 2010
September 28, 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: 2011-0077-A

627 Washington Avenue

E/side of Washington Avenue, 465 feet south of the centerline of Hillendale Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Charles Palmer

Variance to permit an accessory structure (shed) with a height of 20 feet in lieu of the required 15 feet.

Hearing: Tuesday, October 26, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:kl

C: Charles Palmer, 627 Washington Avenue, Baltimore 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 11, 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
Tuesday, October 12, 2010 Issue - Jeffersonian

Please forward billing to:
Charles Palmer
627 Washington Avenue
Baltimore, MD 21227

240-264-2667

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: 2011-0077-A

627 Washington Avenue

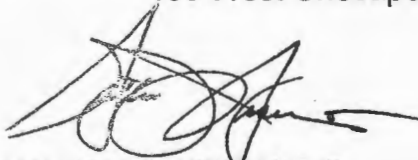
E/side of Washington Avenue, 465 feet south of the centerline of Hillendale Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Charles Palmer

Variance to permit an accessory structure (shed) with a height of 20 feet in lieu of the required 15 feet.

Hearing: Tuesday, October 26, 2010 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.

**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: 2011-0077-A

Petitioner: Charles Vernon Palmer

Address or Location: 627 Washington ave, Baltimore, MD. 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: Charles V. Palmer

Address: 627 Washington ave
Baltimore, MD. 21227

Telephone Number: 301-351-8291, 240-264-2667, 443-935-1423

Revised 7/11/05 - SCJ

list of approved sign posters given to applicant

CERTIFICATE OF POSTING

Department of Permits & Development Management
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

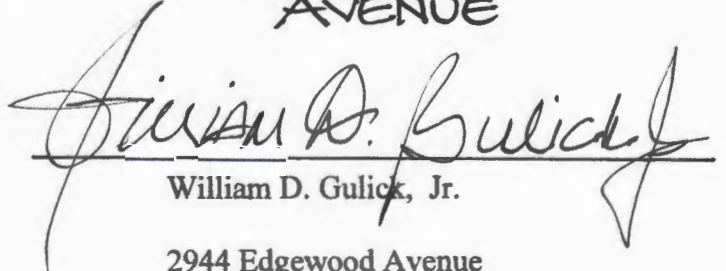
Date: OCT. 11, 2010

ZONING OFFICE
Attention: MS. KRISTEN MATTHEWS

Re: Case Number: 2011-0077-A
Petitioner/Developer: CHARLES PALMER
Date of Hearing/Closing: OCT. 26, 2010

This is to certify under the penalties of perjury that the necessary sign (s) required by law
were posted conspicuously on the property located at: 627 WASHINGTON
AVENUE

The sign (s) were posted on:
OCT. 11, 2010


William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

SEE ATTACHED SITE PHOTOS

Zoning Description

for

627 WASHINGTON AVE. BALTIMORE,
MARYLAND. 21227

Beginning at a point on the East side of Washington Ave (no county right of way) at the distance of 465' S of the center line of the nearest improved intersecting street Hillendale Ave (no county right of way)

Being Lot # 19, Section B, in the Subdivision of HILLSIDE / C.W. HULL'S SUBDIVISION, as recorded in Baltimore County Plat Book# 2, Folio 305 containing 40200 SQFT. Also known as 627 Washington ave. And located in Election District 13, Councilmanic District #1.

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

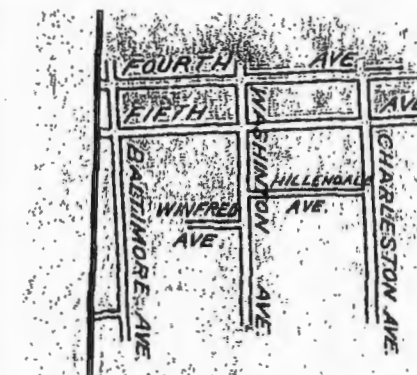
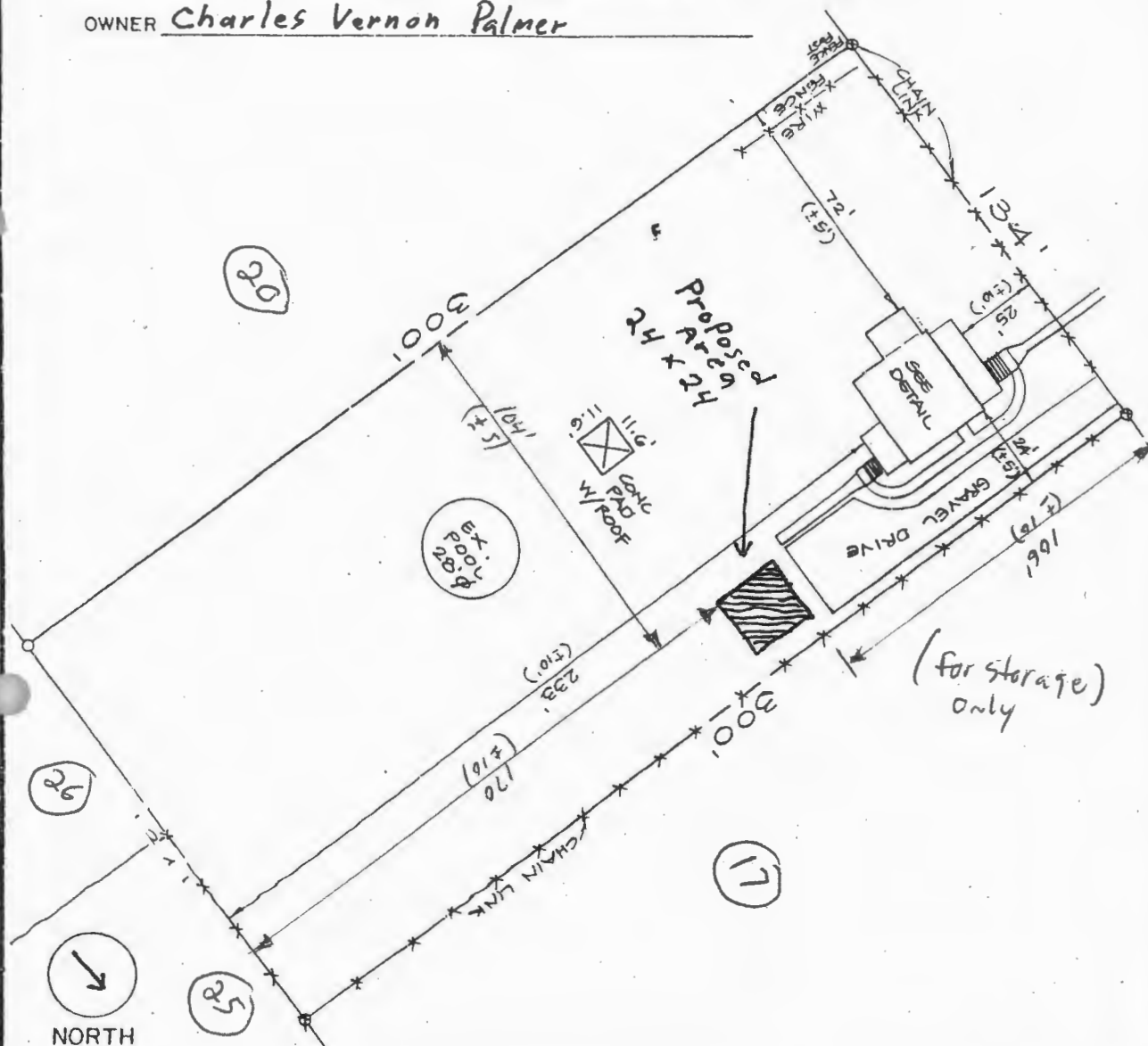
PROPERTY ADDRESS 627 Washington avenue

SUBDIVISION NAME C.W. Hull's Subdivision

PLAT BOOK # 2 FOLIO # 305 LOT # 19 SECTION # B

OWNER Charles Vernon Palmer

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



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 13th

COUNCILMANIC DISTRICT 2⁵

1" = 200' SCALE MAP # 10981

ZONING DR-5.5

LOT SIZE .92 40,200
ACREAGE SQUARE FEET

SEWER PUBLIC ☒ PRIVATE ☐

WATER ☒ ☐

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING
via file 008013

ZONING OFFICE USE ONLY

REVIEWED BY _____ ITEM # _____ CASE # _____

PREPARED BY Charles V. Palmer

SCALE OF DRAWING: 1" = 50'