

THIS IMAGE INCORRECTLY DISPLAYS CASE # 89-131-A. THE CORRECT CASE # FOR THIS IMAGE IS 89-431-A (1989-0431-A).

IN RE: PETITION FOR ZONING VARIANCE
S/S Briar Point Road
(4009 Briar Point Road)
15th Election District
5th Councilmanic District
Bernard A. Dabrowski, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-131-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit an existing accessory structure (detached shed) in the side yard in lieu of the required rear yard placement, in accordance with Petitioner's Exhibit 1.

The Petitioners appeared and testified. There were no Protestants. Testimony indicated that the subject property, known as 4009 Briar Point Road, consists of 33,000 sq.ft. zoned R.C. 5, and is improved with a single family dwelling, which has been Petitioners' residence for the past 20 years. The subject property is located within the Chesapeake Bay Critical Areas. Testimony indicated that approximately two years ago Petitioners installed a shed on the side of the house without realizing that a building permit was necessary. As a result of a recent complaint, Petitioners filed the instant Petition requesting permission to keep the shed in its present location. Mr. Dabrowski testified that the location of the shed is preferable for health reasons and is the preference of the adjoining property owner, who by letter identified herein as Petitioner's Exhibit 2, indicated that to require relocating the shed would obstruct their view of the Bay. Photographs submitted by Petitioners evidenced the aesthetic appeal of the shed's present location and condition.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficient-

ly complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based in the Chesapeake Bay Critical Areas. The request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or non-conforming, on another property. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must

take to insure that the relief requested complies with the following Chesapeake Bay Critical Area requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established 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.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of May, 1989 that the Petition for Zoning Variance to permit an existing accessory structure (detached shed) in the side yard in lieu of the required rear yard placement, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is re-

versed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition; and,

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated March 14, 1989, attached hereto and made a part hereof.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bjs

ORDER RECEIVED FOR FILING

DATE 5/13/89
BY: [Signature]

ORDER RECEIVED FOR FILING

DATE 5/13/89
BY: [Signature]

ORDER RECEIVED FOR FILING

DATE 5/13/89
BY: [Signature]

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 allow an accessory structure detached shed in the side yard in lieu of the required rear yard.

I, the undersigned, legal owner(s) of the property situate in Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
I am being treated for a heart condition therefore my physical activities have been curtailed to a great extent. The location of said shed permits me to store house and patio screens without too much exertion. The other reason for said location is that it does not interfere with my neighbor in any way. In fact he is in favor of the sheds present location.

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:	Legal Owner(s):
(Type or Print Name)	Bernard A. Dabrowski
Signature	<i>[Signature]</i>
Signature	Cecilia C. Dabrowski
(Type or Print Name)	<i>[Signature]</i>
Address	<i>[Signature]</i>
City and State	
Attorney for Petitioner:	
(Type or Print Name)	4009 Briar Point Rd., 335 2715
Address	Baltimore, Maryland 21220
City and State	
Signature	
Name, address and phone number of legal owner, contract purchaser or representative to be contacted	
Address	4009 Briar Point Rd., 335 2715
City and State	Baltimore, Maryland 21220
Attorney's Telephone No.:	

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of March 1989, 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 3rd day of April, 1989, at 2 o'clock P.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

CHR HUNG
ANY DAY
FILED 2/9/89
JAL

CRITICAL AREA 338
BEGINNING AT A POINT ON THE S. SIDE OF BRIAR POINT RD 15'aving-
300' E. OF BAY DRIVE, THEN SOUTH 467' THEN EAST 102' THEN
N. 397' THEN ALONG BRIAR POINT RD IN A WESTERLY DIRECTION
100' TO THE POINT OF BEGINNING BEING A LOT RECORDED
IN DEED LIBER 4542 PAGE 360 ALSO KNOWN AS 4009
BRIAR POINT RD.

CRITICAL AREA

OWNERS WILL TAKE FULL RESPONSIBILITY
AS TO THE INFORMATION PROVIDED ON
SAID PLOT PREPARED BY BALTO. CO.
OWNER: *[Signature]* DATE: 5/13/89
OWNER: _____ DATE: _____

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 6, 1989

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 April 6, 1989.

THE JEFFERSONIAN,

[Signature]
Publisher

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 21204, on the following date and time:
Hearing Date: Wednesday, May 3, 1989 at 2:00 p.m.
Variance: To allow an accessory structure (detached shed) in the side yard in lieu of the required rear yard.
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.
A Robert Haines
Zoning Commissioner
Baltimore County

ROBERT HAINES
Zoning Commissioner
Baltimore County

PO 10426
NY 127127
ca. 89-431-A
FILED 5/31/89

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th Date of Posting: 4/13/89
Posted for: *[Signature]*
Petitioner: *[Signature]*
Location of property: 4009 Briar Point Rd., 335 2715, Baltimore, Md.
Location of Signs: 4009 Briar Point Rd., 335 2715, Baltimore, Md.
Remarks: *[Signature]* Date of return: 4/15/89
Posted by: *[Signature]* Signature: _____
Number of Signs: 7

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 21204, on the following date and time:
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A Robert Haines
Zoning Commissioner
Baltimore County

The Times

Middle River, Md., April 6, 1989

This is to Certify, That the annexed
[Signature]
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of _____ successive weeks before the _____ day of _____, 1989.
[Signature] Publisher.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

Mr. Bernard A. Dabrowski
4009 Briar Point Road
Baltimore, Maryland 21220

Re: Petition for Zoning Variance
CASE NUMBER: 89-431-A
55 Briar Point Road
4009 Briar Point Road
15th Election District - 5th Councilmanic
Petitioner(s): Bernard A. Dabrowski, et ux
HEARING SCHEDULED: WEDNESDAY, MAY 3, 1989 at 2:00 p.m.

Dear Mr. & Mrs. Dabrowski:

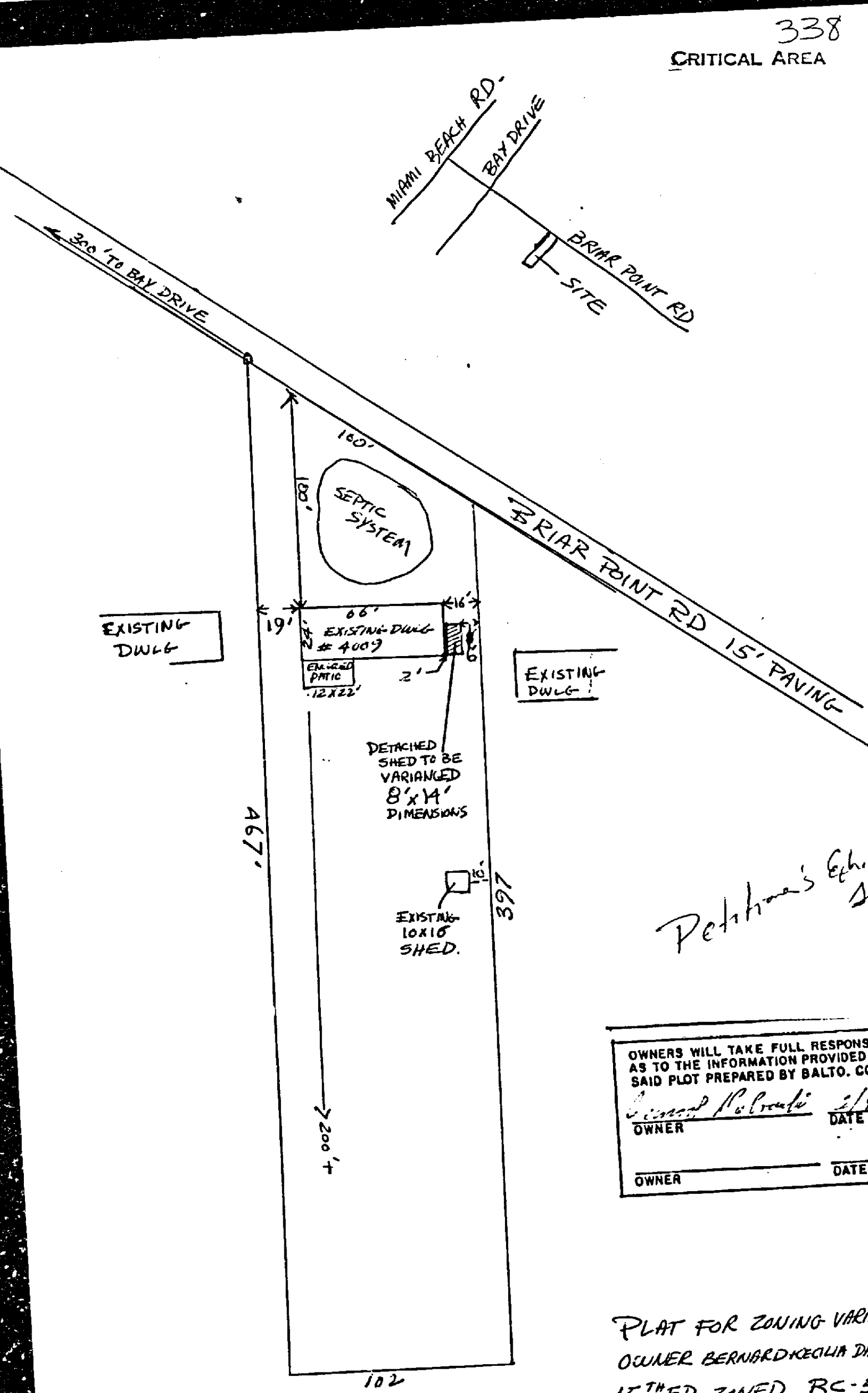
Please be advised that \$78.03 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do NOT remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

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 the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 5/3/89 ACCOUNT R-01-615-000
AMOUNT \$ 78.03
RECEIVED Bernard A. Dabrowski
FOR P/A 5/3/89 Leasing 89-431-A

VALIDATION OR SIGNATURE OF CASHIER
DATE



PLAT FOR ZONING VARIANCE
OWNER: BERNARD A. DABROWSKI
15TH ED ZONED: RC-5
DEED REF: 4542 P/A 360
PUMP WATER IN BRIAR PT RD
SEWAGE SEPTIC SYSTEM.

CRITICAL AREA 338
in fee simple, all that lot(s) of ground, situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:--
Beginning for the same at a point on the southeast side of Burke Road (twenty feet wide) at the end of the fourth of South fifty-three degrees forty-nine minutes East eight and fifty-five one-hundredths foot line of the parcel of land which by deed dated July 13, 1956, and recorded among the Land Records of Baltimore County in Liber C.L.B. No. 2982, folio 543, was conveyed by Janet H. Hughes to Joseph S. Orzolek and Julie M. Orzolek, his wife; and running thence binding on said southeast side of Burke Road (the courses herein being referred to the true meridian as established by Baltimore County Metropolitan District) North fifty-five degrees twenty-four minutes East one hundred twelve and fifty one-hundredths feet; thence southeasterly parallel to and one hundred feet northeasterly, measured at right angles, from the fifth line of said parcel conveyed by Hughes to Orzolek South sixty-one degrees fifty-two minutes East four hundred forty-two and seventy-eight one-hundredths feet to the waters of Chesapeake Bay; thence binding on said shore line South three degrees three minutes West one hundred ten and forty-one one-hundredths feet to the end of said fifth line in the conveyance

Mr. Jim Johnson
4013 Briarpoint Road
Baltimore, Maryland 21220

To Whom It May Concern:
I am a neighbor of Mr. Bernard A. Dabrowski and it is between our two properties that the shed in question is located.
This shed is situated in such a way that I do not even recognize that it is there. It sits right next to my neighbor's house, and from the road and from my driveway, it is discretely hidden by shrubbery.
I would probably be more concerned if it had to be moved since any relocation would obstruct the view that I have from my house of the bay. Therefore, I have absolutely no problem with the existence or the location of this shed.

Sincerely,
James M. Johnson
Jim Johnson

PETITIONER EXHIBIT 2



from Hughes to Orzolek; thence reversing said fifth line and binding thence North sixty-one degrees fifty-two minutes West five hundred forty-one and fourteen one-hundredths feet to the place of beginning.
Subject to a widening strip of five feet along the southeast side of Burke Road for public improvements.
BEING part of the parcel of land which by deed dated June 26, 1923, and recorded among the Land Records of Baltimore County in Liber W. P. C. No. 573, folio 518, etc., was granted and conveyed by Bowleys Quarters Company of Baltimore County to Francis T. Homer, in fee simple (in said deed erroneously referred to as Francis J. Homer).
The said Francis T. Homer died on or about March 3, 1930, intestate, leaving surviving him his widow, Jane Abell Homer, and one child, the said Jane Homer Lee, as his only surviving heirs at law and next of kin; title to said parcel of ground thereby became vested one-third thereof in his said widow, Jane Abell Homer, and two-thirds thereof in his said daughter, Jane Homer Lee.
The said Jane Abell Homer died on or about September 15, 1939, intestate, and the undivided one-third interest in said lot of ground of which she died seized and possessed became vested in her only child, the said Jane Homer Lee.
The said Jane Homer Lee and Ferdinand C. Lee, her husband, by Deed of Trust to Charles Shepherdson Abell (now deceased), Ferdinand C. Lee and Mercantile Trust Company of Baltimore (now by merger known as Mercantile-Safe Deposit and Trust Company), Trustees, dated May 9, 1930, recorded among the Land Records aforesaid in Liber L. M.L. No. 851, folio 165, granted and conveyed in general terms certain personality and real estate, which by general wording of said deed could have conveyed the two-thirds interest of said Jane Homer Lee at that time owned in said property hereinabove described, but by Decree of the Circuit Court of Baltimore City dated August 12, 1965, in the proceedings in said Court entitled "Jane Homer Lee and Ferdinand C. Lee, her husband, vs. Ferdinand C. Lee and Mercantile-Safe Deposit and Trust Company, Remaining Trustees, etc.", Equity Docket 104A, folio 389, it was adjudged, ordered and decreed, among other things, that Ferdinand C. Lee and Mercantile-Safe Deposit and Trust Company, Remaining Trustees under the Deed of Trust hereinbefore referred to, execute and deliver a deed conveying to Jane Homer Lee, her heirs and assigns, in fee simple, the two-thirds interest in and to the above described property; and by deed dated September 24, 1965, and recorded among the Land Records aforesaid in Liber O.T.G. No. 4524, folio 36, etc., the said Ferdinand C. Lee and Mercantile-Safe Deposit and Trust Company, Remaining Trustees as aforesaid, conveyed said two-thirds interest in and to the property hereinabove described to Jane Homer Lee, in fee simple.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

March 20, 1989

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: 89-431-A
55 Briar Point Road
4009 Briar Point Road
15th Election District - 5th Councilmanic
Petitioner(s): Bernard A. Dabrowski, et ux
HEARING SCHEDULED: WEDNESDAY, MAY 3, 1989 at 2:00 p.m.

Variance to allow an accessory structure (detached shed) in the side yard in lieu of the required rear yard.

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. Dabrowski
Chesapeake Bay Critical Area Commission
File

89-431-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 16th day of MARCH, 1989.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: Bernard A. Dabrowski, et ux
Petitioner's Attorney: Received by: J. Robert Haines
Chairman, Zoning Plans Advisory Committee

Project: 3/22/89
Bernard A. Dabrowski
Case # 89-431-A

The Chesapeake Bay Critical Area Commission has received the above-referenced project. The staff will review the project, and you will be notified when the review has been completed.

Project Evaluation Division
974-2426

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 17, 1989

Mr. Bernard A. Dabrowski
4009 Briar Point Road
Baltimore, MD 21220

RE: Item No. 338, Case No. 89-431-A
Petitioner: Bernard A. Dabrowski, et ux
Petition for Zoning Variance

Dear Mr. Dabrowski:

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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 687-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

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

March 1, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

RECEIVED
MAR 25 1989
ZONING OFFICE



Dennis F. Rasmussen
County Engineer

Dear Mr. Haines,

The Bureau of Traffic Engineering has no comments for items number 331, 332, 335, 337, & 338.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

Baltimore County
Fire Department
Towson, Maryland 21204 25-6
494-4290

Paul H. Reurke
Chief

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



Dennis F. Rasmussen
County Engineer

Re: Property Owner: Bernard A. Dabrowski, et ux

Location: S side Briar Point Road

Item No.: 338

Zoning Agenda: February 21, 1989

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.
- () 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.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *[Signature]* 3-17-89
Planning Group
Special Inspection Division

NOTED & APPROVED: *[Signature]*
Fire Prevention Bureau

/s/

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

89-431-A

TO: Mr. J. Robert Haines
Zoning Commissioner

FROM: Mr. Robert M. Sheesley
County Engineer

SUBJECT: Petition for Zoning Variance - Item #338
Dabrowski Property - Briar Point Road

RECEIVED
MAR 16 1989
ZONING OFFICE

The subject property is located on Briar Point Road in Rural South. The site is within the Chesapeake Bay Critical Area and is classified as Resource Conservation Area.

The applicant has filed a petition for a Special Hearing to allow an accessory structure (detached shed) in the side yard in lieu of the required rear yard.

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed 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 14.15.10.01.G)

The proposed development will comply with Critical Area Law provided that the zoning petition is conditioned with the following requirements:

1. Two major deciduous trees or four conifer trees shall be planted and maintained on the lot. A combination of these two tree types is acceptable provided that 2,000 square feet of tree cover is provided. A major deciduous tree is estimated to cover 1,000 square feet and a conifer, 500 square feet at maturity.

Memo to Mr. J. Robert Haines
March 14, 1989
Page 2

2. Storm water runoff shall be directed from impervious surfaces associated with this petition to pervious areas to encourage maximum infiltration.
3. Rooftop runoff shall be directed through down-spouts and into a dry well of approved design to encourage maximum infiltration (see attached dry well design).

Upon compliance with the above requirements, this project will be approved. Please contact Mr. David C. Flowers at 887-3560 if you require additional information.

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

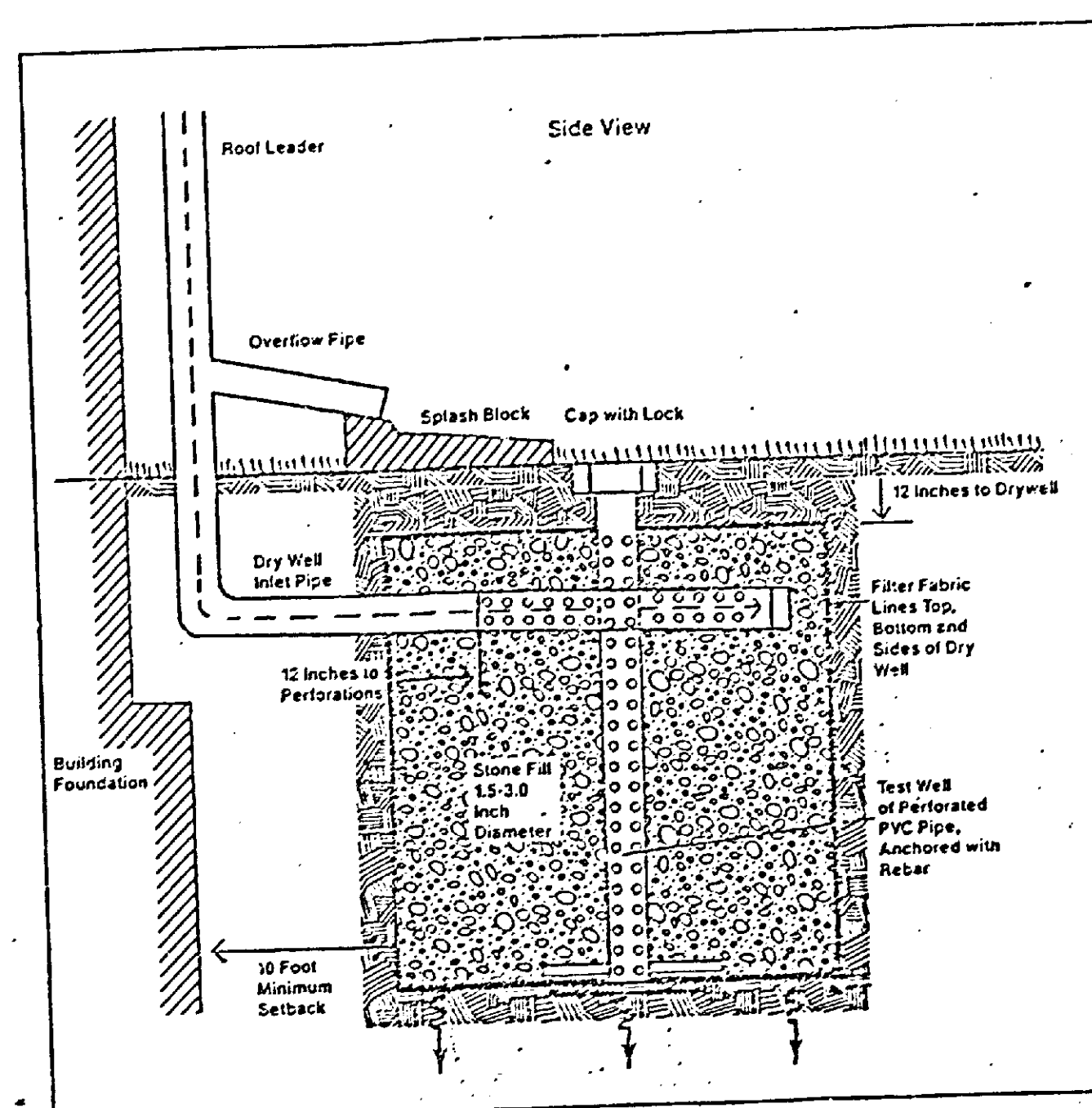
RWS:DCF:tg
Attachment

cc: The Honorable Ronald B. Hickernell
The Honorable Norman R. Lauenstein
The Honorable Dale T. Volz

DESIGN 4:

Dry Well Designs. (Figure 5.8). Dry wells are a basic trench variation which are designed exclusively to accept rooftop runoff from residential or commercial buildings (Figure 5.8). Additional guidance on dry well design is available from Md WRA (1984). Basically, the leader from the roof is extended into an underground trench, which is situated a minimum of ten feet away from the building foundation. Rooftop gutter screens are needed to trap any particles, leaves and other debris, and must be regularly cleared.

Figure 5.8: Dry Well Design (adapted from Md WRA, 1985)



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: April 21, 1989

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMENTS

Case No. 89-431-A
Item # 338

Re: Bernard A. Dabrowski, et ux

The Petitioners request a variance to allow an accessory structure (shed) in the side yard in lieu of the required rear yard. In reference to this request, this office offers no comment.

A:5389.txt pg.2

cc: Mr. & Mrs. Dabrowski
4/25/89