



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 7520 Avondale Ave which is presently zoned DR 5-5
 Deed References: 3120/38 10 Digit Tax Account # 1210047130
 Property Owner(s) Printed Name(s) JAMES + VERNA JONES

(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) 1B02.3.C.1; PRR To Allow A Dwelling on a lot with a sideyard of 5' Feet in lieu of the required 10' Feet. Also To Allow A sideyard on a side street of 10' Feet in lieu of the required 25' Feet. To Allow A lot width of 45' Feet in lieu of the required 55' Feet and to Allow an Area of 5111 Sq Ft. in lieu of the required 6000 Sq. Ft.
 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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2019-0496-A Filing Date 10/21/19

Legal Owners (Petitioners):

JAMES JONES / VERNA JONES
 Name #1 - Type or Print Name #2 - Type or Print

[Signature] / [Signature]
 Signature #1 Signature #2

4802 ROYAL HAVEN AVE BALTO MD
 Mailing Address City State

21236 / 410-665-8503 /
 Zip Code Telephone # Email Address

Representative to be contacted:

JOHN MELEMA LAND SURVEYORS
 Name - Type or Print

[Signature]
 Signature

5409 EAST DR. ACRIST MD
 Mailing Address City State

21227 / 410-247-7488 / JCM@S.EVERIZON.NET
 Zip Code Telephone # Email Address

Do Not Schedule Dates: Reviewer AT

JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DRIVE BALTO. MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507
FEBRUARY 12, 2019

ZONING DESCRIPTION
#7520 AVONDALE AVENUE
BALTIMORE COUNTY, MARYLAND
TAX MAP 096 GRID 16 PARCEL 205

BEGINNING FOR THE SAME AT A POINT ON THE SOUTHWEST INTERSECTION OF AVONDALE AVENUE AND SOUTHERN AVENUE SAID POINT BEING SOUTHWESTERLY 18' FROM THE INTERSECTION OF THE CENTERLINE OF AVONDALE AVENUE AND SOUTHERN AVENUE, THENCE BINDING ON THE SOUTHWEST SIDE OF AVONDALE AVENUE SOUTHWESTERLY 40 FEET, THENCE LEAVING AVONDALE AVENUE AND RUNNING NORTHWESTERLY 100 FEET, THENCE NORTHEASTERLY 62.22 FEET TO THE SOUTHWEST SIDE OF SOUTHERN AVENUE, THENCE WITH THE SOUTHWEST SIDE OF SOUTHERN AVENUE SOUTHEASTERLY 102.44 FEET TO THE PLACE OF BEGINNING CONTAINING 5111 SQUARE FEET OF LAND MORE OR LESS.

BEING LOT 556 AND LOT 557 AS SHOWN ON THE PLAT OF EAST-VIEW NO. 2 RECORDED IN BALTIMORE COUNTY MARYLAND IN PLAT BOOK 7 FOLIO 1 AND DESCRIBED IN A DEED DATED FEBRUARY 20, 1957 BETWEEN JOHN H. FILLIAUX AND JAMES L. JONES AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY MARYLAND IN DEED LIBER 3120 FOLIO 038



2019-0496-A



1. 1000 1000

TIMOTHY M. KOTROCO, Esq.

305 Washington Avenue, Suite 502

Towson, Maryland 21204

410-299-2943

Tkotroco@gmail.com

2019-0496-A

November 16, 2019

The Honorable Paul M. Mayhew
Administrative Law Judge for Baltimore County
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: 7520 Avondale Avenue, James and Verna Jones
Date of Hearing: 12/9/19
Request for withdrawal of petition without prejudice

Dear Judge Mayhew:

The applicants in the above-referenced case, James and Verna Jones, owners of the subject property hereby request to withdraw their petition for variance that is pending before your office. My clients wish to withdraw and dismiss their petition without prejudice at this time but would like to reserve the right to re-file this variance in the future, should the need arise.

Thank you for your consideration of this request.

Very truly yours,

Timothy M. Kotroco

Timothy M. Kotroco

TMK/eak

Cc: James & Verna Jones

People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

November 6, 2019

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: 2019-0496-A

7520 Avondale Avenue

Southwest corner of the intersection of Avondale Avenue and Southern Avenue

12th Election District – 7th Councilmanic District

Legal Owners: James & Verna Jones

Variance to allow a dwelling on a lot with a side yard of 5 ft. in lieu of the required 10 ft. Also, to allow a side yard on a side street of 10 ft. in lieu of the required 25 ft. To allow a lot width of 45 ft. in lieu of the required 55 ft., to allow an area of 5111 sq. ft. in lieu of the required 6,000 sq. ft.

Hearing: Monday, December 9, 2019 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 "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Jones, 4802 Royahn Avenue, Baltimore 21236
John Mellema, 5409 East Drive, Arbutus 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 19, 2019**
- (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: THE DAILY RECORD
Tuesday, November 19, 2019 – Issue

Please forward billing to:
James Jones
4802 Royahn Avenue
Baltimore, MD 21236

410-665-8503

NOTICE OF ZONING HEARING

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CASE NUMBER: 2019-0496-A

7520 Avondale Avenue

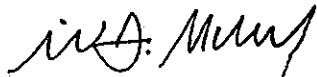
Southwest corner of the intersection of Avondale Avenue and Southern Avenue

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Legal Owners: James & Verna Jones

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105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

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RE: PETITION FOR VARIANCE
7520 Avondale Avenue; SW of Avondale
Avenue & Southern Avenue
12th Election & 7th Councilmanic Districts
Legal Owner(s): James & Verna Jones

Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-496-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

OCT 29 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of October, 2019, a copy of the foregoing Entry of Appearance was mailed to John Mellema Surveyors, 5409 East Drive, Baltimore, Maryland 21227, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Date: 10/29/19

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2019-0496-A

Variance
James & Verna Jones
7520 Avondale Avenue

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,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

1215000123
1988-0353-X

Pt. Bk. 0000009, Folio 0117
1203068342

2005-0538-A

PAI # 128031

2019-0234-A

2019-0496-A

**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/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) 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: 2019-0496-A

Property Address: 7520 AVONDALE AVENUE

Property Description: _____

Legal Owners (Petitioners): JAMES + VERA JONES

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES JONES

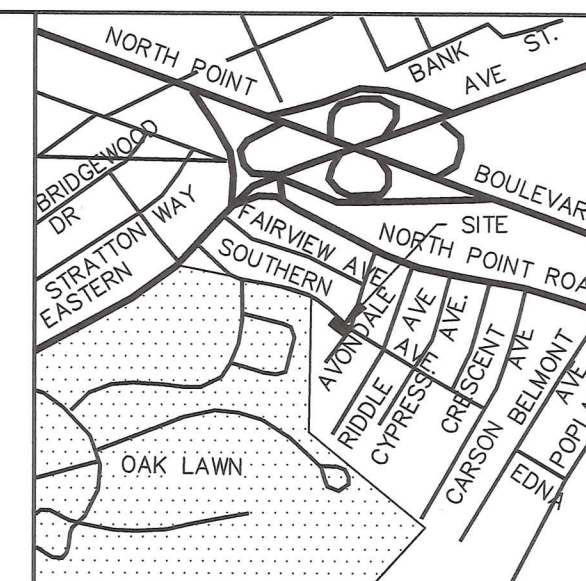
Company/Firm (if applicable): _____

Address: 4802 RYAN AVE.
BALTO. MD. 21236

Telephone Number: 410 665-8503

Revised 7/9/2015

PLAT TO ACCOMPANY VARIANCE REQUEST



VICINITY MAP
SCALE: 1"=1000'



LOCATION INFORMATION

COUNCILMANIC DISTRICT: 7
ELECTION DISTRICT: 12
ZONING: D.R. 5.5
1"=200' SCALE MAP: 096B3

LOT SIZE: 5111 SQ. FT.

	YES	NO
PUBLIC SEWER	☒	☐
PUBLIC WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	☐	☒

SUBDIVISION NAME: PLAT OF EAST-VIEW NO. 2
P.B. 7 FOLIO 1

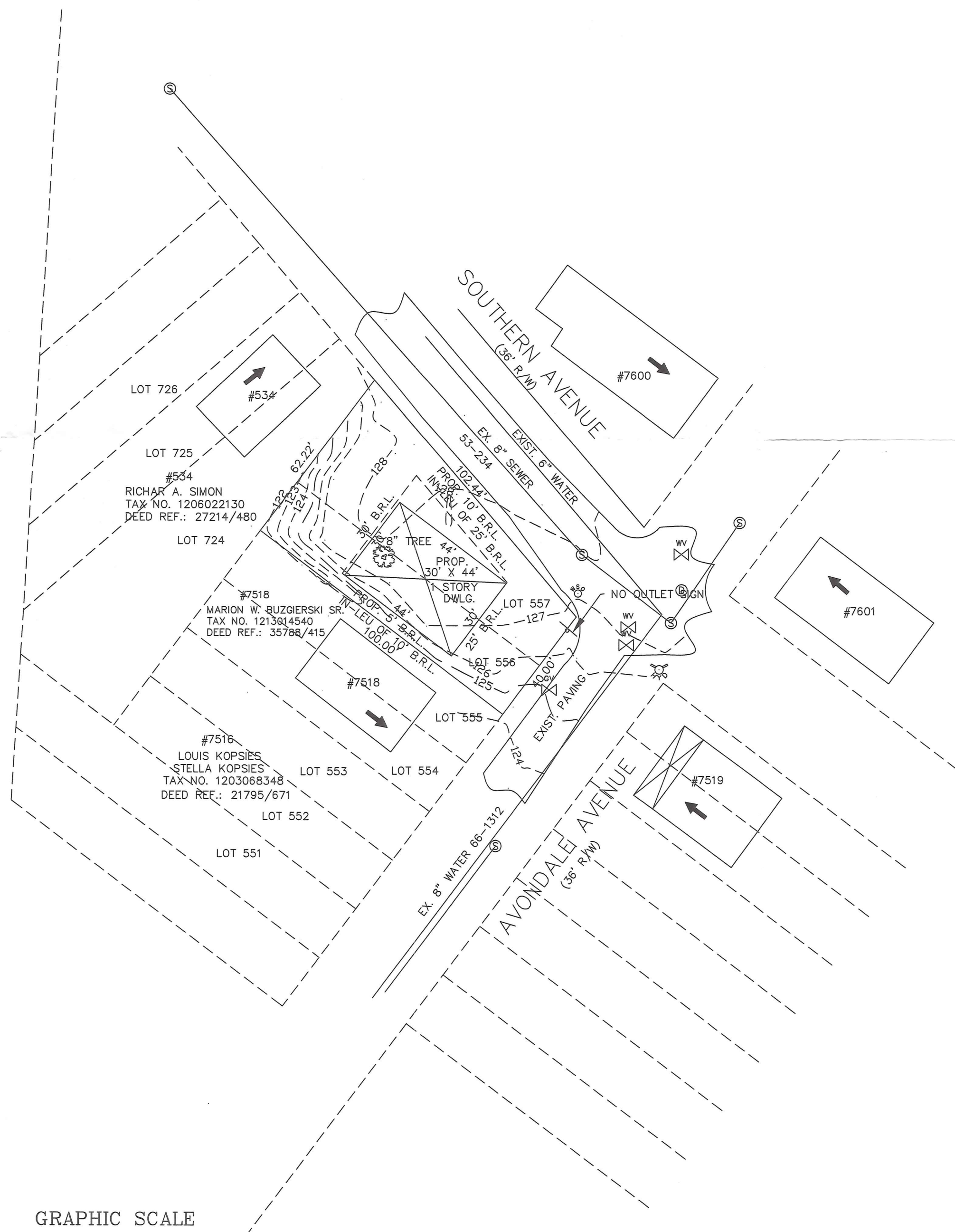
PRIOR ZONING HEARING: CASE NO. 2019-0234-A

DEED REFERENCE: 3120/38

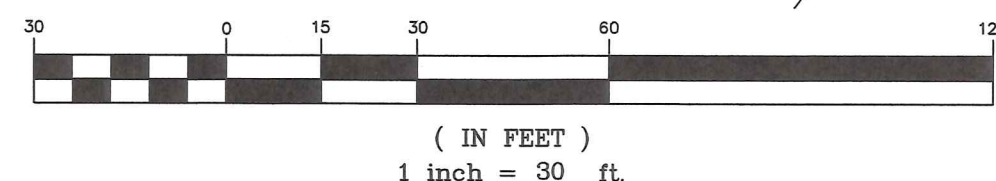
OWNER: JAMES L. JONES
VERNA C. JONES
#4802 ROYAHN AVENUE
BALTIMORE, MD. 21236
TAX NO. 1210047130
PHONE NO. 410-665-8503
DATE: FEBRUARY, 2019
SCALE: 1"=30'

#7520 AVONDALE AVENUE
LOT 556 & 557
PLAT OF EAST-VIEW NO. 2
BALTIMORE COUNTY, MARYLAND
TAX MAP 096 GRID 16 PARCEL 205
SCALE: 1"=30' DATE: OCTOBER, 2019

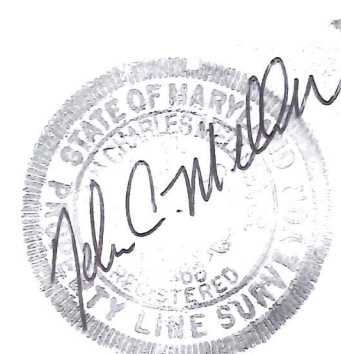
2019-0496-A



GRAPHIC SCALE

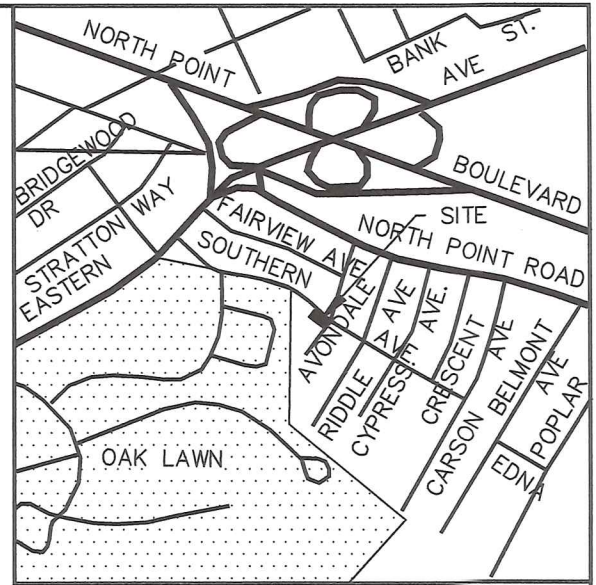


D.R.5.5 REGULATIONS
MINIMUM LOT AREA 6,000 SQ. FT.
MINIMUM LOT WIDTH 55'
MINIMUM FRONT YARD SETBACK 25'/AVERAGE
MINIMUM SIDE YARD SETBACK 10'
MINIMUM REAR YARD SETBACK 30'



PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO., MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507

PLAT TO ACCOMPANY VARIANCE REQUEST



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SCALE: 1"=1000'

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PUBLIC WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA

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☐	☒

SUBDIVISION NAME: PLAT OF EAST-VIEW NO. 2
P.B. 7 FOLIO 1

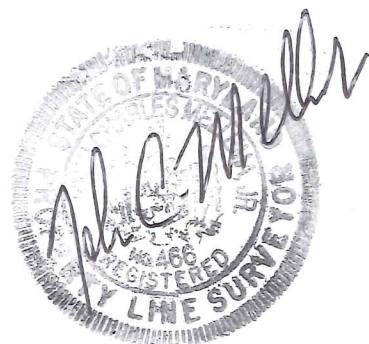
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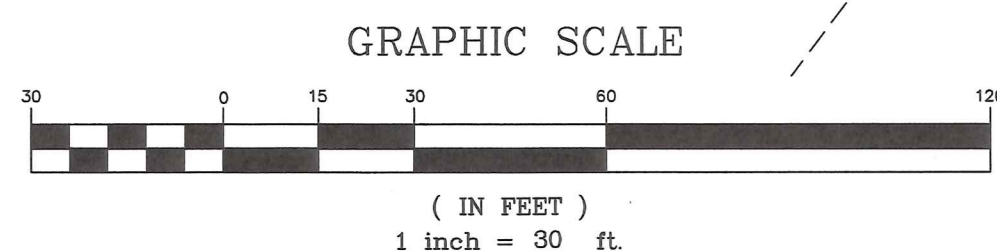
OWNER: JAMES L. JONES
VERNA C. JONES
#4802 ROYAHN AVENUE
BALTIMORE, MD. 21236

TAX NO. 1210047130
PHONE NO. 410-665-8503
DATE: FEBRUARY, 2019
SCALE: 1"=30'

#7520 AVONDALE AVENUE
LOT 556 & 557
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BALTIMORE COUNTY, MARYLAND
TAX MAP 096 GRID 16 PARCEL 205
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