

IN RE: PETITION FOR ADMIN. VARIANCE

NE corner of Eastern Avenue and
Birdwood Avenue
15th Election District
6th Council District
(13215 Eastern Avenue)

Theresa Ann and Edward G. Reckley, Sr.
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2012-0290-A**

* * * * *

ORDER AND OPINION

This matter comes before the Administrative Law Judge as a Petition for Administrative Variance filed by the legal owners of the property, Theresa Ann and Edward G. Reckley, Sr. The Petitioners are requesting Variance relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (proposed garage) be located in the rear yard closest to the road, and to permit an existing accessory structure (existing swimming pool) to be located in the side yard in lieu of the required third part of the rear yard farthest removed from the road and the rear yard, respectively. 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.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 20, 2012, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 6.18.12

By jm

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 18th day of June, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (proposed garage) be located in the rear yard closest to the road, and to permit an existing accessory structure (existing swimming pool) to be located in the side yard in lieu of the required third part of the rear yard farthest removed from the road and the rear yard, respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

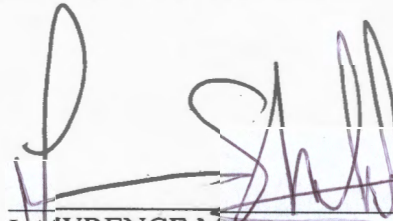
ORDER RECEIVED FOR FILING

Date 6.18.12

2

By pm

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



LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 6-18-18

By pm



KEVIN KAMENETZ
County Executive

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

June 18, 2012

THERESA ANN AND EDWARD G. RECKLEY, SR.
13215 EASTERN AVENUE
BALTIMORE MD 21220

RE: Petition For Administrative Variance
Case No. 2012-0290-A
Property: 13215 Eastern Avenue

Dear Mr. and Mrs. Reckley:

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 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

Enclosure

c: William D. Gulick, Jr., 2944 Edgewood Avenue, Baltimore MD 21234



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 13215 EASTERN AVE. 21220 which is presently zoned DR 5.5

Deed Reference 15999 / 250

10 Digit Tax Account # 1504200490

Property Owner(s) Printed Name(s) EDWARD G. RECKLEY, SR. THERESA ANN KASKEL-RECKLEY

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. X ADMINISTRATIVE VARIANCE from section(s)

SEE Attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

EDWARD G. RECKLEY, SR.

Name #1 - Type or Print

Signature #1

13215 EASTERN AVE. BALTO. MD

Mailing Address City State

21220, 335-5371, N/A

Zip Code Telephone # Email Address

THERESA ANN KASKEL-RECKLEY

Name #2 - Type or Print

Signature #2

Representative to be contacted:

WILLIAM D. GULICK, JR.

Name - Type or Print

Signature

2944 EDGEWOOD AVE. BALTO. MD

Mailing Address City State

21234, 530-6293, N/A

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
6-18-12

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0290-A

Filing Date 5/10/12

Estimated Posting Date 5/20/12

Reviewer G4/BR

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 13215 EASTERN AVENUE BALTO. MD 21220
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

SEE ATTACHED EXHIBIT 'A'

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

X Edward G. Reckley, Sr.
Signature of Affiant

EDWARD G. RECKLEY, SR
Name- Print or Type

X Theresa Ann Kaskel Reckley
Signature of Affiant

THERESA ANN KASKEL - RECKLEY
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2ND day of MAY, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

EDWARD G. RECKLEY, SR THERESA ANN KASKEL RECKLEY
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS, my hand and Notaries Seal



William David Gulick, Jr.
Notary Public

MAY 10, 2015
My Commission Expires

WILLIAM DAVID GULICK, JR

400.1 to permit an accessory structure (proposed garage) be located in the rear yard closest to the road and to permit an existing accessory structure (existing swimming pool) be located in the side yard in lieu of the required third part of the rear yard farthest removed from the road and rear yard, respectively.

EXHIBIT 'A'

The 2002 Dwelling purchase included an existing swimming pool at its current location in the side yard. The rear yard has several trees in the center of the property that would be an issue of removal to allow that location of the proposed Garage. The proposed location as shown on the proposed Site Plan is based on the only allowable condition for the structure to be built.

**ZONING DESCRIPTION 13215 EASTERN AVENUE BALTIMORE COUNTY, MD.
Election District 15, Councilmanic District 6.**

Beginning for the same at the corner formed by the southeasternmost side of Eastern Avenue as laid out thirty (30) feet wide and the northeasternmost side of Birdwood Avenue as laid out thirty (30) feet wide and shown on the Plat of Section "A" TWIN RIVER BEACH recorded among the Land Records of Baltimore County in Plat Book No.9 folio33 and running thence and binding on the abovementioned side Eastern Avenue with courses refer to the abovementioned Plat (1) North 39 degrees 19 minutes East 113.00 feet to a point, thence leaving Eastern Avenue and running for a division of Lot No. 540 as shown on the abovementioned Plat (2) South 50 degrees 41 minutes East 125.00 feet to a point on the southeasternmost outline of said Lot No.540 . thence (3) South 39 degrees 19 minutes West 113.00 feet to intersect the abovementioned side of Birdwood Avenue , thence binding thereon North 50 degrees 41 minutes West 125.00 feet to the place of beginning. Containing 14,125 square feet (0.324 acres) of land more or less.

Being all of Lots Nos. 536, 537, 538 ,539 and the southwesterly 13.00 feet of Lot No. 540 as shown on the abovementioned Plat.

Being all that same land conveyed unto Edward G. Reckley,Sr and Theresa Ann Kaskel Reckley by deed dated January 9,2002 and recorded among the Land Records of Baltimore County in Liber No.15999,folio250, etc.

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

No. **84712**

Date: **5/10/12**

PAID RECEIPT

BUSINESS ACTIVITY TIME BSW
 5/11/2012 5/10/2012 15:09:25 2

REG 0502 HEALTH PLAN FEE
 RECEIPT # 779130 5/10/2012 0512

Dept \$ 520 ZONING VERIFICATION
 CR IN. 084712

Recpt Tot \$75.00
 \$75.00 CR 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	826	0000		6150				75.00

Total: **75.00**

Rec From: **Theresa Ann Kasket-Dockley**

For: **13215 EASTERN AVE**

2012-0290 A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

Certificate of Posting

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

Date: May 20, 2012

Attention: Zoning Office, Attn. Ms. Kristen Lewis

Re: Case Number: 2012 - 0290 - A

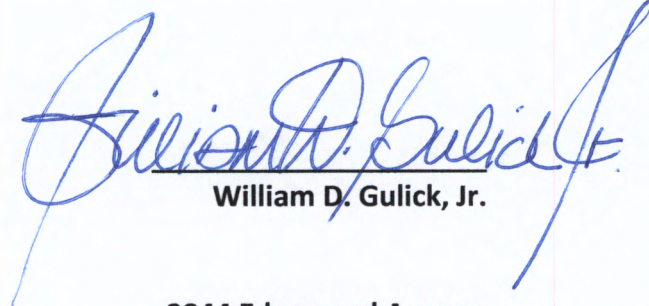
Petitioner/Developer: Theresa Ann Kaskel-Reckley

Date of Hearing/Closing: June 4, 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: 13215 Eastern Avenue

The sign(s) were posted on:

May 20, 2012



William D. Gulick, Jr.

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2012-0290-A

To Permit an accessory structure (proposed garage) be located in the rear yard closest the road and to permit an accessory structure (existing swimming pool) be located in the side yard in lieu of the required third part of the rear yard farthest removed from the road and rear yard, respectively.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON JUNE 4, 2012

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



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	May 20, 2012	Certificate of Posting
2	May 20, 2012	Site photos

Transmittals are as checked below:

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

Remarks: 13215 Eastern Avenue - Case No.: 2012-0290-A

Signed

William D. Gulick, Jr. Project Manager

cc. Theresa Ann Kaskel-Reckley

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0290 -A Address 13215 Eastern Av
Contact Person: Gary Huak Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/10/12 Posting Date: 5/20/12 Closing Date: 6/11/12

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2012- 0290 -A Address 13215 Eastern Ave
Petitioner's Name Theresa Ann Kosel-Beckley Telephone _____

Posting Date: 5/20/12 Closing Date: _____

Wording for Sign: To Permit an accessory structure (proposed garage) be located in the rear yard closest to the road and to permit an existing accessory structure (existing swimming pool) be located in the side yard in lieu of the required third part of the rear yard farthest removed from the road and rear yard, respectively.

Revised 7/06/11

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: 2012-0290-A
Petitioner: Theresa Ann Kaskel - Beckley
Address or Location: 13215 Eastern Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Theresa Ann Kaskel - Beckley
Address: 13215 Eastern Ave.

Telephone Number: 410-335-5371

M E M O R A N D U M

DATE: July 19, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0290-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 18, 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
ReceivedDepartment5-30DEVELOPMENT 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 _____)

5-21

STATE HIGHWAY ADMINISTRATION

nc

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 5-20by Gulick

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

AV 6/11

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUN 16 2012

OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: June 15, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0290-A
Address 13215 Eastern Avenue
(Reckley Property)

Zoning Advisory Committee Meeting of May 21, 2012.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. The subject property is located within a Limited Development Area (LDA) and is subject to Critical Area requirements. The applicant is proposing to allow a proposed accessory structure (garage) to exceed the rear yard setbacks and an existing accessory structure (pool) to be located in the side yard. The lot is not waterfront and contains the existing dwelling, shed, pool, and driveway. The proposed garage will add 660 square feet of lot coverage. No driveway is shown in front of the garage, but any driveway added must also be included in lot coverage. The amount of existing lot coverage was not provided. Lot coverage on the entirety of this property is limited to 31.25% (4,414 square feet), with mitigation required for new lot coverage over 25% (3,531.25 square feet). If the applicant can meet the lot coverage requirements and the 15% afforestation requirements, the relief requested by the applicant will result in minimal impacts to water quality.
2. This property is not waterfront. If lot coverage and afforestation requirements are met, that will help conserve habitat in the Chesapeake Bay.
3. This office is unable to determine whether the applicant's proposal is consistent with this goal. Provided that the applicants meet the requirements stated above, the relief requested will be consistent with established land-use policies.

Finger and site plan both not narrative of CAC

Reviewer: *Regina Esslinger; Environmental Impact Review*

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier: District - 15 Account Number - 1504200490

Owner Information

Owner Name: RECKLEY EDWARD G SR
RECKLEY THERESA ANN KASKEL
Use: RESIDENTIAL
Mailing Address: 13215 EASTERN AVE
BALTIMORE MD 21220-1147
Principal Residence: YES
Deed Reference: 1) /15999/ 00250
2)

Location & Structure Information

Premises Address
13215 EASTERN AVE
0-0000
Legal Description
LT 536,537,538
13215 EASTERN AVE
TWIN RIVER BEACH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0084	0001	0043		0000	A		536	3		0009/ 0033

Town NONE
Special Tax Areas
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1950	1,438 SF	9,375 SF	04

Stories	Basement	Type	Exterior
1.000000	NO	STANDARD UNIT	STUCCO

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	86,300	86,300		
Improvements:	144,100	88,400		
Total:	230,400	174,700	230,400	174,700
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
RECKLEY EDWARD G,SR	01/18/2002	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /15999/ 00250	Deed2:
DEBELIUS WARREN H	02/09/1995	\$110,000
Type: ARMS LENGTH MULTIPLE	Deed1: /10937/ 00521	Deed2:
DEBELIUS WARREN H	11/12/1992	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09459/ 00029	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:
Exempt Class: **Special Tax Recapture:** NONE

Homestead Application Information

Homestead Application Status: Approved 05/22/2012



13215 EASTERN AVE.



→ (TO EASTERN AVE.)

← BIRDWOOD AVENUE



KEVIN KAMENETZ
County Executive

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

June 5, 2012

Edward G Reckley, Sr.
Theresa Ann Kaskel-Reckley
13215 Eastern Avenue
Baltimore, MD 21220

RE: Case Number: 2012-0290-A, Address: 13215 Eastern Avenue, 21220

Dear Mr. & Ms. Reckley:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 10, 2012. 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.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel
William D. Gulick, Jr., 2844 Edgewood Avenue, Baltimore MD 21234

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



Maryland Department of Transportation

Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 5-21-12

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

RE: Baltimore County
Item No. 2012-0290-A -
Administrative Variance
Edward G. Reekley &
Theresa Ann Kaskel-Reekley
13215 Eastern Avenue.

Dear Ms. Lewis:

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. 2012-0290-A.

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).

Sincerely,

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

Steven D. Foster, Chief
Access Management Division

SDF/raz

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 30, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For June 4, 2012
Item Nos. 2012-0284, 0289, 0290, 0291, 0292, 0293
And 0294.

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-06042012-NO COMMENTS.doc

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING

(MARK TYPE REQUESTED WITH X)

ADDRESS 13215 EASTERN AVENUE

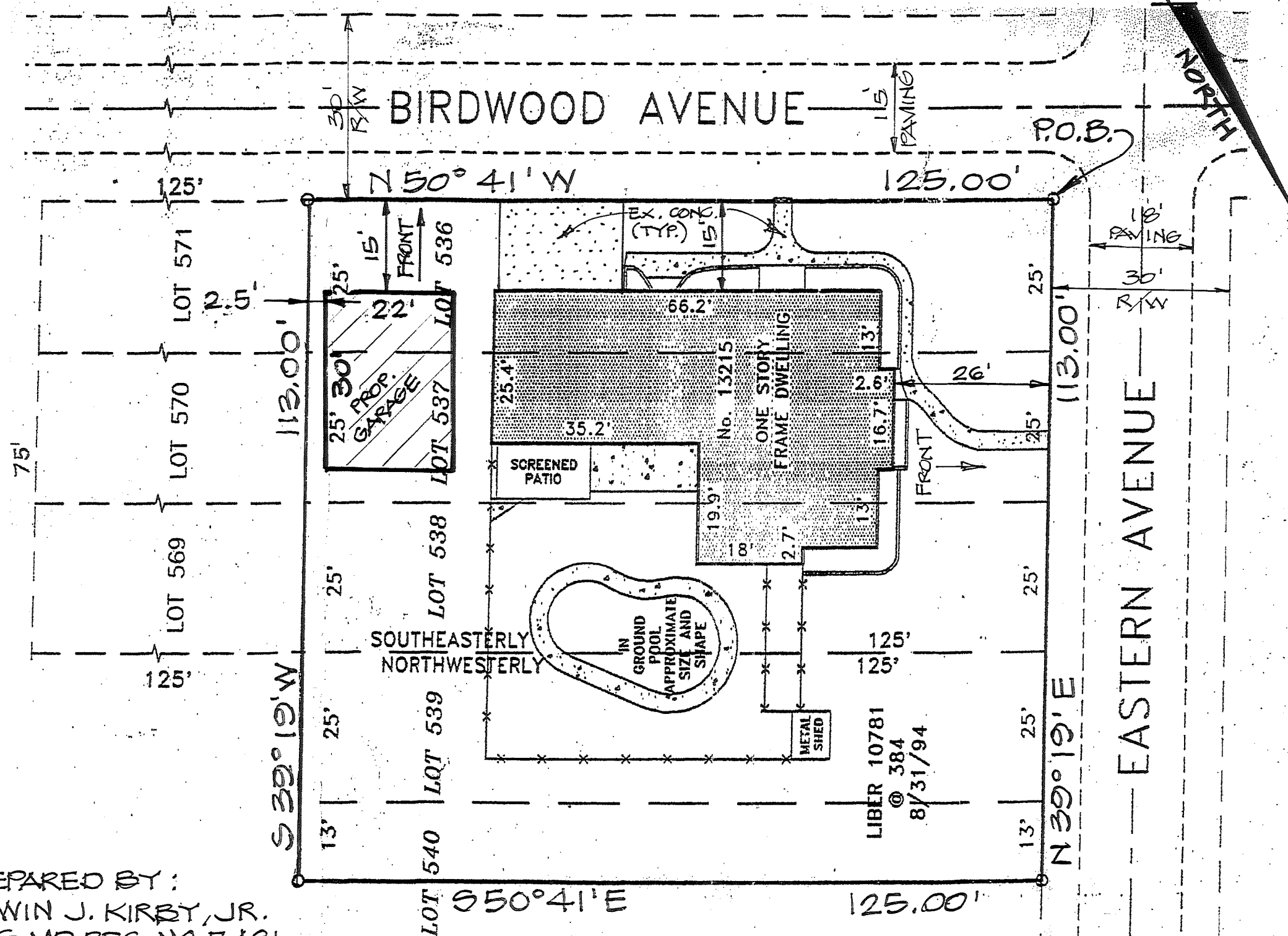
OWNER(S) NAME(S) EDWARD G. RECKLET, SR.
THERESA ANN KASKEL RECKLET

536, 537, 538, 539 & SOUTHWESTERLY 13' OF 540

SUBDIVISION NAME PLAT OF "TWIN RIVER BEACH SEC. A"
TAX MAP 84, PARCEL 43

LOT # 536 BLOCK # — SECTION # —

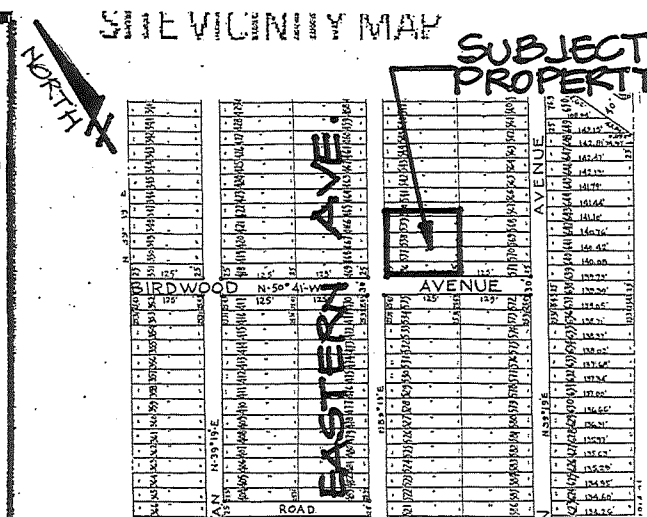
PLAT BOOK # WHM, 9 FOLIO # 32, 33 10 DIGIT TAX # 1504200490 DEED REF. # 15999 / 250



PREPARED BY:
EDWIN J. KIRBY, JR.
PLS MO REG. NO. 5481
(410) 409-5237

PLAN DRAWN BY WILLIAM D. GULICK, JR. DATE MAY 1, 2012 SCALE: 1 INCH = 20 FEET
(410) 530-6293

2012-0290-A



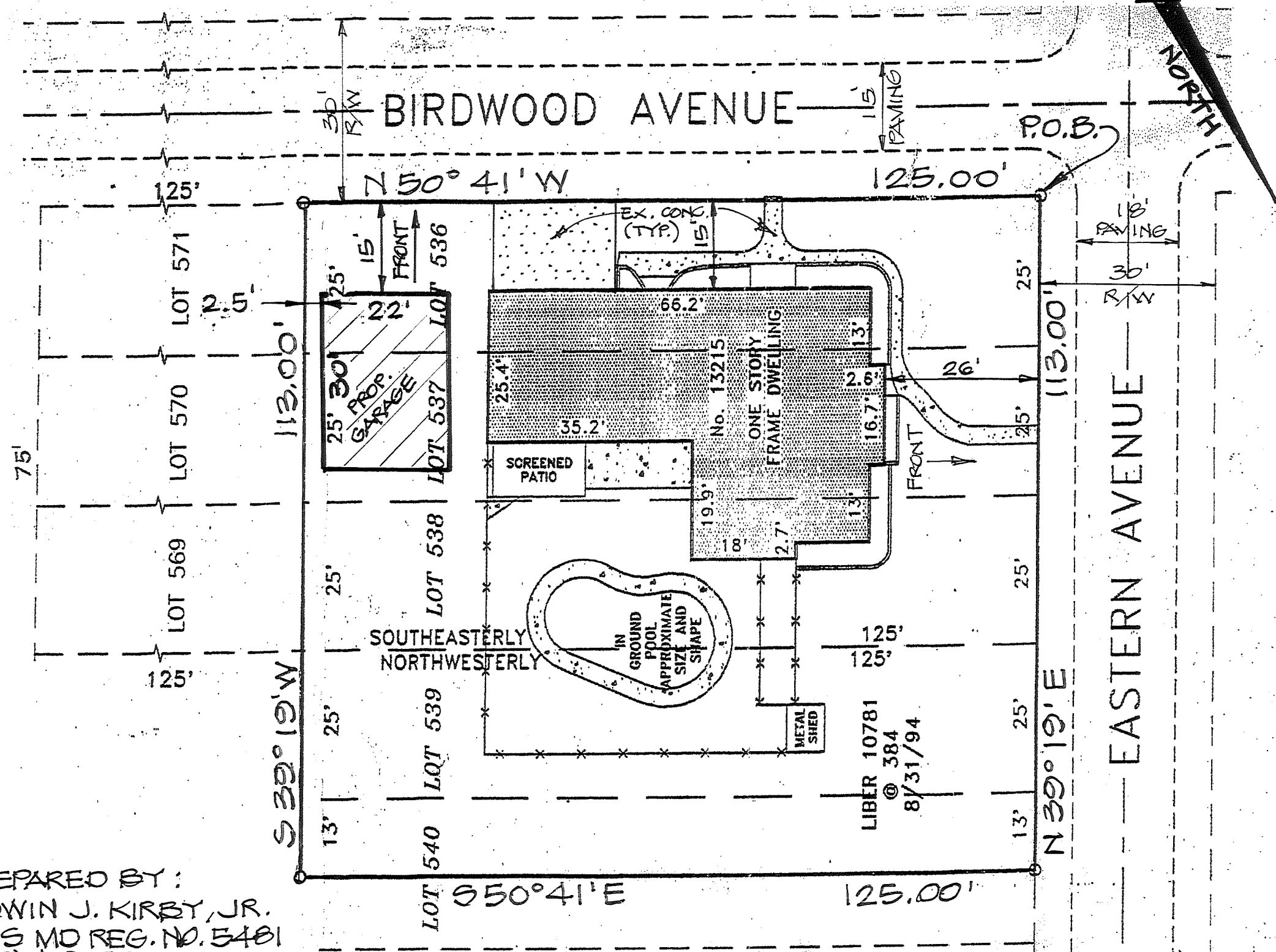
MAP IS NOT TO SCALE

ZONING MAP# 084A1
SITE ZONED OR 5.5
ELECTION DISTRICT 15
COUNCIL DISTRICT 6
LOT AREA ACREAGE 0.324 AC.
OR SQUARE FEET 14,125 S.F. ±
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS: PUBLIC ☒ PRIVATE ☐
SEWER IS: PUBLIC ☒ PRIVATE ☐
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

NONE

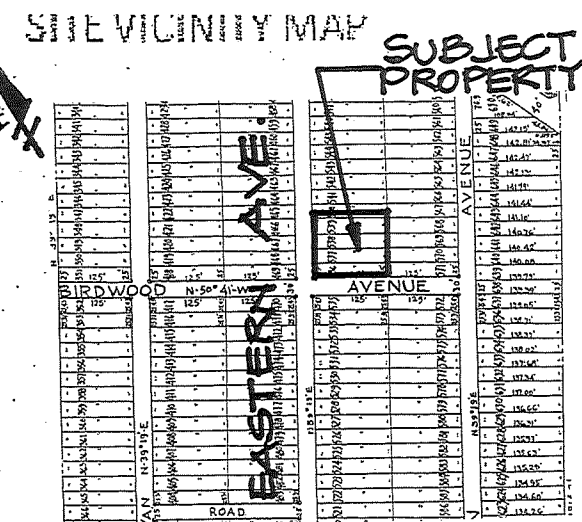
VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH ☒)
ADDRESS 13215 EASTERN AVENUE OWNER(S) NAME(S) EDWARD G. RECKLEY, SR.
THERESA ANN KASKEL RECKLEY
SUBDIVISION NAME PLAT OF "TWIN RIVER BEACH SEC. A" LOT # 536, 537, 538, 539 & SOUTHWESTERLY 13' OF 540 BLOCK # — SECTION # —
PLAT BOOK # WHM, 9 FOLIO # 32, 33 10 DIGIT TAX # 1504200490 DEED REF. # 15999 / 250



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2012-0290-A