

August 4, 1998
Dear Mr. Jablon,

I am requesting a written response to the letter I sent dated July 27, 1998, concerning Case No. 87-29-SPH. I spoke with John Lewis on July 31, 1998 at which time he stated that the information pertaining to this case is contained in the archives on microfilm. I am enclosing the a site plan drawn to scale showing the building envelope dimensions as granted and the \$10.00 fee for a written response.

Thank you.

Mr. and Mrs. Chuck Turek
4907 Ridge Rd.
Baltimore, MD 21237
(410-391-0272)

August 7, 1998
11th Election District
El-Ray Farms, Lot 14, Block A

Dear Mr. & Mrs. Turek:

Based on the provided information, plan, and a review of the case file (#87-29-SPH), the provided site plan appears to comply with the zoning order. When submitting an application for building permit, provide an accurate engineer scaled and dimensioned site plan showing clear compliance with the zoning order, along with a copy of this letter.

Very truly yours,

John L. Lewis
John L. Lewis
Planner III, Zoning Review
410-391-3391

JLL:1

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT
No. 055941

DATE 8/5/98 ACCOUNT 001-6150
AMOUNT \$10.00 (JLL)
RECEIVED FROM Charlee & Vicky Turek
FOR VERIFICATION #98-3006
Case #87-29-SPH

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
8/5/98 8/5/98 11:31:39
8/5/98 CASHIER REC. IN. DRAFTER 2
8/5/98 MISCELLANEOUS CASH RECEIPT
CASHIER 05/98
10.00 CHECK
BALTIMORE County, Maryland

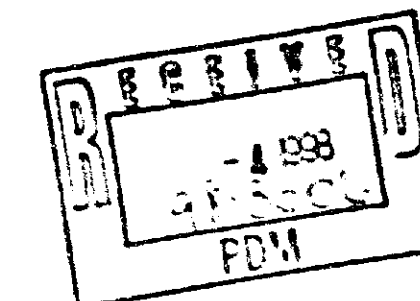
CASHIER'S VALIDATION

August 4, 1998
Dear Mr. Jablon,

I am requesting a written response to the letter I sent dated July 27, 1998, concerning Case No. 87-29-SPH. I spoke with John Lewis on July 31, 1998 at which time he stated that the information pertaining to this case is contained in the archives on microfilm. I am enclosing the a site plan drawn to scale showing the building envelope dimensions as granted and the \$10.00 fee for a written response.

Thank you,

Mr. and Mrs. Chuck Turek
4907 Ridge Rd.
Baltimore, MD 21237
(410-391-0272)



July 27, 1998

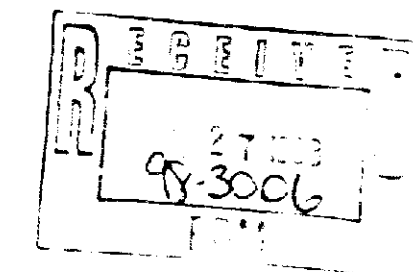
Dear Mr. Jablon,

My husband and I are considering purchasing Lot 14 Block A in El-Ray Farms. In October 1996 the original owners requested the building envelope be moved forward 55 feet. There was a dispute with the neighbors however, it was agreed that 30 feet was acceptable and an order was granted (see attachment). The order was never recorded in zoning. The map in environmental shows the envelope moved forward due to water runoff from homes behind the property.

We are requesting the new building envelope as shown on the attached plat be recorded in zoning. We are asking for this in order to insure that we can build our home in the new envelope in the future. Your answer will determine whether it will be feasible for us to purchase this property. We would appreciate an answer as soon as possible as time is of the essence on our contract.

Thank you for your time,

Mr. and Mrs. Chuck Turek
4907 Ridge Rd.
Baltimore, MD 21237
(410-391-0272)



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. HUNG
DEPUTY ZONING COMMISSIONER

August 14, 1998

Mr. George A. Seavick, Jr.
206 Ballard Avenue
Baltimore, Maryland 21220

RE: Petition for Special Hearing
NE/S Mt. Vista Road, 607' NW
of the SW 1/4 of El-Ray Farm
(7000 Mt. Vista Road)
11th Election District
Case No. 87-29-SPH

Dear Mr. Seavick:

Please be advised that approval of an amendment to the Fifth Amended Final Development Plan of El-Ray Farm, as requested in the above referenced Petition for Special Hearing, has been granted with restrictions in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

John M. Hung
John M. Hung
Deputy Zoning Commissioner

Attachments

cc: Julius W. Lichter, Esquire
Steinberg & Lichter
113 Chesapeake Building
103 W. Chesapeake Avenue
Towson, Maryland 21204

People's Counsel

IN RE: PETITION FOR SPECIAL HEARING
NE/S Mt. Vista Road, 607' NW
of the SW 1/4 of El-Ray Farm
(7000 Mt. Vista Road)
11th Election District
George A. Seavick, Jr.
Petitioner
Case No. 87-29-SPH
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

The Petitioner herein requests a special hearing to disapprove the proposed amendment to the Fifth Amended Final Development Plan of El-Ray Farm to extend the building envelope forward an additional 55 feet.

Counsel for the property owners, Richard A. and Catherine M. Diem, proffered that, due to the steep topography in the rear of Lot 14, Block A, the owners requested the front building envelope line be moved south and forward 55 feet. The front line of the envelope would then be 195 feet from the rear property line, and the building envelope would be 145 feet in depth. The proposed dwelling would be approximately 40 feet in depth from front to rear with a porch 12 feet in depth across the rear of the dwelling.

Adjacent neighbors, George A. and Sandra K. Seavick, Jr., rejected and petitioned for the instant hearing because the rear of the proposed residence on Lot 14 would be to the front of their dwelling on Lot 15.

Counsel proffered that immediately prior to the hearing, the parties agreed that moving the building envelope forward an additional 30 feet, instead of 55 feet, would be acceptable.

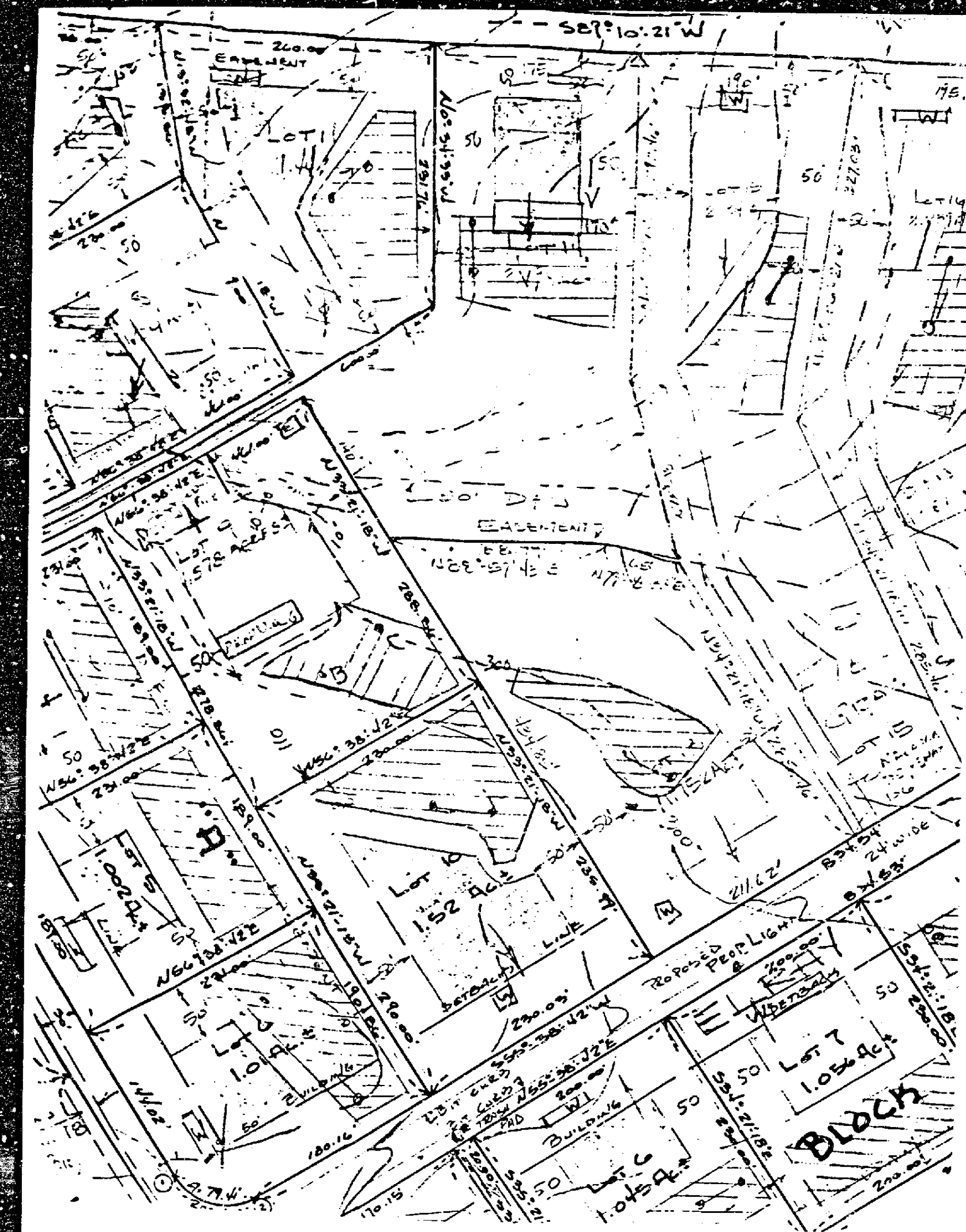
Pursuant to the advertisement, posting of property, and public hearing on the Petition and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the approval of an amendment to the Fifth Amended Final Development Plan of El-Ray Farm would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the

health, safety and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 14th day of August, 1998 that approval of an amendment to the Fifth Amended Final Development Plan of El-Ray Farm to extend the building envelope of Lot 14, Block A, south and forward an additional 30 feet, instead of 55 feet, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1) The front of the proposed dwelling shall be no more than 170' from the rear property line.
- 2) A revised site plan shall be filed by the property owners within thirty (30) days from the date of this Order.

John M. Hung
Deputy Zoning Commissioner
of Baltimore County



August 4, 1998
Dear Mr. Jablon,

I am requesting a written response to the letter I sent dated July 27, 1998, concerning Case No. 87-29-SPH. I spoke with John Lewis on July 31, 1998 at which time he stated that the information pertaining to this case is contained in the archives on microfilm. I am enclosing the a site plan drawn to scale showing the building envelope dimensions as granted and the \$10.00 fee for a written response.

Thank you.

Mr. and Mrs. Chuck Turek
4907 Ridge Rd.
Baltimore, MD 21237
(410-391-0272)

August 7, 1998
11th Election District
El-Ray Farms, Lot 14, Block A

Dear Mr. & Mrs. Turek:

Based on the provided information, plan, and a review of the case file (#87-29-SPH), the provided site plan appears to comply with the zoning order. When submitting an application for building permit, provide an accurate engineer scaled and dimensioned site plan showing clear compliance with the zoning order, along with a copy of this letter.

Very truly yours,

John L. Lewis
John L. Lewis
Planner III, Zoning Review
410-391-3391

JLL:1

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT
No. 055941

DATE 8/5/98 ACCOUNT 001-6150
AMOUNT \$10.00 (JLL)
RECEIVED FROM Charlee & Vicky Turek
FOR VERIFICATION #98-3006
Case #87-29-SPH

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
8/5/98 8/5/98 11:31:39
8/5/98 CASHIER REC. IN. DRAFTER 2
8/5/98 MISCELLANEOUS CASH RECEIPT
CASHIER 05/98
10.00 CHECK
BALTIMORE County, Maryland

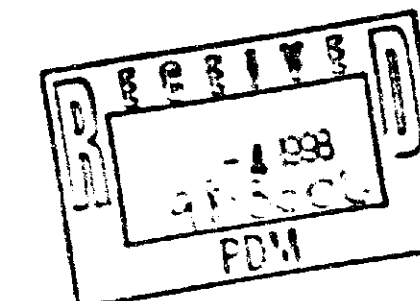
CASHIER'S VALIDATION

August 4, 1998
Dear Mr. Jablon,

I am requesting a written response to the letter I sent dated July 27, 1998, concerning Case No. 87-29-SPH. I spoke with John Lewis on July 31, 1998 at which time he stated that the information pertaining to this case is contained in the archives on microfilm. I am enclosing the a site plan drawn to scale showing the building envelope dimensions as granted and the \$10.00 fee for a written response.

Thank you,

Mr. and Mrs. Chuck Turek
4907 Ridge Rd.
Baltimore, MD 21237
(410-391-0272)



July 27, 1998

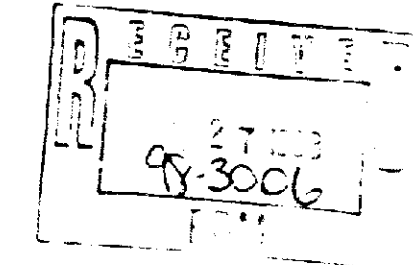
Dear Mr. Jablon,

My husband and I are considering purchasing Lot 14 Block A in El-Ray Farms. In October 1996 the original owners requested the building envelope be moved forward 55 feet. There was a dispute with the neighbors however, it was agreed that 30 feet was acceptable and an order was granted (see attachment). The order was never recorded in zoning. The map in environmental shows the envelope moved forward due to water runoff from homes behind the property.

We are requesting the new building envelope as shown on the attached plat be recorded in zoning. We are asking for this in order to insure that we can build our home in the new envelope in the future. Your answer will determine whether it will be feasible for us to purchase this property. We would appreciate an answer as soon as possible as time is of the essence on our contract.

Thank you for your time,

Mr. and Mrs. Chuck Turek
4907 Ridge Rd.
Baltimore, MD 21237
(410-391-0272)



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. HUNG
DEPUTY ZONING COMMISSIONER

August 14, 1998

Mr. George A. Seavick, Jr.
206 Ballard Avenue
Baltimore, Maryland 21220

RE: Petition for Special Hearing
NE/S Mt. Vista Road, 607' NW
of the SW of El Ray Road
(7000 Mt. Vista Road)
11th Election District
Case No. 87-29-SPH

Dear Mr. Seavick:

Please be advised that approval of an amendment to the Fifth Amended Final Development Plan of El-Ray Farm, as requested in the above referenced Petition for Special Hearing, has been granted with restrictions in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

John M. Hung
John M. Hung
Deputy Zoning Commissioner

Attachments

cc: Julius W. Lichter, Esquire
Steinberg & Lichter
113 Chesapeake Building
103 W. Chesapeake Avenue
Towson, Maryland 21204

People's Counsel

IN RE: PETITION FOR SPECIAL HEARING
NE/S Mt. Vista Road, 607' NW
of the SW of El Ray Road
(7000 Mt. Vista Road)
11th Election District
George A. Seavick, Jr.
Petitioner
Case No. 87-29-SPH
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

The Petitioner herein requests a special hearing to disapprove the proposed amendment to the Fifth Amended Final Development Plan of El-Ray Farm to extend the building envelope forward an additional 55 feet.

Counsel for the property owners, Richard A. and Catherine M. Diem, proffered that, due to the steep topography in the rear of Lot 14, Block A, the owners requested the front building envelope line be moved south and forward 55 feet. The front line of the envelope would then be 195 feet from the rear property line, and the building envelope would be 145 feet in depth. The proposed dwelling would be approximately 40 feet in depth from front to rear with a porch 12 feet in depth across the rear of the dwelling.

Adjacent neighbors, George A. and Sandra K. Seavick, Jr., rejected and petitioned for the instant hearing because the rear of the proposed residence on Lot 14 would be to the front of their dwelling on Lot 15.

Counsel proffered that immediately prior to the hearing, the parties agreed that moving the building envelope forward an additional 55 feet, instead of 55 feet, would be acceptable.

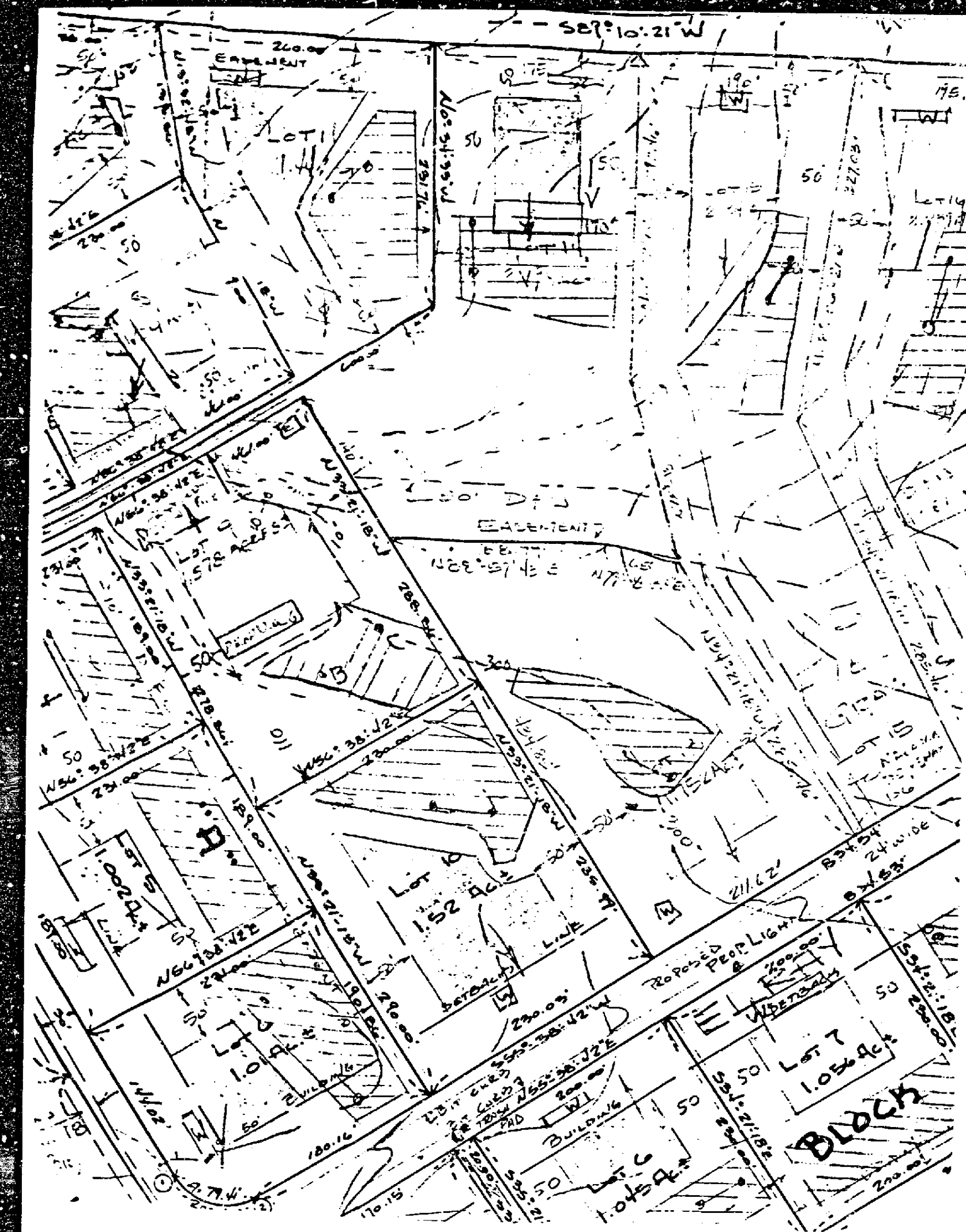
Pursuant to the advertisement, posting of property, and public hearing on the Petition and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the approval of an amendment to the Fifth Amended Final Development Plan of El-Ray Farm would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the

health, safety and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 14th day of August, 1998 that approval of an amendment to the Fifth Amended Final Development Plan of El-Ray Farm to extend the building envelope of Lot 14, Block A, south and forward an additional 30 feet, instead of 55 feet, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1) The front of the proposed dwelling shall be no more than 170' from the rear property line.
- 2) A revised site plan shall be filed by the property owners within thirty (30) days from the date of this Order.

John M. Hung
Deputy Zoning Commissioner
of Baltimore County



PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve or disapprove the proposed amendment to the 5th Amended Final Development Plan of El-Ray Farm to extend the building envelope forward an additional 55 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do 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 Petition.

Contract Purchaser: XXXXXXXXXXXX Protestants: N 51,440

(Type or Print Name) GEORGE A. SEVICK, JR. DE-59780

Signature [Signature]

Address (Type or Print Name)

City and State Signature

Attorney for Petitioner: 206 Ballard Avenue 574-5574

(Type or Print Name) Work

Address Baltimore, Maryland 21220

City and State Name

Address Name

City and State Name

Attorney's Telephone No.: Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of June, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of August, 1986, at 1:30 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NE/S Mt. Vista Road, 607' NW * DEPUTY ZONING COMMISSIONER
of the c/l of El Ray Road *
(7006 Mt. Vista Road) * OF BALTIMORE COUNTY
11th Election District *
George A. Seveck, Jr. * Case No. 87-29-SPH

Petitioner *

The Petitioner herein requests a special hearing to disapprove the proposed amendment to the Fifth Amended Final Development Plan of El-Ray Farm to extend the building envelope forward an additional 55 feet.

Counsel for the property owners, Richard A. and Gwenevere M. Diem, proffered that, due to the steep topography in the rear of Lot 14, Block A, the owners requested the front building envelope line be moved south and forward 55 feet. The front line of the envelope would then be 195 feet from the rear property line, and the building envelope would be 145 feet in depth. The proposed dwelling would be approximately 40 feet in depth from front to rear with a porch 12 feet in depth across the rear of the dwelling.

Adjacent neighbors, George A. and Sandra K. Seveck, Jr., objected and petitioned for the instant hearing because the rear of the proposed residence on Lot 14 would be to the front of their dwelling on Lot 15.

Counsel proffered that immediately prior to the hearing, the parties agreed that moving the building envelope forward an additional 30 feet, instead of 55 feet, would be acceptable.

Pursuant to the advertisement, posting of property, and public hearing Petition and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the approval of an amendment to the Fifth Amended Final Development Plan of El-Ray Farm would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the

health, safety and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 14th day of August, 1986 that approval of an amendment to the Fifth Amended Final Development Plan of El-Ray Farm to extend the building envelope of Lot 14, Block A, south and forward an additional 30 feet, instead of 55 feet, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1) The front of the proposed dwelling shall be no more than 170' from the rear property line.
- 2) A revised site plan shall be filed by the property owners within thirty (30) days from the date of this Order.

[Signature]
Deputy Zoning Commissioner
of Baltimore County



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 14, 1986

Mr. George A. Seveck, Jr.
206 Ballard Avenue
Baltimore, Maryland 21220

RE: Petition for Special Hearing
NE/S Mt. Vista Road, 607' NW
of the c/l of El Ray Road
(7006 Mt. Vista Road)
11th Election District
Case No. 87-29-SPH

Dear Mr. Seveck:

Please be advised that approval of an amendment to the Fifth Amended Final Development Plan of El-Ray Farm, as requested in the above referenced Petition for Special Hearing, has been granted with restrictions in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjjs

Attachments

cc: Julius W. Lichter, Esquire
Steinberg & Lichter
113 Chesapeake Building
305 W. Chesapeake Avenue
Towson, Maryland 21204

People's Counsel

ZONING DESCRIPTION

Beg. at a point on the Northeast Side of Mt. Vista Road (60' wide) at a distance of 607' Northwest of the Centerline of El Ray Road and being Lot No. 14, Block A as shown on the plat of "El Ray Farm", which is recorded among the Land Records of Baltimore County in Plat Book EHK, Jr. 47, Folio 144. Known as 7006 Mt. Vista Road, containing 2.198 acres more or less.

PETITION FOR SPECIAL HEARING

11th Election District

Case No. 87-29-SPH

LOCATION: Northeast Side of Mt. Vista Road, 607 feet Northwest of the Centerline of El Ray Road (7006 Mt. Vista Road)

DATE AND TIME: Tuesday, August 5, 1986, at 1:30 p.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:

Petition for Special Hearing to disapprove the proposed amendment to the 5th Amended Final Development Plan of El-Ray Farm to extend the building envelope forward an additional 55 feet

Being the property of George A. Seveck, Jr., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR SPECIAL HEARING *
NE/S Mt. Vista Road, 607' NW * BEFORE THE ZONING COMMISSIONER
of the C/L of El Ray Road * OF BALTIMORE COUNTY
(7006 Mt. Vista Road) *
11th Election District *
GEORGE A. SEVICK, JR. * Case No. 87-29-SPH
Protestant/Petitioner *

ENTRY OF APPEARANCE

Please enter the appearance of Julius W. Lichter on behalf of Richard A. Diem and Gwenevere M. Diem, owner of the property, 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.

[Signature]
Julius W. Lichter
Steinberg and Lichter
113 Chesapeake Building
305 W. Chesapeake Avenue
Towson, Maryland 21204
(301) 321-0600

I HEREBY CERTIFY that on this 4th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to George A. Seveck, Jr., 206 Ballard Avenue, Baltimore, Maryland 21220.

[Signature]
Julius W. Lichter

RECEIVED
AUG 5 1986
ZONING OFFICE

87-29-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

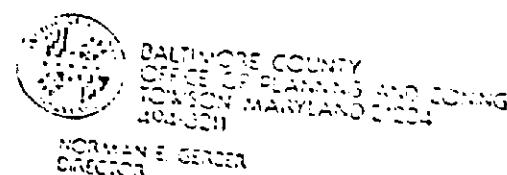
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 24th day of June, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner George A. Seveck, Jr. Received by: John E. Dyer
Petitioner's Protestant Chairman, Zoning Plans
Attorney Advisory Committee

ORDER RECEIVED FOR FILING
DATE 8/14/86
BY [Signature]



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JULY 11, 1986

Re: Zoning Advisory Meeting of JUNE 3, 1986
Item # 433
Property Owner: GEORGE A. SEVICK, JR.
Location: NE/S of Mt. Vista Rd., 607' NW of E of EL RAY RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangements are not satisfactory.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-13 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 172-79, and as conditions change the re-evaluation annually by the County Council.
- ☒ Additional comments: [blank]

cc: James Howell

Eugene A. Boher
Chief, Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

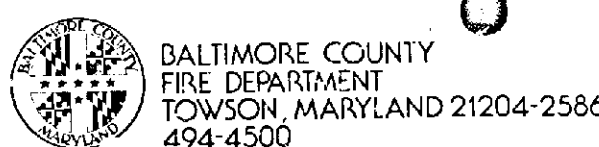
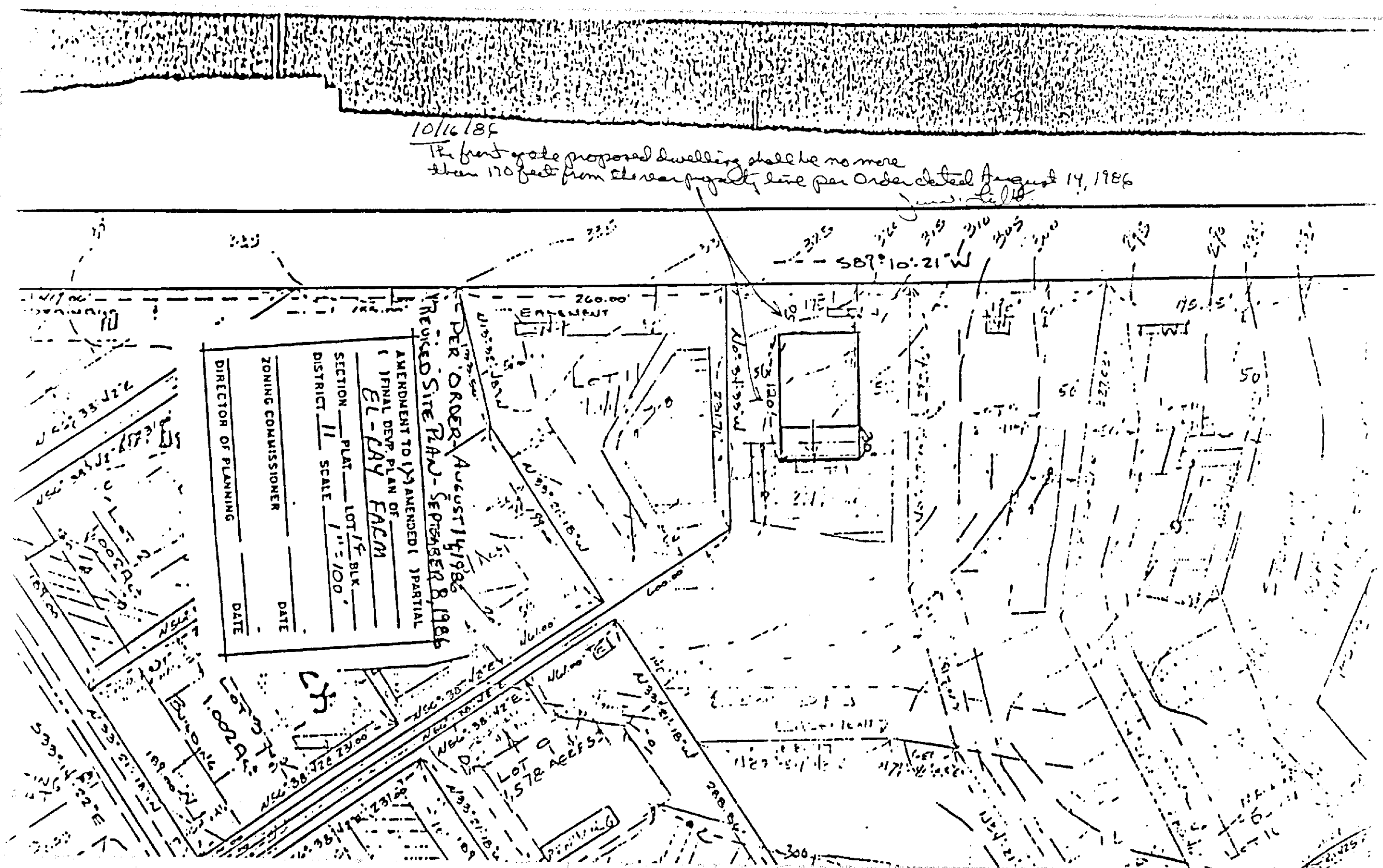
TO: Zoning Advisory Committee Chairperson Date: July 9, 1986

FROM: Charles E. Burnham, Chief, Building Plans Review C.E.B.

SUBJECT: Zoning Advisory Committee Meeting
Scheduled 6/3/86

- Item #433 No Comment
- Item #434 No Comment
- Item #435 Standard Comment
- Item #436 Standard Comment
- Item #437 Standard Comment
- Item #438 See Comment (Critical Area)
- Item #435 (Revised) See Comments

CEB/vw



PAUL H. REINCKE
CHIEF

June 3, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: George A. Sevik, Jr.
Location: NE/S Mt. Vista Rd., 607 ft. NW centerline Fl-Ray Rd.
Item No.: 433 Zoning Agenda: Meeting of June 3, 1986

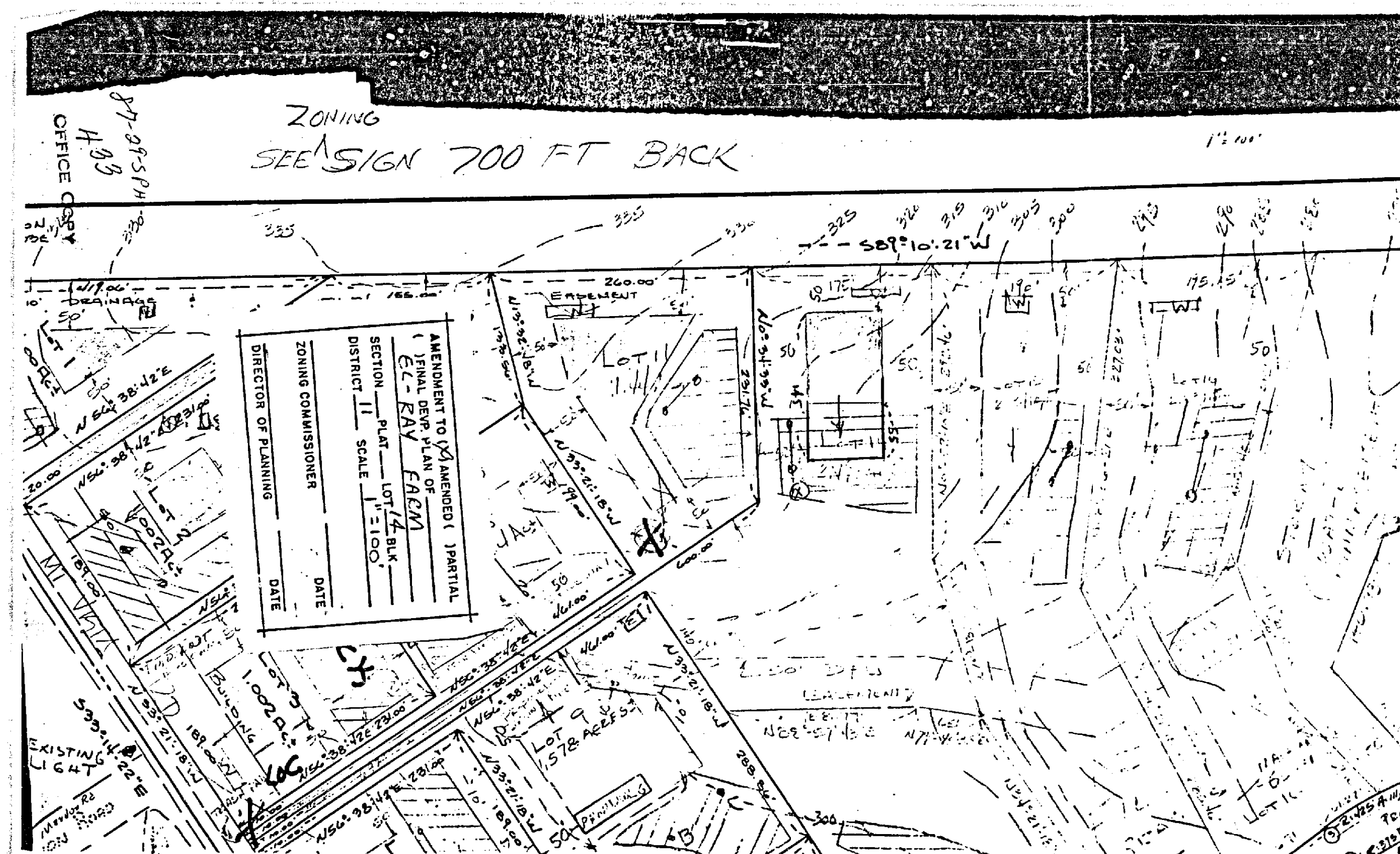
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () Fire hydrants for the referenced property are required and shall be located at intervals of [blank] feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at [blank] EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: [Signature] Noted and Approved: John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve or disapprove the proposed amendment to the 5th Amended Final Development Plan of El-Ray Farm to extend the building envelope forward an additional 55 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do 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 Petition.

Contract Purchaser: _____ Protestants: _____

(Type or Print Name) _____

Signature _____

Address _____

City and State _____

Attorney for Petitioner: _____

(Type or Print Name) _____

Signature _____

Address _____

City and State _____

Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of June, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of August, 1986, at 1:30 o'clock.

Zoning Commissioner of Baltimore County.

(over)

87-29-SPH

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 day of 24th, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner: _____ Protestants: _____
Petitioner's Attorney: _____ Received by: _____
Chairman, Zoning Plans Advisory Committee

IN RE: PETITION FOR SPECIAL HEARING *
NE/S Mt. Vista Road, 607' NW *
of the c/l of El Ray Road *
(7006 Mt. Vista Road) *
11th Election District *
George A. Seveck, Jr. *
Petitioner *
* * * * *

BEFORE THE *
DEPUTY ZONING COMMISSIONER *
OF BALTIMORE COUNTY *
Case No. 87-29-SPH

The Petitioner herein requests a special hearing to disapprove the proposed amendment to the Fifth Amended Final Development Plan of El-Ray Farm to extend the building envelope forward an additional 55 feet.

Counsel for the property owners, Richard A. and Gwenevere M. Diem, proffered that, due to the steep topography in the rear of Lot 14, Block A, the owners requested the front building envelope line be moved south and forward 55 feet. The front line of the envelope would then be 195 feet from the rear property line, and the building envelope would be 145 feet in depth. The proposed dwelling would be approximately 40 feet in depth from front to rear with a porch 12 feet in depth across the rear of the dwelling.

Adjacent neighbors, George A. and Sandra K. Seveck, Jr., objected and petitioned for the instant hearing because the rear of the proposed residence on Lot 14 would be to the front of their dwelling on Lot 15.

Counsel proffered that immediately prior to the hearing, the parties agreed that moving the building envelope forward an additional 30 feet, instead of 55 feet, would be acceptable.

Pursuant to the advertisement, posting of property, and public hearing Petition and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the approval of an amendment to the Fifth Amended Final Development Plan of El-Ray Farm would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the

health, safety and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 14th day of August, 1986 that approval of an amendment to the Fifth Amended Final Development Plan of El-Ray Farm to extend the building envelope of Lot 14, Block A, south and forward an additional 30 feet, instead of 55 feet, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1) The front of the proposed dwelling shall be no more than 170' from the rear property line.
- 2) A revised site plan shall be filed by the property owners within thirty (30) days from the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 14, 1986

Mr. George A. Seveck, Jr.
206 Ballard Avenue
Baltimore, Maryland 21220

RE: Petition for Special Hearing
NE/S Mt. Vista Road, 607' NW
of the c/l of El Ray Road
(7006 Mt. Vista Road)
11th Election District
Case No. 87-29-SPH

Dear Mr. Seveck:

Please be advised that approval of an amendment to the Fifth Amended Final Development Plan of El-Ray Farm, as requested in the above referenced Petition for Special Hearing, has been granted with restrictions in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: Julius W. Lichter, Esquire
Steinberg & Lichter
113 Chesapeake Building
305 W. Chesapeake Avenue
Towson, Maryland 21204

People's Counsel

ZONING DESCRIPTION

Beg. at a point on the Northeast Side of Mt. Vista Road (60' wide) at a distance of 607' Northwest of the Centerline of El Ray Road and being Lot No. 14, Block A as shown on the plat of "El Ray Farm", which is recorded among the Land Records of Baltimore County in Plat Book EHK, Jr. 47, Folio 144. Known as 7006 Mt. Vista Road, containing 2.198 acres more or less.

PETITION FOR SPECIAL HEARING

11th Election District

Case No. 87-29-SPH

LOCATION: Northeast Side of Mt. Vista Road, 607 feet Northwest of the Centerline of El Ray Road (7006 Mt. Vista Road)

DATE AND TIME: Tuesday, August 5, 1986, at 1:30 p.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:

Petition for Special Hearing to disapprove the proposed amendment to the 5th Amended Final Development Plan of El-Ray Farm to extend the building envelope forward an additional 55 feet

Being the property of George A. Seveck, Jr., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR SPECIAL HEARING *
NE/S Mt. Vista Road, 607' NW *
of the C/L of El Ray Road *
(7006 Mt. Vista Road) *
11th Election District *
GEORGE A. SEVICK, JR. *
Protestant/Petitioner *
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of Julius W. Lichter on behalf of Richard A. Diem and Gwenevere M. Diem, owner of the property, 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.

Julius W. Lichter
Steinberg and Lichter
113 Chesapeake Building
305 W. Chesapeake Avenue
Towson, Maryland 21204
(301) 321-0600

I HEREBY CERTIFY that on this 4th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to George A. Seveck, Jr., 206 Ballard Avenue, Baltimore, Maryland 21220.

Julius W. Lichter

RECEIVED
AUG 5 1986
ZONING OFFICE

ORDER RECEIVED FOR FILING

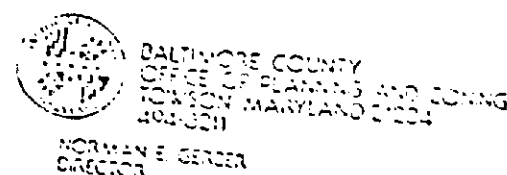
DATE 8/14/86

BY

Julius W. Lichter
ATTORNEY

87-29-SPH
H 433
SACER RECEIVED FOR FILING
DATE 8/14/86
BY

SACER RECEIVED FOR FILING
DATE 8/14/86
BY



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JULY 11, 1986

Re: Zoning Advisory Meeting of JUNE 3, 1986
Item # 433
Property Owner: GEORGE A. SEVICK, JR.
Location: NE/S of Mt. Vista Rd., 607' NW of E of EL RAY RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangements are not satisfactory.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-13 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 172-79, and as conditions change the re-evaluation annually by the County Council.
- ☒ Additional comments: [blank]

cc: James Howell

Eugene A. Boher
Chief, Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

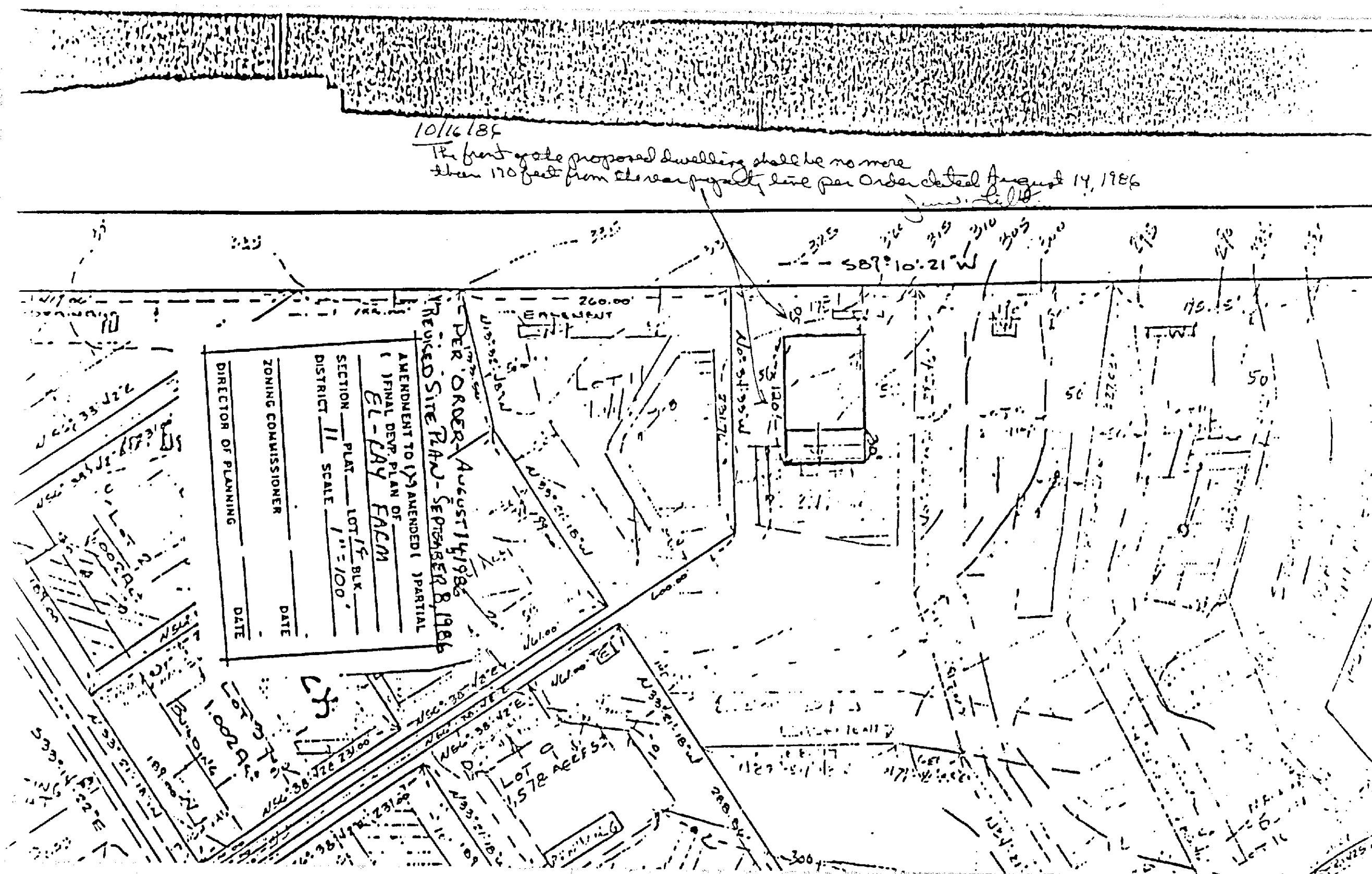
TO: Zoning Advisory Committee Chairperson Date: July 9, 1986

FROM: Charles E. Burnham, Chief, Building Plans Review C.E.B.

SUBJECT: Zoning Advisory Committee Meeting
Scheduled 6/3/86

- Item #433 No Comment
- Item #434 No Comment
- Item #435 Standard Comment
- Item #436 Standard Comment
- Item #437 Standard Comment
- Item #438 See Comment (Critical Area)
- Item #435 (Revised) See Comments

CEB/vw



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

June 3, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: George A. Sevik, Jr.
Location: NE/S Mt. Vista Rd., 607 ft. NW centerline Fl-Ray Rd.
Item No.: 433 Zoning Agenda: Meeting of June 3, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ Fire hydrants for the referenced property are required and shall be located at intervals of [blank] feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at [blank] EXCEEDS the maximum allowed by the Fire Department.
- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☒ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: [Signature] Noted and Approved: John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

