

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1914 Hannah Avenue)		
13 th Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Carole L. Roos	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	CASE NO. 2015-0258-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Carole L. Roos ("Petitioner"). The Petitioner is requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition (garage) with a side yard setback of 5.5 ft. and a sum of 25.5 ft. in lieu of the minimum required 15 ft. and a sum of 40 ft. respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 31, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). 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

ORDER RECEIVED FOR FILING

Date 6-18-15

By [Signature]

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 Petitioner.

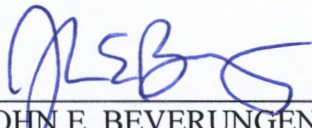
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 18th day of **June, 2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed addition (garage) with a side yard setback of 5.5 ft. and a sum of 25.5 ft. in lieu of the minimum required 15 ft. and a sum of 40 ft. respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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 his/her 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.

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 6-18-15

By [Signature]



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 Hearings for Baltimore County for the property located at:

Address 1914 Hannah Ave Halethorpe MD 21227 Currently zoned
Deed Reference 27472100304 10 Digit Tax Account # 1313750260
Owner(s) Printed Name(s) CAROLE LYNN ROOS 1319890010

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X ADMINISTRATIVE VARIANCE from Section(s) 1B02.3.C.1 BCZR

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 Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Carole Roos
Name #1 - Type or Print Name #2 - Type or Print

Carole L Roos
Signature #1 Signature #2

1914 Hannah Ave Halethorpe MD
Mailing Address City State

21227, 443 7901224, CROOS@STTL.com
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 18 day of May that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

BY

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0258-A Filing Date 5/19/15 Estimated Posting Date 5/21/15 Reviewer GA

Rev 5/8/2014

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SOCIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 1914 Hannah Ave Halethorpe MD 21227
Print or Type Address of property City State Zip Code

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

I would like to build a garage on my property
for protection of my historic vehicles.
Because of the layout of my property I am unable
to put the garage behind my house. for this
reason I would like the garage even with my
house at the end of my driveway and hooked
by a breezeway to the basement entrance

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

Carole L Roos
Signature of Owner (Affiant)

Signature of Owner (Affiant)

CAROLE L. ROOS.
Name- Print or Type

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 7th day of May 2015 before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Carole L. Roos

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



Michael L Smith
Notary Public
2/28/18
My Commission Expires

May 19, 2015

Case # 2015-0258-A

Administrative Variance: Section 1B02.3.C.1, To permit a proposed addition (garage) with a side yard setback of 5.5 feet and a sum of 25.5 feet in lieu of the minimum required 15 feet and the sum of 40 feet respectively.

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 13 Account Number - 1313750260							
Owner Information									
Owner Name:		ROOS CAROLE LYNN			Use:		RESIDENTIAL		
Mailing Address:		1914 HANNAH AVE BALTIMORE MD 21227-4514			Principal Residence:		YES		
					Deed Reference:		/27472/ 00304		
Location & Structure Information									
Premises Address:		1914 HANNAH AVE 0-0000			Legal Description:		LTS 1,2,3,4,5,6,7,8 1914 HANNAH AVE HALETHORPE TERRACE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0108	0012	0655		0000	O		1	2013	0008/0017
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use
1982		2,184 SF					13,227 SF		04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1 1/2	YES	STANDARD UNIT	SIDING	2 full/ 1 half					
Value Information									
			Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2014 As of 07/01/2015				
Land:			93,300	70,800					
Improvements			165,700	168,800					
Total:			259,000	239,600	239,600		239,600		
Preferential Land:			0				0		
Transfer Information									
Seller: ROOS WALLACE KENT,SR				Date: 11/24/2008			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /27472/ 00304			Deed2:		
Seller: MOORE FRED				Date: 05/24/2000			Price: \$134,000		
Type: ARMS LENGTH MULTIPLE				Deed1: /14486/ 00566			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2014		07/01/2015		
County:		000			0.00				
State:		000			0.00				
Municipal:		000			0.00 0.00		0.00 0.00		
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: Approved 03/10/2009									

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 13 Account Number - 1319890010							
Owner Information										
Owner Name:			ROOS CAROLE LYNN			Use: Principal Residence:		RESIDENTIAL NO		
Mailing Address:			1914 HANNAH AVE BALTIMORE MD 21227-4514			Deed Reference:		/27472/ 00304		
Location & Structure Information										
Premises Address:			HANNAH AVE 0-0000			Legal Description:		LTS 9,10 HALETHORPE TERRACE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0108	0012	0655		0000	O		9	2013		0008/ 0017
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area 6,480 SF		County Use 04	
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation			
Value Information										
			Base Value		Value As of 01/01/2013		Phase-in Assessments As of 07/01/2014 As of 07/01/2015			
Land:			6,400		6,400					
Improvements			0		0					
Total:			6,400		6,400		6,400		6,400	
Preferential Land:			0						0	
Transfer Information										
Seller: ROOS WALLACE KENT,SR				Date: 11/24/2008				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /27472/ 00304				Deed2:		
Seller: MOORE FRED				Date: 05/24/2000				Price: \$134,000		
Type: ARMS LENGTH MULTIPLE				Deed1: /14486/ 00566				Deed2:		
Seller: SVEHLA LEOBA J				Date: 07/09/1993				Price: \$10,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /09880/ 00112				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class			07/01/2014			07/01/2015		
County:		000			0.00					
State:		000			0.00					
Municipal:		000			0.00 0.00			0.00 0.00		
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: No Application										

VARIANCE DESCRIPTION

1914 HANNAH AVENUE

Beginning at a point on the west side of Hannah Avenue approximately 200'
southeast of Washington Blvd. Know as lots 1-8 as shown on the plat of
Section 0 New Addition to Halethorpe Terrace which is recorded in the
land records of Baltimore County in Liber 8, Folio 17.

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

No. **125468**
Date: **5/19/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
5/19/2015 5/19/2015 09:00:05 5
REG 0505 WALKIN ROOS LRB
>> RECEIPT # 793963 5/19/2015 OFLN
Recpt 5 528 ZONING VERIFICATION
CR NO. 125468
Recpt Tot \$75.00
\$75.00 CR \$0.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	800	0000		6150				75.00
Total:								75.00

Rec From: Carole Roos
For: Administrative Variance
1914 Hennrich Ave.

DISTRIBUTION

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

CASHIER'S
VALIDATION

2015-0258-A

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/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 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: 2015-0258-A

Petitioner: Carole Roos

Address or Location: 1914 Hannah Ave 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: Carole Roos

Address: 1914 Hannah Ave

Baltimore, Md 21227

Telephone Number: ~~410-252-2363~~ 301-252-2363

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For June 1, 2015
Item No. 2015-0250, 0257, 0258, 0260, 0261 and 0262

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\ZAC06012015.doc

CERTIFICATE OF POSTING

2015-0258-A

RE: Case No.: _____

Petitioner/Developer: _____

Carole Roos

June 15, 2015

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: _____

1914 Hanna Ave

May 31, 2015

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



Sincerely,

(Signature of Sign Poster)

May 31, 2015

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0258 -A

Address 1914 Hannah Ave

Contact Person: Gary Hook
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 5/19/15

Posting Date: 5/31/15

Closing Date: 6/15/15

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 2015- 0258 -A

Address 1914 Hannah Ave

Petitioner's Name Carole Roos

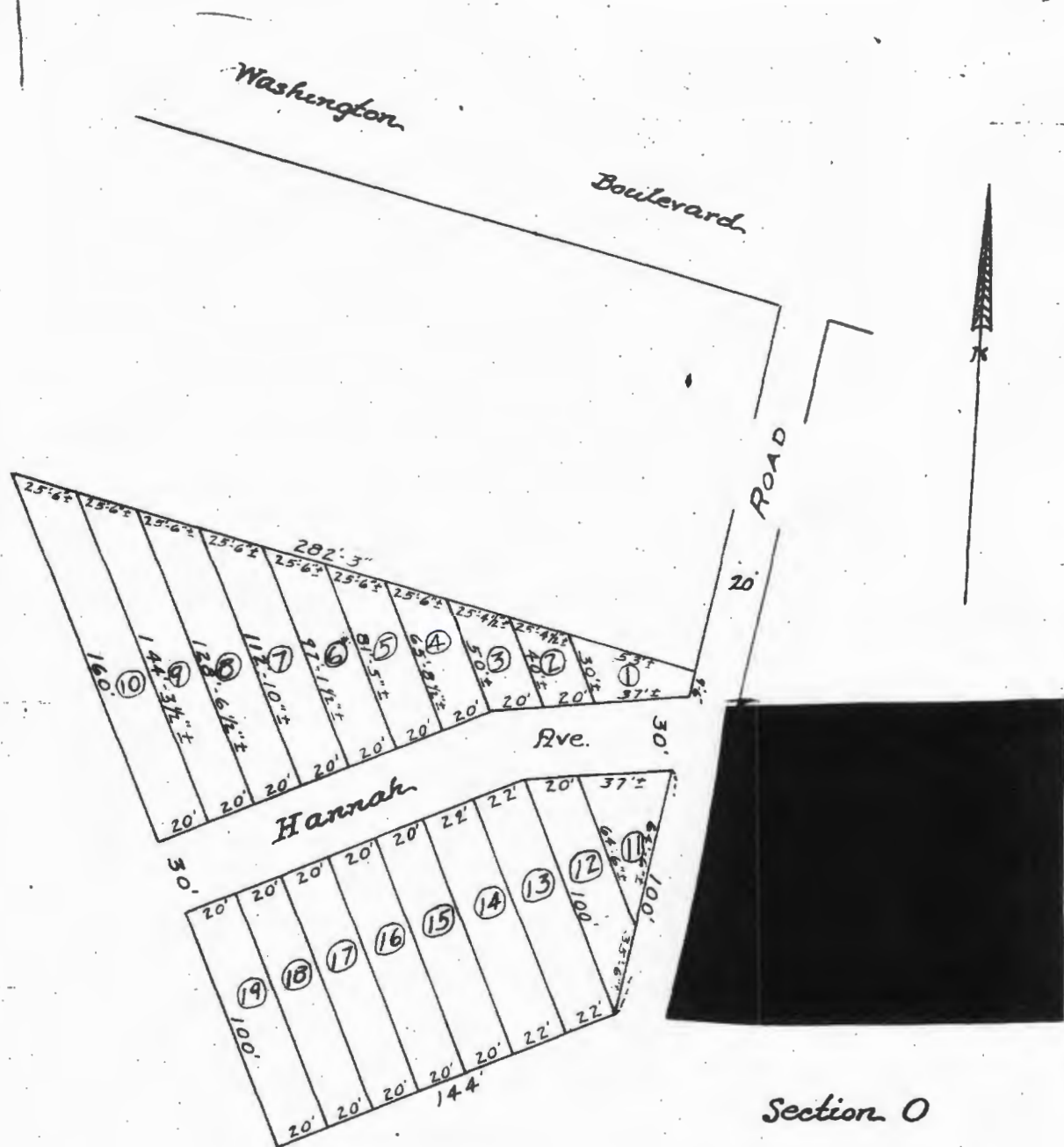
Telephone 301-252-2363

Posting Date: 5/31/15

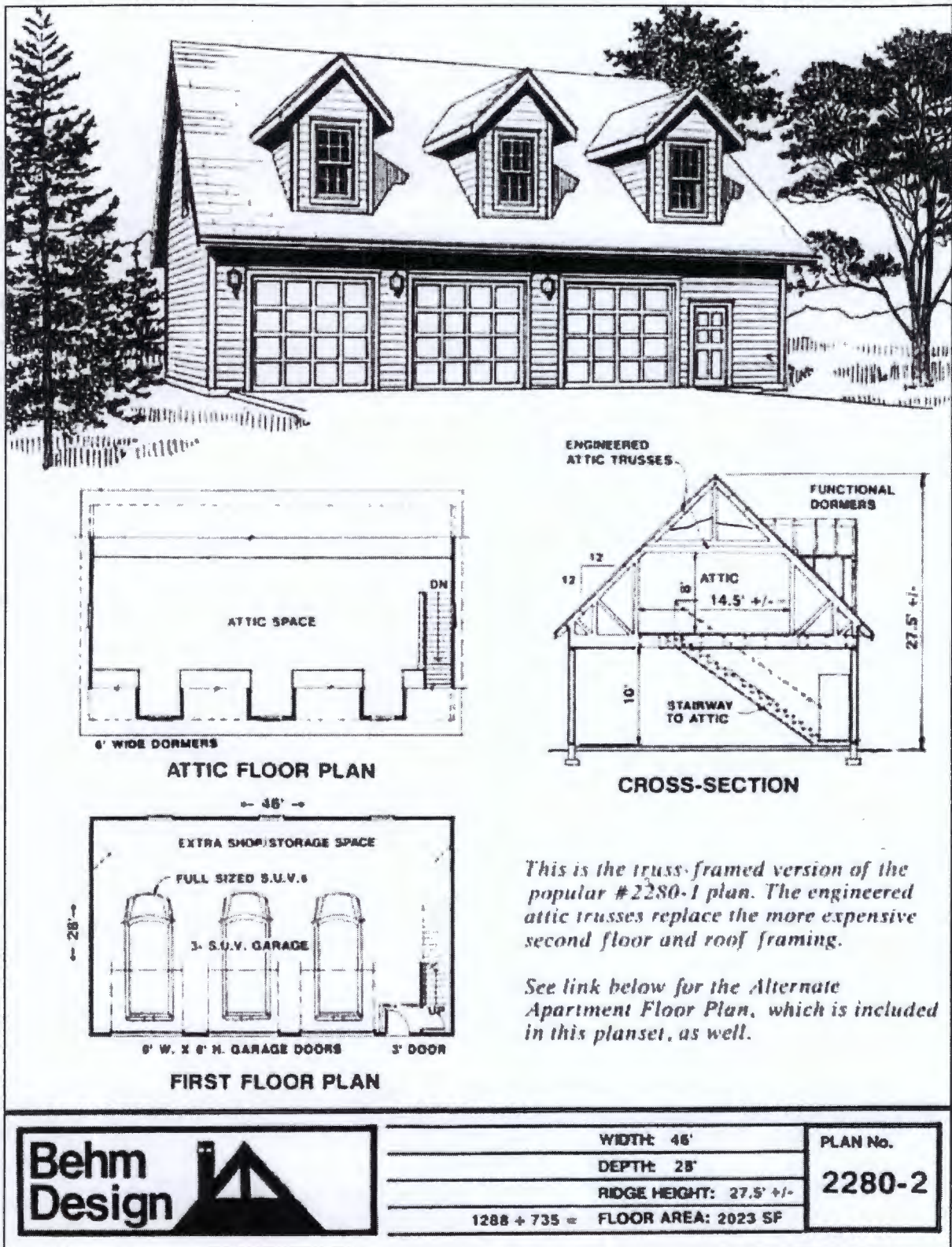
Closing Date: 6/15/15

Wording for Sign: To Permit a propose addition (Garage) with a side yard set back of 5 1/2 feet and a sum of 25 1/2 feet in lieu of the minimum required 15 feet and the sum of 40 feet respectively.

Revised 7/18/14



2015-0258-A

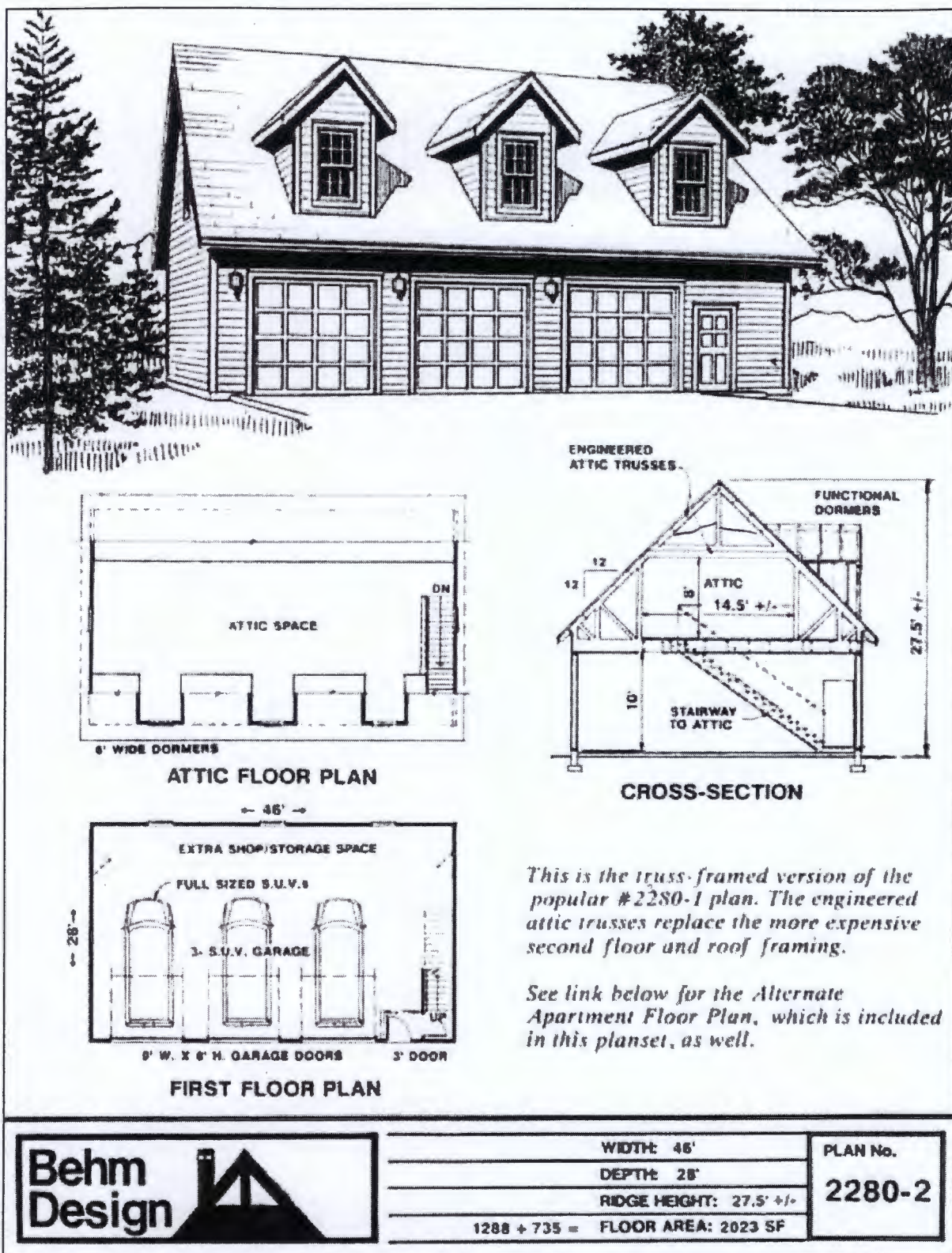


This is the truss-framed version of the popular #2280-1 plan. The engineered attic trusses replace the more expensive second floor and roof framing.

See link below for the Alternate Apartment Floor Plan, which is included in this planset, as well.

Return To Garages Main Page

2015-0258-A

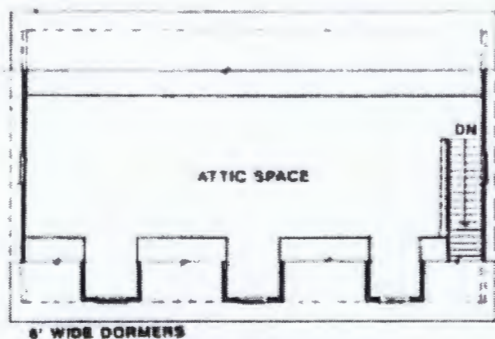


This is the truss-framed version of the popular #2280-1 plan. The engineered attic trusses replace the more expensive second floor and roof framing.

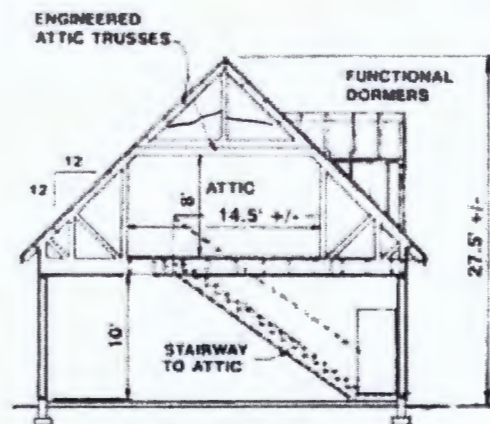
See link below for the Alternate Apartment Floor Plan, which is included in this planset, as well.

Return To Garages Main Page

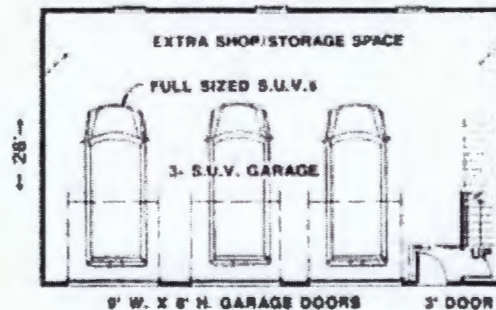
2015-0258-A



ATTIC FLOOR PLAN



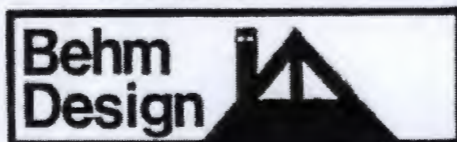
CROSS-SECTION



FIRST FLOOR PLAN

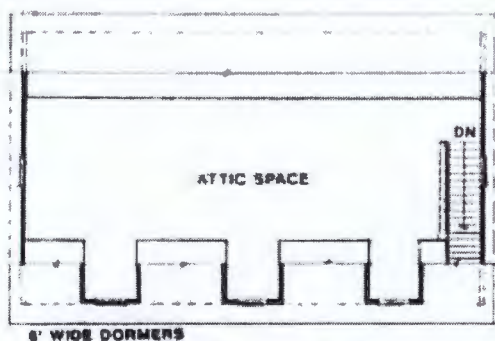
This is the truss-framed version of the popular #2280-1 plan. The engineered attic trusses replace the more expensive second floor and roof framing.

See link below for the Alternate Apartment Floor Plan, which is included in this planset, as well.

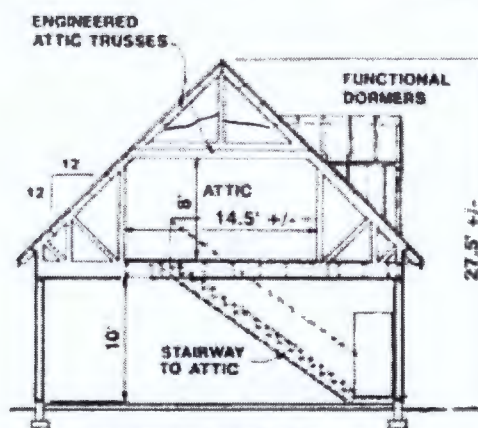


WIDTH: 46'	PLAN No.
DEPTH: 28'	2280-2
RIDGE HEIGHT: 27.5' +/-	
1288 + 735 = FLOOR AREA: 2023 SF	

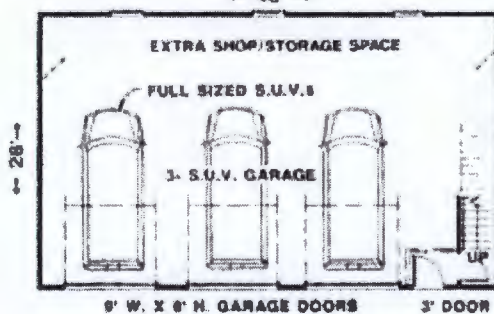
Return To Garages Main Page 2015-0258-A



ATTIC FLOOR PLAN



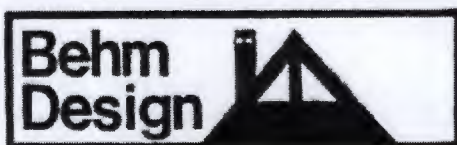
CROSS-SECTION



FIRST FLOOR PLAN

This is the truss-framed version of the popular #2280-1 plan. The engineered attic trusses replace the more expensive second floor and roof framing.

See link below for the Alternate Apartment Floor Plan, which is included in this planset, as well.



WIDTH: 46'	PLAN No.
DEPTH: 28'	2280-2
RIDGE HEIGHT: 27.5' +/-	
1288 + 735 = FLOOR AREA: 2023 SF	

Return To Garages Main Page 2015-0258-A

CASE NO. 2015- 0258-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

5-29

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

NO

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

FIRE DEPARTMENT

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

5-27

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 81-48-A)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 5-31-15 by Black

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w4)

Guide to search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent R		
Account Identifier:			District - 13 Account Number - 1313750260						
Owner Information									
Owner Name:			ROOS CAROLE LYNN			Use:		RESIDE	
Mailing Address:			1914 HANNAH AVE BALTIMORE MD 21227-4514			Principal Residence:		YES	
						Deed Reference:		1274721	
Location & Structure Information									
Premises Address:			1914 HANNAH AVE 0-0000			Legal Description:		LTS 1,2, 1914 HA HALETH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	
0108	0012	0655		0000	O		1	2013	
Special Tax Areas:					Town:		N		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built			Above Grade Enclosed Area		Finished Basement Area		Property Land Area		
1982			2,184 SF				13,227 SF		
Stories	Basement	Type	Exterior		Full/Half Bath		Garage	Last M	
1 1/2	YES	STANDARD UNIT	SIDING		2 full/ 1 half				
Value Information									
			Base Value		Value As of 01/01/2013		Phase-in Assessment As of 07/01/2014		
Land:			93,300		70,800				
Improvements			165,700		168,800				
Total:			259,000		239,600		239,600		
Preferential Land:			0						
Transfer Information									
Seller: ROOS WALLACE KENT,SR					Date: 11/24/2008		Price: \$0		
Type: NON-ARMS LENGTH OTHER					Deed1: /27472/ 00304		Deed2:		
Seller: MOORE FRED					Date: 05/24/2000		Price: \$1		
Type: ARMS LENGTH MULTIPLE					Deed1: /14486/ 00566		Deed2:		
Seller:					Date:		Price:		
Type:					Deed1:		Deed2:		
Exemption Information									
Partial Exempt Assessments:			Class			07/01/2014		07/01/20	
County:			000			0.00			
State:			000			0.00			
Municipal:			000			0.00 0.00		0.00 0.0	

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **13** Account Number: **1313750260**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

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KEVIN KAMENETZ
County Executive

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

June 16, 2015

Carole Roos
1914 Hannah Avenue
Halethorpe MD 21227

RE: Case Number: 2015-0258 A, Address: 1914 Hannah Avenue

Dear Ms. Roos:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 19, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 5/27/15

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

RE: Baltimore County
Item No 2015-0258-A
Administrative Variance
Carole Roos
1914 Hannah 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. 2015-0258-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,

A handwritten signature in black ink, appearing to read "Brian Romanowski".
Brian Romanowski, Chief
Access Management Division

BR/raz

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration		
Account Identifier:			District - 13 Account Number - 1319890010					
Owner Information								
Owner Name:			ROOS CAROLE LYNN			Use:		RESIDENTIAL
Mailing Address:			1914 HANNAH AVE BALTIMORE MD 21227-4514			Principal Residence:		NO
						Deed Reference:		/27472/ 00304
Location & Structure Information								
Premises Address:			HANNAH AVE 0-0000			Legal Description:		LTS 9,10 HALETHORPE TERRACE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:
0108	0012	0655		0000	O		9	2013
								Plat No:
								0008/0017
Special Tax Areas:					Town:		NONE	
					Ad Valorem:			
					Tax Class:			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use
						6,480 SF		04
Stories	Basement	Type	Exterior	Full/Half Bath		Garage	Last Major Renovation	
Value Information								
			Base Value	Value As of 01/01/2013		Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:			6,400	6,400				
Improvements			0	0				
Total:			6,400	6,400		6,400	6,400	
Preferential Land:			0				0	
Transfer Information								
Seller: ROOS WALLACE KENT,SR				Date: 11/24/2008		Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /27472/ 00304		Deed2:		
Seller: MOORE FRED				Date: 05/24/2000		Price: \$134,000		
Type: ARMS LENGTH MULTIPLE				Deed1: /14486/ 00566		Deed2:		
Seller: SVEHLA LEOBA J				Date: 07/09/1993		Price: \$10,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /09880/ 00112		Deed2:		
Exemption Information								
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015		
County:		000		0.00				
State:		000		0.00				
Municipal:		000		0.00 0.00		0.00 0.00		
Tax Exempt:				Special Tax Recapture:				
Exempt Class:				NONE				
Homestead Application Information								
Homestead Application Status: No Application								

2015-0258-A

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 13 Account Number - 1313750260			
Owner Information					
Owner Name:		ROOS CAROLE LYNN		Use:	RESIDENTIAL
Mailing Address:		1914 HANNAH AVE BALTIMORE MD 21227-4514		Principal Residence:	YES
				Deed Reference:	/27472/ 00304
Location & Structure Information					
Premises Address:		1914 HANNAH AVE 0-0000		Legal Description:	LTS 1,2,3,4,5,6,7,8 1914 HANNAH AVE HALETHORPE TERRACE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0108	0012	0655		0000	O 1
				Assessment Year:	Plat No:
				2013	0008/0017
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1982	2,184 SF				13,227 SF
County Use					
04					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		93,300	70,800		
Improvements		165,700	168,800		
Total:		259,000	239,600	239,600	239,600
Preferential Land:		0			0
Transfer Information					
Seller: ROOS WALLACE KENT,SR		Date: 11/24/2008		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /27472/ 00304		Deed2:	
Seller: MOORE FRED		Date: 05/24/2000		Price: \$134,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /14486/ 00566		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 03/10/2009					

2015-0258-A

1914 Hannah Avenue



Publication Date: 5/11/2015



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



2015-0258-A

0 10 20 40 60 80 Feet

1 inch = 40 feet

1914 Hannah Avenue



Publication Date: 5/11/2015



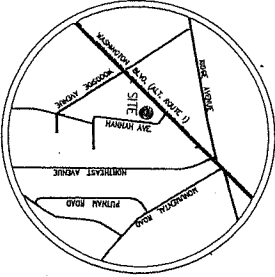
Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



2015-0258-A
 0 10 20 40 60 80 Feet

1 inch = 40 feet

SITE VICINITY MAP



VICINITY MAP

MAP IS NOT TO SCALE
10862

ZONING MAP# ~~2082~~ 4708

SITE ZONED DR 2

ELECTION DISTRICT 13th

COUNCIL DISTRICT 1st

LOT AREA ACREAGE

OR SQUARE FEET 19707

HISTORIC? NO

IN CBQA? No

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC yes PRIVATE

SEWER IS:

PUBLIC yes PRIVATE

PRIOR HEARING? yes

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

81-48-A

Approved

VIOLATION CASE INFO:

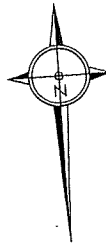
No

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

ADDRESS 1914 Hannah Ave 21227 OWNER(S) NAME(S) Carole Lynn Roos

SUBDIVISION NAME Halethorpe Terrace LOT # 1 BLOCK # N/A SECTION # 0

PLAT BOOK # 2082 8 FOLIO # 0017 10 DIGIT TAX # 1313250260 DEED REF. # 22472100304



GENERAL NOTES:

1. THE LOCATION OF EXISTING BUILDINGS, UTILITIES AND OTHER FEATURES SHOWN ON THIS MAP ARE BASED ON THE SURVEY OF THE PROPERTY AND THE ADJACENT PROPERTY. THE SURVEY WAS CONDUCTED BY THE SURVEYOR AND THE RESULTS ARE SHOWN ON THE MAP.
2. THE LOCATION OF EXISTING BUILDINGS, UTILITIES AND OTHER FEATURES SHOWN ON THIS MAP ARE BASED ON THE SURVEY OF THE PROPERTY AND THE ADJACENT PROPERTY. THE SURVEY WAS CONDUCTED BY THE SURVEYOR AND THE RESULTS ARE SHOWN ON THE MAP.
3. THE LOCATION OF EXISTING BUILDINGS, UTILITIES AND OTHER FEATURES SHOWN ON THIS MAP ARE BASED ON THE SURVEY OF THE PROPERTY AND THE ADJACENT PROPERTY. THE SURVEY WAS CONDUCTED BY THE SURVEYOR AND THE RESULTS ARE SHOWN ON THE MAP.

LEGEND & ABBREVIATIONS

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- WOOD FENCE
- BUILDING
- EXISTING TREE
- SEWER MANHOLE
- WATER MANHOLE
- WATER CONDUIT
- WATER MAIN
- WATER VALVE
- WATER METER
- WATER PUMP
- WATER TOWER
- WATER RESERVOIR
- WATER TREATMENT PLANT
- WATER DISTRIBUTION SYSTEM
- WATER SUPPLY SYSTEM
- WATER TREATMENT PLANT
- WATER DISTRIBUTION SYSTEM
- WATER SUPPLY SYSTEM

LEGAL DESCRIPTION

ITS 10.11
BALTIMORE TERRACE
PLAT: 0007/0072
DEED: 26083/00729
OWNER:
JACKSON JENNE B

LEGAL DESCRIPTION

ITS 12.3.6.8.7.8
1914 HANNAH AVE
BALTIMORE TERRACE
PLAT: 0008/0017
DEED: 27472/00304
OWNER:
ROOS CAROLE LYNN

LEGAL DESCRIPTION

ITS 303 WASHINGTON BL
441 2nd HANNAH AVE
DEED: 27093/00902
OWNER:
SPINDLER ROBERT N

LEGAL DESCRIPTION

ITS 303 WASHINGTON BL
441 2nd HANNAH AVE
DEED: 27093/00902
OWNER:
SPINDLER ROBERT N

2-STORY FRAME
GARAGE
1100

NEW GARAGE
PFE: 104.60

1-STORY FRAME W/ BISECT
PROPOSED BREEZWAY

Front

HANNAH AVENUE
(30' WIDE R/W)

SCENARIO 2

PLAN DRAWN BY Michael Shane Edwards DATE 5/7/15 SCALE: 1 INCH = 30 FEET

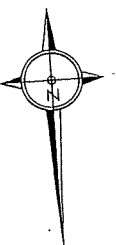
2015-0258-A

P&Car 1

STEADFAST

SUBDIVISION NAME Halethorpe Terrace LOT # 1 BLOCK # n/a SECTION # 0

PLAT BOOK # 2000 8 FOLIO # 0017 / 10 DIGIT TAX # 1313250260 DEED REF. # 22472100304
/ 0080178



GENERAL NOTES:

[illegible]

LEGEND & ABBREVIATIONS

PROPERTY LINE
ADJACENT PROPERTY LINE
WOOD FENCE
BUILDING
DECIDUOUS TREE
SEMI-DECIDUOUS TREE
INNER CONTOUR
INTERMEDIATE CONTOUR
TRANSFORMER
CHERRY
LOCUST
WATER

LEGAL DESCRIPTION
LTS 10, 11
HALETHORPE TERRACE
PLAT: 0007/0072
DEED: 26093/00729
OWNER:
JACKSON JENNE F

LEGAL DESCRIPTION
ITS 1,2,3,4,5,6,7,B
1914 HANNAH AVE
BALTIMORE TERRACES
PLAT: 0008 / 0017
DEED: 27472 / 00304

LEGAL DESCRIPTION
LTS 4341 S 1ST WASHINGTON BLVD
73 & HUNTINGTON AVE
DEED: 270993/00052
OWNERS:
SPENCER ROBERT J
SPENCER STEPHEN J

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD OBSERVATIONS USING ACCEPTED FIELD SURVEYING PRACTICES AND THE UNDERSIGNED BEING A LICENSED SURVEYOR PERSONALLY PREPARED OR WAS IN RESPONSIBLE CHARGE OF THE PREPARATION AND THE SURVEY WORK REFLECTED IN THIS LOCATION SHOWN. I AM A RESIDENT OF THE RECORDED STATE OF CALIFORNIA, CHAPTER 15, SUBTITLE 15, CHAPTER 06, REGULATION 112.

MICHAEL SHANE EDWARDS
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21171

DATE

MICHAEL SHANE EDWARDS
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21171

DATE _____

LEGAL DESCRIPTION
 LOTS 16, 11
 BALTIMORE TERRACE
 PLAT 0007/0072
 DEED: 26093/00729

OWNER:
 JACOBSON THOMAS R

LEGAL DESCRIPTION
 LOTS 1, 2, 3, 4, 6, 7, 8
 1914 HANNAH AVE
 BALTIMORE TERRACE
 PLAT 0008/0017
 DEED: 27472/00304

OWNER:
 ROSS CAROL LYNN

LEGAL DESCRIPTION
 LOTS 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880,

PLAN DRAWN BY Michael Shane Edwards DATE 5/7/15 SCALE: 1 INCH = 30 FEET

2015-0258-A

VICINITY MAP

MAP IS NOT TO SCALE

ZONING MAP# ~~0000~~ 1008

SITE ZONED DR 2

ELECTION DISTRICT 13th

51
COUNCIL STREET

RESOURCE FILE 19707

INCEP 16

NEEDS AND

LIBRARY

THE

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

1000

SECRET
REF ID: A60887

MODEL 351 MY 1964

FROM MEMPHIS: 103

11 30 91 E. CAL. NO. 1016284

THE UNIVERSITY OF CHICAGO

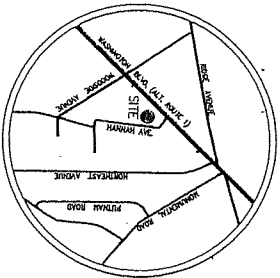
81-48-18

Approved

VIOLATION CASE INFO:



SITE VICINITY MAP



VICINITY MAP

MAP IS NOT TO SCALE

10822

ZONING MAP# ~~10822~~ 10822

SITE ZONED DR 2

ELECTION DISTRICT 13th

COUNCIL DISTRICT 1st

LOT AREA ACREAGE

OR SQUARE FEET 19707

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC YES PRIVATE

SEWER IS:

PUBLIC YES PRIVATE

PRIOR HEARING? YES

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

81-48-A

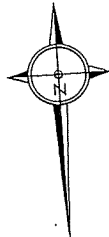
Approved

10822

VIOLATION CASE INFO:

No

ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 1914 Hannah Ave 21227 OWNER(S) NAME(S) Carole Lynn Roos
SUBDIVISION NAME Halethorpe Terrace LOT # 1 BLOCK # N/A SECTION # 0
PLAT BOOK # 000008 FOLIO # 0017 10 DIGIT TAX # 1313250260 DEED REF. # 27472100304



GENERAL NOTES:

1. THE LOCATION OF EXISTING BUILDINGS, UTILITIES AND SURVEY IS SHOWN IN THIS MAP.
2. THE LOCATION OF EXISTING BUILDINGS, UTILITIES AND SURVEY IS SHOWN IN THIS MAP.
3. THE LOCATION OF EXISTING BUILDINGS, UTILITIES AND SURVEY IS SHOWN IN THIS MAP.
4. THE LOCATION OF EXISTING BUILDINGS, UTILITIES AND SURVEY IS SHOWN IN THIS MAP.

LEGEND & ABBREVIATIONS

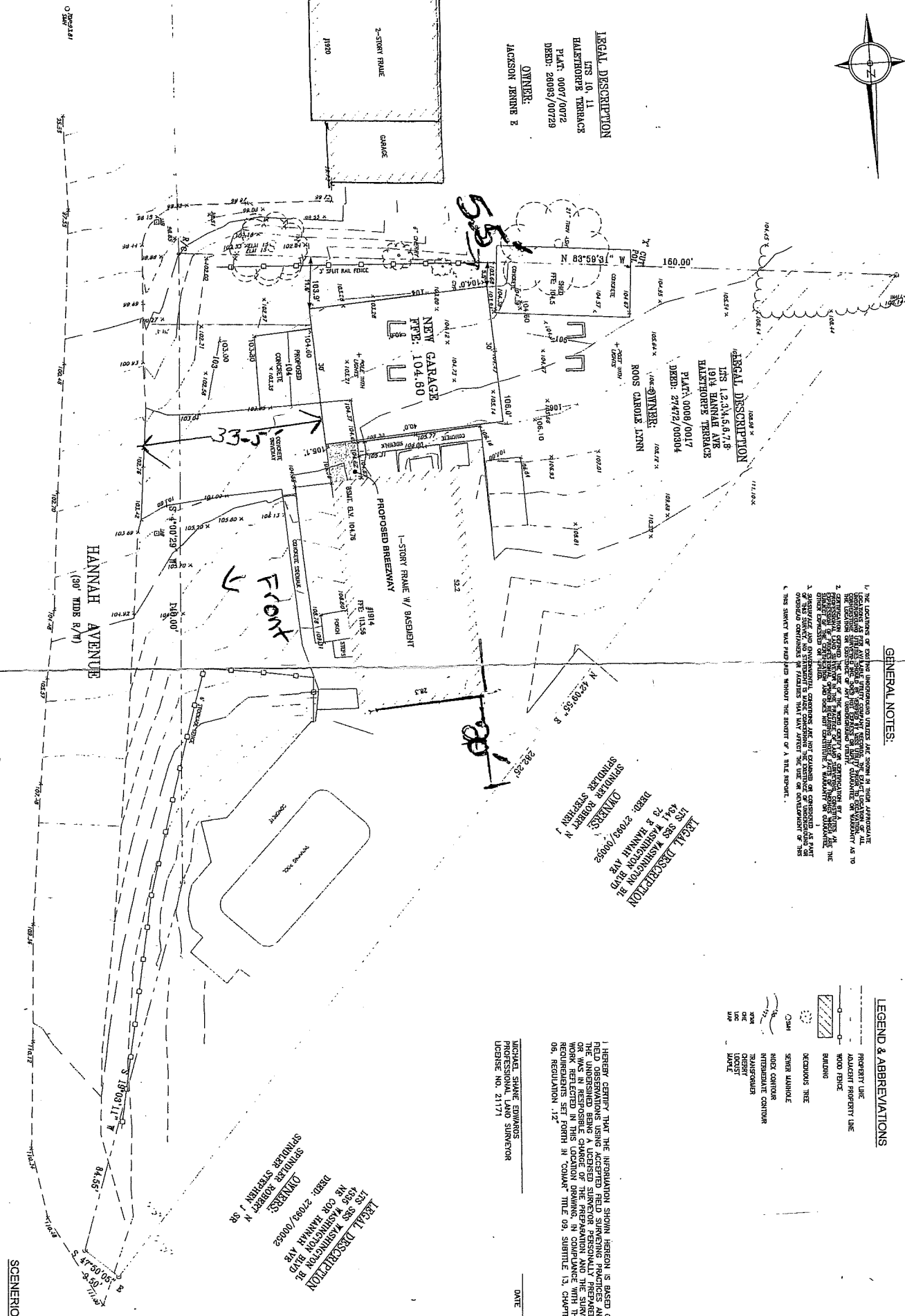
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- WOOD FENCE
- BUILDING
- DECKING
- SEWER
- WATER
- UTILITY
- THUNDER
- UTILITY
- UTILITY
- UTILITY

LEGAL DESCRIPTION
TR 10, 11
BALTIMORE TERRACE
PLAT: 0007/0072
DEED: 26083/00729
OWNER:
JACKSON JENNIE B

LEGAL DESCRIPTION
LTS 12, 13, 14, 15
1014 HANNAH AVE
BALTIMORE TERRACE
PLAT: 0006/0017
DEED: 27472/00304
OWNER:
ROOS CAROLE LYNN

LEGAL DESCRIPTION
LTS 12, 13, 14, 15
1014 HANNAH AVE
BALTIMORE TERRACE
PLAT: 0006/0017
DEED: 27472/00304
OWNER:
ROOS CAROLE LYNN

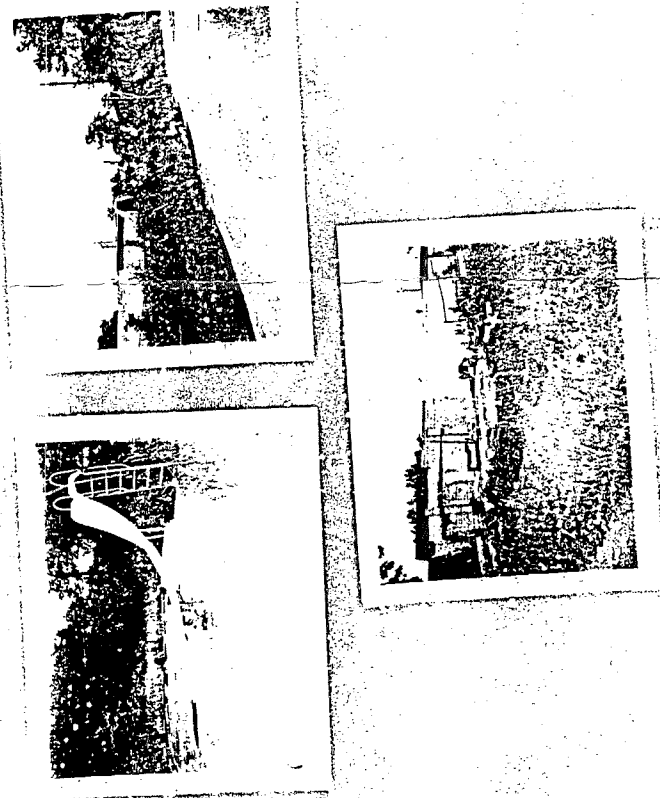
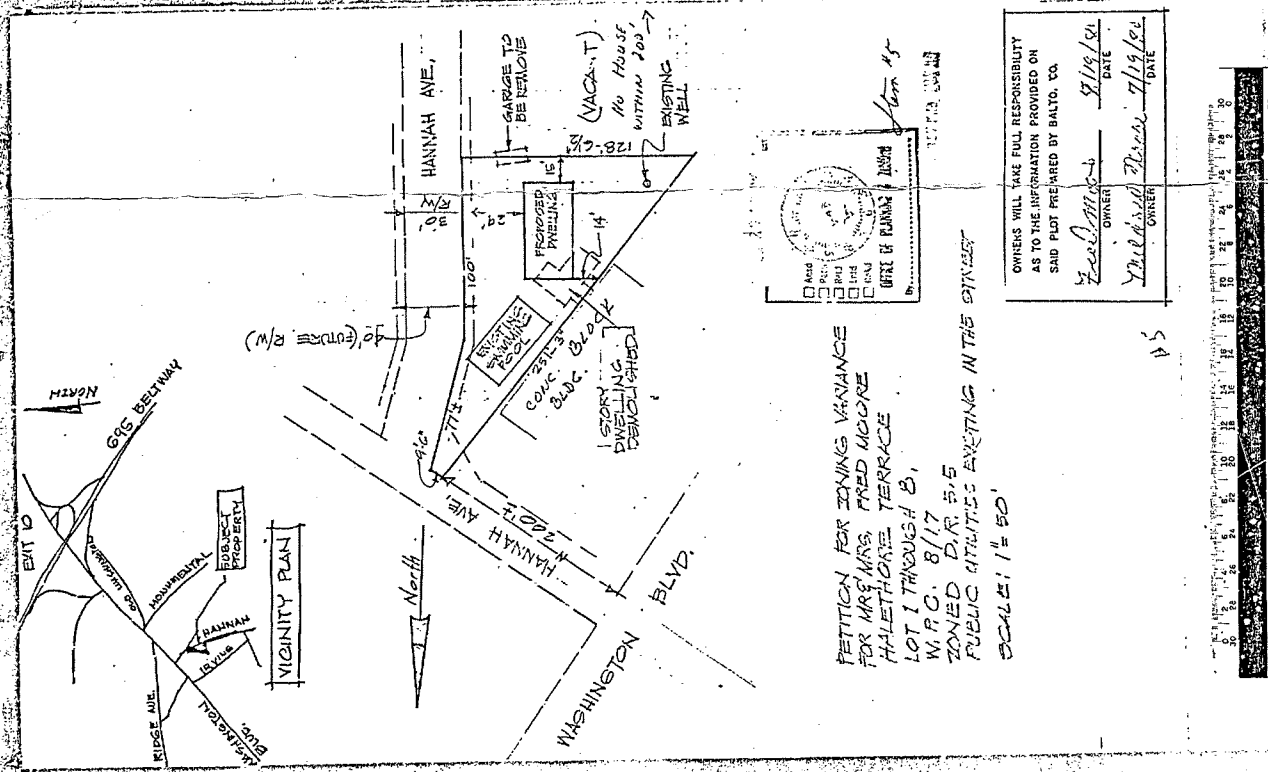
LEGAL DESCRIPTION
LTS 12, 13, 14, 15
1014 HANNAH AVE
BALTIMORE TERRACE
PLAT: 0006/0017
DEED: 27472/00304
OWNER:
ROOS CAROLE LYNN



PLAN DRAWN BY Michael Shane Edwards DATE 5/7/15 SCALE: 1 INCH = 30 FEET

2015-0258-A

2015-0258-A



PETITION FOR VARIANCES
13th District

ZONING: Petition for Variances
LOCATION: West side of Haman Avenue, 200 feet Southeast of Washington Boulevard
DATE & TIME: Thursday, September 4, 1980 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

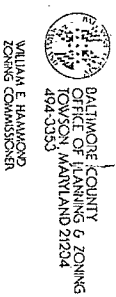
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variances to permit a front yard setback of 14 feet in lieu of the required 30 feet, and to allow an existing, unimproved front yard in lieu of the required rear yard.

The Zoning Regulations to be excepted as follows:

Section 1802.3.C.1 - Development Standards for Small Lots or Tracts
Section 400.1 - Accessory Structures
All that parcel of land in the Thirteenth District of Baltimore County

Being the property of Fred Moore, et ux, as shown on plat plan filed with the Zoning Department
Hearing Date: Thursday, September 4, 1980 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY



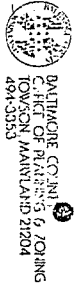
Mr. & Mrs. Fred Moore
4341 Washington Boulevard
Baltimore, Maryland 21227

R.E. Petition for Variances
W/S of Haman Ave., 200' SE of Washington Blvd., 13th Election District
Fred Moore, et ux - Petitioners
NO. 81-48-A (Item No. 5)

Dear Mr. & Mrs. Moore:
I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Dean M.H. Jung
Deputy Zoning Commissioner

JMH/mc
Attachments
cc: John W. Heasley, III, Esquire
People's Counsel



August 26, 1980
Mr. & Mrs. Fred Moore
4341 Washington Boulevard
Baltimore, Maryland 21227

RE: Petition for Variances
W/S of Haman Ave., 200' SE of Washington Blvd.
Case No. 81-48-A

Dear Sirs:
This is to advise you that \$41.19 is due for advertising and posting of the above-property.
Please make check payable to Baltimore County, Maryland and remit to the County Office Building, Room 106, Towson, Maryland 21204, before the hearing.

Very truly yours,
William E. Hammond
Zoning Commissioner

WEM/d

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 19th day of June, 1980.
Filing Fee \$ 25.00 Received ☒ Check ☐ Cash ☐ Other

It is
Petitioner: Fred Moore et ux. Submitted by: William E. Hammond, Zoning Commissioner
Petitioner's Attorney: Fred Moore et ux. Reviewed by: William E. Hammond, Zoning Commissioner
*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Mr. & Mrs. Fred Moore
4341 Washington Avenue
Baltimore, Maryland 21227

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 29th day of July, 1980.

Petitioner: Fred Moore, et ux
Petitioner's Attorney: _____
Reviewed by: William E. Hammond, Zoning Commissioner
Chairman, Zoning Plans Advisory Committee

August 5, 1980

Mr. & Mrs. Fred Moore
4341 Washington Boulevard
Baltimore, Maryland 21227

NOTICE OF HEARING

RE: Petition for Variances - W/S Haman Ave., 200' SE of Washington Boulevard - Case No. 81-48-A

DATE: Thursday, September 4, 1980
TIME: 10:15 A.M.

PLACE ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

Very truly yours,
William E. Hammond
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

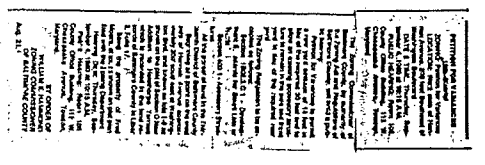
TOWSON, MD., August 21, 1980
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 21st day of August, 1980, the first publication appearing on the 21st day of August, 1980.

THE JEFFERSONIAN
Manager: _____

Cost of Advertisement, \$ _____

RECEIVED
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 091726
DATE: September 4, 1980
AMOUNT: \$41.19
FROM: Mr. & Mrs. Fred Moore
FOR: Filing Fee for Case No. 81-48-A

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY
Plaintiff
vs.
Defendant
CERTIFICATE OF PUBLICATION OF



THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE 13TH DISTRICT was inserted in the following:
☒ Baltimore Times
☐ Arden Times
weekly newspapers published in Baltimore County, Maryland, once a week for ONE successive weeks before the 27th day of AUGUST, 1980, that is to say, the same was inserted in the issues of
4/27/80

COLUMBIA PUBLISHING CO., INC.
By: _____
Attorney at Law

PETITION MAPING PROGRESS SHEET

FUNCTION	Wall Map	Original	Duplicate	Index	200 Sheet
Descriptions checked and outline plotted on map	done	by	date	by	date
Petition number added to outline					
Dated					
Granted by					
ZC, BA, CC, CA					

Reviewed by: _____
Change in outline or description: _____
Previous case: 78-134-A in area Map # _____

CERTIFICATE OF POSTING

Duration: 13th
Petition for Variances
Petitioner: MR. & MRS. FRED MOORE
Location of property: W/S Haman Ave. 200' SE of Washington Blvd.
Location of sign: W/S of Haman Ave. 200' SE of Washington Blvd.
Remarks: _____
Posted by: _____
Date of return: Nov. 15, 1980
Number of signs: ONE

