

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
NW/S Avondale Road, 97' N of c/line of		
East Avenue	*	OFFICE OF ADMINISTRATIVE
(9202 Avondale Road)		
11 th Election District	*	HEARINGS FOR
6 th Council District		
	*	BALTIMORE COUNTY
Warren E. and Laurie A. Thomas		
Petitioners	*	CASE NO. 2012-0140-SPH

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Special Hearing filed by the legal owners of the property, Warren and Laurie Thomas (Petitioners). The Petitioners are requesting Special Hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit as a legal non-conforming use the rebuilding of a two apartment dwelling (damaged by fire in February 2011). The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing held for this case was Warren E. Thomas, Petitioner, and John Sullivan, the consultant who assisted the Petitioners. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants or other interested persons in attendance, and the file does not contain any letters of opposition or protest.

The ZAC comments were received and made a part of the file. There were no adverse ZAC comments received from any of the County reviewing agencies.

Testimony and evidence revealed that the subject property is 0.133 acres and is zoned DR 5.5. Mr. Thomas indicated he has owned the home since 1982, and he recalls that in 1993 Baltimore County approved the two-apartment dwelling. He indicated the County no longer

ORDER RECEIVED FOR FILING

Date 1-11-12

By [Signature]

retained the record of this approval, and he suspected that his copy may have been destroyed in the 2011 fire. In addition, Petitioner presented a notarized letter from Earl J. and Theresa Hoopes (Exhibit 2), who live next door to the subject premises. In that letter, the neighbor (who is now 83 years old) indicates that the house at 9202 Avondale has been used as a two-apartment dwelling since it was built in 1949. Under the B.C.Z.R., a nonconforming structure can be rebuilt after a fire. B.C.Z.R. § 104.2. Here, I find as a matter of fact that the two-apartment use was in existence prior to the adoption of the 1955 County zoning regulations, and thus would qualify as a nonconforming structure. Provided it is restored within two years of the fire, and is not enlarged and does not contain more than two apartments, the dwelling at 9202 Avondale can be reconstructed.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED, this 11 day of January, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit as a legal non-conforming use the rebuilding and operation of a two apartment dwelling (damaged by fire in February 2011), be and is hereby GRANTED.

The relief granted herein shall be conditioned upon the following:

1. The Petitioners may apply for their building permit and may be granted same upon receipt of this Order, however the Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioners will be required to return and be responsible for returning said property to its original condition.


JOHNE BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 1-11-12

By [Signature]



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County for the property
located at 9202 AVONDALE ROAD
which is presently zoned DR-5.5
Deed Reference: 16670 / 443 Tax Account # 1800013506

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

The Legal Non Conforming use for the Rebuilding
of a 2 Apartment Dwelling (damaged by fire in February, 2011)

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):

WARREN E. THOMAS
Name - Type or Print _____
War E. Thomas
Signature _____
LAURIE A. THOMAS
Name - Type or Print _____
Laurie A. Thomas
Signature _____
443-553-2172
Address _____ Telephone No. _____
2305 TIMBER RIDGE ROAD
Address _____ Telephone No. _____
SAINT JACOB, ILLINOIS 62281
City _____ State _____ Zip Code _____

Representative to be Contacted:

WARREN E. THOMAS
Name _____
443-553-2172
Address _____ Telephone No. _____
2305 TIMBER RIDGE ROAD
Address _____ Telephone No. _____
SAINT JACOB, ILLINOIS 62281
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Case No. 2012-0140-SPH

Reviewed By D.T. Date 11/30/11

BALTIMORE COUNTY, MARYLAND

Interoffice Memorandum

DATE: December 1, 2011

TO: Administrative Law Judge and File

FROM: Donna Thompson, Planner II, Zoning Review

SUBJECT: Petition for Special Hearing
Case No. 2012-0140-SPH
9202 Avondale Road

A Special Hearing was filed for the above referenced address by John J. Sullivan, Jr. on behalf of the petitioner. At the time of filing I noted to Mr. Sullivan that our office would approve a permit to rebuild the structure as was and did not need the hearing in order to do so pursuant to Section 104.2 BCZR. He stated that the petitioner insisted on filing for the non-conforming use.

If you have any questions please call me.

dt

ZONING DESCRIPTION FOR 9202 AVONDALE ROAD

Beginning at a point on the Northwest side of Avondale Road (50 ft. R/W) at the distance of 97 ft. north of the center line of East Avenue (40 ft R/W). Being known as 1 in the re-subdivision of part of lot 156 Ridge Grove as recorded in Baltimore County plat book ~~45~~ folio ~~4~~ (East Ave property of Joseph Buchanan in plat book folio). Being known as 9202 Avondale Road in the 11th Election District and 6th Councilmanic District of Baltimore County. Containing 0.133 acres .

2012-0140-SPH

ZONING DESCRIPTION FOR 9202 AVONDALE ROAD

Beginning at a point on the Northwest side of Avondale Road (50 ft. R/W) at the distance of 97 ft. north of the center line of East Avenue (40 ft R/W). Being known as 1 in the re-subdivision of part of lot 156 Ridge Grove as recorded in Baltimore County plat book ~~45~~ folio (East Ave property of Joseph Buchanan in plat book folio). Being known as 9202 Avondale Road in the 11th Election District and 6th Councilmanic District of Baltimore County. Containing 0.133 acres .

2012-0140-SPH

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

No. **74921**

Date: 11/30/11

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75. ⁰⁰

Total: 75.⁰⁰

Rec

From: WARREN E. THOMAS

For: 2012-0140-SPH

9202 AVONDALE RD.

D THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2012-0140-SPH

Petitioner: THOMAS

Address or Location: 9202 AVONDALE RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: WARREN E. THOMAS

Address: 2305 TIMBER RIDGE ROAD

SAINT JACOB, ILLINOIS 62281

Telephone Number: 443-553-2172

Revised 2/17/11 DT

Case No.:

2012-0140-SPH

1/9/12

Exhibit Sheet

Petitioner/Developer

Protestants

DW 1/11/12

2/13/12
JTB

No. 1	SPH Plan	
No. 2	Hoopes letter	
No. 3	Color Photos	
No. 4	Letter from former tenant	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

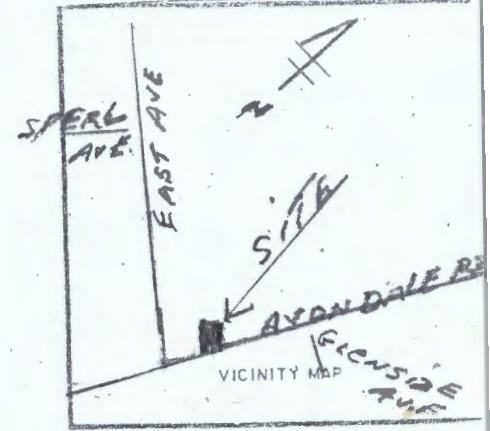
PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 9202 AVALON AVE RD. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME (EASTAVE, PROPERTY of Joseph Buchanan) RESUB. of PART of 1st 156 RIDGE GROVE

PLAT BOOK # 45 FOLIO # 22 LOT # 1 SECTION # -

OWNER Thomas E. F. LAURICA THOMAS



PETITIONER' S

EXHIBIT NO.

SCALE: 1" = 40'

LOCATION INFORMATION

ELECTION DISTRICT 1174

COUNCILMANIC DISTRICT 6th

1" = 200' SCALE MAP # 07183 (NE 9)

ZONING DR-5.5

LOT SIZE 0.133 5,793[±]

ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA ☐ ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/ BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

5 September 2011

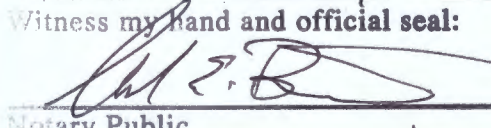
To Whom It May Concern in Baltimore County,

Our names are Earl and Theresa Hoopes and we live at 9200 Avondale Road, Baltimore, Maryland, 21234. I am now 83 years old and my wife Theresa is 78. Our house is located next door to 9202 Avondale Road, which is the subject of the current Zoning Hearing. We purchased our home in 1962, and the house at 9202 Avondale was already in existence. Prior to purchasing our house at 9200 Avondale Road, I lived at 9201 Harford Road with my parents, and we were acquainted with our neighbors, Sam Volpini and his family, who owned the three houses located at 9200, 9202, and 9204 Avondale Road. The point here is that my wife and I were familiar with the owners of, as well as the houses located at 9200, 9202, and 9204 Avondale Road

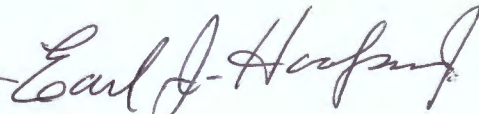
To the best of our knowledge, the house at 9202 Avondale has always been divided and used as a two apartment dwelling with separate entrances for each apartment since it was built in the 1949-1953 time frame. We remember the two apartments were used by separate members of the Volpini family for several years, then transitioned into rental apartments long before Warren Thomas purchased the property in 1982. As far as when Mr. Thomas purchased it in 1982, there were rental apartments on the first and second floors, and the basement level (including a summer kitchen and bathroom) was used for office space by the previous owner. Since then, Mr. Thomas has continued to use the house as a two apartment rental unit until it caught fire in February 2011.

In summary, since 9202 Avondale was built, it has been continuously divided into two apartments until it caught fire in February 2011 and became temporarily uninhabitable. These recollections and statements are true to the best of our memories. Please feel free to call us at 410-665-5919 with any further questions.

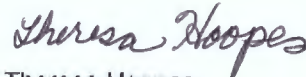
Witnessed and subscribed before me
this 6th day of January, 2012
Witness my hand and official seal:


Notary Public
My commission expires: 2/8/2015

Respectfully,



Earl J. Hoopes



Theresa Hoopes

PETITIONER' S

EXHIBIT NO. 2

PETITIONER'S

EXHIBIT NO.

4

January 8, 2012

To Whom It May Concern:

I rented the first floor apartment at 9202 Avondale Road, Parkville, Md 21234 from Warren Thomas, from August of 2002 until Feb, 2011 when a fire destroyed the apartment and made it uninhabitable.

I plan to move back in when work is completed in February 2012.

Do not hesitate to call me if you have any questions.

Hilda Suthard

14B Spindrift Circle

Parkville, Md 21234

(410) 663-0420



KEVIN KAMENETZ
County Executive

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

January 11, 2012

Warren E. Thomas
Laurie A. Thomas
2305 Timber Ridge Road
Saint Jacob, Illinois 62281

RE: Petition for Variance
Case No.: 2012-0140-SPH
Property: 9202 Avondale Road

Dear Mr. and Mrs. Thomas:

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 Office of Administrative Hearings at 887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

**NOTICE OF ZONING
HEARING**

The Administrative Law Judges 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: # 2012-0140-SPH
9202 Avondale Road
N/west side of Avondale Road, 97 feet north of centerline of East Avenue
11th Election District
6th Councilmanic District
Legal Owner(s): Warren & Laurie Thomas

Special Hearing: to permit the legal nonconforming use for the rebuilding of a 2 apartment dwelling (damaged by fire in February 2011)

Hearing: Monday, January 9, 2012 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR
OF PERMITS, APPROVALS
AND INSPECTIONS FOR
BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

12/150 Dec. 22 293207

CERTIFICATE OF PUBLICATION

12/22/2011

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 12/22/2011.

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

S. Wilkinson

LEGAL ADVERTISING



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Inspection & Appeals
December 12, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0140-SPH

9202 Avondale Road

N/west side of Avondale Road, 97 feet north of centerline of East Avenue

11th Election District – 6th Councilmanic District

Legal Owners: Warren & Laurie Thomas

Special Hearing to permit the legal nonconforming use for the rebuilding of a 2 apartment dwelling (damaged by fire in February 2011).

Hearing: Monday, January 9, 2012 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Thomas, 2305 Timber Ridge Road, Saint Jacob, Illinois 62281

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 24, 2011**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 22, 2011 Issue - Jeffersonian

Please forward billing to:

Warren Thomas
2305 Timber Ridge Road
Saint Jacob, Illinois 62281

443-553-2172

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0140-SPH

9202 Avondale Road

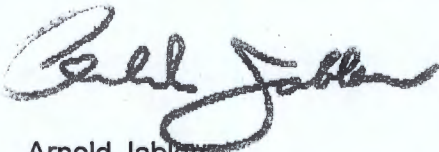
N/west side of Avondale Road, 97 feet north of centerline of East Avenue

11th Election District – 6th Councilmanic District

Legal Owners: Warren & Laurie Thomas

Special Hearing to permit the legal nonconforming use for the rebuilding of a 2 apartment dwelling (damaged by fire in February 2011).

Hearing: Monday, January 9, 2012 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Letter of Transmittal

William D. Gulick, Jr.

Consultant to Land Development and Industry

Commercial and Residential

2944 Edgewood Avenue

Baltimore, MD 21234

Phone - 410-530-6293

E-mail - wdgjr@comcast.net

To: Balto. County Zoning Office, Attn.: Ms. Kristen Lewis

We Are Sending You: ☒ Attached ☐ Under separate cover the following items:

☐ Copy of Letter ☒ Prints ☒ Documents ☐ Other

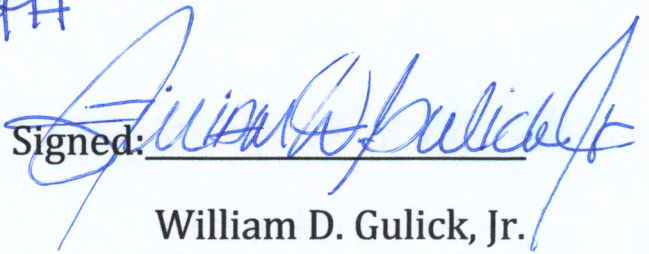
No. of Copies Date Description

1	Dec. 24, 2011	Certificate of Posting
2	Dec. 24, 2011	Site photos

Transmittals are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review & content

Remarks: CASE NO.: 2012-0140-SFH

Signed: 

William D. Gulick, Jr.

Chief Office Engineer

cc. Warren & Laurie Thomas

Certificate of Posting

Department of Permits, Approval, and Inspections
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Date: Dec. 24, 2011

Attention: Zoning Office, Attn. Ms. Kristen Lewis

Re: Case Number: 2012 - 0140 - SPH

Petitioner/Developer: Warren & Laurie Thomas

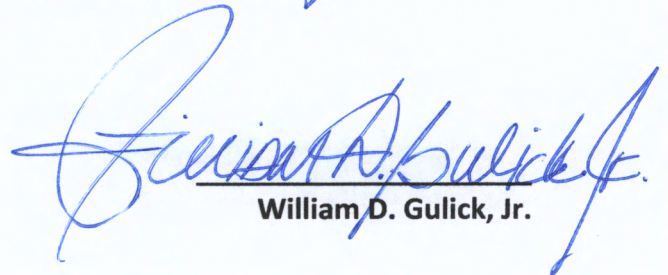
Date of Hearing/Closing: Jan. 9, 2012

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:

9202 AVONDALE ROAD

The sign(s) were posted on: (SEE ATTACHED PHOTOS)

Dec. 24, 2011


William D. Gulick, Jr.

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

ZONING NOTICE

CASE # 2012-0140-SPH

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

JEFFERSON BUILDING, ROOM 203
105 WEST CHESAPEAKE AVENUE
PLACE: TOWSON, MD 21204

MONDAY
DATE AND TIME: JAN. 9, 2012 AT 11:00 AM

REQUEST: SPECIAL HEARING

TO PERMIT THE LEGAL NONCONFORMING

USE FOR THE REBUILDING OF A 2 APARTMENT
DWELLING (DAMAGED BY FIRE IN FEBRUARY 2011).

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 867-8391 (410)

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



RE: PETITION FOR SPECIAL HEARING
9202 Avondale Road; NW/S of Avondale
Road, 97' N of c/line of East Avenue
11th Election & 6th Councilmanic Districts
Legal Owner(s): Warren & Laurie Thomas
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2012-140-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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

DEC 14 2011

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of December, 2011, a copy of the foregoing Entry of Appearance was mailed to Warren E. Thomas, 2305 Timber Ridge Road, Saint Jacob, Illinois 62281, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: February 13, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0140-A

The appeal period for the above-referenced case expired on February 10, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment12-9

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

NC

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

12-2

STATE HIGHWAY ADMINISTRATION

NO objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

12-22-11

SIGN POSTING

Date:

12-24-11

by:

Dulick

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

* See memo from Donna Thompson, zoning Review,dated 12-1-11* See 11 Photos

1/9 11am

205

Debra Wiley - ZAC Comments - ZAC Agenda - Distribution Mtg. of 12/5/11

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 12/7/2011 10:17 AM
Subject: ZAC Comments - ZAC Agenda - Distribution Mtg. of 12/5/11

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision. Thanks.

2012-0135-SPHXA - 27 Hooks Lane
No hearing date in data base as of 12/7

2012-0136-A - 6830 Loch Raven Blvd.
No hearing date in data base as of 12/7

2012-0137-SPH - 7349 Geise Ave. - (CBCA)
No hearing date in data base as of 12/7

2012-0139-A - 11116 Bird River Grove Rd. - (Floodplain)
Administrative Variance - Closing Date: 12/16/11

2012-0140-SPH - 9202 Avondale Rd.
No hearing date in data base as of 12/7

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov



KEVIN KAMENETZ
County Executive

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

December 30, 2011

Mr. & Mrs. Thomas
2305 Timber Ridge Road
St. Jacobs, Illinois 62281

RE: Case Number 2012-0140-SPH, 9202 Avondale Road

Dear Mr. & Mrs. Thomas,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 30, 2011. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: December 9, 2011

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For December 19, 2011
Item Nos. 2012-136, 137, 139,
And 140

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-12192011 -NO COMMENTS.doc

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



Beverley K. Swaim-Staley, Secretary
Darrell B. Mobley, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 12-2-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2012-0140-SPH
Special Hearing
Warren and Laurie Thomas
9202 Avondale Road.

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. 2012-0140-SPH

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/rz

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.roads.maryland.gov

9202 Avondale Road



Publication Date: September 09, 2011
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 40 80 Feet

↑ 1 inch = 40 feet

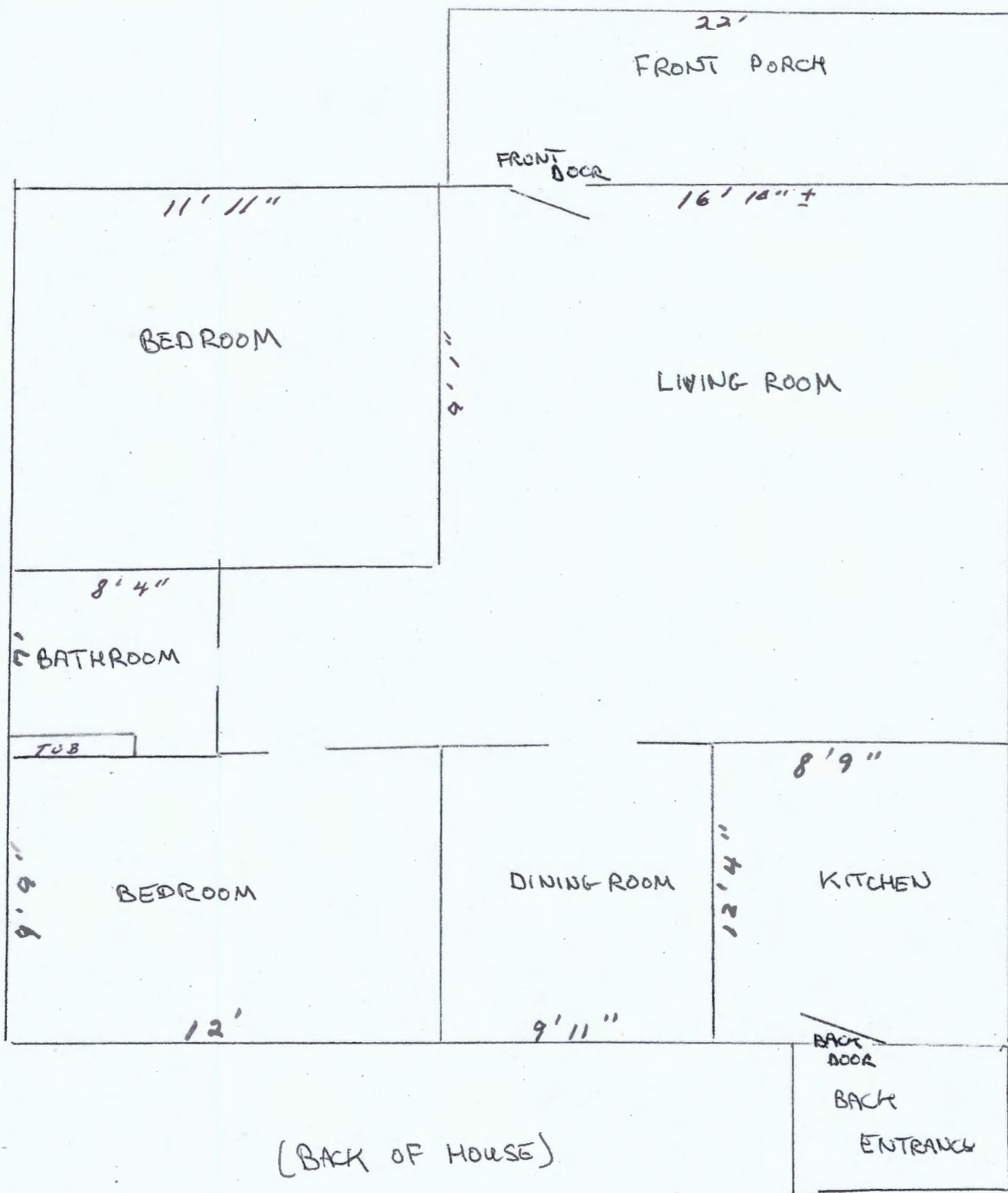
2012-0140-A

FIRST FLOOR - MAIN FLOOR

9202 AVONDALE
RD.

FRONT OF HOUSE

NOT TO SCALE



2012-0140-SPH

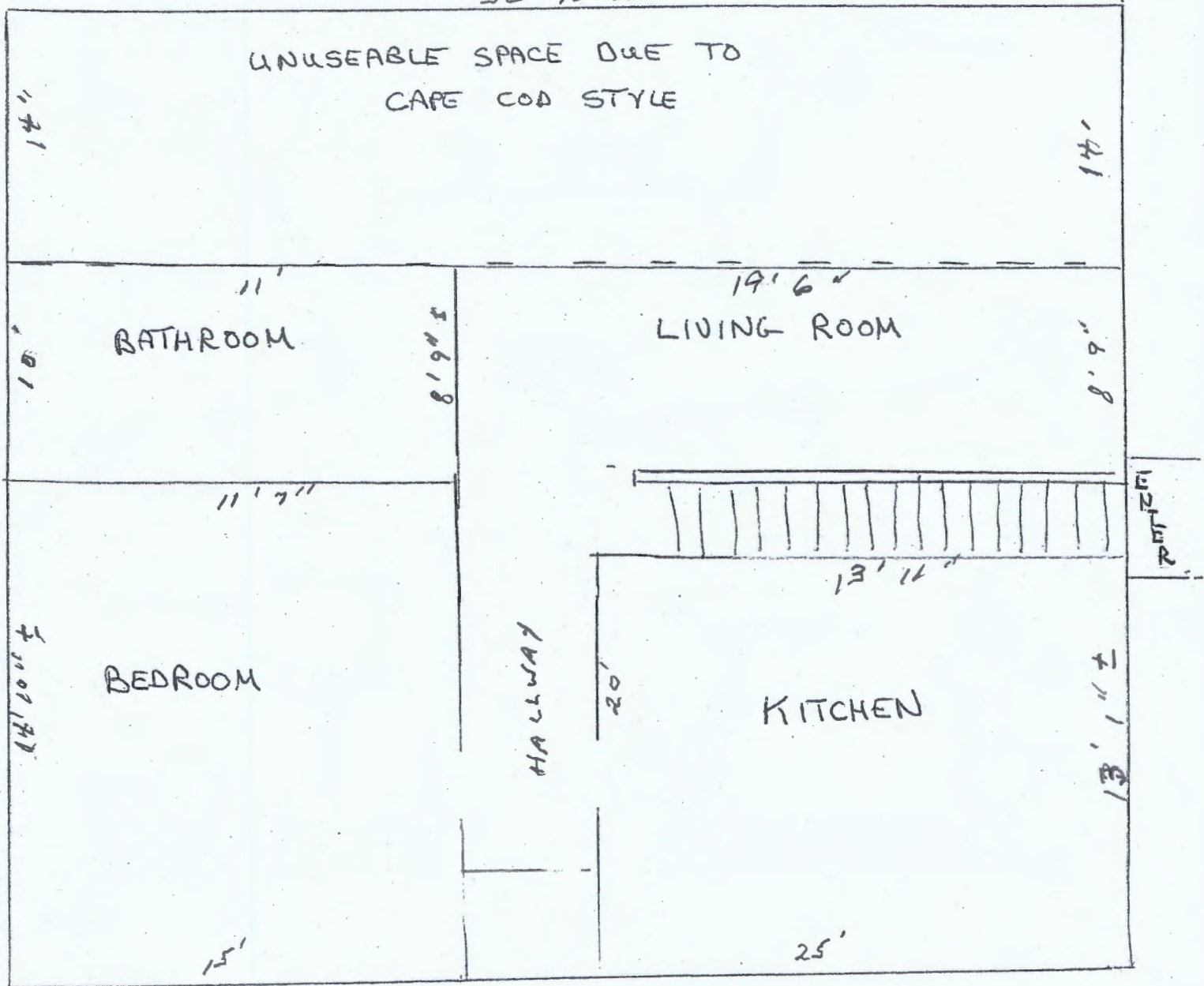
SECOND FLOOR

(FRONT OF HOUSE)

9202 AVONDALE
RD.

NOT TO SCALE

30' 10" ±



(BACK OF HOUSE)

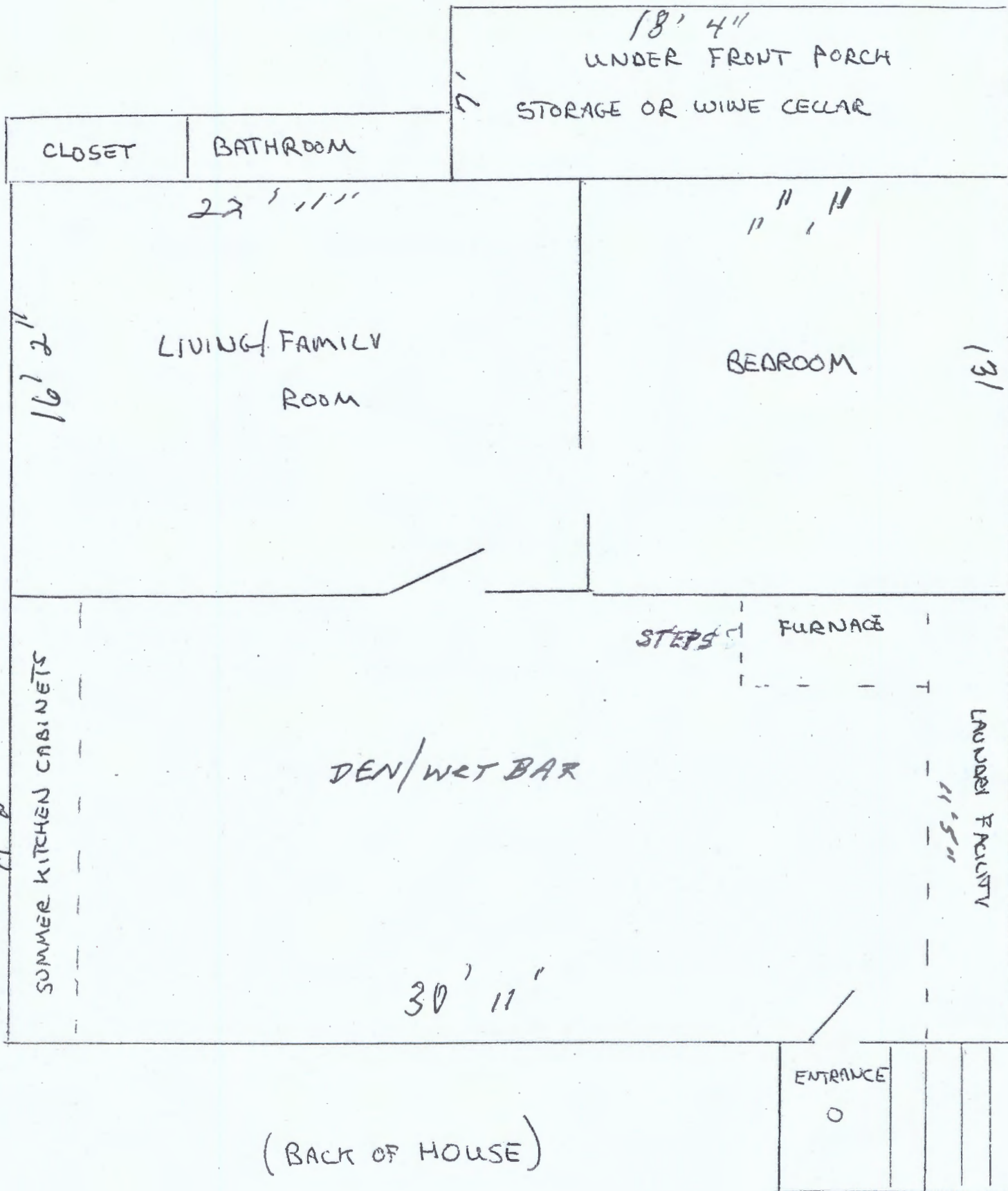
2012-0140-SPH

9202 AVONDALE
Rd,

BASEMENT

(FRONT OF HOUSE)

NOT TO SCALE



(BACK OF HOUSE)

2012-0140-SPH

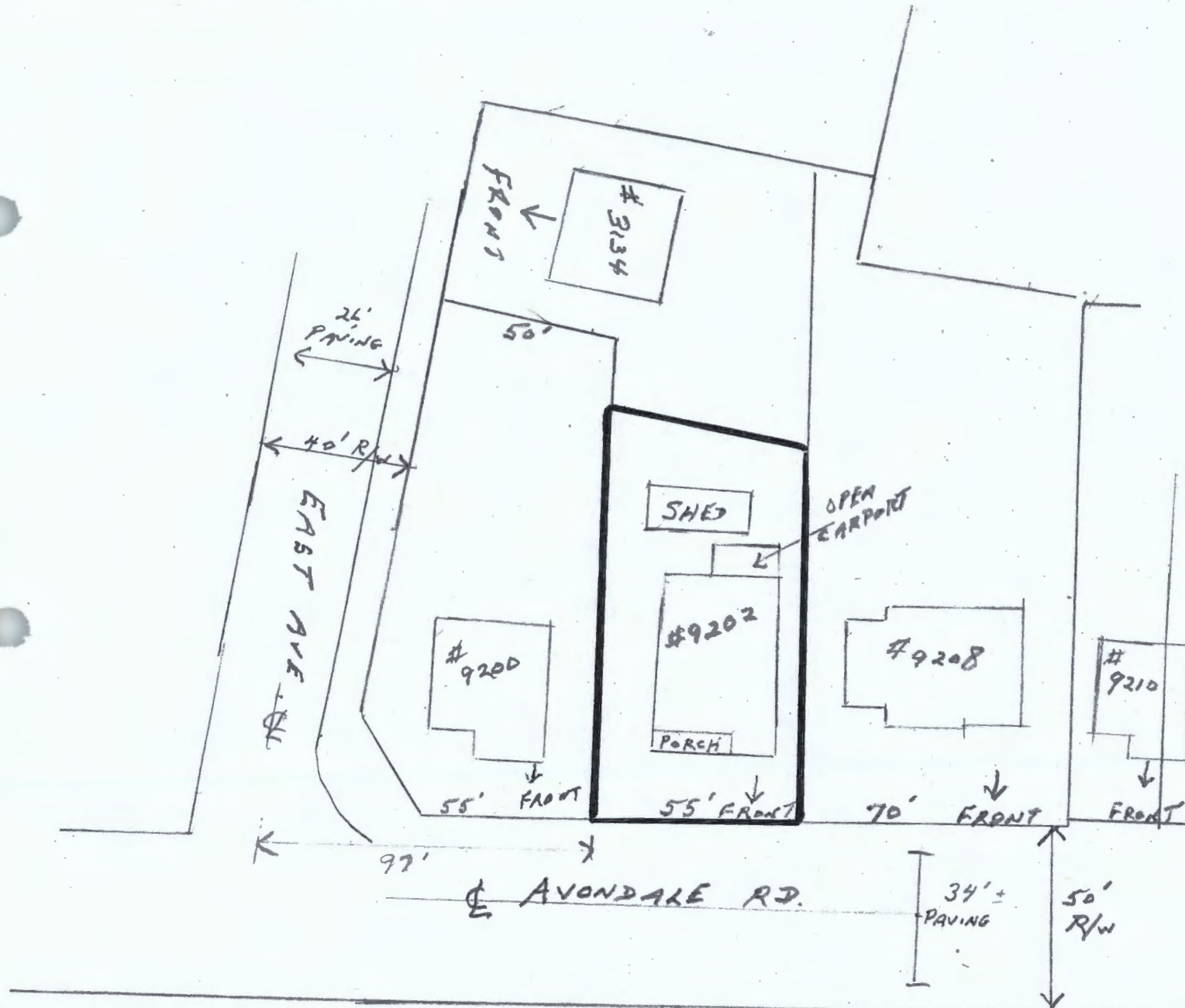
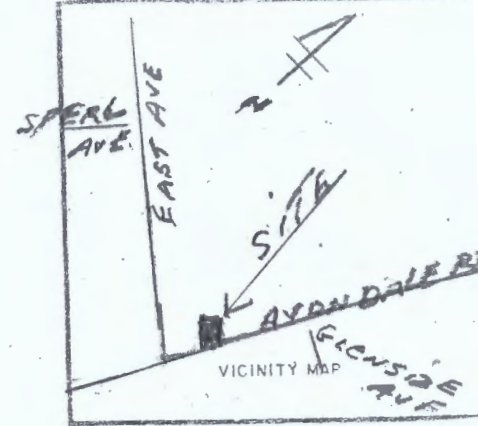
PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 9202 AVONDALE RD. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME (EAST AVE. PROPERTY OF Joseph Buchanan) RESUB. OF PART OF LOT 156 RIDGE GROVE

PLAT BOOK # 45 FOLIO # 22 LOT # 1 SECTION # -

OWNER Thomas E. Laurica Thomas



SCALE: 1" = 40'

LOCATION INFORMATION	
ELECTION DISTRICT	11 TH
COUNCILMANIC DISTRICT	6 TH
1" = 200' SCALE MAP #	07183 (NE)
ZONING	DR-5.5
LOT SIZE	0.133 ACRES 5,793 SQ. 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 # CASE #