

**IN RE: PETITION FOR VARIANCE**  
**(611 George Avenue)**  
15<sup>th</sup> Election District  
7<sup>th</sup> Councilman District  
Charlene M. and William Klapka, Jr.  
Petitioners

\* BEFORE THE OFFICE  
\* OF ADMINISTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* **CASE NO. 2014-0002-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Jason T. Vettori, Esquire, on behalf of the legal owners of the subject property. The Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum lot width of 50 ft. in lieu of the minimum lot width of 55 ft. 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 in support of the requests was William and Charlene Klapka. Jason Vettori, Esquire with Smith, Gildea & Schmidt, LLC, appeared as counsel and represented the Petitioners. Charles Atkinson, who resides at 609 George Avenue, attended the hearing to obtain clarification of the relief being sought. The file reveals that the Petition was properly advertised and posted as required by the Baltimore County Zoning Regulations.

The only Zoning Advisory Committee (ZAC) comment received was from the Department of Planning (DOP). That agency does not oppose the Petition, but requested that the Petitioners submit building elevations of the proposed dwelling to the DOP for review and approval prior to the issuance of any building permits.

**ORDER RECEIVED FOR FILING**

Date 9-4-13

By (signature)

Testimony and evidence revealed that the subject property is approximately 7,500 square feet and is zoned DR 5.5. The subject property is unimproved, although the Petitioners would like the option of constructing a single-family dwelling on the site, which would require variance relief.

Based upon the testimony and evidence presented, I will grant the request. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

*Trinity Assembly of God v. People's Counsel*, 407 Md. 53, 80 (2008).

Petitioners have met this test. The lot was created before the adoption of the B.C.Z.R., and thus the property is unique.

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty, given they would be unable to construct a dwelling on the lot (or at least have the option of doing so). Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County opposition.

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

THEREFORE, IT IS ORDERED, this 4<sup>th</sup> day of September, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") to permit a minimum lot width of 50 ft. in lieu of the minimum lot width of 55 ft., be and is hereby GRANTED.

**ORDER RECEIVED FOR FILING**

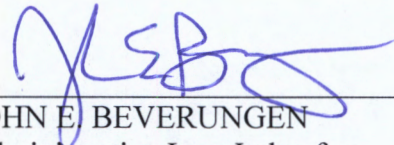
Date 9-4-13

By (signature)

The relief granted herein shall be subject to the following:

- Petitioners may apply for appropriate 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.
- Petitioners must submit for approval to DOP building elevations of any dwelling proposed to be constructed on the lot, prior to the issuance of any building permits for same.

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



JOHN E. BEVERUNGEN  
Administrative Law Judge for  
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 9-4-13

By [signature]



KEVIN KAMENETZ  
*County Executive*

LAWRENCE M. STAHL  
*Managing Administrative Law Judge*  
JOHN E. BEVERUNGEN  
*Administrative Law Judge*

September 4, 2013

Jason T. Vettori, Esquire  
Smith, Gildea & Schmidt, LLC  
600 Washington Avenue, Suite 200  
Towson, Maryland 21204

RE: Petition for Variance  
Property: 611 George Avenue  
Case No.: 2014-0002-A

Dear Mr. Vettori:

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 "JEB", is written over the printed name.

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw  
Enclosure

c: Charles Atkinson, 609 George Avenue, Baltimore, MD 21221



# PETITION FOR ZONING HEARING(S)

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 611 George Avenue

which is presently zoned DR 5.5

Deed Reference 08138/ 00027

10 Digit Tax Account # 1 5 1 4 7 0 4 3 0

Property Owner(s) Printed Name(s) William Klapka, Jr. and Charlene Marie Klapka

CASE NUMBER \_\_\_\_\_ Filing Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Estimated Posting Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Reviewer \_\_\_\_\_

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

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

2.        a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3.   ✓   a **Variance** from Section(s)

Please see the attached.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:  
(Indicate below your hardship or practical difficulty or indicate below "To Be Presented At Hearing". If you need additional space, you may add an attachment to this petition)

## TO BE PRESENTED AT HEARING

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

Zip Code

Telephone #

Email Address

### Attorney for Petitioner:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address

21204

(410) 821-0070

jvettori@sgs-law.com

Zip Code

Telephone #

Email Address

### Legal Owners:

William Klapka, Jr.

Charlene Marie Klapka

Name #1 - Type or Print

Name #2 - Type or Print

*William Klapka*

*Charlene Klapka*

Signature #1

Signature #2

613 George Avenue Baltimore MD

Mailing Address

City

State

21221-4818, 410-687-6933

Zip Code

Telephone #

Email Address

### Representative to be contacted:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200, Towson, MD

Mailing Address

City

State

21204

(410) 821-0070

jvettori@sgs-law.com

Zip Code

Telephone #

Email Address

**ATTACHMENT TO PETITION FOR ZONING HEARING**

*611 George Avenue*  
15<sup>th</sup> Election District  
7<sup>th</sup> Councilmanic District

Variance from Section(s):

1. BCZR § 1B02.3.C.1 to permit a minimum lot width of 50' in lieu of the minimum lot width of 55'.
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

## ZONING DESCRIPTION

*611 George Avenue*

15<sup>th</sup> Election District

7<sup>th</sup> Councilmanic District

Beginning at a point on the southeast side of George Road, which is 50 feet in width at the distance of approximately 575 feet southwest of the centerline of the nearest improved intersecting road, Myrth Avenue, which has a 50 foot right of way.

Being Lot 40 in the subdivision of Landa's Subdivision as recorded in Baltimore County Plat Book No. 5, folio 52, containing 7,500 square feet. Located in the 15<sup>th</sup> Election District and 7<sup>th</sup> Councilmanic District.

# 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.**

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#### For Newspaper Advertising:

Item Number or Case Number: 2014-0002-A  
Petitioner: WILLIAM KLAPKA, JR & CHARLENE KLAPKA  
Address or Location: 611 George Ave.

#### PLEASE FORWARD ADVERTISING BILL TO:

Name: JASON T. VETTORI  
Address: SMITH, GILDEA & SCHMIDT, LLC  
600 WASHINGTON AVE., STE. 200  
TOWSON, MD 21286  
Telephone Number: (410) 821-0070

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

No. **101407**

Date: **7/2/13**

**PAID RECEIPT**

BUSINESS ACTUAL TIME DEM  
 7/03/2013 7/02/2013 10:31:05 2

REC NS02 WALKIN JEVA JEE  
 >RECEIPT # 031069 7/02/2013 07.14

Dept 5 528 ZONING VERIFICATION  
 CR NO. 101407

Recpt Tot 175.00  
 175.00 CR 1.00 CA  
 Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev Source/ | Sub Rev/ | Obj | Sub Obj | Dept Obj | BS Acct | Amount   |
|------|------|------|----------|-------------|----------|-----|---------|----------|---------|----------|
| 001  | 206  | 0000 |          | 6150        |          |     |         |          |         | \$ 75.00 |
|      |      |      |          |             |          |     |         |          |         |          |
|      |      |      |          |             |          |     |         |          |         |          |
|      |      |      |          |             |          |     |         |          |         |          |
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|      |      |      |          |             |          |     |         |          |         |          |
|      |      |      |          |             |          |     |         |          |         |          |

Total: **\$ 75.00**

Rec From: **Smith, Gilders & Schmidt, LLC**

For: **Zoning Variance - 611 George Ave**

DISTRIBUTION

WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**

*7/2/13 10:31:05 A*

# CERTIFICATE OF POSTING

2014-0002-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

William and Charlene Klapka, Jr.

September 3, 2013

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: \_\_\_\_\_

611 George Ave

August 14, 2013

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



Sincerely,

August 14, 2013

(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)



## THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

August 15, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on August 13, 2013

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

*Susan Wilkinson*

### 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: #2014-0002-A**

611 George Avenue

SE/s George Avenue, 575 ft. SW centerline of Myrth Avenue

15th Election District - 7th Councilmanic District

Legal Owner(s): William & Charlene Klapka, Jr.

**Variance:** to permit a minimum lot width of 50 ft. in lieu of the minimum lot width of 55 ft. For such other and further relief as may be required by the Administrative Law Judge for Baltimore county.

**Hearing: Tuesday, September 3, 2013 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.

JT 08/697 August 13

940169



KEVIN KAMENETZ  
County Executive

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

July 18, 2013

## 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: 2014-0002-A**

611 George Avenue

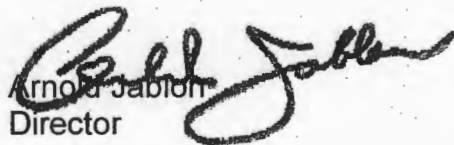
SE/s George Avenue, 575 ft. SW centerline of Myrth Avenue

15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: William & Charlene Klapka, Jr.

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Hearing: Tuesday, September 3, 2013 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

  
Arnold Jablon  
Director

AJ:kl

C: Jason Vettori, 600 Washington Avenue, Ste. 200, Towson 21204  
Mr. & Mrs. Klapka, Jr., 613 George Avenue, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, AUGUST 14 2013.**
- (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  
Tuesday, August 13, 2013 Issue - Jeffersonian

Please forward billing to:

Jason Vettori  
Smith, Gildea & Schmidt  
600 Washington Avenue, Ste. 200  
Towson, MD 21204

410-821-0070

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## NOTICE OF ZONING HEARING

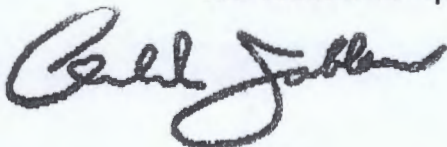
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**CASE NUMBER: 2014-0002-A**

611 George Avenue  
SE/s George Avenue, 575 ft. SW centerline of Myrth Avenue  
15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owners: William & Charlene Klapka, Jr.

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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.

## MEMORANDUM

DATE: October 8, 2013  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2014-0002-A - Appeal Period Expired

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The appeal period for the above-referenced case expired on October 4, 2013. 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

RE: PETITION FOR VARIANCE

611 George Avenue; SE/S George Avenue,

575' SW c/line Myrth Avenue

15<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts

Legal Owners: William, Jr. & Charlene Klapka\*  
Petitioner(s)

\*

BEFORE THE OFFICE

\*

OF ADMINSTRATIVE

\*

HEARINGS FOR

\*

BALTIMORE COUNTY

2014-002-A

\* \* \* \* \*

### ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

RECEIVED

JUL 18 2013

*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 18th day of July, 2013, a copy of the foregoing Entry of Appearance was mailed to Jason Vettori, Esquire, Smith, Gildea & Schmidt, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

**CHECKLIST**

| <u>Comment Received</u> | <u>Department</u>                                                     | <u>Support/Oppose/ Conditions/ Comments/ No Comment</u> |
|-------------------------|-----------------------------------------------------------------------|---------------------------------------------------------|
| <u>7/18/13</u>          | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | <u>N/C</u>                                              |
| <u>8/6/13</u>           | DEPS<br>(if not received, date e-mail sent _____)                     | <u>N/C</u>                                              |
| _____                   | FIRE DEPARTMENT                                                       | _____                                                   |
| _____                   | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                   |
| <u>7/16/13</u>          | STATE HIGHWAY ADMINISTRATION                                          | <u>No Obj</u>                                           |
| _____                   | TRAFFIC ENGINEERING                                                   | _____                                                   |
| _____                   | COMMUNITY ASSOCIATION                                                 | _____                                                   |
| _____                   | ADJACENT PROPERTY OWNERS                                              | _____                                                   |

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: 8/13/13

SIGN POSTING Date: 8/14/13 by Black

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



KEVIN KAMENETZ  
County Executive

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

August 29, 2013

William Jr. & Charlene Marie Klapka  
613 George Avenue  
Baltimore MD21221-4818

RE: Case Number: 2014-0002 A, Address: 611 George Avenue

Dear Mr. & Ms. Klapka:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 2, 2013. 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." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel  
Jason T Vettori, 600 Washington Avenue, Suite 200, Towson MD 21204

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



James T. Smith, Jr., Secretary  
Melinda B. Peters, Administrator

Date: 7-16-13

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

RE: Baltimore County  
Item No 2014-0002-A  
Variance  
William, Jr. & Charlene Morie  
611 George Avenue Klapka

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. 2014-0002-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,

Steven D. Foster, Chief  
Access Management Division

SDF/raz

8/14/13  
AC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon  
Deputy Administrative Officer and  
Director of Permits, Approvals and Inspections

**DATE:** August 15, 2013

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** 611 and 613 George Avenue

**INFORMATION:**

**Item Number:** 14-001 and 14-002

**Petitioner:** William Klapka, Jr.

**Zoning:** DR 5.5

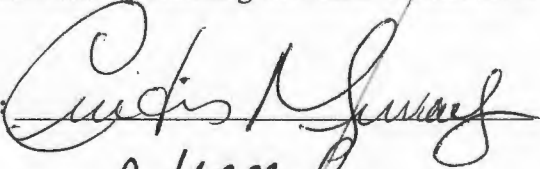
**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning is not opposed to the petitioner's request. However, the petitioner shall submit building elevations of the proposed dwelling to the Department of Planning for review and approval prior to the issuance of any building permits. The reduced lot size is not out of character with the existing pattern of development in the neighborhood. As such, the proposed dwelling should be similar in size and architectural style as other surrounding dwellings.

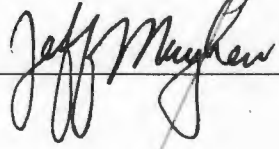
For further information concerning the matters stated here in, please contact Matt Diana at 410-887-3480.

**Prepared By:**



**Deputy Director:**

AVA/JM:cjm



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** July 18, 2013

**FROM:** <sup>DAK</sup> Dennis A. Kennedy, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For July 22, 2013  
Item Nos. 2013- 0306, 0320, 2014-0001, 0002,  
0003,0005,0006,0007,0008 and 0009.

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

DAK:CEN  
Cc: file

9-3 @ 11am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 06 2013

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: August 6, 2013

SUBJECT: DEPS Comment for Zoning Item # 2014-0002-A  
Address 611 George Avenue  
(Klapka Property)

Zoning Advisory Committee Meeting of July 15, 2013.

X The Department of Environmental Protection and Sustainability has no  
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

CASE NAME 2014-0002-A  
CASE NUMBER 61 George Ave.  
DATE 9/3/13

[illegible]

Case No.: 2014-0002-A

Exhibit Sheet

ISW 10-8-13

Petitioner/Developer

Protestant 9-4-13  
ISW

|        |           |  |
|--------|-----------|--|
| No. 1  | Site plan |  |
| No. 2  |           |  |
| No. 3  |           |  |
| No. 4  |           |  |
| No. 5  |           |  |
| No. 6  |           |  |
| No. 7  |           |  |
| No. 8  |           |  |
| No. 9  |           |  |
| No. 10 |           |  |
| No. 11 |           |  |
| No. 12 |           |  |

Pettiniers' No. 1

# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

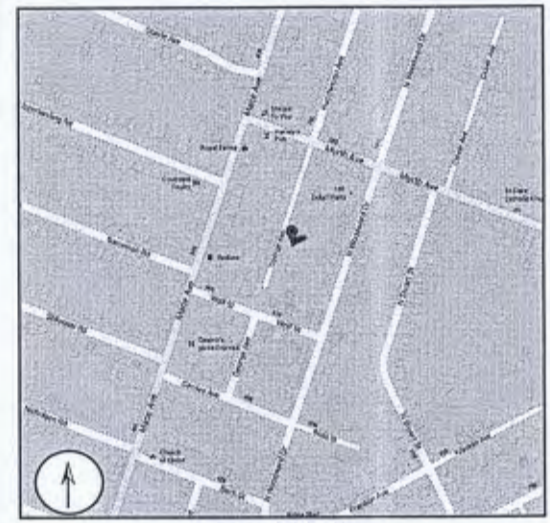
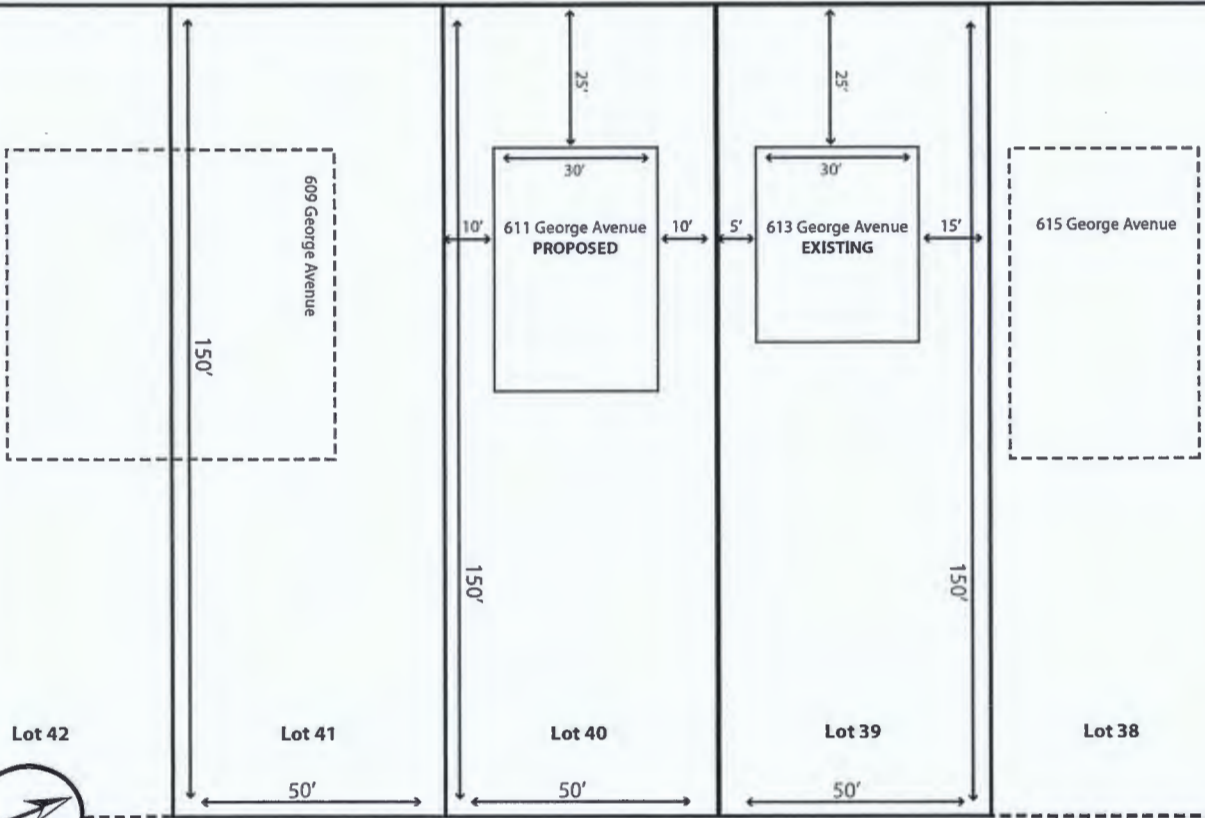
PROPERTY ADDRESS 611 George Avenue

SUBDIVISION NAME Landa's Subdivision

PLAT BOOK # 5 FOLIO 52 LOT # 40 TAX MAP 090 PARCEL 610

OWNER William Klapka

50'  
George Avenue



VICINITY MAP

## LOCATION INFORMATION

ELECTION DISTRICT 13

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # 097 A1

ZONING D.R. 5.5

LOT SIZE 0.172 7,500.00  
ACREAGE SQUARE FEET

|       | PUBLIC                              | PRIVATE                  |
|-------|-------------------------------------|--------------------------|
| SEWER | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| WATER | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|                              | YES                      | NO                                  |
|------------------------------|--------------------------|-------------------------------------|
| CHESAPEAKE BAY CRITICAL AREA | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 100 YEAR FLOOD PLAIN         | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| HISTORIC PROPERTY/ BUILDING  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| PRIOR ZONING HEARING         | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

## ZONING OFFICE USE ONLY

REVIEWED BY \_\_\_\_\_ ITEM # \_\_\_\_\_ CASE # \_\_\_\_\_

PREPARED BY: William Klapka

SCALE OF DRAWING: 1"= NTS

BK | 0002 | 2014-0002-A

