

287
87-403-A
PETITION FOR ZONING VARIANCE
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 Variance from Section 400.1 to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Neighbors to the west back yards face road and neighbors to the east front yards face road.
2. Middleborough Inn parking lot is opposite our house.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance 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:
(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.:

Legal Owner(s):
Louis J. Baker, Jr.
(Type or Print Name)
Signature
Sharon J. Baker
(Type or Print Name)
Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Louis J. Baker, Jr.
Name
316 Miles Road
Address
686-8227
Phone No.
686-8227
City and State
Baltimore, Maryland 21221

MAP NE 1/4
4E
S.D. 15
DATE 2/23/87
200
1000
DP

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of February, 1987, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of April, 1987, at 9:30 o'clock A.M.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

Baltimore County, State of Maryland

430' Southeast of Middleborough Rd.
Beginning for the same on the southeast side of Miles Road at the beginning of that tract of land, being a portion of the whole tract which by deed dated October 31, 1972, and recorded among the land records of Baltimore County in Liber E.H.K., Jr. 5329, folio 939 was conveyed by LOUIS J. BAKER and SHARON J. BAKER, his wife, to LOUIS JOHN BAKER, JR. and SHARON BAKER, his wife, and thence leaving Miles Road and running with and binding on said second line and on the third line and on part of the fourth line in said deed as follows: South 72 degrees 38 minutes West 274 feet to the vertex of Moxness Creek, thence on vertex of Moxness Creek North 41 degrees 23 minutes West 17 feet and North 16 degrees 34 minutes East 42.70 feet, thence running for three lines of division as now surveyed as follows: North 72 degrees 38 minutes East 64.15 feet, North 22 degrees 07 minutes East 70.15 feet and North 72 degrees 38 minutes East 140 feet to the southeast side of Miles Road and to intersect the first line in deed above referred to and thence running with and binding on part of said first line along the southeast side of Miles Road South 17 degrees 22 minutes East 105 feet to the place of beginning.

Saving and excepting that portion of the above described property for widening of Miles Road as laid out and shown on the Baltimore County Bureau of Land Acquisition Drawing.

IN RE: PETITION FOR ZONING VARIANCE
W/S Miles Road, 430' S of
Middleborough Road
(316 Miles Road)
15th Election District
5th Councilmanic District
Louis J. Baker, Jr., et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-403-A

The Petitioners herein request a variance to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard.
Testimony by the Petitioners indicated that they propose the construction of a garage on the subject property, a waterfront lot which slopes down from the existing house to the water. The property is located in the Chesapeake Bay Critical Area. Across Miles Road is the Middleborough Inn restaurant. Some of the homes in the neighborhood front the water, others front the road. The proposed garage will be designed to be compatible with the community and will add privacy for the Petitioners. There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing held; it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) 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 ascertained 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; in the opinion of the Deputy Zoning Commissioner, the variance requested will not adversely affect 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 16th day of April, 1987, that an accessory structure (garage) to be located in the front yard, in accordance with the plan submitted, be approved.

ORDER RECEIVED FOR FILING
Date 4/16/87
By *Sharon J. Baker*

PETITION FOR ZONING VARIANCE
15th Election District - 5th Councilmanic District
Case No. 87-403-A

LOCATION: West Side of Miles Road, 430 feet South of Middleborough Road (316 Miles Road)
DATE AND TIME: Tuesday, April 14, 1987, at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit an accessory structure (garage) in the front yard in lieu of the required rear yard

Being the property of Louis J. Baker, Jr., et ux, 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

and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restriction:

Four (4) major deciduous or eight (8) conifers, or the appropriate mix of the two, shall be planted and maintained on the site.

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

ORDER RECEIVED FOR FILING
Date 4/16/87
By *Sharon J. Baker*

RE: PETITION FOR VARIANCE
W/S Miles Rd., 430' S of
Middleborough Rd. (316 Miles
Rd.), 15th District
LOUIS J. BAKER, JR., et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-403-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
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 18th day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Louis J. Baker, Jr., 316 Miles Rd., Baltimore, MD 21221, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333
Arnold Jablon
Zoning Commissioner

April 16, 1987

Mr. & Mrs. Louis J. Baker, Jr.
316 Miles Road
Baltimore, Maryland 21221

RE: Petition for Zoning Variance
W/S Miles Road, 430' S of
Middleborough Road
15th Election District
5th Councilmanic District
Case No. 87-403-A

Dear Mr. & Mrs. Baker:

Enclosed please find a copy of the decision rendered on the above-referenced case. Your Petition for Zoning Variance has been Granted, subject to the restriction noted in 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
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbs

Enclosures

cc: Mr. Michael Northrop
Maryland State Department of Planning
301 W. Preston Street
Baltimore, Maryland 21201

People's Counsel

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

April 8, 1987

Mr. Louis J. Baker, Jr.
Mrs. Sharon J. Baker
316 Miles Road
Baltimore, Maryland 21221

RE: PETITION FOR ZONING VARIANCE
W/S Miles Rd., 430' S of Middleborough Rd.
(316 Miles Rd.)
15th Election District - 5th Councilmanic District
Louis J. Baker, Jr., et ux - Petitioners
Case No. 87-403-A

Dear Mr. and Mrs. Baker:

This is to advise you that \$68.93 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
MISCELLANEOUS CASH RECEIPT

DATE 4/16/87 AMOUNT \$68.93

SIGN & POST
RETURNED
Mr. Louis J. Baker, Jr., 316 Miles Road,
Baltimore, Md. 21221

ADVERTISING & POSTING RE CASE #87-403-A

8 5015*****88331a 3142*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: April 9, 1987

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-403-A

Please consider the Chesapeake Bay Critical Area finding (see memo, Gerber to Jablon dated 4/9/87) to be the position of this office.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
APR 10 1987
ZONING OFFICE

CP5-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 8, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Louis J. Baker, Jr.
316 Miles Road
Baltimore, Maryland 21221

RE: Item No. 287 - Case No. 87-403-A
Petitioner: Louis J. Baker, Jr., et ux
Petition for Zoning Variance

Dear Mr. Baker:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyep
JAMES E. DYEP
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 30, 1987

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 287, 288, 289, 290, 291, 292, and 295.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt



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

PAUL H. REINCKE
CHIEF

January 27, 1987

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

RE: Property Owner: Louis J. Baker, Jr., et ux (Critical Area)

Location: W/S Miles Road, 430' S. Middleborough Road

Item No.: 287

Zoning Agenda: Meeting of 1/20/87

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.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ 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 _____

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 comments, at this time.

REVIEWER: *John F. O'Neill*
Noted and Approved:
Planning Group
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 287 Zoning Advisory Committee Meeting are as follows:

Property Owner: Louis J. Baker, Jr., et ux (Critical Area)
Location: W/S Miles Road, 430 feet S Middleborough Road
District: D.R. 5.5

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Ages (A.S.S.I. #117-1 - 1980) and other applicable codes and standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All One Group except B-4 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 One Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Temporary Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are free Use _____ or to Mixed Use _____. See Section 317 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
10. Comment: Plan does not indicate if the site is subject to total inundation. If it is section 516.0, a copy of which is attached, would be applicable.
11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark S. Shuman
By: C. E. Shuman, Chief
Building Plans Review

4/22/87

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984

EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985

Mr. Louis J. Baker, Jr.
Mrs. Sharon J. Baker
316 Miles Road
Baltimore, Maryland 21221

February 24, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S Miles Rd., 430' S of Middleborough Rd.
(316 Miles Rd.)
15th Election District - 5th Councilmanic District
Louis J. Baker, Jr., et ux - Petitioners
Case No. 87-403-A

TIME: 9:30 a.m.
DATE: Tuesday, April 14, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

No. 30453

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 4/6/87 ACCOUNT 01 619
AMOUNT \$ 35.00
RECEIVED FROM Sharon J. Baker
FOR Filing Fee for Variance 174 287
B 85710000035 050 52126
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 3/25/87
Posted for Variance
Petitioner Louis J. Baker, Jr., et ux
Location of property W/S Miles Rd., 430' S of Middleborough Rd.
316 Miles Rd.
Location of Signs Along Miles Rd. signs 15' E of 316 Ave., on
property of Petitioner
Remarks
Posted by [Signature] Date of return 3/25/87
Number of Signs 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Mar. 26, 1987.
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
Mar. 26, 1987.

THE JEFFERSONIAN,

[Signature]
Publisher

32.17

PETITION FOR
ZONING VARIANCE
15th Election District
5th Councilmanic District
Case No. 87-403-A
LOCATION: West Side of Miles
Road, 430 feet South of Middle-
borough Road (316 Miles Road)
DATE AND TIME: Tuesday, April
14, 1987, at 9:30 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing.
Petition for Zoning Variance to
permit an accessory structure (gar-
age) in the front yard in lieu of the
required rear yard.
Being the property of Louis J. Ba-
ker, Jr., et ux, as shown on plat
filed with the Zoning Office.
In the event that said Petitioner is
granted, a building permit may be
issued within the thirty (30) day ap-
peal period. The Zoning Commis-
sioner 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 Cheryl C.
ARNOLD JARLON
Zoning Commissioner
of Baltimore County
3330 Mar. 26.

PETITION FOR
ZONING VARIANCE
15th Election District
5th Councilmanic District
Case No. 87-403-A
LOCATION: West Side of Miles
Road, 430 feet South of Middle-
borough Road (316 Miles Road)
DATE AND TIME: Tuesday, April
14, 1987, at 9:30 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.
The Zoning Commissioner of Bal-
timore County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing.
Petition for Zoning Variance to per-
mit an accessory structure (garage) in
the front yard in lieu of the required
rear yard.
Being the property of Louis J. Ba-
ker, Jr., et ux, as shown on plat filed
with the Zoning Office.
In the event that this Petitioner is
granted, a building permit may be is-
sued within the thirty (30) day appeal
period. The Zoning Commissioner
will, however, entertain any request
for a stay of the issuance of said per-
mit 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
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Mar. 28, 1987
This is to Certify That the annexed
was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of 5 successive
weeks before the 14th day of
April, 1987.
Publisher.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jarlon, Zoning Commissioner Date: April 9, 1987
FROM: Mr. Norman E. Gerber, AICP, Director, Office of Planning and Zoning
SUBJECT: Chesapeake Bay Critical Area Findings, Louis J. Baker, Jr., et ux (87-403-A)

In accordance with Section 8-1813 of the Chesapeake Bay Critical Law and the July 8, 1985 Opinion from the County Attorney, it is hereby my "findings" that the proposed development will comply with the terms of Section 8-1813 (a) for minimizing adverse impacts on water quality and protecting identified habitats, provided that the Special exception is conditioned on compliance with the following requirements:

Four (4) major deciduous trees, or eight (8) conifers are planted and maintained on the lot. A combination of these two tree types is acceptable provided that 4,000 square feet of tree cover is provided. A large deciduous tree is estimated to cover 1,000 square feet and a conifer 500 square feet. Any existing trees that are to remain can be credited toward meeting these requirements.

[Signature]
Norman E. Gerber, AICP
Director
Office of Planning and Zoning

NEG/EJS/jat

cc: Uri Avin
Tim Dugan
David Fields
Jim Hoswell
Tom Vidmar
People's Counsel

RECEIVED
APR 10 1987

ZONING OFFICE

CPS-008

87-403-A

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
14th day of February, 1987.

[Signature]
ARNOLD JARLON
Zoning Commissioner

Petitioner Louis J. Baker, Jr., et ux Received by: James E. Gerber
Petitioner's Attorney Chairman, Zoning Plans
Advisory Committee



87-403-A

