

June Wisnom - withdrawl of application for permit

From: Carol Erdman <cerdman@insitetraining.com>
To: <JWisnom@BaltimoreCountyMd.gov>
Date: 9/29/2014 4:01 PM
Subject: withdrawl of application for permit

Good Afternoon Ms. Wisnom,

This is to inform you that due to the Formal Request for Hearing that my neighbors submitted on September 3, 2014, I wish to withdraw my application for the single detached dwelling at 12 University Avenue, Catonsville, MD 21228 to be a boarding/rooming house.

If you have any questions, please feel free to contact me.

Thank you

Carol Erdman
8177 Bodkin Avenue
Pasadena, MD, 21122
(301) 596-7657



This email is free from viruses and malware because avast! Antivirus protection is active.

Request for Hearing on Zoning Variance Application

Property: 12 University Avenue / Catonsville MD 21228

Owners: Carol Erdman and Dale ?

An application has been filed for a variance of zoning regulations to convert a single family dwelling at 12 University Avenue/ Catonsville 21228 to a Rooming/Boarding House. We request a hearing on this applicati

Our con

t

f

a

Characte

small cor

residents

years. Fa

excellent

gardens ;

to this ne

financial

two vehic

Code viol

subject o

the hous

that such

rented to

unrelate

However,

in, withoi

(The othe

converte

moved in

property.

Possible c

added wi

have bee



FORMAL DEMAND FOR HEARING

CASE NUMBER: Boarding House Use Permit

Address: 12 University Ave.

Petitioner(s): Carol Erdman
Wanda Pressinger, et al.

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We Robert Greenwalt, et al.
Name - Type or Print

☒ Legal Owner OR ☐ Resident of

20 University Ave.
Address

Baltimore MD 21228
City State Zip Code

410-747-2821 (day)
Telephone Number

which is located approximately 180 feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND. Letter attached

[Signature] 9/3/14
Signature Date

AK 9/3/14
Signature Date

Revised 9/18/98 - wcr/scj

of our
if

3W

ols and
nal ties

t least

The
onvert
rmed

/
four
ce.
moved

been
nants
t that

: was
ls, we

Formal Demand against Rooming/Boarding House

Attached is a document requesting a hearing on a code variance application for #12 University Avenue/ Catonsville. That document has been composed in response to a sign place on that property stating that such an application had been filed. No information was included about to whom our hearing request should be directed. We assumed it would be to the Zoning Office. The property owner removed the sign on August 25 or 26, so we are unable to verify the wording.

On August 27, 2014, in a call to the Office of Zoning, Mr. Gary Hucik stated that the correct procedure would be to file a Formal Demand against the Rooming /Boarding House. He also used the term Administrative Variance and said that a \$60.00 fee would be charged. When we said we did not recall that information being on the sign, Mr. Hucik said that perhaps an old sign had been used.

Because this issue is very important to our neighborhood, we do not want procedural flaws to impede our case. Please direct this document to the correct official.

Request for Hearing on Zoning Application: 12 University Avenue/Catonsville 21228

Formal Demand against Rooming/Boarding: 12 University Avenue/Catonsville 21228

House number	Surname	Signature(s)
1 University	Neville	Timothy Neville
1A "	Kikalo	Vasyl Kikalo
2 "	not available	
3 "	Meredith	Karen Meredith
4 "	Orem	Mr. & Mrs. Orem
5 "	Towns	Kath Towns
6 "	None	Kath Towns
7 "	Kennedy	Kath Kennedy
8 "	for sale; empty	
9 "	Abellanosa	Jim & L. Abellanosa
10 "	Kavanakudy	Sally Kavanakudy
11 "	Linkins	End Linkins
12 "	Rental in question	
13 "	Wall	Gay M. Wall
14 "	Preisinger	Milane Preisinger
15 "	Costello	Erin Costello
16 "	Rental -	
18 "	Carpenter	John A. Carpenter
20 "	Greenwalt	Mary C. Greenwalt, Peter Greenwalt
13 Kenwood Ave	Steve Boettinger	Steve Boettinger

President, Catonsville Knolls Community Association

Property values The presence of a Rooming/Boarding House does not enhance the value of our homes. Buyers prefer an area with a stable population. In particular, the inattention to the condition (see below) of the two rental properties would likely detract from the resale value of houses in the future. If we find these properties unattractive, so would potential buyers

Sanitation, safety and aesthetic appeal We have a number of concerns about the condition of #12 University Avenue. These problems are due to the inattention of an absentee landlord who displays only minimal interest in the property. In the back right corner of the property is a shed, behind which is an accumulation of weeds and junk, creating an ideal breeding ground for vermin. The parent of one of the college students reported that the interior of the shed itself is coated with black mold. The area behind and against the house until August 31 held a second collection of tree branches and debris, some of which had been there for more than a year. There is no actual grass, only weeds, in the back yard and minimal grass in the front, with a large area of packed dirt. The driveway has a large, weed-filled crack. Large, untrimmed trees line the back yard.

When the former tenants moved out, two individuals came to clear out the house. The trash, labeled as too heavy by the refuse collectors, sat in the front of the driveway, smelly and unsightly, for about three weeks. It was finally re-bagged and hauled off by a parent of one of the newest lessees. This situation exemplifies the lack of concern for the neighborhood by the owner.

Because University Avenue is on a hill, we already have a problem with water running into the lower yards. If permission for additional driveway space is given, we fear that more paved surface will exacerbate the run off.

Access and parking University Avenue, a hill, opens only onto Kenwood Avenue and is posted to permit parking only on one side of the street. At the bottom of the street is a Baltimore County pumping station. Almost every day one or more County trucks use the road to check on the station. Many families have at least two cars and park one or both in a driveway. For a small street, we have a fair share of delivery vehicles in addition to trash pick-up and mail delivery. With more drivers in each of two rentals houses, the street becomes very crowded, sometimes to the point of being dangerous; we are concerned about access available to emergency vehicles. At times, overnight guests at the #12 house parked on the side of the street designated NO PARKING. We note that the Variance Application states that the owners of #12 wish to extend parking into the back. In addition to the water run off issues, we have observed that tenants tend to be unwilling to jockey cars in and out of a long driveway and continue to park along the street.

For these reasons we strongly oppose the granting of a variance to the zoning regulations for #12 University Avenue. The undersigned include all of the resident-owners on this street.

**BALTIMORE COUNTY DEPARTMENT OF PERMITS,
APPROVALS AND INSPECTIONS**111 West Chesapeake Avenue
Towson, Maryland 21204**SCHEDULED DATES AND CERTIFICATE OF FILING AND POSTING
FOR A USE PERMIT FOR A BOARDING/ROOMING HOUSE
(SINGLE FAMILY DETACHED SWELLINGS ONLY)**

The application for your proposed use permit has been reviewed and is accepted for filing by

AARON TSUI On AUGUST 10, 2014
Planner's Name (printed) Date ("A")

A sign indicating the proposed use permit must be posted on the property for fifteen (15) days before a decision can be rendered. The processing fee for the use permit is \$60.00. You must use one of the sign posters on the approved list and you are responsible for all printing/posting costs. The zoning notice must be visible on the property on or before the posting date noted. It must remain there through the closing date.

In the absence of a formal demand for a public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public hearing (for which additional fees are required).

*SUGGESTED POSTING DATE 8/10/14 - 8/25/14 "B" (within 15 days of "A")
DATE POSTED _____

HEARING REQUESTED - YES ___ NO ___ (date)

CLOSING DATE (Last day for hearing demand) 9/10/14 "C" ("B" + 15 days)

* Usually Within 15 Days of Filing

CERTIFICATION OF POSTING - BOARDING/ROOMING HOUSE

BRH # _____

Location of Property: 12 UNIVERSITY AVENUE, MD 21228District: 1 ST

Posted By: _____ Date: _____

BRH # _____

Accepting Planner - Print Name _____

**APPLICATION FOR A USE PERMIT
FOR BOARDING/ROOMING HOUSE IN A D.R. ZONE
(SINGLE FAMILY DETACHED DWELLINGS ONLY)
TO BE FILED WITH THE OFFICE OF PERMITS, APPROVALS AND INSPECTIONS**

APPLICATION TO THE OFFICE OF ADMINISTRATIVE LAW

I, or we, Carol Erdman owner(s) of the property in Baltimore County and which is described in the description and plat attached hereto and made part hereof, hereby petition for a use permit under Subsection 408B of the Baltimore County Zoning Regulations (BCZR), to determine whether or not the Office of Administrative Law should issue a use permit. Said use permit is necessitated to permit the use of Boarding/Rooming house pursuant to the regulations of Subsection 408B. (BCZR)

I, or we, agree to have the property posted in accordance with Section 108B.A.2.a (BCZR) and pay expenses of processing upon filing of this request, additional public hearing fees and reposting if I decide to proceed after a Protestants public hearing request and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Carol Erdman
Owner (type or print name)

Carol Erdman
Owner(s) Signature(s)

7/30/2014
Date

12 UNIVERSITY AVE 21228
Address (print or type) Zip

Phone No.: Work 410-925-1069

Home 410-925-1069

Email CERDMAN@AOL.COM

APPLICATION INFORMATION BY SECTION: (READ AND CLEARLY COMPLY WITH EACH BCZR SECTIONS REQUIREMENTS)

408B.A.1.b..... Scale Site plan required for zoning information & GIS zoning map copy
408b.B..... Only single family detached houses
408B.A.1.a..... Maximum numbers of tenants
409.6.A.1..... Will owner reside on property?
408B.D + 408B.A.1.c..... Parking 1/bed & 2 (owners/resident) in side & rear yard only
408B.A.1.d..... Floor plans indicating bedrooms & bathrooms

POSSIBLE PUBLIC HEARING REQUEST

I, or we, _____ request that the proposed use permit be the subject of a public hearing as provided for in Section 408B.A.2.d of the zoning regulations. I also agree to pay the current established processing fee for this public hearing request.

Protestant's (type or print name)

Protestant's Signature

Date

Address (print or type) Zip

Phone No.: Work _____

Home _____

Email _____

USE PERMIT

Pursuant to the posting of the property, in accordance with Section 408B.A.2.c2q (BCZR), and in the absence of a formal public hearing request, this _____ day of _____, 20____, that the herein described USE PERMIT FOR A BOARDING/ROOMING HOUSE is in keeping with the spirit and intent of the Baltimore County Zoning Regulations and the use WILL NOT be detrimental to the health, safety, and general welfare of the surrounding community, subject to the following conditions precedent, if any, as determined appropriate by the Office of Administrative Law and in accordance with the site plan dated _____, application, and description filed by the petitioner, is hereby _____ (subject to strict compliance with all of the provisions of the BCZR and any of the following site specific restrictions, which are conditions precedent to the granting of the use permit).

Administrative Law Judge of Baltimore County

By: _____

ZONING USE PERMIT
for a Boarding/Rooming House
in a DR Zone for 4 Occupants/
Beds

located at

12 University Avenue
Catonsville, MD 21228
Election District: 1

Property Owner: Carol Erdman
8177 Bodkin Avenue
Pasadena, MD 21122
Date: 7/30/2014
Phone: 410-925-1069

Lot Size = 7,800 sq. ft.
Zoning Map
Zone DR 5.5

Parking: Property is not owner
occupied. Required Parking is
1 space per bed.
Required = 4
Provided = 4

Existing floor areas:
First Level: 974 sq. ft.
Second Level: 1012 sq. ft.

All parking will be permanently
stripped. Parking surface will be
dustless. Parking spaces will be
typical 8 1/2' x 18'.
Scale: 1" = 25'

There is no boarding or
rooming house next door.

House is a single family
detached house

Maximum Number of
Tenants is 4.

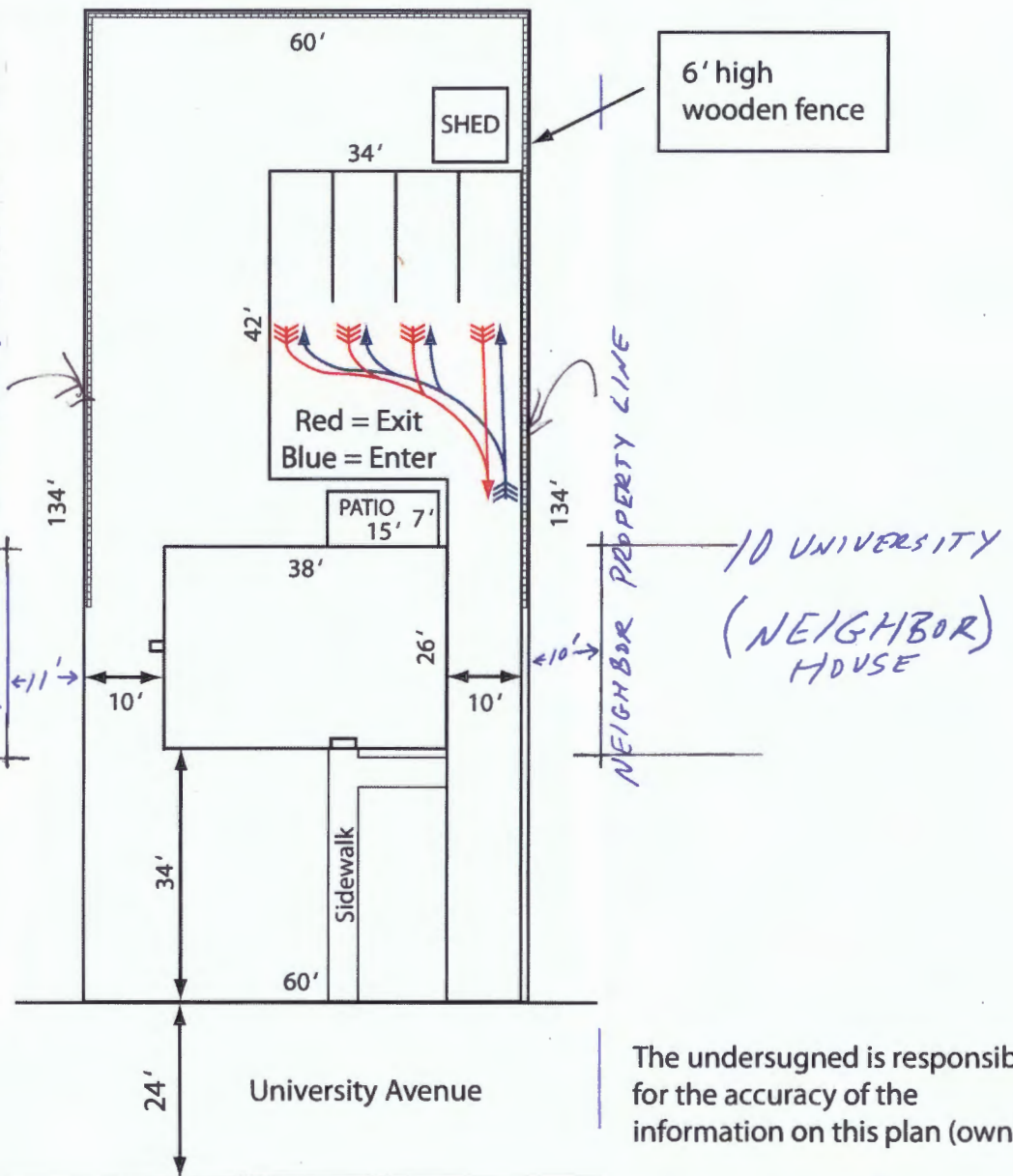
Owner will not reside on
the property

All future signs will comply
with section 450 of the BCZR



V
i
c
i
n
i
t
y

M
a
p



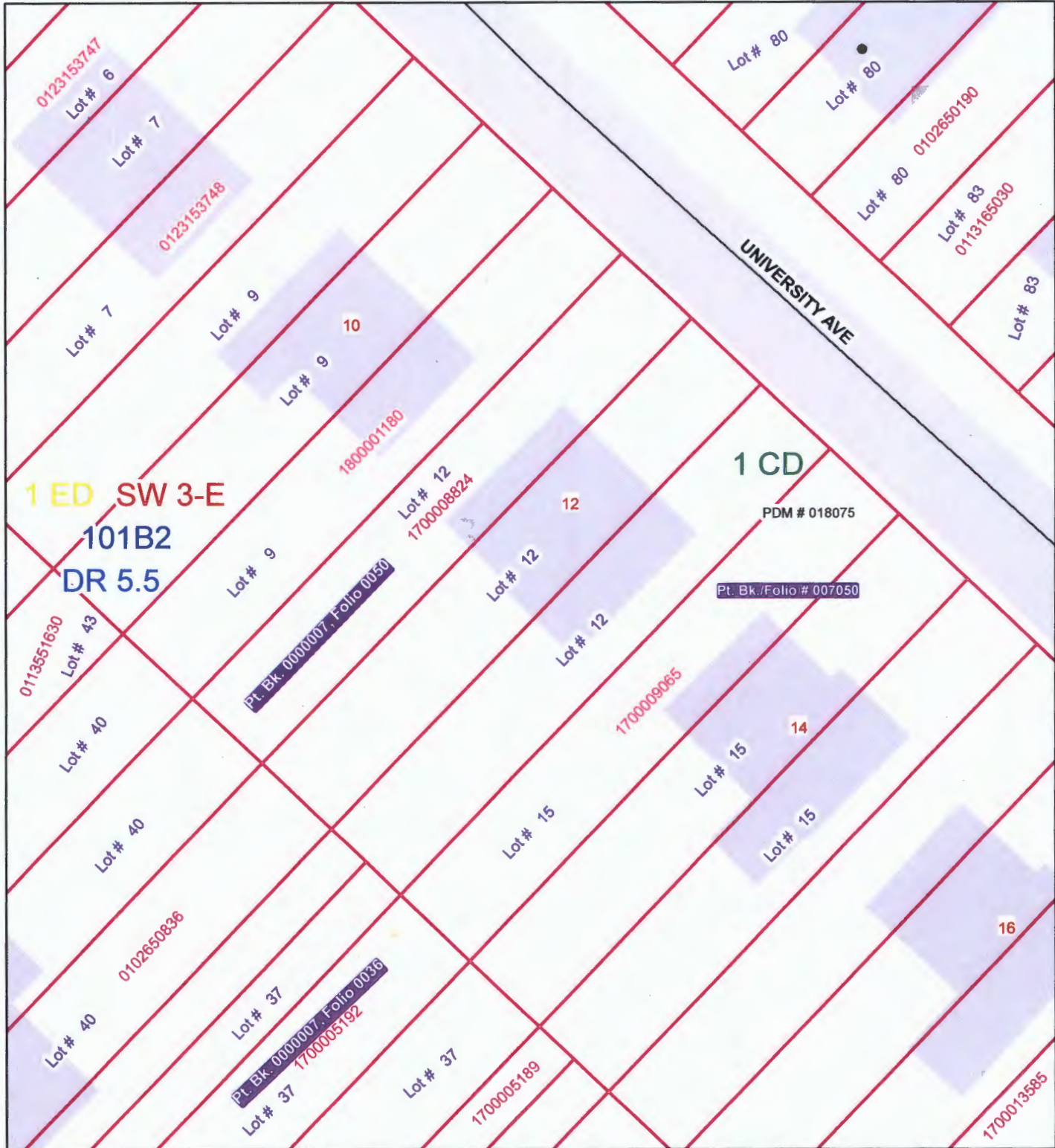
Scale: 1" = 25'

The undersigned is responsible
for the accuracy of the
information on this plan (owner)

Carol Erdman
Print Name

Carol Erdman 7/30/2014
Signature Date

12 University Avenue



Publication Date: 7/30/2014



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40 Feet

1 inch = 30 feet

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

No. **115588**

Date: **7/30/14**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 7/31/2014 7/30/2014 11:32:00 5

REC 1505 WALKIN RDS LRD

RECEIPT # 752734 7/30/2014 OFLJ

5 528 ZONING VERIFICATION
 TR NO. 115588

Receipt Tot \$100.00

\$1.00 CK \$100.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$100.00

Total: **\$100.00**

Rec From: **CAROL ERDMAN**

For: **12 UNIVERSITY AVE**

ROOMING & BOARDING HOUSE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Use Permit

RE: Case No.: _____

Petitioner/Developer: _____

Carrol Erdman

September 1, 2014

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

12 University Ave

August 10, 2014

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

August 10, 2014

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

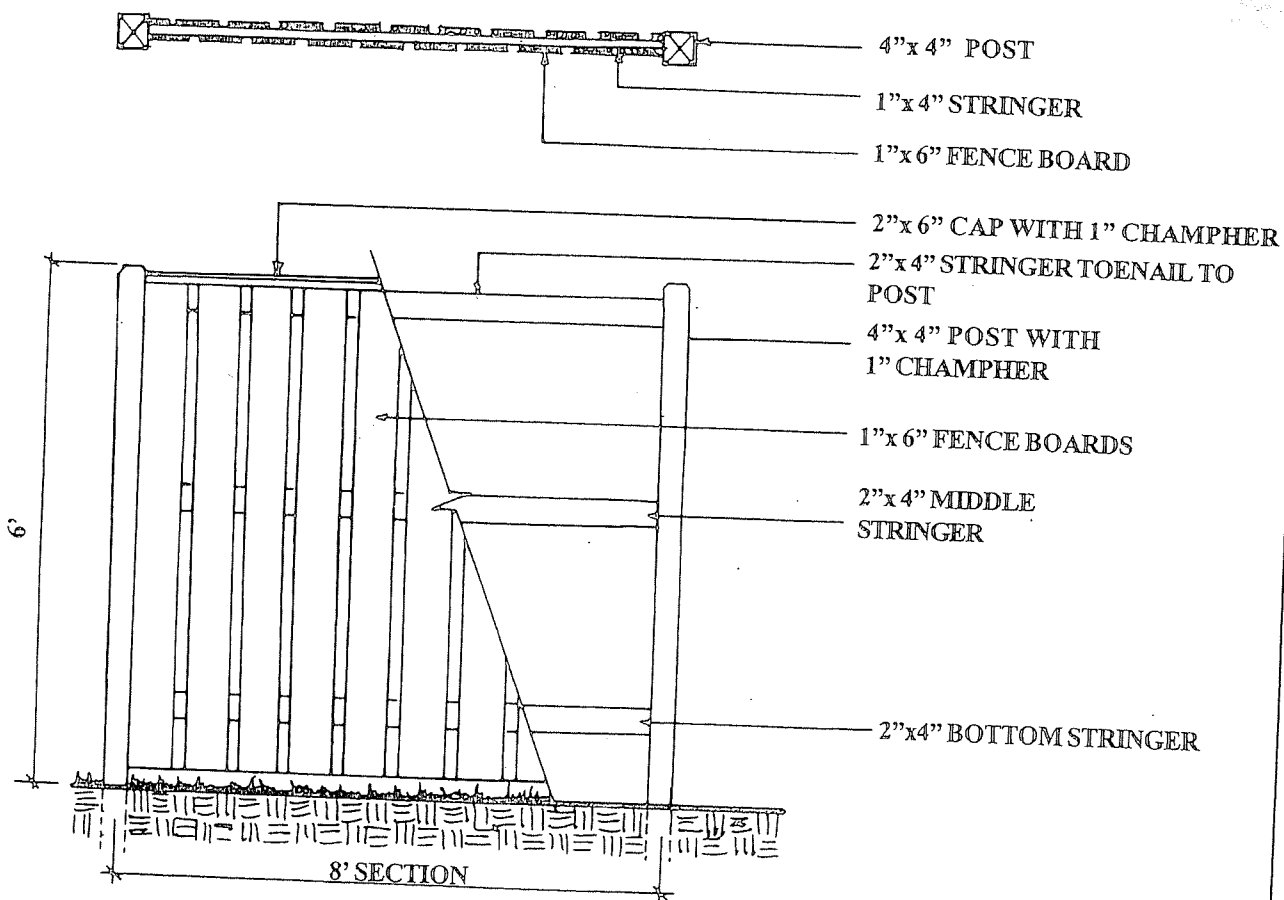
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





Final Landscape Plan Owner Certification Form

I certify that I have reviewed this Final Landscape Plan; that I am aware of the regulations presented in the Baltimore County Landscape Manual; and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of this approved Final Landscape Plan upon completion of the landscape installation prior to PWA closeout if applicable or not later than one (1) year from the date of approval of this plan to the Department of Permits and Development Management, Development Plans Review, Room 207, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204.

Carol Erdman 7/30/2014 Carol Erdman
Applicant Signature Date Print Name

12 UNIVERSITY AVE
Address (Print) Street

CATONSVILLE MD 21228
City State Zip

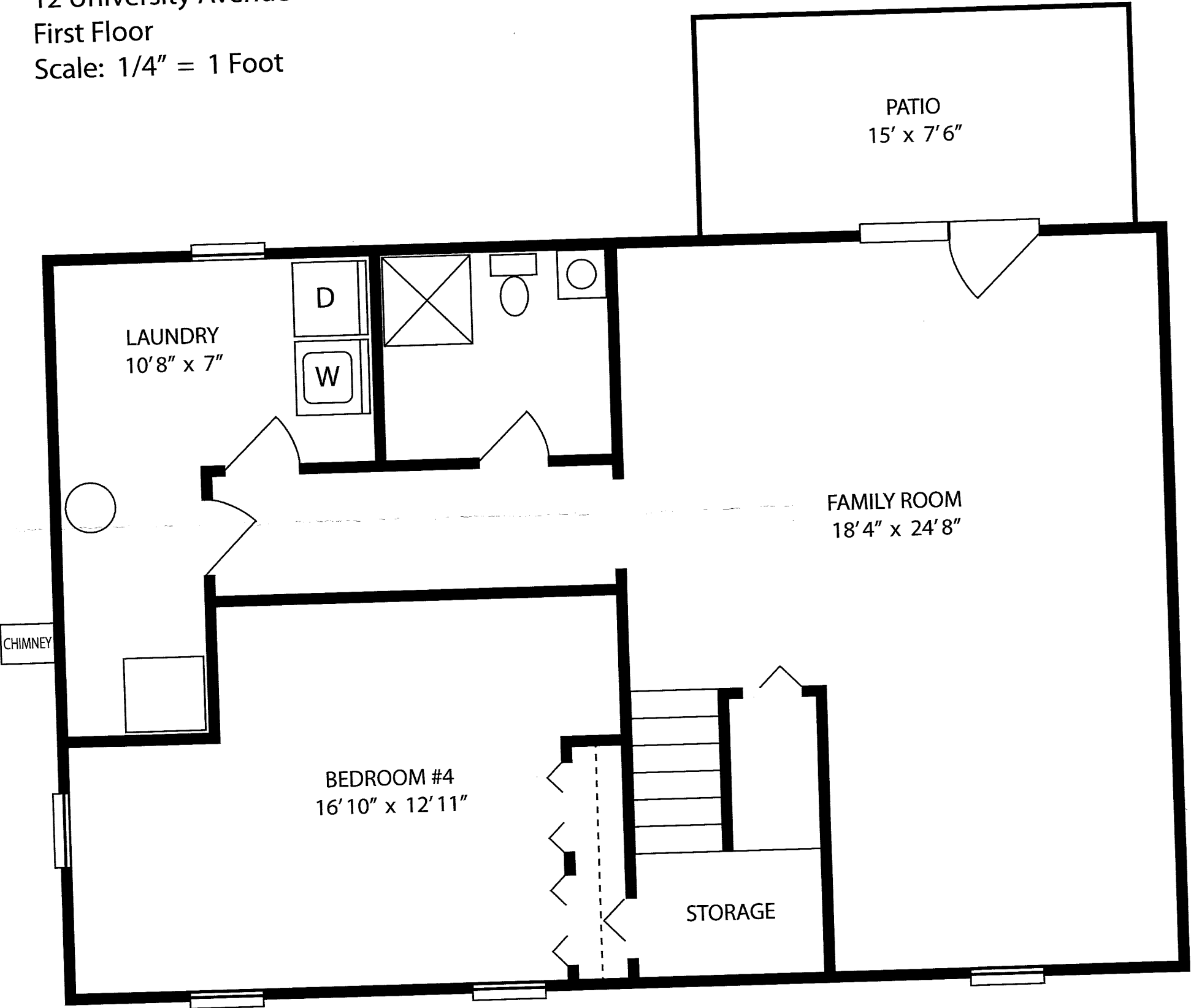
PDM # _____ Permit # _____

FLOOR PLAN

12 University Avenue

First Floor

Scale: 1/4" = 1 Foot



FLOOR PLAN

12 University Avenue
Second Floor
Scale: 1/4" = 1 Foot

