



KEVIN KAMENETZ
County Executive

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

April 10, 2015

Lawrence E. Schmidt, Esquire
Smith, Gildea & Schmidt, LLC
600 Washington Avenue
Suite 200
Towson, Maryland 21204

RE: Petition for Variance
Property: 15 Meadow Road
Case No. 2015-0166-A

Dear Mr. Schmidt:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", followed by a long horizontal flourish.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

IN RE: PETITION FOR VARIANCE

(15 Meadow Road)

9th Election District

2nd Council District

Tred Avon Capital Trust

Legal Owner

Petitioner

*

*

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*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0166-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §§400.1 and 1B02.3.C.1: (1) to permit a rear yard setback for a proposed addition to be as little as 15 ft. in lieu of the required 40 ft.; and (2) to permit a detached accessory structure/pavilion to be partially in the side yard in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked as Petitioner's Exhibit 2.

Appearing at the public hearing in support of the request was Cynthia Egan. Lawrence E. Schmidt, Esq. appeared and represented the Petitioner. Two adjacent neighbors attended to obtain further details regarding the requests, but neither expressed opposition. The Petition was advertised and posted as required by the B.C.Z.R. A Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not object to the request, and noted that the subject property is within the Ruxton Riderwood Lake Roland (RRLR) Design Area. Even so, as also noted by DOP, the proposed addition of 1,694 square feet is less than 50% of the existing square footage of the dwelling (4,582 sq. ft.), so Design Review Panel (DRP) review is not required. Baltimore County Code §32-4-203(a)(4)(ii).

ORDER RECEIVED FOR FILING

Date

4/10/15

By

Den

The subject property is approximately 1.25 acres and is zoned D.R. 2. The property is improved with a large dwelling constructed in 1942. Petitioner proposes to construct an addition at the rear of the dwelling to provide for a larger kitchen, bathroom and bedroom space.

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).

Petitioner has met this test. The property is irregularly shaped (i.e., the lot is very wide but shallow) and is therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given it would be unable to construct the proposed improvements. 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 and/or community opposition.

THEREFORE, IT IS ORDERED, this 10th day of April, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §§400.1 and 1B02.3.C.1: (1) to permit a rear yard setback for a proposed addition to be as little as 15 ft. in lieu of the required 40 ft.; and (2) to permit a detached accessory structure/pavilion to be partially in the side yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date

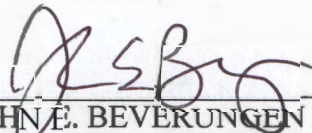
4/10/15

By

den

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

JEB: sln



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 4/10/15

3 By sln



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 15 Meadow Road which is presently zoned DR 2
Deed References: 34819/00305 10 Digit Tax Account# 0 9 2 0 5 5 0 3 8 1
Property Owner(s) Printed Name(s) Cynthia Egan Tred Avon Capital Trust

(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
Please see attached.
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s)
Please see 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 _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Lawrence E. Schmidt
Name- Type or Print _____
Signature _____
600 Washington Ave, Suite 200, Towson, MD
Mailing Address _____ City _____ State _____
21204 / 410-821-0070 / lschmidt@sgs-law.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Tred Avon Capital Trust-Jeffrey D. Renner-Trustee
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
100 Light Street, Fl 10 Baltimore MD
Mailing Address _____ City _____ State _____
21202 / 410-385-3599 / jrenner@milestockbridge.com
Zip Code Telephone # Email Address

Representative to be contacted:

Lawrence E. Schmidt
Name- Type or Print _____
Signature _____
600 Washington Ave, Suite 200, Towson, MD
Mailing Address _____ City _____ State _____
21204 / 410-821-0070 / lschmidt@sgs-law.com
Zip Code Telephone # Email Address

CASE NUMBER 2015-0166-A Filing Date 2/3/15 Do Not Schedule Dates: _____ Reviewer G.A.

ATTACHMENT TO PETITION FOR VARIANCE
15 Meadow Road

Variance relief:

1. To permit a rear yard setback for a proposed addition to be as little as 15 feet in lieu of the required 40 feet pursuant to BCZR §1B02.3.C.1
2. To permit a detached accessory structure/ pavilion to be partially in the side yard in lieu of the required rear yard pursuant to BCZR §400.1
3. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Property Description

BEING KNOWN AND DESIGNATED as Lots Nos. 48 and 49 as shown on the Plat entitled, "Plat of a Portion of Hursleigh", which said Plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book C.W.B Jr., No. 12, folio 5. The improvements being known as No. 15 Meadow Road.

2015-0166-A

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

No. **119791**

Date: **2/3/15**

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	006	000		0150				75.00

Total: **75.00**

Rec From: **Larry Schmidt**
 For: **2015 0106 A**
15 Meadow Rd

DISTRIBUTION

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

VOID COPY
 DATE: 2/3/15
 TIME: 1:15 PM
 BY: [Signature]
 FOR: [Signature]
 BALTIMORE COUNTY, MARYLAND

**CASHIER'S
 VALIDATION**

Case No.: 2015-0166-A

Exhibit Sheet

Petitioner/Developer

Protestant

slu
4-10-15

No. 1	Plt - Hurstleigh	
No. 2	Site plan	
No. 3	3A-3K Photos	
No. 4	Photos - Kitchen	
No. 5	5A + 5B Renderings	
No. 6	Aerial photo	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

del 2A

ZONING NOTICE
CASE # 2015-0186-A
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD
ROOM 305, JEFFERSON BUILDING
181 W. CHEAPSKATE AVE., TOWSON, MD 21284
DATE AND TIME THURSDAY, APRIL 9, 2015
AT 10:00 A.M.
VARIANCE TO PERMIT A REAR YARD SETBACK FOR
A PROPOSED ADDITION TO BE AS LITTLE AS 11 FEET
IN LIEU OF THE REQUIRED 40 FEET, TO PERMIT A
DETACHED ACCESSORY STRUCTURE (PAVILION) TO
BE PARTIALLY IN THE SIDE YARD IN LIEU OF THE
REQUIRED REAR YARD, AND FOR SUCH OTHER
AND FURTHER RELIEF AS MAY BE DEEMED
NECESSARY BY THE ADMINISTRATIVE LAW JUDGE
FOR BALTIMORE COUNTY, 15 MEADOWS ROAD





213

8A7236



3C

3D



3E





31-



34







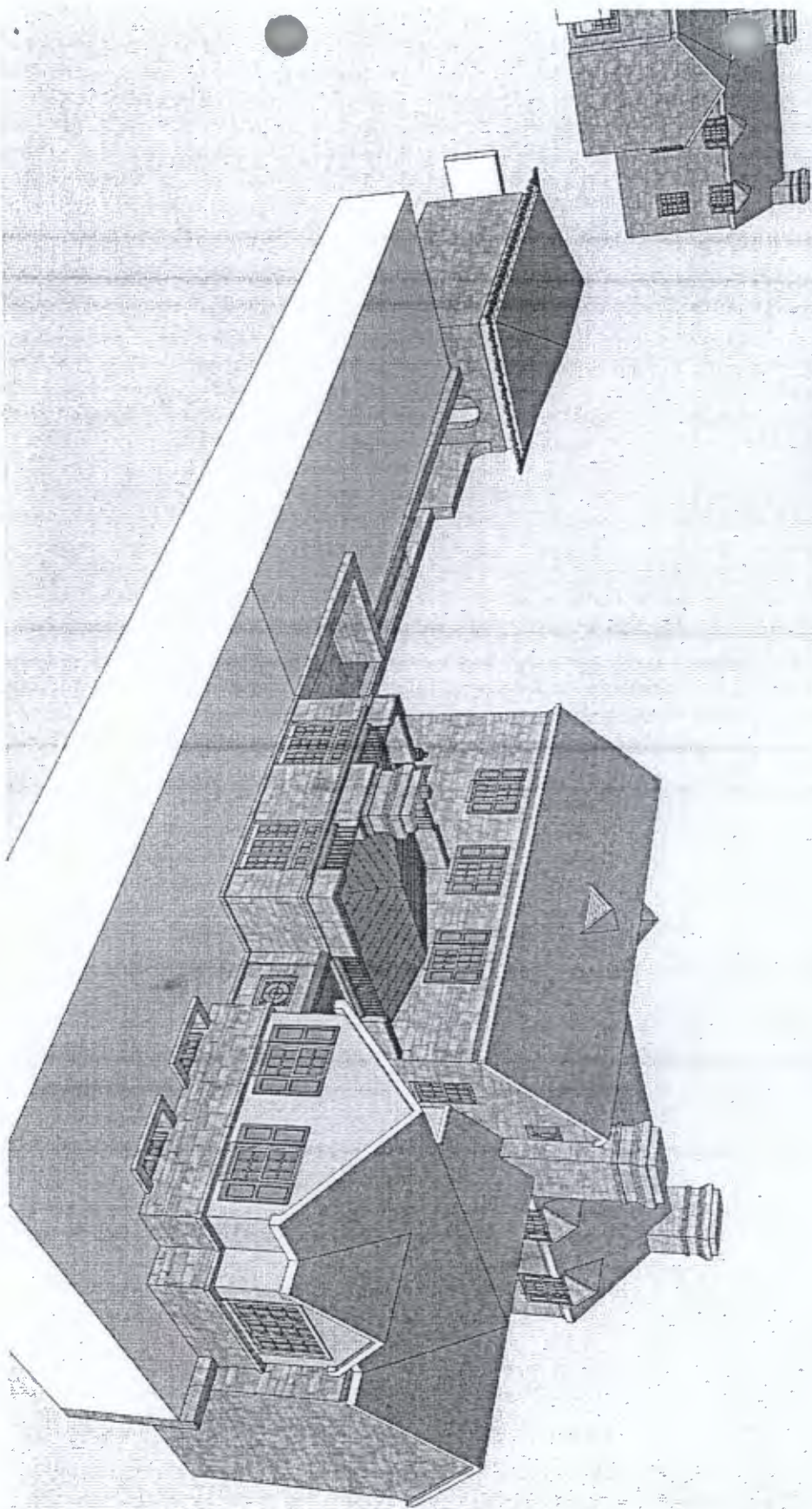
ST

3k

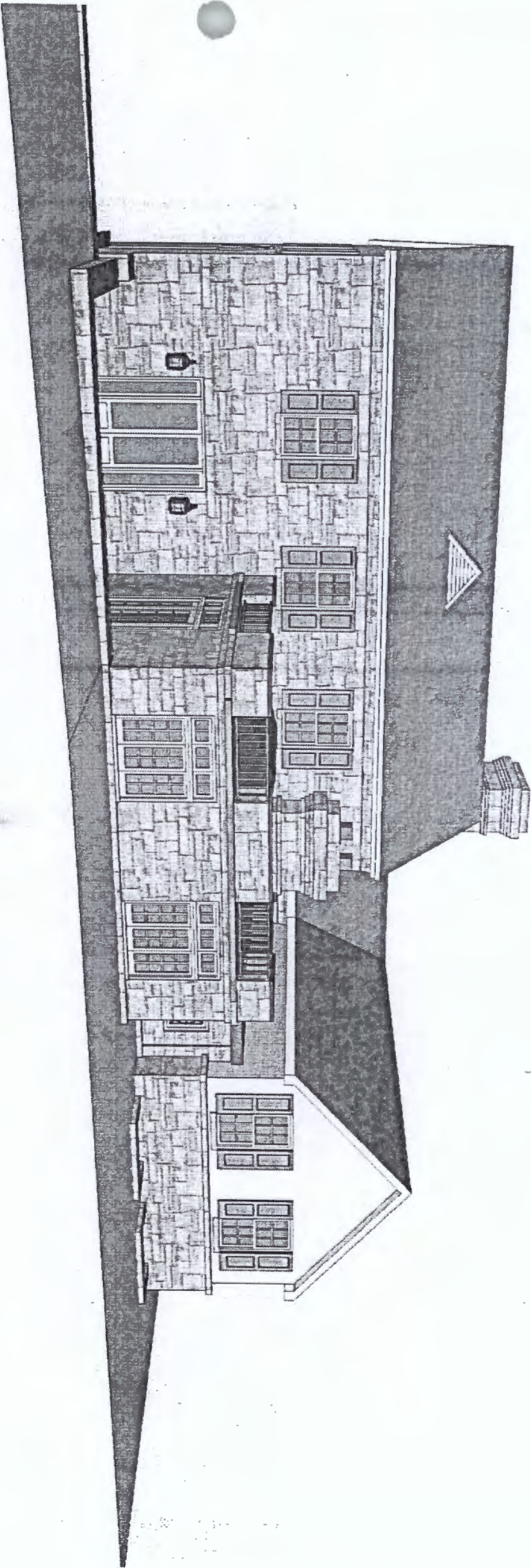


Lab No 4





Plot 5A



Lot 13



My Neighborhood Map

Red No 6

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 12/3/2014

M E M O R A N D U M

DATE: May 12, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0166-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 11, 2015. 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

CASE NAME Meadow
CASE NUMBER 2019-166-A
DATE 4/9/15
ET

[illegible]

4-4-15

[illegible]

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3/4/15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>2/20/15</u>	PLANNING (if not received, date e-mail sent _____)	<u>C / not opposed</u>
<u>2/9/15</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: 3/19/15

SIGN POSTING Date: 3/18/15

by O'Keefe

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

April 1, 2015

Tred Avon Capital Trust
Jeffrey D Renner
100 Light Street
Floor 10
Baltimore MD 21202

RE: Case Number: 2015-0166 A, Address: 15 Meadow Road

Dear Mr. Renner:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 3, 2015. 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: jaw

Enclosures

c: People's Counsel
Lawrence E Schmidt, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204

Lawrence J. Hogan, Jr., Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Acting Secretary
Melinda B. Peters, Administrator

Date: 2/9/15

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

RE: Baltimore County
Item No. 2015-0166-A
Variance
Tred Avon Capitol Trust
Jeffrey D. Renner, Trustee
15 Meadow Road.

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. 2015-0166-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For February 16, 2015
Item No. 2015-0161, 0162, 0163, 0164, 0165 and 0166

DATE: March 4, 2015

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\ZAC02162015.doc

4/9/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 20, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 15 Meadow Road

FEB 23 2015

INFORMATION:

Item Number: 15-166

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Jeffrey D. Renner, Tred Avon Capital Trust

Zoning: DR 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

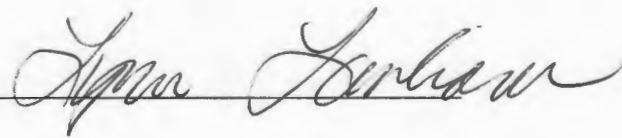
The Department of Planning has reviewed the petitioner's request for variance to permit a rear yard setback for a proposed addition as well as to permit an existing detached accessory structure to be located partially in the side yard.

The lot is unique in its location and relationship to surrounding lots. There is existing extensive landscaping at the rear of the site that screens the lot from the rear, therefore the Department of Planning has no objection to the requested relief.

It should be noted that this property is within the Ruxton Riderwood Lake Roland Design Review Panel area. Residential development in the area is to be reviewed by the Design Review Panel. Additions to existing dwellings are also to be reviewed if they are greater than 50% of the existing square footage. The applicant's attorney, Larry Schmidt, has presented evidence that the existing home is 4,582 square feet and the proposed addition is 1,694 square feet, less than 50% of the existing house area. Therefore as presented, the Design Review Panel review and approval will not be necessary.

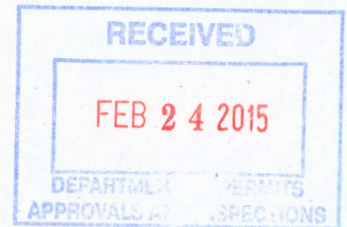
For further information concerning the matters stated here in, please contact Laurie Hay at 410-887-3480.

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

DATE: February 20, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 15 Meadow Road

INFORMATION:

Item Number: 15-166

Petitioner: Jeffrey D. Renner, Tred Avon Capital Trust

Zoning: DR 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request for variance to permit a rear yard setback for a proposed addition as well as to permit an existing detached accessory structure to be located partially in the side yard.

The lot is unique in its location and relationship to surrounding lots. There is existing extensive landscaping at the rear of the site that screens the lot from the rear, therefore the Department of Planning has no objection to the requested relief.

It should be noted that this property is within the Ruxton Riderwood Lake Roland Design Review Panel area. Residential development in the area is to be reviewed by the Design Review Panel. Additions to existing dwellings are also to be reviewed if they are greater than 50% of the existing square footage. The applicant's attorney, Larry Schmidt, has presented evidence that the existing home is 4,582 square feet and the proposed addition is 1,694 square feet, less than 50% of the existing house area. Therefore as presented, the Design Review Panel review and approval will not be necessary.

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

Division Chief:
AVA/LL



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections
February 25, 2015

CORRECTED NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2015-0166-A

15 Meadow Road

SW/s Meadow Road, NE 910 ft. +/- centerline of Charles Street

9th Election District – 2nd Councilmanic District

Legal Owners: Tred Avon Capital Trust, Jeffrey Renner, Trustee

Variance to permit a rear yard setback for a proposed addition to be as little as 15 ft. in lieu of the required 40 ft., to permit a detached accessory structure/pavilion to be partially in the side yard in lieu of the required rear yard; and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, April 9, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Lawrence Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Jeffrey Renner, 100 Light Street, Fl. 10, Baltimore 21202

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MARCH 20, 2015.**
- (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.

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood 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 legal owner/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 legal owner/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:

Case Number: 2015-0166-A
Property Address: 15 Meadow Road
Property Description: _____
Legal Owners (Petitioners): Tred Avon Capital Trust
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lawrence E. Schmidt
Company/Firm (if applicable): Smith, Gilden & Schmidt
Address: 600 Washington Ave, Suite 200
Towson, MD 21204
Telephone Number: 410 821 0070

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/18, 2015

Case Number: 2015-0166-A

Petitioner / Developer: SMITH, GILDEA & SCHMIDT, LLC ~
JEFFREY RENNER

Date of Hearing (Closing): APRIL 9, 2015

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:
15 MEADOW ROAD

The sign(s) were posted on: MARCH 18, 2015



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3125612

Sold To:

GILDEA & SCHMIDT L SMITH - CU00172003
600 Washington Ave
Ste 200
Towson, MD 21204-1301

Bill To:

GILDEA & SCHMIDT L SMITH - CU00172003
600 Washington Ave
Ste 200
Towson, MD 21204-1301

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Mar 19, 2015

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

NOTICE OF ZONING HEARING

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Case: # 2015-0166-A

15 Meadow Road
SW/s Meadow Road, NE 910 ft. +/- centerline of Charles Street
9th Election District - 2nd Councilmanic District
Legal Owner(s) Tred Avon Capital Trust, Jeffrey Renner, Trustee

Variance: to permit a rear yard setback for a proposed addition to be as little as 15 ft. in lieu of the required 40 ft., to permit a detached accessory structure/pavilion to be partially in the side yard in lieu of the required rear yard; and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, April 9, 2015 at 10:00 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.

3/23/15 March 19

3125612

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 19, 2015 Issue - Jeffersonian

Please forward billing to:

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

410-821-0070

CORRECTED NOTICE OF ZONING HEARING

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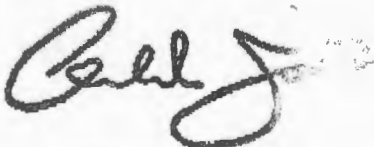
SW/s Meadow Road, NE 910 ft. +/- centerline of Charles Street

9th Election District – 2nd Councilmanic District

Legal Owners: Tred Avon Capital Trust, Jeffrey Renner, Trustee

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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.
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KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections
February 18, 2015

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2015-0166-A

15 Meadow Road

SW/s Meadow Road, NE 910 ft. +/- centerline of Charles Street

9th Election District – 2nd Councilmanic District

Legal Owners: Tred Avon Capital Trust, Jeffrey Renner, Trustee

Variance to permit a rear yard setback for a proposed addition to be as little as 15 ft. in lieu of the required 40 ft., to permit a detached accessory structure/pavilion to be partially in the side yard in lieu of the required rear yard; and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Friday, April 3, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Lawrence Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Jeffrey Renner, 100 Light Street, Fl. 10, Baltimore 21202

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 14, 2015.**
- (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, March 12, 2015 Issue - Jeffersonian

Please forward billing to:

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

410-821-0070

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2015-0166-A

15 Meadow Road

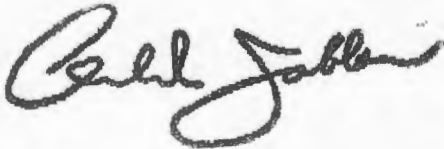
SW/s Meadow Road, NE 910 ft. +/- centerline of Charles Street

9th Election District – 2nd Councilmanic District

Legal Owners: Tred Avon Capital Trust, Jeffrey Renner, Trustee

Variance to permit a rear yard setback for a proposed addition to be as little as 15 ft. in lieu of the required 40 ft., to permit a detached accessory structure/pavilion to be partially in the side yard in lieu of the required rear yard; and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Friday, April 3, 2015 at 10:00 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.

RE: PETITION FOR VARIANCE
15 Meadow Road; SW/S Meadow Road,
NE 910' of c/line of Charles Street
9th Election & 2nd Councilmanic Districts
Legal Owner(s): Tred Avon Capital Trust
by Jeffrey D. Renner, Trustee
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-166-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.

RECEIVED

FEB 10 2015

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

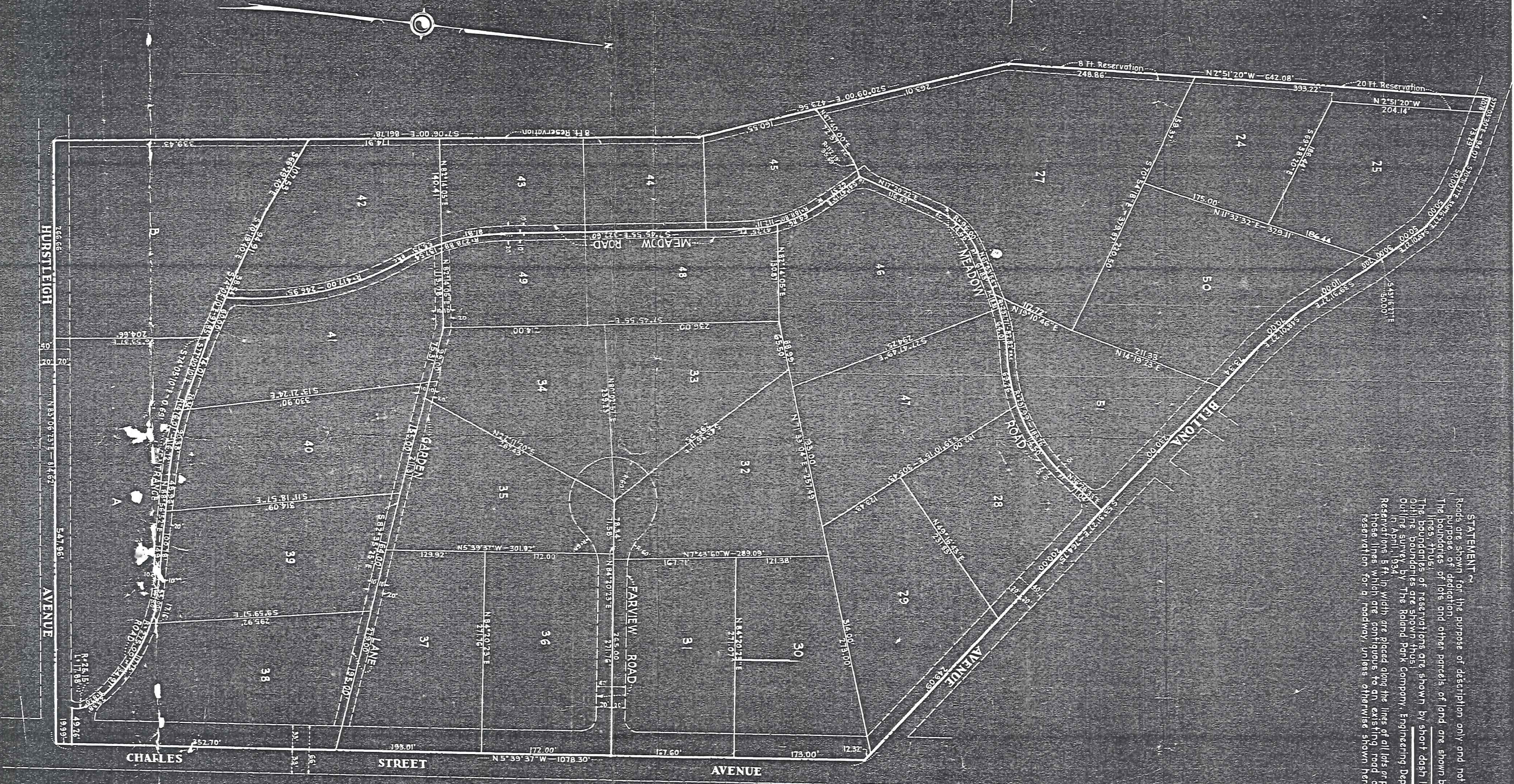
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of February, 2015, a copy of the foregoing Entry of Appearance was mailed to Lawrence Schmidt, Esquire, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

STATEMENT
 Roads are shown for the purpose of description only and not for the purpose of dedication.
 The boundaries of lots and other parcels of land are shown by solid lines, thus:
 The boundaries of reservations are shown by short dash lines, thus: ---
 Outline boundaries are shown thus: ---
 Survey by The Roland Park Company, Engineering Department, in April, 1934.
 Reservations 5 ft. in width are placed along the lines of all lots or plots except those lines which are contiguous to an existing road or to a reservation for a roadway, unless otherwise shown hereon.



PLAT OF
 A PORTION OF
HURSTLEIGH
 BALTIMORE COUNTY, MARYLAND

JULY 6, 1937
 Revised: October 8, 1937.

SCALE: 1 in. = 80 ft.

PREPARED BY
THE ROLAND PARK COMPANY
 ENGINEERING DEPARTMENT
 APPROVED: *[Signature]* Chief Engineer
 CORRECT: *[Signature]* Assistant Engineer

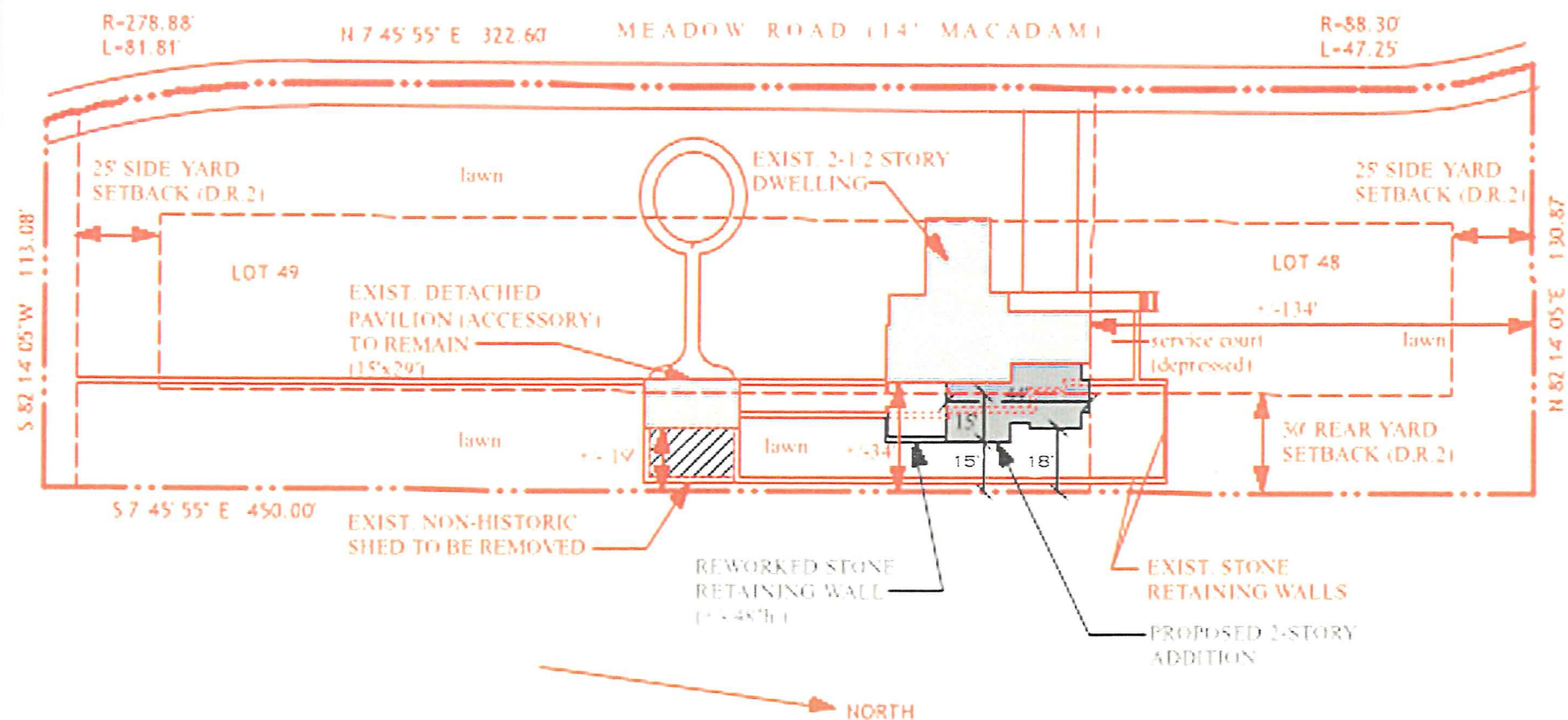
ATTEST: *[Signature]*
 BY: *[Signature]*
 VICE-PRESIDENT
 SAFE DEPOSIT & TRUST COMPANY OF BALTIMORE
 Trustee under Will of John E. Hurst

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 15 MEADOW ROAD, BALTIMORE, 21212 OWNER(S) NAME(S) Tred Avon Capital Trust

SUBDIVISION NAME HURSTLEIGH LOT #48-49 BLOCK # _____ SECTION # _____

PLAT BOOK # 0012 FOLIO # 0005 10 DIGIT TAX # 0920550381 DEED REF. # 34819/00305



SEE DRAWING AT RIGHT

PLAN DRAWN BY VINCENT GREENE AIA DATE 12/31/2014 SCALE: 1 INCH = 60 FEET

2015-0166-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 69

SITE ZONED DR2

ELECTION DISTRICT 9

COUNCIL DISTRICT 2

LOT AREA ACREAGE 1.25

OR SQUARE FEET 54,450

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? Yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

82-121.A: Petition

for variance for swimming

pool-case dismissed without

prejudice

VIOLATION CASE INFO: