

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
W side of Cowenton Avenue, 980 feet		
S of Raxis Avenue	*	OFFICE OF
11 th Election District		
5 th Councilmanic District	*	ADMINISTRATIVE HEARINGS
(Cowenton Avenue)		
	*	FOR BALTIMORE COUNTY
Damian and Bozena Michalak		
<i>Petitioners</i>	*	CASE NO. 2011-0183-SPH

* * * * *

ORDER

This matter comes before this Administrative Law Judge as a Petition for Special Hearing filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") requesting approval of a 75 foot wide buildable lot containing 0.75 acre in lieu of the required 85 feet lot width (no contiguous ownership for 6 years) on a lot of record for one proposed single family dwelling. The subject property and requested relief are more fully described on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1, a site plan that was prepared and submitted for the property.

Appearing at the public hearing in support of the requested special hearing relief were the owners of the property, Damian and Bozena Michalak and John Sullivan, their consultant. There were no Protestants in attendance at the hearing.

Testimony and evidence offered by the Petitioners demonstrated that the property which is the subject of this Special Hearing request consists of 0.75 acre and is zoned D.R. 3.5 H. The property is an unimproved parcel of land located on Cowenton Avenue in White Marsh. The Michalaks testified that they purchased the subject property through a bank foreclosure and are hoping to one day build a single family residence on this property. In order to move closer to constructing a home on the lot, the Office of Zoning requested that the property owners file this

ORDER RECEIVED FOR FILING

Date 2-3-11

By *JS*

Special Hearing request before the Office of Administrative Hearings. Section 259.9.B.3 requires that the minimum lot width for any single family dwelling in the Honeygo area be at least 85 feet in width. However, an exception has been created for lots that were created by way of a Development Plan or a CRG Plan approved prior to the passage of the Honeygo regulations. The applicants submitted as Petitioners' Exhibit 3 the subdivision plat for the subject property which was created in 1941 and is identified in the Land Records of Baltimore County as the subdivision as part of the property of Herman Koch. Accordingly, the property which is the subject of this request is not subject to the requirements of this 85 feet wide provision. It should also be noted that many of the other houses along this section of Cowenton Avenue have been built on lots with less than 85 feet.

Since this is an old subdivision and houses have already been constructed on properties with lot widths less than 85 feet, the Office of Planning by virtue of their comment dated January 4, 2011 have no objection to the Petitioners' request so long as the Planning Office can review the location of the house on this property.

While there is not a problem from a zoning perspective regarding the construction of a home on this lot, there is tremendous concern over the fact that the subject property cannot pass percolation standards as imposed by Baltimore County. The property is not served by public sewer and therefore a septic system must be installed in order for a house to be constructed. The comment issued by the Department of Environmental Protection and Resource Management (DEPRM) dated December 23, 2010 indicates that the subject property failed to pass percolation standards and therefore a septic system cannot be approved for this house. The applicants and owners of this property must wait until public sewer is extended to this area in order for them to receive a building permit to construct the home. Therefore, as a condition of approval of this

ORDER RECEIVED FOR FILING

Date 2-3-11

By [signature]

Special Hearing request, I shall restate the obvious that a building permit cannot be issued for this property until such time as a proper sewage disposal system is approved by DEPRM.

Finally, there is located within the file a Certificate of Publication reflecting that on January 13, 2011, an advertisement was published in *The Jeffersonian* announcing the January 31, 2011 public hearing in this matter, and the file also included a Certificate of Posting reflecting that William D. Gulick, Jr. posted the requisite sign on the property on January 15, 2011. As such, I find that the posting and notice requirements of the B.C.Z.R. have been satisfied in this matter.

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 Petitioner's request for special hearing should be granted.

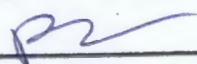
THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 3rd day of February, 2011 that Petitioner's request for Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a 75 foot wide buildable lot(s) containing 0.75 acre in lieu of the required 85 foot lot width (no contiguous ownership for 6 years) on a lot of record for one proposed single family dwelling be and is hereby GRANTED subject to the following conditions:

1. Petitioners may apply for permits 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, 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. While the Special Hearing request from a zoning perspective has been granted, the Petitioners shall not be able to receive a building permit to construct a home on this lot until such time as they provide a method by which the sewage may properly be disposed of from any house to be constructed on the property. As stated previously, the property has failed percolation tests. In addition, public sewer is not available at this time. As a

ORDER RECEIVED FOR FILING

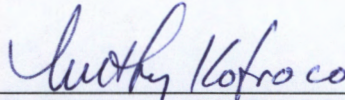
Date 2-3-11

3

By 

result, these property owners cannot obtain a valid Baltimore County building permit until such time as DEPRM is satisfied by the method by which sewage is disposed of from any house to be constructed on this property.

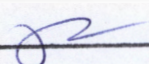
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 2-3-11

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

February 3, 2011

DAMIAN AND BOZENA MICHALAK
106 VISTA AVENUE
GLEN BURNIE MD 21061

Re: Petition for Special Hearing
Case No. 2011-0183-SPH
Property: Cowenton Avenue

Dear Mr. and Mrs. Michalak:

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 "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

Enclosure

c: John Sullivan, 641 Straffan Drive, Timonium MD 21093



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at LOT NO. 10 & PT. #9 ^{Plat Book 13 folio 201}
 which is presently zoned DR-3.5H ^{on Cowenton Ave}

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether, or not the Zoning Commissioner should approve

A 75-foot wide buildable lot(s) containing 0.75 acres in lieu of the required 85-foot lot width (no contiguous ownership for 6 years) on a lot of record for one proposed single family dwelling.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, 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):

DAMIAN MICHALAK

Name - Type or Print

Damian Michalak

Signature

BOZENA MICHALAK

Name - Type or Print

Bozena Michalak

Signature

106 VISTA AVE

Address

443-857-7913

Telephone No.

GLEN BURNIE

City

MD

State

21061

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING DEC 15, 16, 2010

Reviewed By D.T. Date 11/15/10

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 2-3-11

By [Signature]

ZONING DESCRIPTION FOR: LOT 10 & Part of 9, COWENTON
AVE.

Beginning at a point on the West side of COWENTON
AVENUE 980 FT. South of REX'S AVENUE. Being
LOT Number 10 and part of #9 in the Subdivision of
Property of Herman KOCH as recorded in Baltimore
COUNTY PLAT BOOK #13 folio 001 containing 0.75
acre $\pm$, and located in the 11th Election District,
5th Councilmatic District.

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2011-0183-SPH
Lot 10, Pt of 9, Cowenton Avenue

W/s Cowenton Avenue,
980' south of Rexis Avenue
11th Election District
5th Councilmanic District
Legal Owner(s):

Damian Michalak
Special Hearing: to permit a 75 foot wide buildable lot(s) containing 0.75 acres in lieu of the required 85 foot lot width (no contiguous ownership for 6 years) on a lot of record for one proposed single family dwelling.

Hearing: Monday, January 31, 2011 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.

1/081 Jan 13 264728

CERTIFICATE OF PUBLICATION

1/13/2011

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 1/13/2011.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

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

Date: **JAN. 15, 2011**

Attention: **ZONING OFFICE**
MS KRISTEN LEWIS
Re: Case Number: **2011 - 0183 - SPH**
Petitioner/Developer: **DAMIAN MICHALAK**
Date of Hearing/Closing: **JAN. 31, 2011**

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:

The sign (s) were posted on:

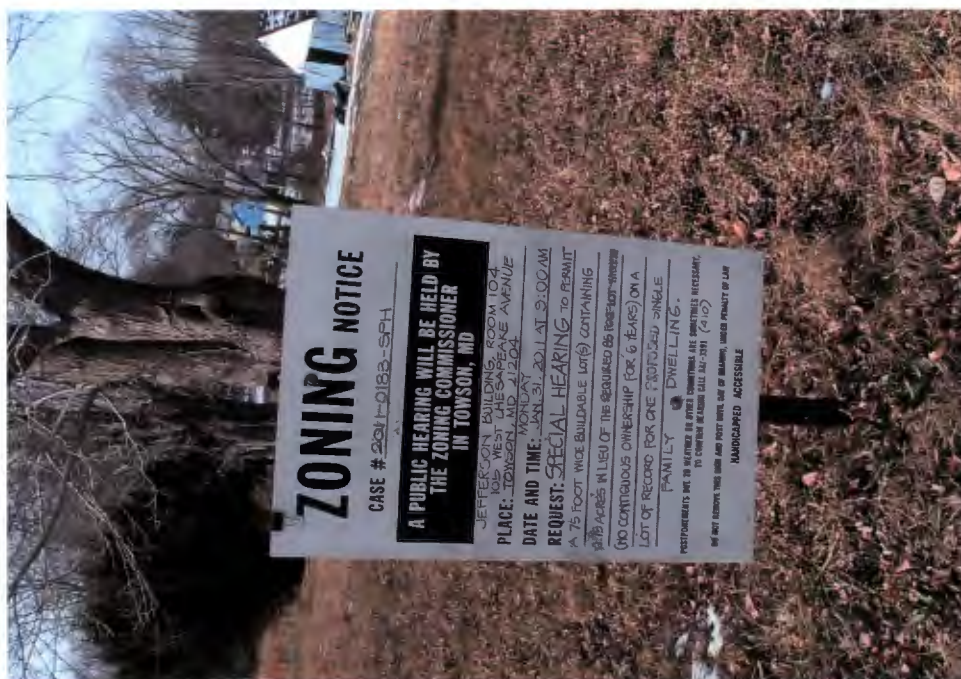
JAN. 15, 2011

**LOT 10, PT OF 9,
COWENTON AVENUE
(ON SITE)**

William D. Gulick, Jr.

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

SEE ATTACHED PHOTOS



ZONING NOTICE

CASE # 2011-0183-SFH

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

JEFFERSON BUILDING, ROOM 104
1815 WEST LINESAPEAKE AVENUE
TOWSON, MD 21204

DATE AND TIME: JAN 31, 2011 AT 9:00 AM

REQUEST: SPECIAL HEARING TO PERMIT

A 75 FOOT WIDE BUILDABLE LOT(S) CONTAINING

0.15 ACRES IN LIEU OF THE REQUIRED 65 FOOT LOT WIDTH

(NO CONTIGUOUS OWNERSHIP FOR 6 YEARS) ON A

LOT OF RECORD FOR ONE (1) SINGLE

FAMILY DWELLING.

PERMITTEES ARE IN VIOLATION OF THE ZONING ORDINANCE, AND THE ZONING COMMISSIONER IS REQUIRED TO CONSIDER THE CASE. (410)

WE ARE REQUESTING THAT YOU AND YOUR NEIGHBORS ATTEND THE PUBLIC HEARING TO PROVIDE YOUR INPUT.

FOR MORE INFORMATION, PLEASE CALL 410-512-1234. (410)

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FOR MORE INFORMATION, PLEASE CALL 410-512-1234. (410)

WE ARE REQUESTING THAT YOU AND YOUR NEIGHBORS ATTEND THE PUBLIC HEARING TO PROVIDE YOUR INPUT.

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 13, 2011 Issue - Jeffersonian

Please forward billing to:
Damian Michalak
106 Vista Avenue
Glen Burnie, MD 21061

443-857-7913

NOTICE OF ZONING HEARING

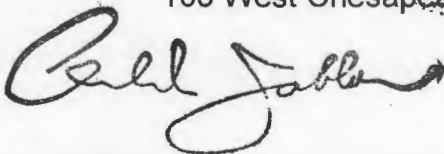
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0183-SPH

Lot 10, Pt of 9, Cowenton Avenue
W/s Cowenton Avenue, 980' south of Rexis Avenue
11th Election District – 5th Councilmanic District
Legal Owners: Damian Michalak

Special Hearing to permit a 75 foot wide buildable lot(s) containing 0.75 acres in lieu of the required 85 foot lot width (no contiguous ownership for 6 years) on a lot of record for one proposed single family dwelling.

Hearing: Monday, January 31, 2011 AT 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Department of Permits, Approvals & Inspections 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

January 4, 2011

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: 2011-0183-SPH

Lot 10, Pt of 9, Cowenton Avenue
W/s Cowenton Avenue, 980' south of Raxis Avenue
11th Election District – 5th Councilmanic District
Legal Owners: Damian Michalak

Special Hearing to permit a 75 foot wide buildable lot(s) containing 0.75 acres in lieu of the required 85 foot lot width (no contiguous ownership for 6 years) on a lot of record for one proposed single family dwelling.

Hearing: Monday, January 31, 2011 AT 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Michalak, 106 Vista Avenue, Glen Burnie 21061

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 15, 2011.**
- (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 2011-0183-SPH

Petitioner: MICHALAK

Address or Location: LOT 10, PT OF 9 COWENTON AVE (13/1-PLAT BOOK)

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAMIAN MICHALAK

Address: 106 VISTA AVE

GLEN BURNIE MD 21061

Telephone Number: 443-857-7913



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

January 26, 2011

Damian Michalak
Bozena Michalak
106 Vista Avenue
Glen Burnie, Maryland 21061

Dear Mr. & Mrs. Michalak:

RE: Case Number 2011-0183-SPA Address Lot 10, Pt of 9, Cowenton Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 15, 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:rjc

Enclosures

c: People's Counsel

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

December 09, 2010

ATTENTION: Kristen Mathews
ZAC 12-6-2010

Case Number(s): 2011-0152-SPHA
2011-0180-A
2011-0181-A
2011-0182-A
2011-0183-SPH
2011-0184-A
2011-0185-SPH
2011-0186-A
2011-0187-A
2011-0188-A

The fire marshal's office has no comments at this time.

Lt. Jimmie D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

Visit the County's Website at www.baltimorecountyonline.info



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 13, 2010
Item Nos. 2011- 152, 180, 182, 183,
184, 185, 186, 187 and 188

DATE: December 9, 2010

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-12132010 -NO COMMENTS.doc

JB 1/31 9AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: George Klunk, Interim Director
Department of Permits and
Development Management

DATE: January 4, 2011

FROM: Jeff Mayhew
(Acting) Director, Office of Planning

SUBJECT: 9100 Block of Cowenton Avenue, Lots 9&10

INFORMATION:

Item Number: 11-183

Petitioner: Damian Michalak

Zoning: DR 3.5H

Requested Action: Special Hearing

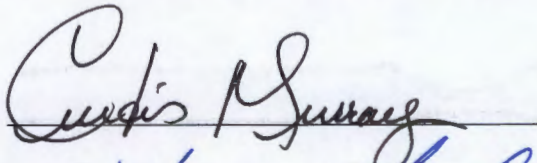
The Petitioner seeks to build a dwelling on a 75-foot lot in lieu of the required 85 feet.

SUMMARY OF RECOMMENDATIONS:

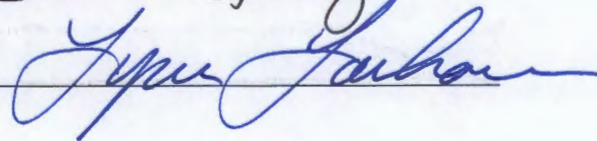
The Office of Planning has reviewed the petitioner's request and accompanying site plan. There are several existing lots in this neighborhood that are 75 feet in width or smaller. This condition does not appear to have a negative impact on the community. Additionally, as indicated on the subject petition there has been no contiguous ownership for at least 6 years. As such, the Office of Planning does not oppose the petitioner's request. The location of the proposed dwelling should be shown on the site plan and shall comply with Section 259.9C of the BCZR for building and site design standards for the Honeygo District.

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

Prepared by:



Division Chief:
MJM/LL: CM



RECEIVED

JAN 11

ZON*



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: DEC. 3, 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 2011-0183-SPH
LOT 10, P. OF LOT 9 COWENTON AVE.
MICHAEL PROPERTY
SPECIAL HEARING

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. 2011-0183-SPH.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For: Steven D. Foster, Chief
Access Management Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410-545-0300 • www.marylandroads.com

JB 1/31 9am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 23 2010

ZONING COMMISSIONER

TO: Zoning Commissioner's Office

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: December 23, 2010

SUBJECT: Zoning Item # 11-183-SPH
Address Lot 10, part of Lot 9 Cowenton Avenue
(Michalak Property)

Zoning Advisory Committee Meeting of December 6, 2010.

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

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

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). – *Paul Dennis; Environmental Impact Review*

Additional Comments:

The perc tests done here failed in 2005. Approval for a septic system will not be granted as it stands now. So, unless Public Sewer becomes available, this is may not be a buildable lot, 75 feet or 85 feet wide. For more information on perc tests, please contact Rob Powell in Groundwater Management at (410) 887-2762. – *Dan Esser; Groundwater Management*

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
Lot 10, Pt. Of Lot 9 Cowenton Avenue; W/S * ZONING COMMISSIONER
Cowenton Avenue, 980' S of Rexis Avenue *
11th Election & 5th Councilmanic Districts *
Legal Owner(s): Damian & Bozena Michalak* FOR
Petitioner(s) *
* BALTIMORE COUNTY
* 2011-183-SPH

* * * * *

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

DEC 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 December, 2010, a copy of the foregoing Entry of Appearance was mailed to Damian & Bozena Michalak, 106 Vista Avenue, Glen Burnie, MD 21061, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.3A)
BALTIMORE COUNTY

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

Account Identifier: District - 11 Account Number - 2500000074

Owner Information

Owner Name:	MICHALAK BOZENA MICHALAK DAMIAN	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	106 VISTA AVE GLEN BURNIE MD 21061-2677	Deed Reference:	1) /29720/ 269 2)

Location & Structure Information

Premises Address	Legal Description
COWENTON AVE	.750AC LT10PT9 WS COWENTON AVE HERMAN KOCH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
72	11	344					10	3		
									Plat Ref:	13/ 1

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		32,670.00 SF	04

Stories **Basement** **Type** **Exterior**

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2010	07/01/2011
Land	108,410	88,410		
Improvements:	0	0		
Total:	108,410	88,410	88,410	88,410
Preferential Land:	0	0	0	0

Transfer Information

Seller:	NATIONAL CITY BANK	Date:	07/29/2010	Price:	\$45,000
Type:	UNIMPROVED ARMS-LENGTH	Deed1:	/29720/ 269	Deed2:	
Seller:	RANDLETT KEITH A	Date:	06/27/2008	Price:	\$113,000

H 1924

Covahey, Boozer, Devan & Dore, P.A.
 File No. RE06775
 Tax ID # 11-2500000074

This Deed, made this 11th day of June, 2010, by and between PNC Bank, National Association successor by merger to National City Bank, GRANTOR, and Bozena Michalak and Damian Michalak, GRANTEES.

- Witnesseth -

That in consideration of the sum of FORTY FIVE THOUSAND DOLLARS 00/100 (\$45,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Bozena Michalak and Damian Michalak, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland, and described as follows, that is to say:

Beginning for the same at a point in the center of Cowenton Avenue, said point being in the division line between lot 10 and lot 11 as shown on the plat entitled Property of Herman Koch recorded among the Baltimore County plat records in Plat Book 13 folio 1, thence leaving said division line and binding along the center of said Cowenton Avenue (1) S 7°22' W 75 feet, thence leaving said Cowenton Avenue and running for a new line of division through lot 9 of said plat (2) N 82°38' W 435.60 feet, thence leaving said division line and running along the west side of said lot 9 for a part of it's distance and along the west side of said lot 10 (3) N 7°22' E 75 feet to a point in the above first mentioned division line, thence binding thereon (4) S 82°38' E 435.60 feet to the place of beginning. Containing 0.750 acre of land, more or less

Being a part of lot 9 and all of lot 10 as shown on the above mentioned plat.

BEING the fee simple property which by Deed dated June 26, 2008 and recorded among the Land Records of County of Baltimore, State of Maryland, in Liber 27140, Folio 371, was granted and conveyed by Thomas P. Dore, Substituted Trustee, unto PNC Bank, National Association successor by merger to National City Bank.

Check 1st

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Bozena Michalak and Damian Michalak, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

0027140 371

29

Pa 1

Property # 25-00-000074

THIS DEED, Made this 26th day of June, 2008, by and between THOMAS P. DORE, Substituted Trustee as hereinafter set forth, parties of the first part, Grantor; and National City Bank, party of the second part, Grantee.

WHEREAS, the said Substituted Trustees docketed a suit in foreclosure in the Circuit Court for Baltimore County entitled Thomas P. Dore, et al, Substituted Trustees vs. Keith A. Randlett, Case No. 03-C-07-014848; and

WHEREAS, by virtue of a certain Deed of Trust dated May 11, 2006 and recorded among the Land Records for Baltimore County in Liber No. 23878, folio 470 as filed in the above mentioned cause, the Trustees therein, and their duly appointed successor Substituted Trustees, were empowered to sell the property designated in said proceedings, upon any default in the terms and provisions thereof, and the said Substituted Trustees having been duly appointed as such and which Deed of Appointment provides that the act of one Substituted Trustee shall bind all of the Substituted Trustees, and

WHEREAS after complying with all the requisites of said Deed of Trust and the Maryland Rules of Procedure, the Substituted Trustees did on March 5, 2008, sell unto National City Bank, its successors and assigns, for the sum of One Hundred Thirteen Thousand Dollars and 00/100 (\$113,000.00) the said designated property in said proceedings; and

WHEREAS, the aforesaid sale has been fully reported to, and ratified and confirmed by the said Circuit Court for Baltimore County on June 11, 2008, and the purchase money aforesaid has been fully paid and satisfied to the Substituted Trustees, they are authorized to execute these presents.

NOW THEREFORE THIS DEED WITNESSETH that the said Substituted Trustees, for and in consideration of the premises, and the sum of One Hundred Thirteen Thousand Dollars and 00/100 (\$113,000.00), current money to them in hand paid by the Grantee herein, at and before the sealing of these presents, the receipt of which is hereby acknowledged, in exercise of the power vested, do grant, convey and assign unto the said Grantee, National City Bank, its successors and assigns, all the right, title, interest and

Resubdivided after

Legal Subdiv

0028512 252 (this is 1994)

This Deed

MADE THIS 30th day of July in the year Two Thousand Four by and between William Albert Christ and Madeline Mary Christ, parties of the first part, and Brown Custom Contracting, party of the second part.

Witnesseth, That in consideration of the sum of Three Hundred Fifty Five Thousand Dollars and NO Cents (\$355,000.00), the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey to the said party of the second part, as sole owner, his/her personal representatives, heirs and assigns, in fee simple, that parcel of ground situate in Baltimore County, Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot 8 and 9 on the Plat designated "Subdivision of Part of Property of Herman H. Koch, Cowenton, Baltimore County, Maryland" recorded among the Plat Records of Baltimore County in Plat Book C.H.K. No. 13 folio 1. Tax ID# 11-11-03-024450

BEING KNOWN AND DESIGNATED as Lot No. 10 on the Plat designated "Subdivision of part of property of Herman Koch, Cowenton Baltimore County Maryland" recorded among the Plat Records of Baltimore County in Plat Book CHK, No. 13 folio 1. Tax ID# 11-11-03-023376

BEING KNOWN AND DESIGNATED as Lot No. 11 on the Plat designed Subdivision of part of property of Herman Koch Cowenton Baltimore County Maryland recorded among the Plat Records of Baltimore County in Plat Book CHK No. 13 folio 1 Tax ID# 11-11-03-023375

This deed = 2004
Lots 8, 9, 10 + 11
Exist. Houses on 11 & 11 may have been prior to Monago = 1994

CHRIST & BILLY W.

11-12-10
PDR RDR

10 = Recorded by
NOW
actually increase size by adding 1/2 of Lot 9.

BEING Lots No. 8 and 9 which by deed dated June 28, 2004 and recorded or intended to be recorded among the Land Records of Baltimore County Maryland prior hereto was granted and conveyed by Raymond F. Christ, Mary Kathryn Henneman, William C. Christ and John J. Christ unto William Albert Christ and Madeline Mary Christ, the Grantors herein.

BEING Lot No. 10 which by deed dated July 19, 1946 and recorded among the Land Records of Baltimore County, Maryland in Liber RJS No. 1467, folio 331 was granted and conveyed by William A. Sullivan unto William Albert Christ and Madeline Mary Christ, the Grantors herein.

BEING Lot No. 11 which by deed dated October 1, 1941 and recorded among the Land Records of Baltimore County, Maryland in Liber CHK No. 1191 folio 154 was granted and conveyed by Herman H. Koch and Catherine G. Koch unto William Albert Christ and Madeline Mary Christ, the Grantors herein.

This is to certify the within instrument was prepared under the supervision of an Attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

Edward J. Brush, Esquire

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said party of the second part as sole owner, his/her personal representatives, heirs and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Billy W.

Mid-Atlantic Title Company

File No. 06-M-9661KSR

Tax ID# 11-03-023376

0023878 406

#374 25

This Deed, made this 11th day of May, 2006, by and between Brown Custom Contracting Inc., party of the first part, GRANTOR; and Keith A. Randlett, party of the second part, GRANTEE.

- Witnesseth -

That in consideration of the sum of One Hundred Twenty Five Thousand And 00/100 Dollars (\$125,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said Keith A. Randlett, as sole owner, his Personal Representatives, heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at a point in the center of Cowenton Avenue, said point being in the division line between lot 10 and lot 11 as shown on the plat entitled Property of Herman Koch recorded among the Baltimore County plat records in Plat Book 13, folio 1, thence leaving said division line and binding along the center of said Cowenton Avenue (1) 7° 22' W 75 feet, thence leaving said Cowenton Avenue and running for a new line of division through lot 9 of said plat (2) N 82° 38' W 435.60 feet, thence leaving said division line and running along the west side of said lot 9 for a part of it's distance and along the west side of said lot 10 (3) N 7° 22' E 75 feet to a point in the above first mentioned division line, thence binding thereon (4) S 82° 38' E 435.60 feet to the place of beginning. Containing 0.750 acre of land, more or less.

Being a part of Lot 9 and all of lot 10 as shown on the above mentioned plat

= 25' 4" 1/2

BEING the same property which, by Deed dated July 30, 2004, and recorded among the Land Records of Baltimore County, Maryland, in Liber 20512, Folio 252, was granted and conveyed by William Albert Christ and Madeline Mary Christ unto Brwon Custom Contracting, in fee simple.

X

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Keith A. Randlett, as sole owner, his Personal Representatives, heirs and assigns, in fee simple.

And the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

Grantor hereby declares and affirms under the penalties of perjury that Grantor is a Maryland entity and therefore exempt from the income tax withholding requirements of Section 10-912 of the Tax-General Article, Annotated Code of Maryland.

REVIEWED SDAT
5/18/06
DATE

Covahey, Boozer, Devan & Dore, P.A.
 File No. RE06775
 Tax ID # 11-2500000074

This Deed, made this 11th day of June, 2010, by and between PNC Bank, National Association successor by merger to National City Bank, GRANTOR, and Bozena Michalak and Damian Michalak, GRANTEES.

- Witnesseth -

That in consideration of the sum of FORTY FIVE THOUSAND DOLLARS 00/100 (\$45,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Bozena Michalak and Damian Michalak, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland, and described as follows, that is to say:

Beginning for the same at a point in the center of Cowenton Avenue, said point being in the division line between lot 10 and lot 11 as shown on the plat entitled Property of Herman Koch recorded among the Baltimore County plat records in Plat Book 13 folio 1, thence leaving said division line and binding along the center of said Cowenton Avenue (1) S 7°22' W 75 feet, thence leaving said Cowenton Avenue and running for a new line of division through lot 9 of said plat (2) N 82°38' W 435.60 feet, thence leaving said division line and running along the west side of said lot 9 for a part of it's distance and along the west side of said lot 10 (3) N 7°22' E 75 feet to a point in the above first mentioned division line, thence binding thereon (4) S 82°38' E 435.60 feet to the place of beginning. Containing 0.750 acre of land, more or less

Being a part of lot 9 and all of lot 10 as shown on the above mentioned plat.

BEING the fee simple property which by Deed dated June 26, 2008 and recorded among the Land Records of County of Baltimore, State of Maryland, in Liber 27140, Folio 371, was granted and conveyed by Thomas P. Dore, Substituted Trustee, unto PNC Bank, National Association successor by merger to National City Bank.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Bozena Michalak and Damian Michalak, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

11-12-10 "GCT CC & This" RM B.W.

Liber 1467

331

forty-six before me the subscriber a notary Public of the State of Maryland in and for Baltimore County aforesaid the undersigned officer personally appeared Charles W Christ and Catherine M Christ his wife and William Albert Christ and Madeline Mary Christ his wife known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained and further acknowledged said instrument to be their respective act

IN WITNESS WHEREOF I hereunto set my hand and official seal

Kenneth Smith

(notarial seal)

Notary Public

Recorded July 24 1946 at 10:20 A M & exd per Robert J Spittel

Clerk

(Rec by BLR)

(Exd K&V)

120245

William A Sullivan

Deed to

William Albert Christ & wf

:
:
: This Deed Made this 19th day of July An the year nineteen
:
: hundred and forty-six by and between William A Sullivan
:
: unmarried of the City of Baltimore and State of Maryland
:
: hereinafter referred to as Grantor and William Albert

Christ and Madeline Mary Christ his wife of Baltimore County and said State hereinafter referred to as Grantees

WITNESSETH That in consideration of the sum of one dollar receipt whereof is hereby acknowledged the said Grantor does hereby grant and convey unto said Grantees as tenants by the entireties their assigns and to the survivor of them and his or her heirs and assigns in fee simple all that lot of ground situate and lying in the Eleventh Election District of Baltimore County State of Maryland and being known as lot No 10 on the plat designated "Subdivision of part of property of Herman Koeh Cowenton Baltimore County Maryland" recorded among the Plat Records of Baltimore County in Plat Book CHK No 13 folio 1

BEING the same lot of ground which by Deed of even date herewith and recorded or intended to be recorded among the Land Records of Baltimore County immediately prior hereto was conveyed by Charles W Christ et al to said Grantor

TOGETHER with the buildings and improvements thereupon and the rights alleys ways waters privileges appurtenances and advantages to the same belonging or in anywise appertaining

TO HAVE AND TO HOLD the said lot of ground and premises unto and to the use of the said Grantees as tenants by the entireties their assigns and to the survivor of them and his or her heirs and assigns forever in fee simple subject to the following restriction which the Grantees covenant to perform

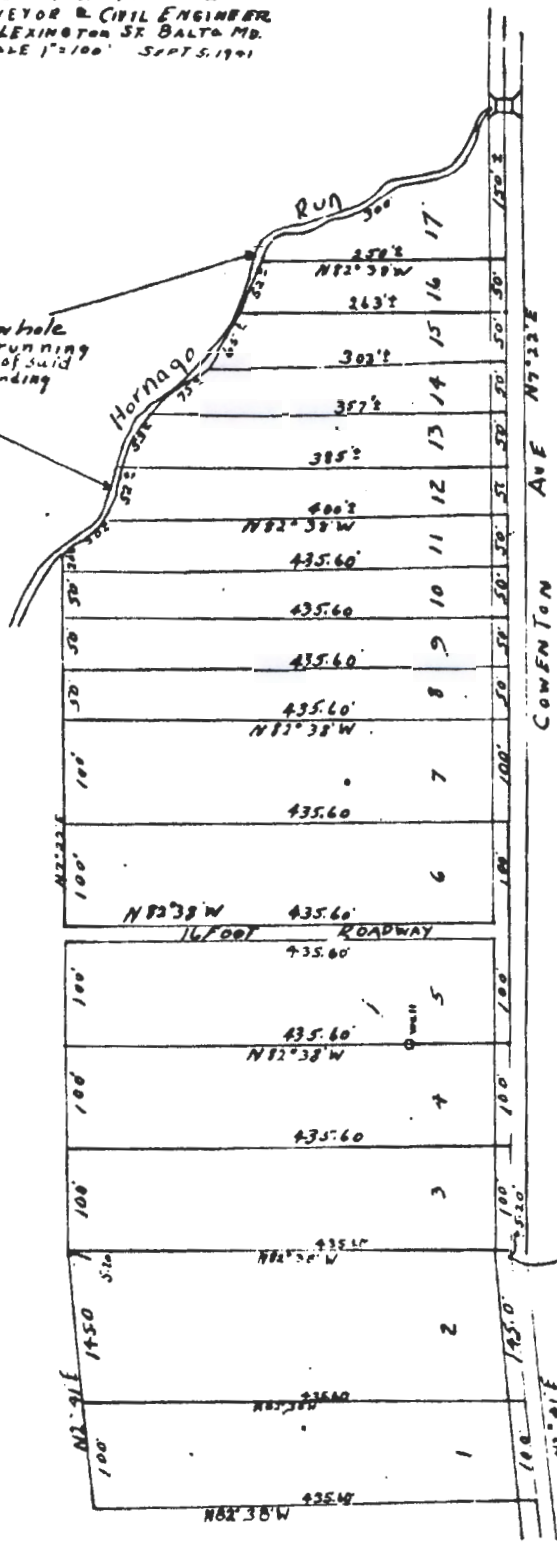
No dwelling house may be erected on said lot costing less than two thousand dollars (\$2000.00)

AND the said Grantor covenants that he will warrant specially the property hereby granted and conveyed and that he will execute such further assurances of the said land as may be requisite

SUBDIVISION OF PART OF
PROPERTY OF
HERMAN KOCH
COWENTON
BALTO CO MD

ALBERT E. PAMMER
SURVEYOR & CIVIL ENGINEER
2 E. LEXINGTON ST BALTO MD.
SCALE 1"=100' SEPT 5, 1941

Note: Title to whole
tract calls for running
with the thread of said
stream and bounding
thereon



Part of Property
of Herman Koch
Filed for Record Sept 11, 1941.
Test: Christian H. Hall
Clerk

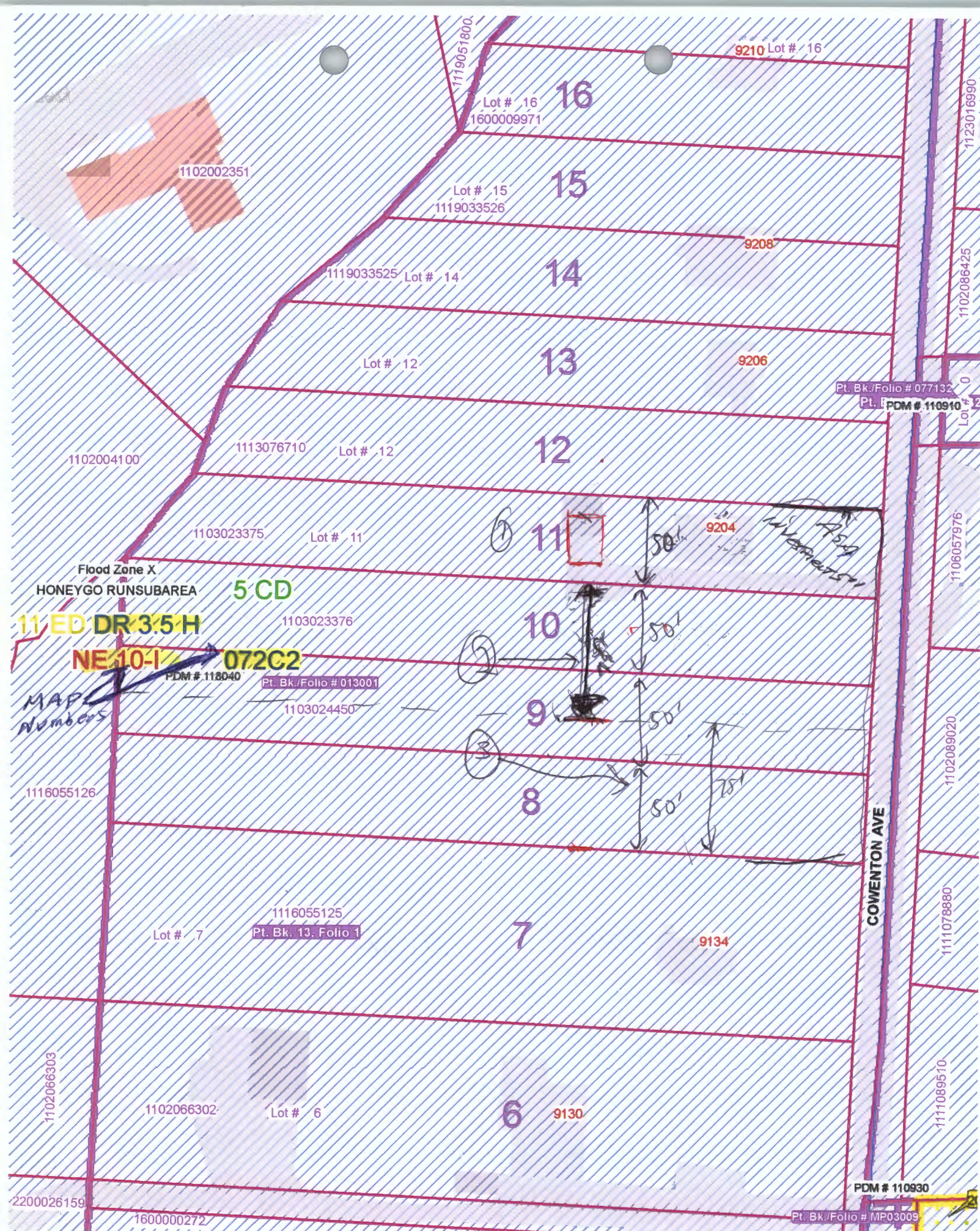
LAND OF HERMAN KOCH

Dec of 2nd line of land desc
in decd from Jos A Tremper and wife
to Herman Koch Feb 12, 1941

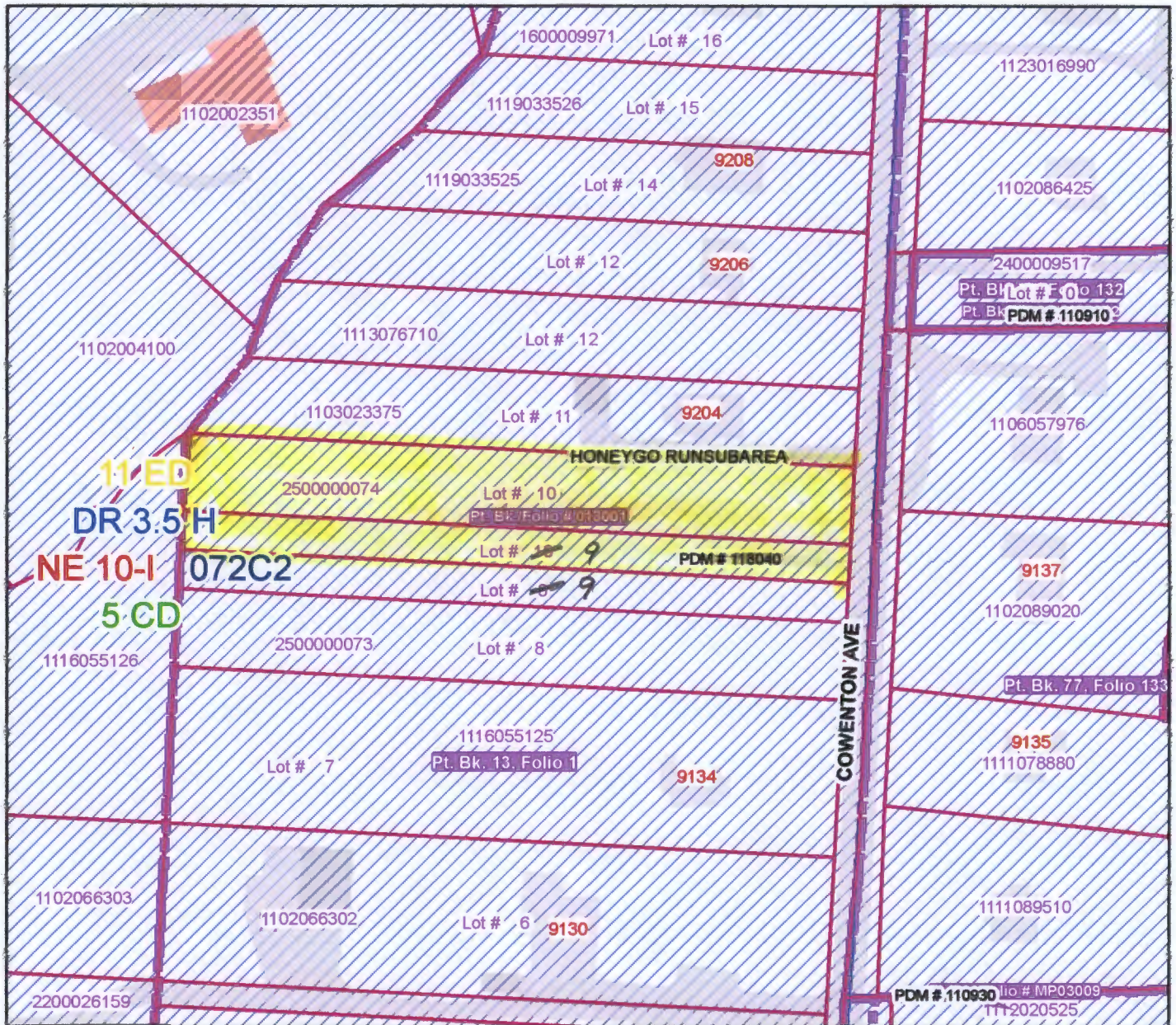
CASE NAME _____
CASE NUMBER _____
DATE 1-31-11

[illegible]





Tax #25-00-000-074



Publication Date: November 05, 2010
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 100 200 Feet

1 inch = 100 feet

2011-0183-SPH







Dr. David
Dennis
Dennis

10/13/17



#1135 Convention are
AC & Spec
Anchorage
on Clover



PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS LOT 8 PT. 9 COWENTON AVE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

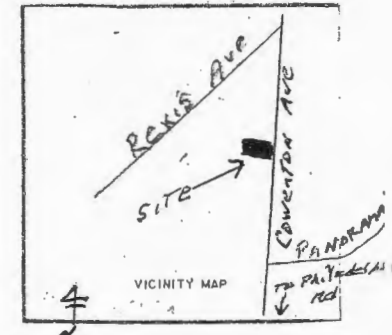
SUBDIVISION NAME PROPERTY OF HERMAN KOCH

PLAT BOOK # 13 FV TO 100 LOT # 9 SECTION 2

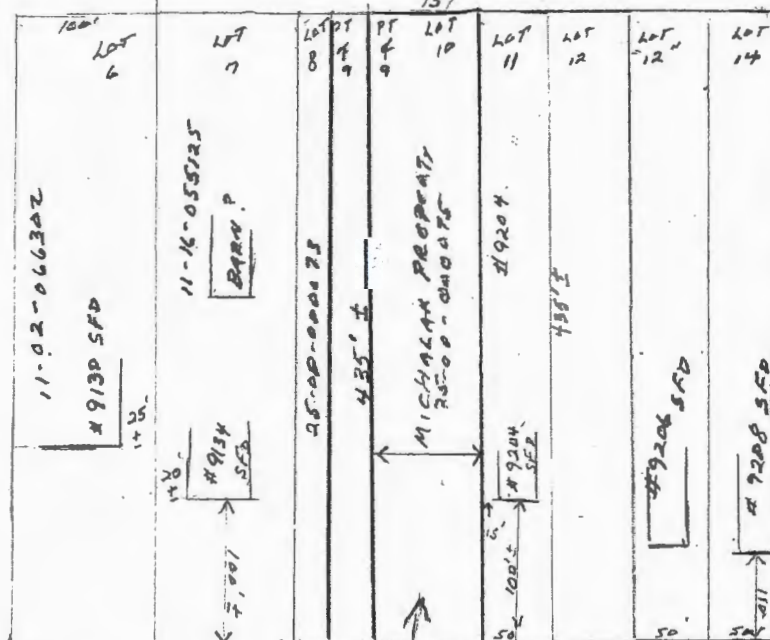
OWNER DAMIAN E BOZEMA MICHALAK

PETITIONER'S

EXHIBIT NO. 1



SF Dwelling
 Proposed BLDG SETBACKS (DR-3.5 H) for this SFD will be:
FRONT: 100 FT. (in line with adjacent dwellings)
Side building face to side building face:
 16' Separation for dwellings < 20' in height
 20' Separation for dwellings > 20' in height
REAR: 50'



COWENTON AVE 30' R/W

75' wide Proposed Buildable Lot

SCALE: 1" = 100'

LOCATION INFORMATION	
ELECTION DISTRICT	11
COUNCILMANIC DISTRICT	5
1" = 200' SCALE MAP #	07202 (W/11)
ZONING	DR-3.5
LOT SIZE	0.75 AC ± 32,670 ±
ACREAGE	SQUARE FEET
SEWER	☒ PUBLIC ☐ PRIVATE
WATER	☒ PUBLIC ☐ PRIVATE
CHESAPEAKE BAY CRITICAL AREA	YES ☐ NO ☒
100 YEAR FLOOD PLAIN	☐ YES ☒ NO
HISTORIC PROPERTY/BUILDING	☐ YES ☒ NO
PRIOR ZONING HEARING	NONE
ZONING OFFICE USE ONLY	
REVIEWED BY	ITEM #
DT.	0183
CASE #	2011-0183-SPI

Westlaw.

934 A.2d 974
 177 Md.App. 43, 934 A.2d 974
 (Cite as: 177 Md.App. 43, 934 A.2d 974)

PETITIONER'S

EXHIBIT NO.

2

Page 1

H

Court of Special Appeals of Maryland.
 Herman MUELLER, Jr., et al.

v.

PEOPLE'S COUNSEL FOR BALTIMORE
 COUNTY.

No. 319, Sept. Term, 2006.

Nov. 2, 2007.

Background: People's counsel for county brought action for judicial review of decision of county board of appeals to grant lot owners' petition for variance as to an undersized, unimproved waterfront lot. The Circuit Court, Baltimore County, Kathleen Gallogly Cox, J., reversed, and lot owners appealed.

Holdings: The Court of Special Appeals, Hollander, J., held that:

- (1) grandfather provisions of zoning ordinance controlled over more general variance provisions;
- (2) construction of a residence on one of two adjoining lots was not a self-inflicted hardship that precluded grandfather protection for the other unimproved lot; and
- (3) unimproved lot did not merge with adjoining developed lot.

Reversed and remanded.

West Headnotes

[1] Zoning and Planning 414 ⚡ 1000

414 Zoning and Planning

414I In General

414k1000 k. Nature in general. Most Cited Cases

(Formerly 414k1)

Zoning and Planning 414 ⚡ 1047

414 Zoning and Planning

414II Validity of Zoning Regulations

414II(A) In General

414k1047 k. Propriety of classification and uniformity of operation in general. Most Cited Cases

(Formerly 414k33)

The very essence of zoning is territorial division of land within a jurisdiction according to the character of the land and the buildings, their peculiar suitability for particular uses, and uniformity of use within the zone.

[2] Zoning and Planning 414 ⚡ 1004

414 Zoning and Planning

414I In General

414k1004 k. Zoning power in general. Most Cited Cases

(Formerly 414k4)

The power to zone is a legislative function.

[3] Zoning and Planning 414 ⚡ 1007

414 Zoning and Planning

414I In General

414k1005 Source and Scope of Power

414k1007 k. Police power. Most Cited Cases

(Formerly 414k6)

Zoning authority stems from the State's police power to regulate in the interest of the general welfare.

[4] Zoning and Planning 414 ⚡ 1002

414 Zoning and Planning

414I In General

414k1002 k. Purpose. Most Cited Cases

(Formerly 414k2)

One function of zoning is to preserve various types of neighborhoods, be they residential, industrial, commercial or historical.

[5] Zoning and Planning 414 ⚡ 1001



ALBERT E. PANNER
SURVEYOR & CIVIL ENGINEER
8 E. ASHLAND ST. BALTIMORE
JAN 1 1940 - SEPT 1 1941

Note. Title for route
Practical for running
of the Road at said
stream and bounding
road.

Part of Property
of Norman Mack
Filed for Record Sept 11, 1941
To wit: White Th. Hall
Clark

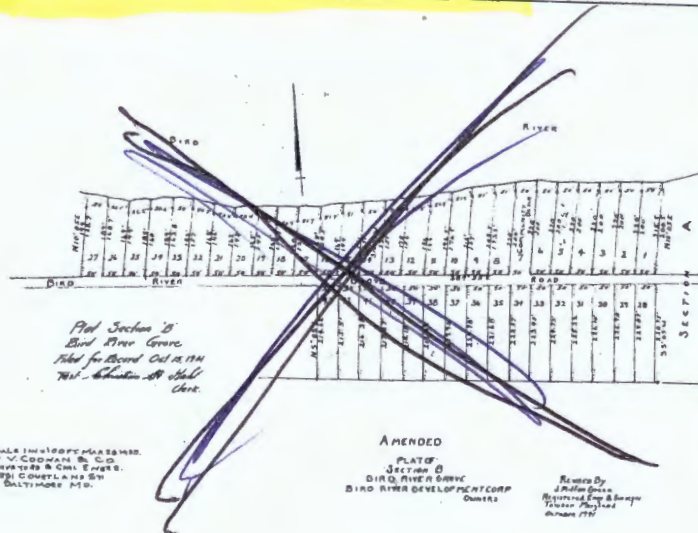
LAND OF HERMAN ROCH

By 9 of 2nd / 100 of 1st dose
on Dec 30 - 103. At 1st dose
German K 4.5. 12.12.42

EXHIBIT NO.

No. 30
 1st Feb.
 Oct. 11, 1924
 To: Mr. H. H. Hall
 1st

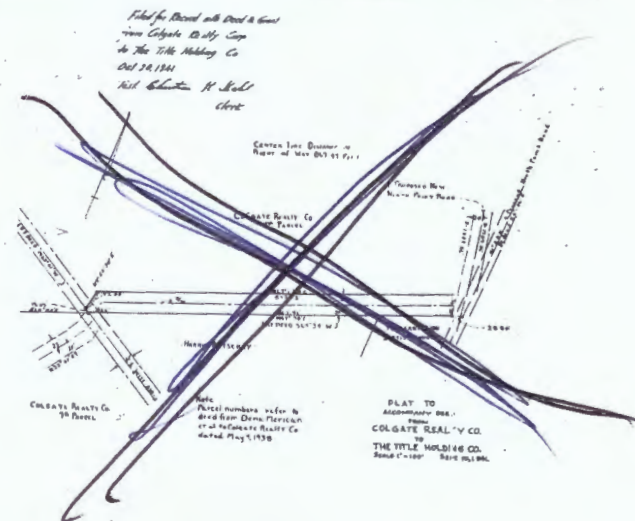
C. H. K. N°13.



SCALE INDUSTRIES MAR 28 1968
E V. COONAN & CO
TUNING & CHL ENGRS.
831 COWLEY AVE SW
BALTIMORE MD.

AMENDED
PLAT OF
SECTION 8
BIRD RIVER GRAY
BIRD RIVER DEVELOPMENT CORP.
Owners

Revised By
J. Milton Green
Revised Copy & Language
Towson, Maryland
March 1974



Filed for Record with Deed & Grant
from Colgate Realty Corp
to The Title Molding Co
Oct 20, 1941
Wm. E. Hunter H. Hall
Chert

Center Line Distance of
Right of Way 645.91 ft.

COLOSATE REALTY CO
7th Floor

Note
Parcel numbers refer to
deed from Dem. Merican
et al to Eugene Reilly Co
dated May 9, 1938

PLAY TO
ADDENDUM NO. 1
FROM
COLGATE REALTY CO.
TO
THE TITLE HOLDING CO.
SHEET 1 - 100' SHEET 101, 102

PPF



Account Identifier: District - 11 Account Number - 2500000074

Owner Information

Owner Name: MICHALAK BOZENA
MICHALAK DAMIAN
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 106 VISTA AVE
GLEN BURNIE MD 21061-2677
Deed Reference: 1) /29720/ 269
2)

Location & Structure Information

Premises Address: COWENTON AVE
Legal Description: .750AC LT10PT9
WS COWENTON AVE
HERMAN KOCH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
72	11	344					10	3	Plat Ref: 13/ 1

Special Tax Areas: Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		32,670.00 SF	04

Stories	Basement	Type	Exterior
---------	----------	------	----------

Value Information

	Base Value	Value			Phase-in Assessments		
		As Of 01/01/2009	As Of 07/01/2010	As Of 07/01/2011	As Of 01/01/2009	As Of 07/01/2010	As Of 07/01/2011
Land	108,410	88,410					
Improvements:	0	0					
Total:	108,410	88,410	88,410	88,410			
Preferential Land:	0	0	0	0			

Transfer Information

Seller:	Date:	Price:
NATIONAL CITY BANK	07/29/2010	\$45,000
UNIMPROVED ARMS-LENGTH	Deed1: /29720/ 269	Deed2:
RANDLETT KEITH A	06/27/2008	\$113,000
UNIMPROVED ARMS-LENGTH	Deed1: /27140/ 371	Deed2:
BROWN CUSTOM CONTRACTING INC	05/22/2006	\$125,000
UNIMPROVED ARMS-LENGTH	Deed1: /23878/ 466	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 *

OCT 10
Pay off of 30k + cool
Contractor
Ownership slip for 5 years
11/52 (Lloyd) OK
Then,
Believe he created this by deed (without going thru zoning requirements procedures)
may have
20512/252
Var. for Lot width
Has 75' need 85' for DR-3.5H
Need
GCT
11-10-10
Prior, 54
Hearing 9204 Cowenton = NONE