

M E M O R A N D U M

DATE: October 27, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0019-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 26, 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

IN RE: PETITION FOR VARIANCE
(2105 Edmondson Avenue)
1st Election District
1st Council District
Joseph R. Steneman
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2016-0019-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 Joseph R. Steneman, the legal owner of the subject property ("Petitioner"). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) § 1B02.3.C.1 to permit a side yard setback of 18 ft. and a side yard combination of 33 ft., a lot width of 80 ft. and a lot containing 16,000 sq. ft. in lieu of the required 25 ft., 40 ft., 100 ft., and 20,000 sq. ft., and to approve an undersized lot. The subject property and requested relief is more fully depicted on the site plan that was marked as Petitioner's Exhibit 1.

Owner Joseph R. Steneman appeared in support of the Petition. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not oppose the request, although it did provide suggested conditions for inclusion in the final Order.

The subject property is approximately 16,000 square feet and is zoned DR 2. The lot was created in 1948 by the Graham Place subdivision plat. The owner proposes to construct a single family dwelling on the lot, but requires zoning relief.

ORDER RECEIVED FOR FILING

Date 9/25/15

By Sen

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 lot was created by a plat recorded in 1948, before the adoption of the zoning regulations. As such, the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because he would be unable to construct a dwelling on the lot. 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 Baltimore County and/or community opposition.

As discussed at the hearing, the request "to approve an undersized lot per Section 304" is both inapposite and unnecessary. The grant of variance relief (under §307) will entitle Petitioner to construct a dwelling on the lot. In addition, §304 would be inapplicable in this case, since the "height and area regulations" (e.g., side yard setbacks) would not be satisfied; which necessitates the variance petition. As such, that aspect of relief will not be granted.

THEREFORE, IT IS ORDERED, this 25th day of September, 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.") § 1B02.3.C.1 to permit a side yard setback of 18 ft. and a side yard combination of 33 ft., a lot width of 80 ft. and a lot containing 16,000 sq. ft. in lieu of the required 25 ft., 40 ft., 100 ft., and 20,000 sq. ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

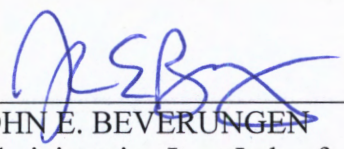
Date 9/25/15
By Den

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 his 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.
2. Petitioner must provide landscaping at the site, as determined in the sole discretion of the Baltimore County Landscape Architect.

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

JEB:slh



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date

9/25/15

By

slh



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 2105 Edmondson Ave which is presently zoned DR2
Deed References: 36431/458 10 Digit Tax Account # 0123154621
Property Owner(s) Printed Name(s) Joseph R. Steneman

(SELECT THE HEARING(S) BY MARKING ☒ 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)

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)

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

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

CASE NUMBER 2016-6019-A

Filing Date 7/27/15

Do Not Schedule Dates: _____

Reviewer BK

1B02.3.C.1 to permit a side yard setback of 18 ft. and a side yard combination of 33 ft. , a lot width of 80 ft. and a lot containing 16,000 sq. ft. in lieu of the required 25 ft., 40 ft., 100 ft., and 20,000 sq. ft., ~~and to approve an undersized lot per Section 304.~~

ZONING PROPERTY DESCRIPTION FOR:

2105 EDMONDSON AVENUE, BALTIMORE, MD 21228

Beginning at a point on the South side of Edmondson Avenue which is 100 feet wide at a distance of 105 feet East of the centerline of the nearest improved intersecting street Edridge Way, which is 40 feet wide. Being Lot # 47, Section 2 in the subdivision of Graham Place as recorded in Baltimore County Plat Book # 14, Folio 95, containing 16,000 square feet. Located in the 1st Election District and the 1st Council District.

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

No. **128644**

Date: **7/27/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
 7/27/2015 7/27/2015 10:22:24

REG MSD1 WALKIN LRAS LJR

RECEIPT # 597625 7/27/2015 OFLN

5 520 ZONING VERIFICATION

128644

Recpt Tot \$75.00
 \$75.00 CK \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75.00

Total: **\$ 75.00**

Rec From: **J. Stehman**

For: **Variance**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

copy - 2016-0019 A

**CASHIER'S
 VALIDATION**

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/neighbor 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: 2016-0019-A

Petitioner: Joseph Steneman

Address or Location: 2105 Edmondson Ave Balt MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joseph Steneman

Address: 2110 Devere Ln

Balt MD 21228

Telephone Number: 410-744-3257

CERTIFICATE OF POSTING

CASE NO: 2016-0019-A

PETITIONER/DEVELOPER

JOSEPH STENEMAN

DATE OF HEARING/CLOSING:

9/24/15

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT _____

2105 EDMONDSON AVENUE

THIS SIGN(S) WERE POSTED ON September 3, 2015
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 9/3/15
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

myattm8 9/3/15

ZONING NOTICE

CASE # 2016-0019-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ROOM 205 JEFFERSON BUILDING 105 WEST
CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: THURSDAY, SEPTEMBER 24, 2016
AT 11:00 A.M.

REQUEST:

VARIANCE TO PERMIT A SIDE YARD SETBACK OF 18 FT. AND A
SIDE YARD CONFINEMENT OF 33 FT. A LOT WIDTH OF 80 FT. AND
A LOT CONTAINING 16,000 SQ. FT. IN LIEU OF THE REQUIRED
26 FT., 40 FT., 100 FT. AND 20,000 SQ. FT. AND TO APPROVE
AN UNDER-SIZED LOT.

POSTPONEMENTS DUE TO WEATHER AND OTHER CIRCUMSTANCES ARE SUBMITTED NEARLY
TO CONFIRM HEARING CALL 410-527-2294

DO NOT REMOVE THIS SIGN AND POST UNTIL HEARING DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE



THE BALTIMORE SUN MEDIA GROUP

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 3534839

Sold To:

Joseph Steneman - CU00483495
2110 Devere Ln
Catonsville, MD 21228-4806

Bill To:

Joseph Steneman - CU00483495
2110 Devere Ln
Catonsville, MD 21228-4806

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

Sep 03, 2015

The Baltimore Sun Media Group

By S. Wilkinse

Legal Advertising

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: # 2016-0019-A	
2105 Edmondson Avenue	
S/s Edmondson Avenue, 105 ft. e/of centerline of Edridge Way	
1st Election District - 1st Councilmanic District	
Legal Owner(s) Joseph Steneman	
Variance: to permit a side yard setback of 18 ft. and a side yard combination of 33 ft. a lot width of 80 ft. and a lot containing 16,000 sq. ft. in lieu of the required 25 ft., 40 ft., 100 ft. and 20,000 sq. ft. and to approve an undersized lot.	
Hearing: Thursday, September 24, 2015 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.	
9/002 September 3	3534839



KEVIN KAMENETZ
County Executive

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

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: 2016-0019-A

2105 Edmondson Avenue

S/s Edmondson Avenue, 105 ft. e/of centerline of Edridge Way

1st Election District – 1st Councilmanic District

Legal Owners: Joseph Steneman

Variance to permit a side yard setback of 18 ft. and a side yard combination of 33 ft. a lot width of 80 ft. and a lot containing 16,000 sq. ft. in lieu of the required 25 ft., 40 ft. 100 ft. and 20,000 sq. ft. and to approve an undersized lot.

Hearing: Thursday, September 24, 2015 at 11:00 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: Joseph Steneman, 2110 Devere Lane, Baltimore 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 4, 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, September 3, 2015 Issue - Jeffersonian

Please forward billing to:
Joseph Steneman
2110 Devere Lane
Baltimore, MD 21228

410-744-3257

NOTICE OF ZONING HEARING

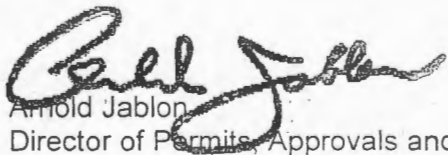
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S/s Edmondson Avenue, 105 ft. e/of centerline of Edridge Way
1st Election District – 1st Councilmanic District
Legal Owners: Joseph Steneman

Variance to permit a side yard setback of 18 ft. and a side yard combination of 33 ft. a lot width of 80 ft. and a lot containing 16,000 sq. ft. in lieu of the required 25 ft., 40 ft. 100 ft. and 20,000 sq. ft. and to approve an undersized lot.

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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE
2105 Edmondson Avenue; S/S Edmondson
Avenue, 105' E of Edridge Way
1st Election & 1st Councilmanic Districts
Legal Owner(s): Joseph Steneman
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-019-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

AUG 06 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 6th day of August, 2015, a copy of the foregoing Entry of Appearance was mailed to Joseph Steneman, 2110 Devere Lane, Baltimore, MD 21228, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

8/12/15

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

N/C

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

FIRE DEPARTMENT

9/26/15

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

C

8/3/15

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

9/3/15

SIGN POSTING

Date:

9/3/15

by

Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty/>)

District: 01 Account Number: 0123154621

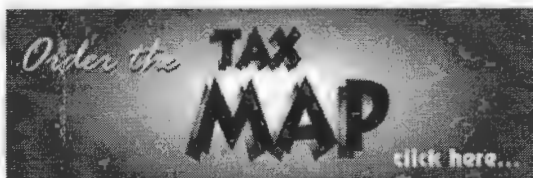


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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/i/website/mosp/>)

 Loading... Please Wait. Loading... Please Wait. -->



KEVIN KAMENETZ
County Executive

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

September 17, 2015

Joseph R Steneman
2110 Devere Lane
Baltimore MD 21228

RE: Case Number: 2016-0019 A, Address: 2105 Edmondson Avenue

Dear Mr. Steneman:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 27, 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

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 8/3/15

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

RE: Baltimore County
Item No. 2016-0019-A
Variance
Joseph R. Steneman
2105 Edmonson 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. 2016-0019-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "David W. Peake".
David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

9/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 26, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2105 Edmondson Avenue

INFORMATION:

Item Number: 16-019

Petitioner: Joseph P. Steneman

Zoning: DR 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a proposed 2 story dwelling with a side yard of 18 feet, a side yard sum of 33 feet, a lot width of 80 feet, and a lot of 16,000 square feet in lieu of the required 25 feet, 40 feet, 100 feet, and 20,000 square feet respectively, and to approve an undersized lot.

The Department has no objection to the granting of the petitioned relief conditioned upon the following:

1. The Petitioner proposes sharing a portion of the existing driveway at 2103 Edmonson Avenue with the subject property. The Department has no objection to this provided all necessary agreements and easements are concluded and recorded among the Land Records for Baltimore County prior to the issuance any Use and Occupancy Permit.
2. Submit a landscape plan to the Baltimore County Landscape Architect for review and approval prior to the issuance of any building permit.

For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Division Chief:
AVA/KS

Kathy Schreiber

C: Jeanette Tansey, RLA, Dept. of Permits, Inspections & Approvals
Bill Skibinski

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 12, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For August 10, 2015
Item No. 2016-0019, 0020, 0021, 0022, 0023, 0024, 0025 and 0026

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

RECEIVED

AUG 14 2015

Development Plans Review
Department of Permits, Approvals
and inspections

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC08102015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 26, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2105 Edmondson Avenue

INFORMATION:

Item Number: 16-019

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Zoning: DR 2

Requested Action: Variance

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Division Chief: Kathy Greubach
AVA/KS

C: Jeanette Tansey, RLA, Dept. of Permits, Inspections & Approvals
Bill Skibinski

0106571502

2112

0102850800

0102653820

2108
0120800162

0107582381

2106
0112000950

DR 3.5

EDMONDSON AVE

EDMONDSON AVE

2107

1 ED

SW 3-H

0118101910

Lot # 48

100C1

1 CD

0123154621

Lot # 47

Pt. Bk. 0000014, Folio 0095

Pt. Bk./Folio # 014095

DR 2

PAI # 010014

PAI # 010014

2103

0123154620

Pt. Bk. 0000007, Folio 0109

Lot # 24

SW 3-G

2101

Lot # 25 0118720790

Pt. Bk./Folio # 007109

0111351420

Lot # 26

RIDGEWAY RD

237

Lot # 48

0101350320

Lot # 23

0105430720

238

235

Lot # 45

0119715330

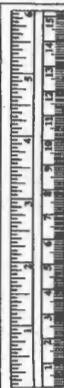
0119716760

Lot # 22

0119851320

Lot # 30

0110450550 Lot # 31



PLAT No 2
» GRAHAM PLACE «
RESUBDIVISION OF
LOTS Nos 15-16-39-40-41 & 42
GRAHAM PLACE-SECT. No 1
BALTIMORE COUNTY,
MARYLAND

CURVE DATA					
NO	Δ	DATA	TAN	ARC	CHORD BEARING
1	17°02'	228.44	153.03	276.08	174°29' N 20°17' E
2	11°28'	157.01	157.63	316.21	315°01' N 3°41' E
3	11°28'	160.01	161.64	322.71	321°01' N 3°41' E
4	10°11'45"	228.32	35.78	63.97	63°51' N 74°44' E
5	13°04'05"	20.00	17.72	32.06	24°32' N 88°50' E
6	13°04'05"	20.00	17.96	31.58	28°26' N 4°31' E
7	30°06'14"	20.00	20.04	31.44	28°51' N 85°28' E
8	30°06'14"	20.00	19.26	31.38	28°26' N 0°00' E
9	30°06'14"	20.00	20.04	31.44	28°31' N 85°28' E
10	18°55'46"	20.00	19.26	31.38	28°26' N 85°22' E
11	30°06'14"	20.00	20.04	31.45	28°31' N 85°28' E
12	28°15'	625.32	157.56	308.53	305°20' N 26°17' E
13	26°15'	575.32	144.57	283.62	280°38' N 26°17' E
14	20°00'	20.00	20.00	31.42	28°28' N 57°10' E
15	20°00'	20.00	20.00	31.42	28°28' S 50°50' E
16	72°41'07"	50.00	36.45	63.80	58°31' N 62°30' E
17	31°24'46"	20.00	20.50	31.71	28°52' N 5°46' E

The requirements of Section 72A.72B.72C. of Art. 17 of the ANNOTATED CODE of MARYLAND-1930 Edition (Title, Clerks, or COURT, Sub-Title: Clerks of Circuit Court) as far as they relate to the making of this plat, have been complied with;

NOTE: Coordinate values shown herein are referred to the System of the METROPOLITAN DISTRICT OF BALTIMORE COUNTY, MD.

SIGNED *Veron R. [Signature]*
SURVEYOR & CIVIL ENGINEER
Scale, 1 inch = 100 feet
BALTIMORE, MD
NOVEMBER 1945

Petitioner Ex. 1

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None