

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1985, that the herein Petition for Variance(s) to permit

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber
Director of Planning & Zoning
SUBJECT: Petition for Variance--85-351-A
Critical Area Comments

Date: June 4, 1985

ZONING DEPARTMENT

This petition is consistent with the requirements of the Chesapeake Bay Critical Area Act provided the attached mitigative measures are implemented.

Norman E. Gerber
Director of Planning and Zoning

NEG:PJS:eds

Attach.

cc: Robert W. Marriott, Jr.
Deputy Director of Planning

Andrea Van Arsdale
Coastal Zone Planner

James G. Hoswell
Planner

Colin K. Thacker
Department of Health

People's Counsel

REQUIRED MITIGATIVE PRACTICES REGARDING RECORDED LOTS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA WHERE A VARIANCE IS BEING REQUESTED WHICH RESULTS IN AN INCREASE IN IMPERVIOUS SURFACE

- Where a lot is less than 1/2 wooded, individual trees shall be planted and maintained based on the following formula:

Square Feet	Number of Trees
0 - 200	1 conifer or 2 minor deciduous trees (e.g., flowering shrubs.)
201 - 400	2 conifers or 4 minor deciduous trees.
401 - 600	3 conifers or 6 minor deciduous trees, or 1 major deciduous tree.
Above 600	No less than 1 conifer or 2 minor deciduous trees for every 200 square feet or fraction thereof of impervious area or 1 major deciduous tree for every 600 square feet or fraction thereof of impervious area.

- The amount, concentration and velocity of runoff from new impervious surfaces shall be controlled by encouraging its infiltration into the ground and/or by retention-detention devices. This can be accomplished by rooftop storage, over-sized rainpouts, directing downspouts into underground retention-detention devices (e.g., perforated pipes placed in underground gravel beds, perforated rain barrels, impervious paving on surfaces, etc.), spreading over lawn area, use of retention-detention berms. Usually a combination of these devices is most effective.



MARYLAND
DEPARTMENT OF STATE PLANNING
301 W. PRESTON STREET
BALTIMORE, MARYLAND 21201-2365

HARRY HUGHES
GOVERNOR

CONSTANCE LIEDER
SECRETARY

June 7, 1985

Arnold Jablon, Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of State Planning has received notice of application Number 85-351A pursuant to the Notification Procedures established by State Planning and Baltimore County. The application proposes development that may affect the Chesapeake Bay Critical Area Initial Planning Area identified in 88-1807(a) of the Natural Resources Article of the Annotated Code of Maryland.

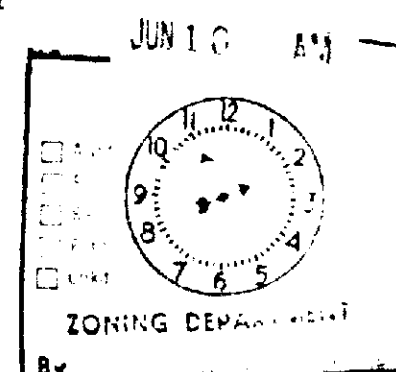
The Department is interested in this application and requests that this letter be made a part of the record or case file concerning the application. If the applicant submits an analysis concerning 88-1813 of the Natural Resources Article, please send the Department a copy. Also, please send the Department a copy of the findings made under 88-1813. The information will keep State Planning informed about land use changes affecting the Critical Area.

We appreciate your making us a party of record in this matter.

Very sincerely yours,

Larry F. Duket
Critical Areas Coordinator

LFD:bbs



TELEPHONE: 301-383-5680
TTY for Deaf: 301-383-7566
OFFICE OF COMPREHENSIVE POLICY PLANNING



State Highway Administration

William K. Hallmann
Secretary
Hal Kassoff
Administrator

May 17, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. H. Commodari

Re: ZAC Meeting of 4-30-85
ITEM: #303.
Property Owner: Ramon Diaz,
et ux (CRITICAL AREA)
Location: S/W Cor. North
Point Road, Route 20 &
Wells Road.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance
to permit a side yard set-
back of 18' in lieu of the
required 25' or to permit a
rear yard setback of 10' in
lieu of the required 30'
and a front yard setback of
18' in lieu of the required
40'.
Acres: 58.5 X 210
District: 15th Election
District

Dear Mr. Jablon:

On review of the submittal of 4-12-85 and field inspection, the State Highway Administration finds the plan generally acceptable.

However, the site plan must be revised to show the existing right of way for North Point Road (Route 20) as 30'. (15' each side of the existing centerline of Route 20)

It is requested the plan be revised prior to a hearing date being set.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

Attachment

cc: Mr. J. Ogle My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
3837555 Baltimore Metro - 565-6451 D.C. Metro - 1-800-422-9062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 20, 1985

Mr. & Mrs. Raymon Diaz
7831 Doboy Avenue
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
SW/corner of Northpoint
and Wells Roads
15th Election District
Ramon Diaz, et ux, Petitioners
Case No. 85-351-A

Dear Mr. & Mrs. Diaz:

I have this date passed my Order in the above captioned case in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bg

Attachments

cc: Mr. Stoney Fralcy
Dept. of State Planning
301 West Preston Street
Baltimore, Maryland 21201

M. Bayne
7001 North Point Road
Baltimore, Maryland 21219

People's Counsel

IN RE: PETITION FOR VARIANCE
SW/corner of Northpoint
and Wells Roads
15th Election District
Ramon Diaz, et ux,
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-351-A

Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; and the granting of the requested variances not adversely affecting the health, safety, and general welfare of the community, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of June, 1985, that to permit a rear yard setback of 10 feet in lieu of the required 30 feet and a front yard setback of 20 feet in lieu of the required maximum of 40 feet is GRANTED, from and after the date of this order subject to the following restrictions:

- Compliance with the following mitigative practices designed to minimize adverse impacts on water quality and fish, wildlife, and plant habitat in the Maryland Chesapeake Bay Critical Area:
 - Remove as few existing trees as possible. Plant additional trees so that there will be no less than one conifer or two minor deciduous trees for every 200 square feet or fraction thereof of impervious area or one major deciduous tree for every 600 square feet or fraction thereof of impervious area.

ORDER RECEIVED FOR FILING

DATE June 20, 1985
BY [Signature]
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING

DATE June 20, 1985
BY [Signature]
ADMINISTRATIVE ASSISTANT

PETITION FOR VARIANCE

LOCATION: 15th Election District
Southwest corner Northpoint and Wells Roads

DATE AND TIME: Tuesday, June 11, 1985 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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:

Petition for Variance to permit a side yard setback of 18 ft. in lieu of the required 25 ft. (proposed house fronting on Northpoint Road) or to permit a rear yard setback of 10 ft. in lieu of the required 30 ft. and a front yard setback of 18 ft. in lieu of the required maximum of 40 ft. (proposed house fronting on Wells Road)

Being the property of Ramon Diaz, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Located on the southwest corner of North Point Road and Wells Road and known as lot #8 as shown on Plat of Battle Park, which is recorded in the land records of Balto. County in liber 7 folio 58.

RE: PETITION FOR VARIANCES
SW Corner Northpoint & Wells Rds., 15th Dist.
RAMON DIAZ, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-351-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of May, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Ramon Diaz, 7831 Deboy Ave., Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
ARNOLD JABLON
ZONING COMMISSIONER

June 5, 1985

Mr. and Mrs. Ramon Diaz
7831 Deboy Avenue
Baltimore, Maryland 21222

RE: Petition for Variance
SW corner Northpoint and Wells Road
Case No. 85-351-A
Ramon Diaz, et ux - Petitioners

Dear Mr. and Mrs. Diaz:

This is to advise you that \$60.55 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007328
DATE 6/11/85 ACCOUNT R-01-615-000
AMOUNT \$ 60.55
RECEIVED FROM Ramon Diaz
FOR Advertising and Posting Case 85-351-A
VALIDATION OR SIGNATURE OF CASHIER

Mr. & Mrs. Ramon Diaz
7831 Deboy Avenue
Baltimore, Maryland 21222

May 14, 1985

NOTICE OF HEARING

RE: Petition for Variance
SW/cor. Northpoint and Wells Roads
Ramon Diaz, et ux - Petitioners
Case No. 85-351-A

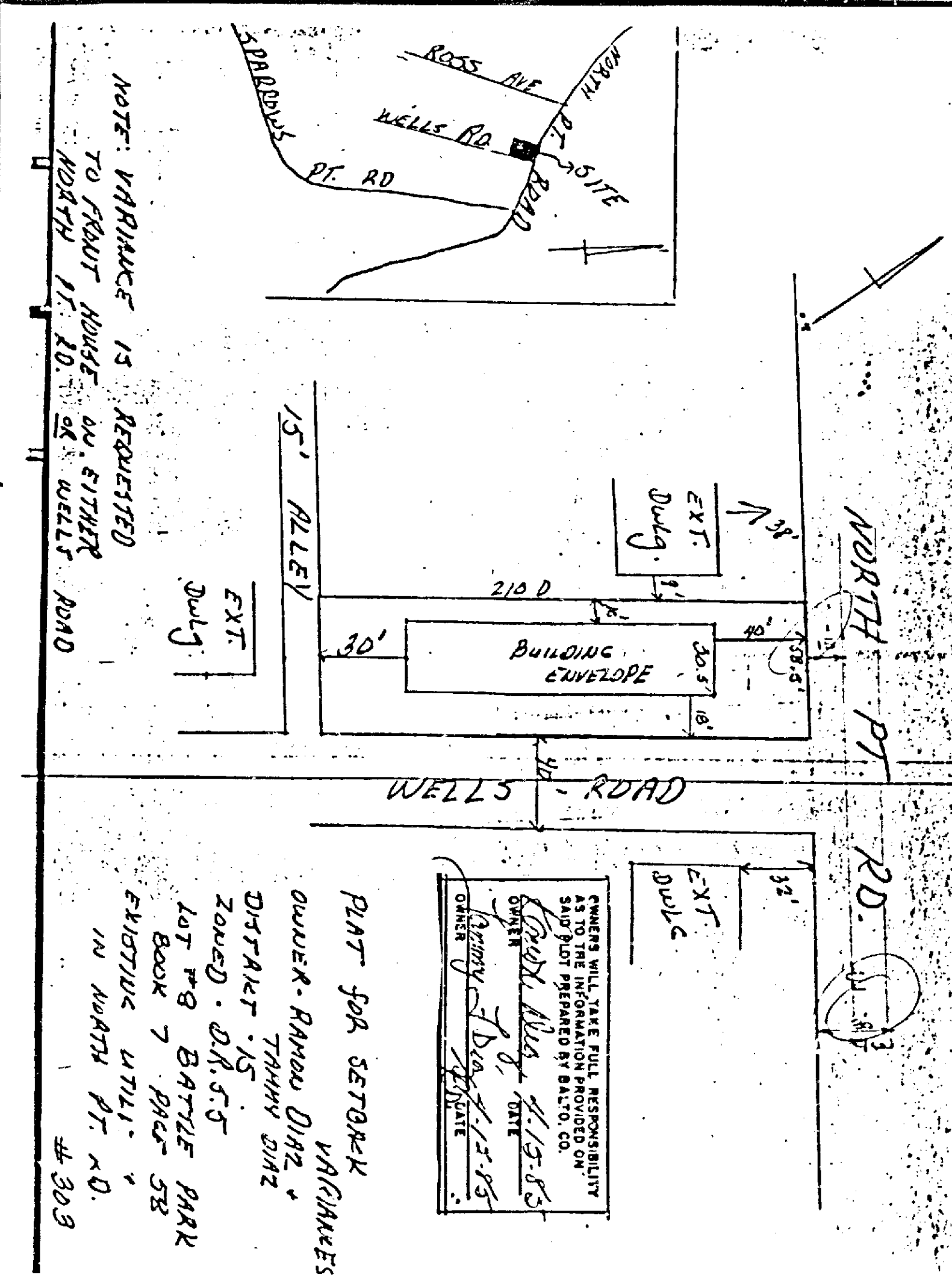
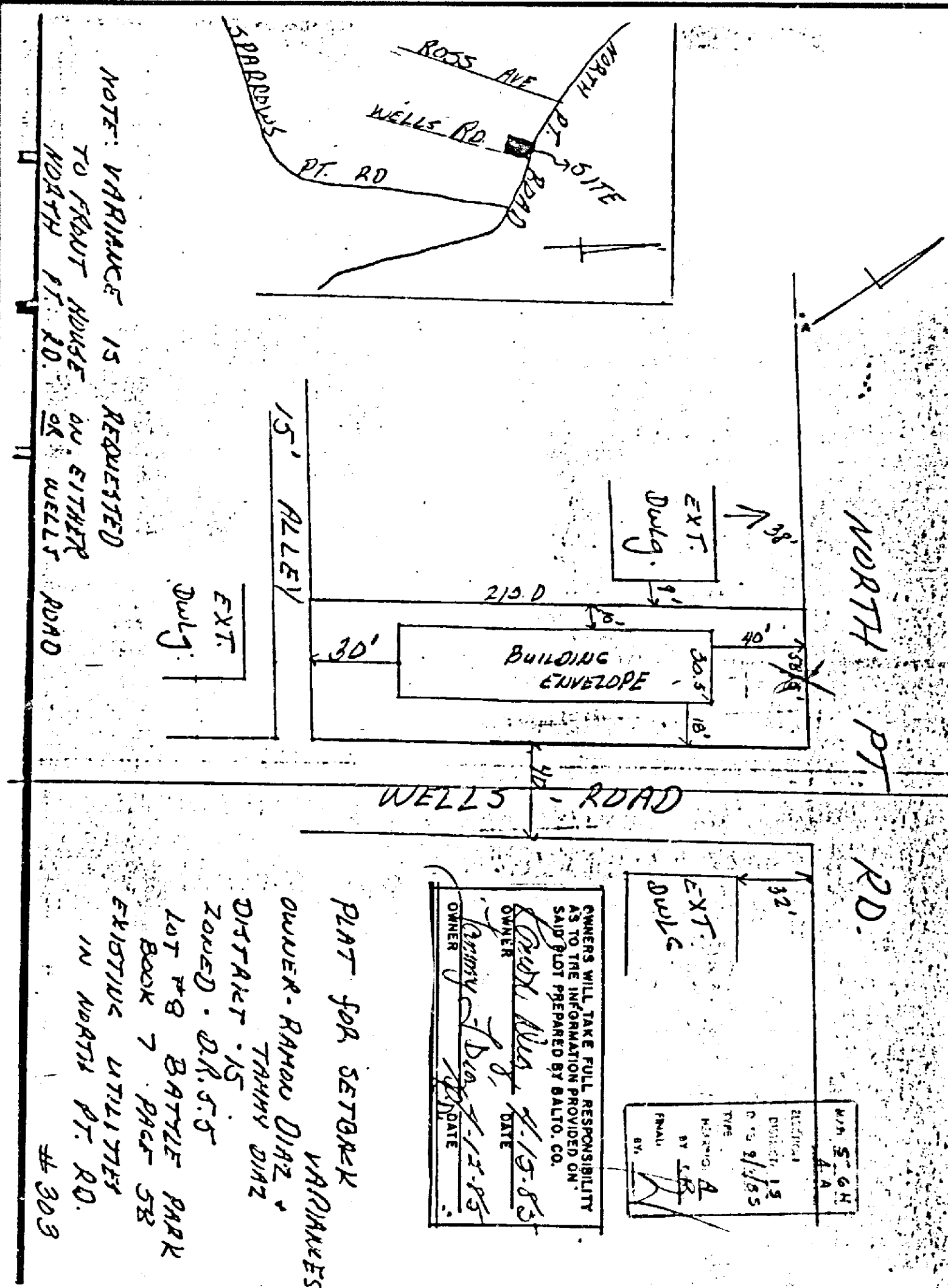
TIME: 9:30 a.m.

DATE: June 11, 1985 (Tuesday)

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting 5/14/85
Posted for: Variance
Petitioner: Ramon Diaz, et ux
Location of property: SW/cor. Northpoint Rd. & Wells Rd.
Location of Signs: Ramon Diaz, et ux, 7831 Deboy Ave., Baltimore, MD 21222
Remarks: Petition for Variance
Posted by: [Signature] Date of return: 5/21/85
Number of Signs: 1



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007436
DATE 6/16/85 ACCOUNT R-01-615-000
AMOUNT \$ 35.00
RECEIVED FROM Ramon Diaz
FOR City fee for Sign + 303
VALIDATION OR SIGNATURE OF CASHIER

Petition For Variance
15th Election District
LOCATION: Southwest Corner North
point and Wells Roads
DATE AND TIME: Tuesday, June 11,
1985 at 9:30 a.m.
PUBLIC HEARING: Room 106, County
Office Building, 111 West Chesapeake
Avenue, Towson, Maryland
The Zoning Commissioner of Balti-
more County, by authority of the Zoning
Act and Regulations of Baltimore
County, will hold a public hearing:
Petition for Variance to permit a side
yard setback of 18 ft. in lieu of the re-
quired 25 ft. (proposed house fronting
on Northpoint Road) or to permit a rear
yard setback of 10 ft. in lieu of the re-
quired 30 ft. and a front yard setback of
18 ft. in lieu of the required maximum of
40 ft. (proposed house fronting on Wells
Road).
Being the property of Ramon Diaz, et
ux, as shown on the plat filed with the
Zoning Office.
In the event that this Petition is grant-
ed, a building permit may be issued
within the thirty (30) day appeal period.
The Zoning Commissioner will,
however, entertain any request for a
stay of the issuance of said permit dur-
ing this time period for good cause
shown. Such request must be received
in writing by the date of the hearing set
above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

May 23,

1985

THIS IS TO CERTIFY, that the annexed advertisement of
Arnold Jablon in the matter of Petition for Variance -
P.O. #65762 - Req. #L71768.
was inserted in **The Dundalk Eagle** a weekly news-
paper published in Baltimore County, Maryland, once a week
for one ~~successive~~ week before the
24th day of May 1985; that is to say,
the same was inserted in the issues of May 23, 1985

Kimbel Publication, Inc.

per Publisher.

By *K.E. Oelke*

PETITION FOR VARIANCE
15th Election District
LOCATION: Southwest corner
Northpoint and Wells Roads
DATE AND TIME: Tuesday, June
11, 1985 at 9:30 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Balti-
more County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing:
Petition for Variance to permit a side
yard setback of 18 ft. in lieu of the
required 25 ft. (proposed house front-
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rear yard setback of 10 ft. in lieu of the
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of 18 ft. in lieu of the required maxi-
mum of 40 ft. (proposed house fronting
on Wells Road).
Being the property of Ramon Diaz,
et ux as shown on the plat filed with the
Zoning Office.
In the event that this Petition is
granted, a building permit may be
issued within the thirty (30) day appeal
period. The Zoning Commissioner
will, however, entertain any request for
a stay of the issuance of said permit
during this period for good cause
shown. Such request must be received
in writing by the date of the hearing set
above or made at the hearing.
By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
May 23.

85-351-A CERTIFICATE OF PUBLICATION

TOWSON, MD., May 23, 1985

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
May 23, 1985.

THE JEFFERSONIAN,

B. Venetian

Publisher

Cost of Advertising

24.75

85-3539 file
99-Ann file
RAMON DIAZ, day
6/1/85
file
June 4-85
Mr. Arnold Jablon:
Baltimore Co. Zoning Comm.
Board.
I am concerned about
a request for a zoning
change in my Block
Stone Case No 85-351 A
I feel to change the way
it was laid out, would
not help the neighbor hood
design, and house in B
Block, face N. pt. Road
and are 18-25 ft. frontage
from side Walk.
I will appreciate your
accepting my letter as
toy paper in this Block
for 60 years -
Thank you

M. Bayne
7001 North Pt. Rd.

2/3/9