

IN RE: PETITION FOR ZONING VARIANCE
W/S Lodge Forest Road,
111' N. c/l South Cove Rd.
(2302 Lodge Forest Rd.)
15th Election District
7th Councilmanic District
Rodney Core, et ux
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE #89-17-A

ORDER OF DISMISSAL

Due to the Petitioners' failure to appear at the schedule public hearing on the above captioned matter, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 12th day of September 1988, that the Petition for Zoning Variance to permit an undersized lot width of 50' in lieu of the required 55' and a front yard setback of 30' in lieu of the maximum average of 40' be and is hereby DISMISSED with prejudice.

JRH:mmm
cc: Peoples Counsel
Mr. and Mrs. Rodney Core
Ms. Mita C. Morelos

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situated 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 1802.2.3.1 and 204 to permit an undersized lot width of 50' in lieu of the required 55'. Section 203.1 to permit a front yard setback of 30' in lieu of the maximum average of 40'.

1. This lot has been zoned DR 5.5 since 1929.
2. This lot measures 50' x 160' located in an area which is 100% residential.
3. Several lots in the area are of the same size, if not less, and they have existing dwellings built on them.
4. Couples' house has been sold, and they need a home.

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):
X RODNEY CORE
(Type or Print Name)
Signature
X THERESA CORE
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Mila C. Morelos
1301 Denby Road, Balto 21204; 828-6877

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day of May, 1988, 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 105 County Office Building in Towson, Baltimore County, on the 27th day of July, 1988, at 2 o'clock P.M.

J. Robert Haines

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 50320
DATE 9/20/88 ACCOUNT 01615-000
AMOUNT \$94.95
RECEIVED FROM Mr. Morelos
FOR POSTING & ADVERTISING
VALIDATION OR SIGNATURE OF CARRIER
TABLE with 24 rows and 4 columns (DATE, AMOUNT, etc.)
DOCUMENT TOTAL
PREPARED VERIFIED APPROVED ENTERED

PROPERTY DESCRIPTION

Beginning on the West/Side of Lodge Forest Road 50' wide, at the distance of 111' North of the centerline of South Cove Road. Being Lot 2913 in the subdivision of Lodge Forest. Book No. 10 Folio 76. Also known as 2302 Lodge Forest Road in the 15th Election District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th
Posted for Variance
Petitioner: Rodney Core, et ux
Location of property: 615 Lodge Forest Rd., 111' N. of S. Cove Rd.
Location of Sign: 2302 Lodge Forest Rd., corner of S. Cove Rd. & Denby Rd.
Remarks: Property of M. Morelos
Posted by: [Signature]
Date of return: 7/27/88
Number of Signs: 7

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

Ms. Mita C. Morelos
1301 Denby Road
Towson, Maryland 21204

RE: Petition for Zoning Variance
Case #89-17A
Petitioner - Rodney Core, et ux
Hearing Date: 7/27/88 at 2:00 P.M.

Dear Ms. Morelos:

Attached hereto is photocopy of check you issued in the amount of \$94.95 for payment of advertising and posting fees regarding the above captioned case. This check was returned by the bank marked "NSF" (no sufficient funds).

Notice is hereby given that if we do not receive your check in the amount of \$94.95 to cover the mentioned fees within ten (10) days from the receipt of this letter, I will have no alternative but to turn this matter over to the Delinquent Collection Department of the Office of Law for Baltimore County.

May I please hear from you regarding this matter.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm
att.
cc: Mr. and Mrs. Rodney Core
2300 Lodge Forest Road, 21219
Michael Moran, Esquire,
Office of Law

CERTIFICATE OF PUBLICATION

Office of

THE AVENUE NEWS

442 Eastern Blvd.
Baltimore, Md. 21221

June 30, 1988

THIS IS TO CERTIFY, that the annexed advertisement of FOR 01856 FROM #15061 TO ADVERTISE PETITION FOR ZONING VARIANCE CASE NUMBER 89-17-A W/S LODGE FOREST RD. 111' N. OF S. COVE RD. (2302 LODGE FOREST RD.) 15th ELECTION DISTRICT PETITIONERS RODNEY CORE ET UX HEARING SCHEDULED 7/27, 1988 AT 2:00PM 84 Lines at \$46.20

was inserted in The Avenue News a weekly newspaper published in Baltimore County, Maryland once a week for successive weeks) before the 1st day of July 1988. That is to say the same was inserted in the issues of 6/30/ 19 88

The Avenue Inc.
per publisher
\$94.95
by *J. Haines*

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 30, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on June 30, 1988.

THE JEFFERSONIAN,
S. Zate Orlin
Publisher

33.75

Lot 2914
Lot 2913
Vicinity Map
SOUTH COVE ROAD (40' RW)
LODGE FORREST ROAD (50' RW)
SITE PLAN
SCALE: 1"=30'
Libra 10
Folio 76
Owner: Rodney and Theresa Core
Address: Balto, Md 21219
#397

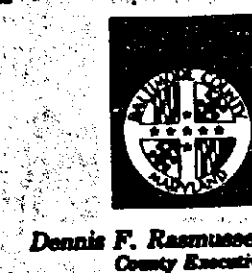
Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-5353

J. Robert Haines
Zoning Commissioner

Date: 7-6-88

Mr. & Mrs. Rodney Core
2300 Lodge Forest Road
Baltimore, MD 21218

Ms. Alla C. Morales
1301 Donby Road
Townson, Maryland 21204



Re: Petition for Zoning Variance
CASE NUMBER: 88-17-A
W/S Lodge Forest Road, 111' N c/l South Cove Road
(2302 Lodge Forest Road)
15th Election District - 7th Councilmanic
Petitioner(s): Rodney Core, et ux
HEARING SCHEDULED: WEDNESDAY, JULY 27, 1988 at 2:00 p.m.

Dear Petitioners:

Please be advised that \$44.95 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

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

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:gs

cc: File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-5353

J. Robert Haines
Zoning Commissioner

June 5, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 88-17-A
W/S Lodge Forest Road, 111' N c/l South Cove Road
(2302 Lodge Forest Road)
15th Election District - 7th Councilmanic
Petitioner(s): Rodney Core, et ux
HEARING SCHEDULED: WEDNESDAY, JULY 27, 1988 at 2:00 p.m.

WARNING: To permit an oversized lot width of 30' in lieu of the required 35' and to permit a front yard setback of 30 ft. in lieu of the minimum average of 40 ft.

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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

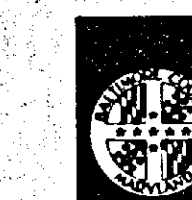
cc: Mr. & Mrs. Rodney Core
Ms. Alla C. Morales
File

Baltimore County
Fire Department
Townson, Maryland 21204-2506
494-4500

Paul H. Reiche
Chief

May 18, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Townson, MD 21204



Dennis F. Rasmussen
County Executive

Re: Property Owner: Rodney Core, et ux

Location: W/S of Lodge Forest Rd., 111' N. of c/l South Cove Road

Item No.: 397

Zoning Agenda: Meeting of 5/10/88

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 of _____ 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: [Signature] Noted and
[Signature] Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 14, 1988

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

000

Mr. & Mrs. Rodney Core
2300 Lodge Forest Road
Baltimore, Maryland 21219

RE: Item No. 397 - Case No. 89-17-A
Petitioner: Rodney Core, et ux
Petition for Zoning Variance

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

Dear Mr. & Mrs. Core:

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. 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,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

Memo to Mr. J. Robert Haines
June 14, 1988
Page Two

Please contact Mr. David C. Flowers at 494-3980 if you have any questions.

RWS:DCF:tjg

[Signature]
Robert W. Sheesley, Director
Department of Environmental Protection
and Resource Management

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner

FROM: Mr. Robert W. Sheesley

SUBJECT: Rodney & Theresa Core
Zoning Variance
Item # 397

DATE: June 14, 1988

RECEIVED
JUN 24 1988

ZONING OFFICE

Subject property is on Lodge Forest Road and is approximately 8 square feet. Applicant is proposing to construct a house and parking pad. This property is within the Chesapeake Bay Critical Area and is classified as Limited Development Area.

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding that projects are consistent with the following goals of the Critical Area Law:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts. [COMAR 14.15.10(1)(2)(3)]

The proposed development will comply with the law provided that the zoning petition is conditioned on compliance with the following requirements:

- 1) One major deciduous tree or two conifers or two minor deciduous trees are planted and maintained on the lot. A combination of these three tree types is acceptable provided that 1,000 square feet of tree cover is provided. A large deciduous tree is estimated to cover 1,000 square feet and a minor deciduous or conifer 500 square feet.
- 2) Storm water run-off from impervious surfaces associated with this petition should be directed over pervious areas such as lawn to encourage maximum infiltration.

87-17-A

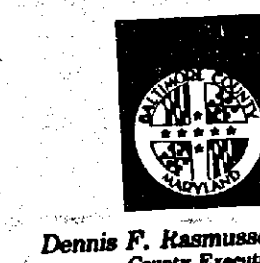
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Townson, Maryland 21204

Your petition has been received and accepted for filing this 11th day of May, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Rodney Core, et ux
Petitioner's Attorney: [Signature]
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Townson, Maryland 21204
494-3554



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Townson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 390, 392, 394, 395, 396, 397 and 401.

Very truly yours,

[Signature]
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/pm1-b

RECEIVED
JUN 6 1988
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO J. Robert Haines Date June 20, 1988
Zoning Commissioner

FROM P. David Fields, Director
Office of Planning and Zoning

SUBJECT Zoning Petitions #89-4-A, 89-5-A, 89-14-A, 89-15-A,
89-16-A, (89-17-A), 89-19-A, 89-21-A, 89-23-A, 89-25-A,
89-27-A, 89-28-A, 89-29-A, and 89-34-A

There are no comprehensive planning factors requiring comment on these petitions.

P. David Fields per J. G. Hoswell
P. David Fields, Director
Office of Planning and Zoning

PDF/jat
cc: Shirley Hess, People's Counsel
J. G. Hoswell
Zoning File

cc: Mr. & Mrs. Rodney Core

RECEIVED
JUN 21 1988
ZONING

084-4005

CR 52875
01-615

DIRECTOR OF FINANCE
FOR DEPOSIT TO CREDIT OF
CORPORATE COLLECTION ACCOUNT
JUN 21 1988
11 11

MCM DEVELOPMENT CORPORATION
1301 DENBY ROAD
BALTIMORE, MD 21204

1308

PAY TO THE ORDER OF Core License Sign
1st AMERICAN
FIRST AMERICAN BANK OF MARYLAND
#001308# #055003091#

00572675# #00000009195#

1988 JUN 21 10 45 AM
FBI
POLARS