

IN RE: PETITION FOR ZONING VARIANCE
W/S Holly Tree Road, opposite
end of Burke Road
(1608 Holly Tree Road)
15th Election District
5th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-546-A

Allen Robertson
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a side yard setback of 5'4" in lieu of the required 50 feet for a proposed dwelling in accordance with Petitioner's Exhibit 1.

The Petitioner appeared and testified. Also appearing on behalf of the Petition was Buck Jones, Contractor, Freestate General Contractors, Inc. Appearing as interested parties in the matter were Mr. & Mrs. James Dade, adjoining property owners on the south side. Appearing as a Prose- tant was Edward Pierce, adjoining property owner on the north side.

Testimony indicated that the subject property, known as 1608 Holly Tree Road, consists of 11,800 sq. ft. zoned R.C. 5 and is improved with a single family dwelling which was built in 1928. Petitioner testi- fied the property has been in the family since 1954 and was originally zoned D.R. 5.5. Said property is located within the Chesapeake Bay Criti- cal Areas on Galloway Creek. Petitioner purchased the property approxi- mately three years ago and uses it only on weekends. Due to the delapi- dated condition of the property, Petitioner is desirous of razing the existing dwelling and replacing same with a new dwelling as his principal residence. The existing house is approximately 1 foot from the north side property line and 15 feet from the south side. Petitioner proposes a new dwelling with setbacks of 5.4 feet on the north side and 15 feet on the

south side. Mr. Robertson contends the new dwelling will result in a less severe impact on the adjoining property owner and will be an improvement to the neighborhood. Petitioner argued to require strict compliance with the zoning regulations would result in undue hardship and practical diffi- culty as the property is only 50 feet wide.

Mr. Pierce, property owner on the north side, testified he would prefer a minimum of 10 feet for the side yard setback. He is concerned with the requested 5.4-foot setback and the height of the proposed dwell- ing as he is desirous of placing solar panels on his own home and the distance between buildings is important. Testimony presented indicated that Mr. Pierce's property is probably less than 10 feet from the side property line in one section also.

Mr. & Mrs. Dade testified they are not opposed to the requested variances as they understand that to require strict compliance would re- sult in the property remaining undevelopable. The Dades were concerned with the property having proper drainage and being graded in such a manner to insure that there is no water runoff onto their property.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested, as hereinafter modified, sufficiently 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 a 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.

- 2 -

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or struc- tures located within the Chesapeake Bay Critical Areas of Baltimore Coun- ty; that to deny the relief requested would result in practical difficul- ty, unreasonable hardship, or severe economic hardship upon the Petition- er; and that strict compliance with the Chesapeake Bay Critical Area re- quirements and the B.C.Z.R. would deprive the Petitioner of rights common- ly 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 with- in the Chesapeake Bay Critical Areas. Clearly, 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 Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from struc- tures or conveyances or that have run off from sur- rounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and

- 3 -

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 evi- dence 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 Protec- tion 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, as modified, should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9/15 day of August, 1989 that a north side yard setback of 8 feet on the property line adjoining 1606 Holly Tree Road, and a south side setback of 12 feet on the property line adjoining 1610 Holly Tree Road, be approved, and as such, the Petition for Zoning Variance, as modified, is hereby GRANTED, subject, however, to the following restric- tions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; howev- er, 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 reversed, the Petitioner would be required to return, and be respon- sible for returning, said property to its original condition.
- 2) Prior to the issuance of any permits, Petitioner shall submit a revised site plan for the proposed improvements incorporating the restrictions imposed herein.

- 4 -

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-546-A

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 1802.3.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 5.4 feet in lieu of the required 50 feet.

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

Applicant unable to make dwelling livable due to its very poor structural condition. Last dwelling in general area to be remodeled or razed and rebuilt. Hardship is the result of dwelling's age and poor quality of its construction. Setback requirements make compliance impossible. Granting a variance would make it possible to raze an eyesore and build a clean new home in a location more compliant to zoning regulations.

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):
None	Allen Robertson
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	2236 Hawthorne Rd. 686-5794
None	Address Phone No.
(Type or Print Name)	Balto., MD 21220
Signature	City and State
Address	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted
City and State	Same as Above
Attorney's Telephone No.:	Name Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26 day of April 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 through- out 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 11 day of July, 1989, at 2 o'clock P.M.

John Sullivan Filed
4/19/89 Revised site plan Filed
APPLICANT NOTIFIED THAT PROPERTY IS WITHIN AIRPORT NOISE ZONE AND GIVEN STATE AVIATION NOTIFICATION FORM

- 5 -

7) Compliance with the requirements of all County regulations regarding grading and runoff.

4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order; 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 May 26, 1989, attached hereto and made a part hereof.

AMN:bjs

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ZONING DESCRIPTION

Beginning on the west side of Holly Tree Road 40' wide, east of the intersection of Burke Road and Holly Tree Road, being lot 187 in the subdivision of Rowley's Quarter, book 47, folio 442. Also known as 7904 Holly Tree Road in the 15th Election District.

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property described herein in Room 106 of the County Office Building, located at 111 W. Chase Avenue in Towson, Maryland 21204 on July 11, 1989 at 2:00 p.m.
Petitioner for Zoning Variance Case number: 89-546-A 1608 Holly Tree Road, opposite end of Burke Road 15th Election District 5th Councilmanic District
Petitioner: Allen Robertson
Date: July 11, 1989 at 2:00 p.m.
Variance: To allow a side yard setback of 5.4 ft. in lieu of the required 50 ft.
It is noted that this Petition is granted a building permit may be issued within the sixty (60) day appeal period. The Zoning Commission will, however, review any appeal for variance or other zoning matter during the period of appeal. The Petitioner must be in writing and present at the hearing. The date the hearing set above or prior to the hearing.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 15, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive week, the first publication appearing on June 15, 1989.

THE JEFFERSONIAN,

S. Zeke Orlean
Publisher

3743

INVOICE IN DUPLICATE TO OFFICE OF
CENTRAL SERVICES, RENDER SER-
VANTS INVOICE FOR EACH ORDER
AND EACH SHIPMENT YOUR FEDERAL
I.D. MUST APPEAR ON YOUR INVOICE
VENDOR NO. 441412

PURCHASE ORDER
BALTIMORE COUNTY, MARYLAND
PURCHASING BUREAU
OFFICE OF CENTRAL SERVICES
SUITE 412, COUNTY BUILDING
401 ROSLEY AVENUE • TOWSON, MARYLAND 21204-4408

DATE: 06/06/89

ISSUED TO: ESSEX TIMES
C/O SHIELD PRESS
P.O. BOX 109
EEL AIR MD 21014

SHIP TO: THE ZONING OFFICE
ROOM 106 COUNTY OFFICE BUILD-
ING 111 W. CHESAPEAKE AVE.
TOWSON MD 21204

DELIVER ON OR BEFORE: 06/05/89 BUYER: S. HAPNIK 687-2067 TERMS: NET DESTINATION: F.O.B.

ITEM NO.	COMMODITY NUMBER AND DESCRIPTION	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	5020-00-000-0000 RECP M3349 TO ADVERTISE ZONING HEARINGS	EA		.00
2	5020-00-000-0000 RECP M3349 TO ADVERTISE PETITION FOR ZONING VARIANCE CASE NUMBER: 89-546-A 1508 HOLLY TREE ROAD, OPPOSITE END OF BURKE ROAD-1008 HOLLY TREE ROAD 15TH ELECTION DISTRICT - 5TH COUNCILMANIC PETITIONER(S): ALLEN ROBERTSON HEARING SCHEDULED: TUESDAY, JULY 11, 1989 AT 2:00 P.M.	1 EA		.00
3	5020-00-000-0000 RECP M3349 NOTES: PLEASE FURNISH ORIGINAL AND ONE COPY OF CERTIFICATION OF PUBLICATION TO MAYN CLARK, ZONING OFFICE ROOM 113 COUNTY OFFICE BLDG. 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204	EA		.00

Order subject to cancellation if not delivered within time specified.

YEAR	FUND	AGENCY	PROG.	OBJ.	L.I.E.C.	AMOUNT	TOTAL
8	11	2	2	4	200	.00	2363

DO NOT DUPLICATE THIS
CONFIRMING ORDER TO:

DATE: 06/06/89

THIS ORDER IS SUBJECT TO THE
CONDITIONS AND SPECIAL IN-
STRUCTIONS ON THE REVERSE
SIDE HEREOF INCLUDING HOLD
HARMLESS CLAUSES

USING AGENCY FILE COPY

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

No. 066027

DATE: 6/19/89 ACCOUNT: R-01-615
AMOUNT: \$ 35.00
RECEIVED FROM: ALBERT WILSON
FOR: REVISED ZONING HEARING 442 89-546-A

8 105*****7500: 324F

VALIDATION OR SIGNATURE OF CASHIER

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

No. 066022

DATE: 6/19/89 ACCOUNT: R-01-615
AMOUNT: \$ 05.00
RECEIVED FROM: ALBERT WILSON
FOR: REVISED ZONING HEARING 442 89-546-A

8 105*****7500: 324F

VALIDATION OR SIGNATURE OF CASHIER

89-546-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
26th day of April, 1989.

Petitioner: Allen Robertson
Petitioner's Attorney: J. Robert Haines

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

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

No. 074546

DATE: 8/31/89 ACCOUNT: R-01-615-000
AMOUNT: \$ 91.06
RECEIVED FROM: Allen Robertson
FOR: 89-546

8 015*****3156: 324F

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

Mr. Allen Robertson
2236 Hawthorne Road
Baltimore, Maryland 21220

Re: Petition for Zoning Variance
CASE NUMBER: 89-546-A
1508 Holly Tree Road, opposite end of Burke Road
15th Election District - 5th Councilmanic
Petitioner(s): Allen Robertson
HEARING SCHEDULED: THURSDAY, AUGUST 3, 1989 at 2:00 p.m.

Dear Petitioner(s):
Please be advised that \$ 91.06 is due for advertising and posting of the above referenced property. All fees must be paid prior to the hearing. If not received the sign and post set(s) from the time it is posted by this office until the day of the hearing.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(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 and post set(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 & post set(s), there will be an additional \$25.00 added to the above fee for each such set not returned.

Very truly yours,
J. Robert Haines
Zoning Commissioner of
Baltimore County

cc: File

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

May 31, 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: 89-546-A
1508 Holly Tree Road, opposite end of Burke Road
15th Election District - 5th Councilmanic
Petitioner(s): Allen Robertson
HEARING SCHEDULED: TUESDAY, JULY 11, 1989 at 2:00 p.m.

Variations to allow a side yard setback of 5 ft. 4 in. in lieu of the required 10 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
Zoning Commissioner of
Baltimore County

cc: Allen Robertson
File

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

June 29, 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: 89-546-A
1508 Holly Tree Road, opposite end of Burke Road
15th Election District - 5th Councilmanic
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J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Allen Robertson
File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 22, 1989

Mr. Allen Robertson
2236 Hawthorne Road
Baltimore, MD 21220

RE: Item No. 412, Case No. 89-546-A
Petitioner: Allen Robertson
Petition for Zoning Variance

Dear Mr. Robertson:

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 WINTERKILL. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

April 25, 1989

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

Dear Mr. Haines

The Bureau of Traffic Engineering has no comments for items number 424, 425, 426, 427, 428, 429, 430, 431, 432, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, and 448.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/lab

RECEIVED
APR 29 1989
ZONING OFFICE

STATE AVIATION ADMINISTRATION
APPLICATION FOR AIRPORT ZONING PERMIT

Hermann K. Intema
Secretary

Karl R. Sattler
Administrator

APPROVAL OF THIS APPLICATION IS NOT A SUBSTITUTE FOR ANY OTHER PERMITS OR APPROVALS REQUIRED BY THE STATE OR LOCAL JURISDICTIONS.

STATE AVIATION ADMINISTRATION
APPLICATION FOR AIRPORT ZONING PERMIT

APPROVAL OF THIS APPLICATION IS NOT A SUBSTITUTE FOR ANY OTHER PERMITS OR APPROVALS REQUIRED BY THE STATE OR LOCAL JURISDICTIONS.

_____. BUILDING/SITE ADDRESS _____

	House No.	Street	Town	Development
N. S.E.W. SIDE OF _____	B. _____	FLEET N.E.S.W. FROM INTERSECTION WITH _____		
SUBDIVISION _____	LOT NO. _____	BLACK _____	SECTION _____	
W. ACREAGE _____	TAX MAP NO. _____	PARCEL NO. _____	BLOCK _____	
NAD1984 GRID COORDINATES N. _____ E. _____ SCALE MAP REFERENCE _____				

4. PROPOSED USE(S)

1. ☐ RESIDENTIAL	5. ☐ NEW RESIDENTIAL	7. ☐ OFFICE
1. ☐ ONE FAMILY	1. ☐ RESIDENTIAL, NON-TRADITIONAL HOME, INSTITUTIONAL CARE	8. ☐ STORES, THEATERS, RESTAURANTS
2. ☐ TWO FAMILY	2. ☐ SCHOOL, LIBRARY, GYMNASIUM	9. ☐ INDUSTRY TYPE
3. ☐ MULTI FAMILY No. of Units _____	3. ☐ HOTEL, MOTEL, TRANSIENT LODGING	10. ☐ AGRICULTURE TYPE
4. ☐ OTHER _____	4. ☐ OUTDOOR SPECTATOR SPORTS	

5. PRESENT USE(S) (IF DIFFERENT FROM ABOVE) _____
 6. DESCRIBE PROPOSED STRUCTURE(S) (IF ANY): _____
 SIZE OF STRUCTURE: HEIGHT _____ FT. LENGTH _____ FT. WIDTH _____ FT.
 ELEVATION (MEAN SEA LEVEL) OF STRUCTURE: BASE _____ FT. HIGHEST POINT _____ FT.

THE APPLICANT HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE WILL COMPLY WITH ALL REGULATIONS WHICH ARE APPLICABLE HERETO; (4) THAT HE WILL PERFORM NO WORK ON THE ABOVE PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION.

APPLICANT
NAME _____
CONNECTION WITH PROPERTY
(E.G. OWNER, LEASE HOLDER, ETC.) _____
SIGNER _____
MAILING ADDRESS _____
ZIP CODE _____

OWNER (IF OTHER THAN APPLICANT)
NAME _____
MAILING ADDRESS _____
ZIP CODE _____

PHONE _____ ZIP CODE _____

FOR ADMINISTRATIVE USE ONLY
APPLICATION NO. _____

HIGH SCHOOL GRADE _____
☐ ATTENDED ☐ DROPPED P-3 _____
100% _____

GRADE _____
☐ ATTENDED ☐ DROPPED P-3 _____
100% _____

REASON _____

State Aviation Administration, Office of Planning and Development, P.O. Box 8766, Baltimore-Washington International Airport, Maryland 21240
Telephone: (301) 787-7070

Note: Approval of this Application, if granted, will terminate if construction is not begun within one year of approval date.

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graph LR
    A[APPLICANT FILLS A ZONING PETITION FOR:  
- SPECIAL EXCEPTION  
- VARIANCE  
- SPECIAL HEARING] --> B[PETITION IS ACCEPTED BY ZONING OFFICE]
    B --> C[OWNER IS NOTIFIED BY CERTIFIED MAIL BY THE APPLICANT OF THE FILING OF THE PETITION WITH THE ZONING OFFICE]
    C --> D[ZONING OFFICE SCHEDULES HEARING DATE AND SHALL SEND TO THE CHESAPEAKE BAY CRITICAL AREA COMMISSION:  
- COPY OF APPLICATION  
- RECOMMENDED E. VALUES  
- HEARING NOTICE]
    D --> E[AFTER CLOSE OF NEXT BUSINESS DAY CHESAPEAKE BAY CRITICAL AREA COMMISSION SHALL SEND WRITTEN NOTICE OF RECEIPT TO:  
- APPLICANT  
- ZONING OFFICE]
    E --> F[A 30 DAY MAX EXTENSION MAY BE REQUESTED BY DEPRM TO PREPARE RECOMMENDATION]
    F --> G[CHESAPEAKE BAY CRITICAL AREA COMMISSION APPLICANT SHALL SEND COPY OF DECISION AND ORDER TO THE CRITICAL AREA COMMISSION APPLICANT]
    G --> H[ZONING COMMISSION SHALL SEND COPY OF DECISION AND ORDER TO THE CRITICAL AREA COMMISSION APPLICANT]
    
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ZONING PROCESS

CHESAPEAKE BAY CRITICAL AREA

APPLICANT FILLS A ZONING PETITION FOR:
- SPECIAL EXCEPTION
- VARIANCE
- SPECIAL HEARING

PETITION IS ACCEPTED BY ZONING OFFICE

OWNER IS NOTIFIED BY CERTIFIED MAIL BY THE APPLICANT OF THE FILING OF THE PETITION WITH THE ZONING OFFICE

ZONING OFFICE SCHEDULES HEARING DATE AND SHALL SEND TO THE CHESAPEAKE BAY CRITICAL AREA COMMISSION:
- COPY OF APPLICATION
- RECOMMENDED E. VALUES
- HEARING NOTICE

AFTER CLOSE OF NEXT BUSINESS DAY CHESAPEAKE BAY CRITICAL AREA COMMISSION SHALL SEND WRITTEN NOTICE OF RECEIPT TO:
- APPLICANT
- ZONING OFFICE

A 30 DAY MAX EXTENSION MAY BE REQUESTED BY DEPRM TO PREPARE RECOMMENDATION

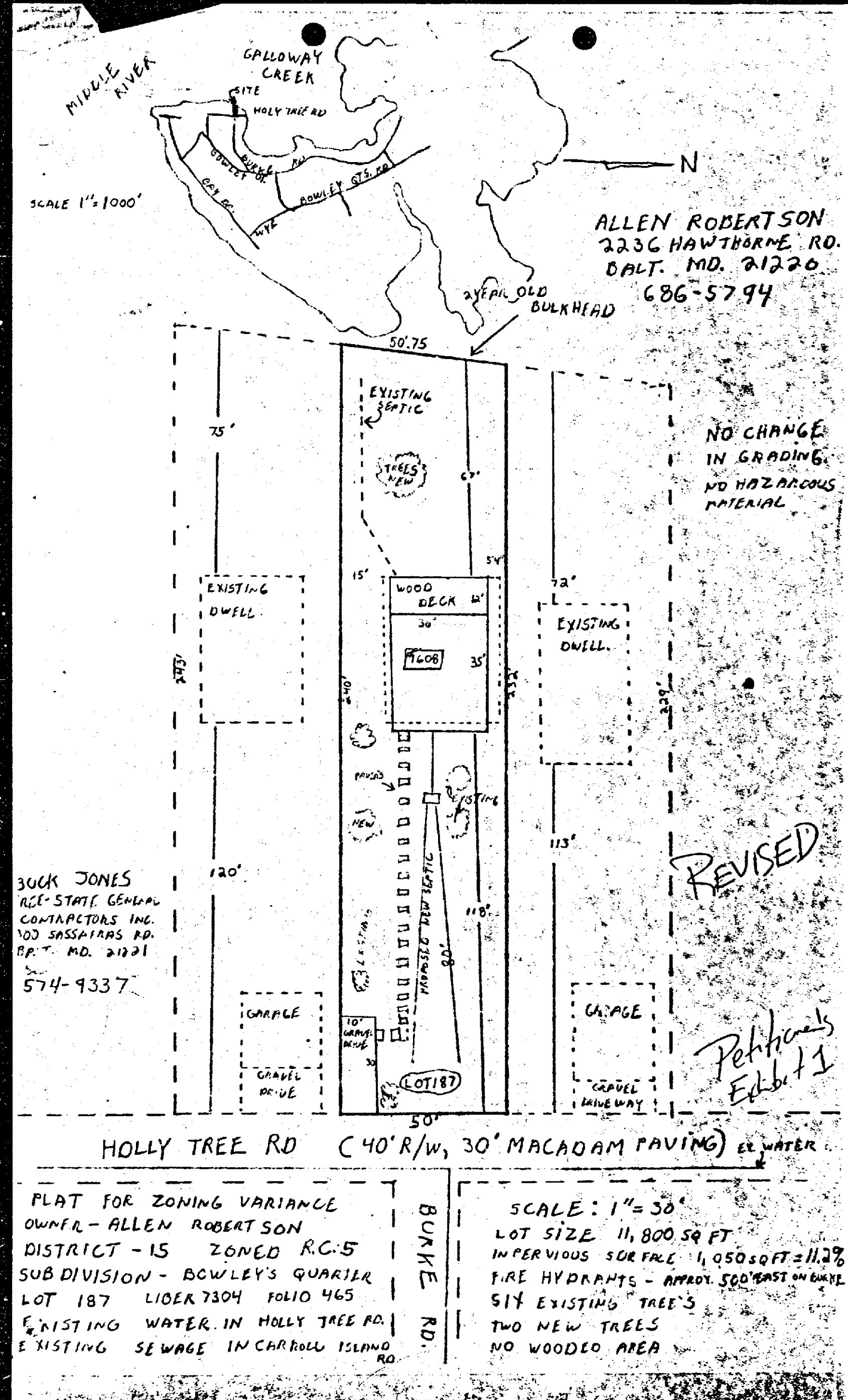
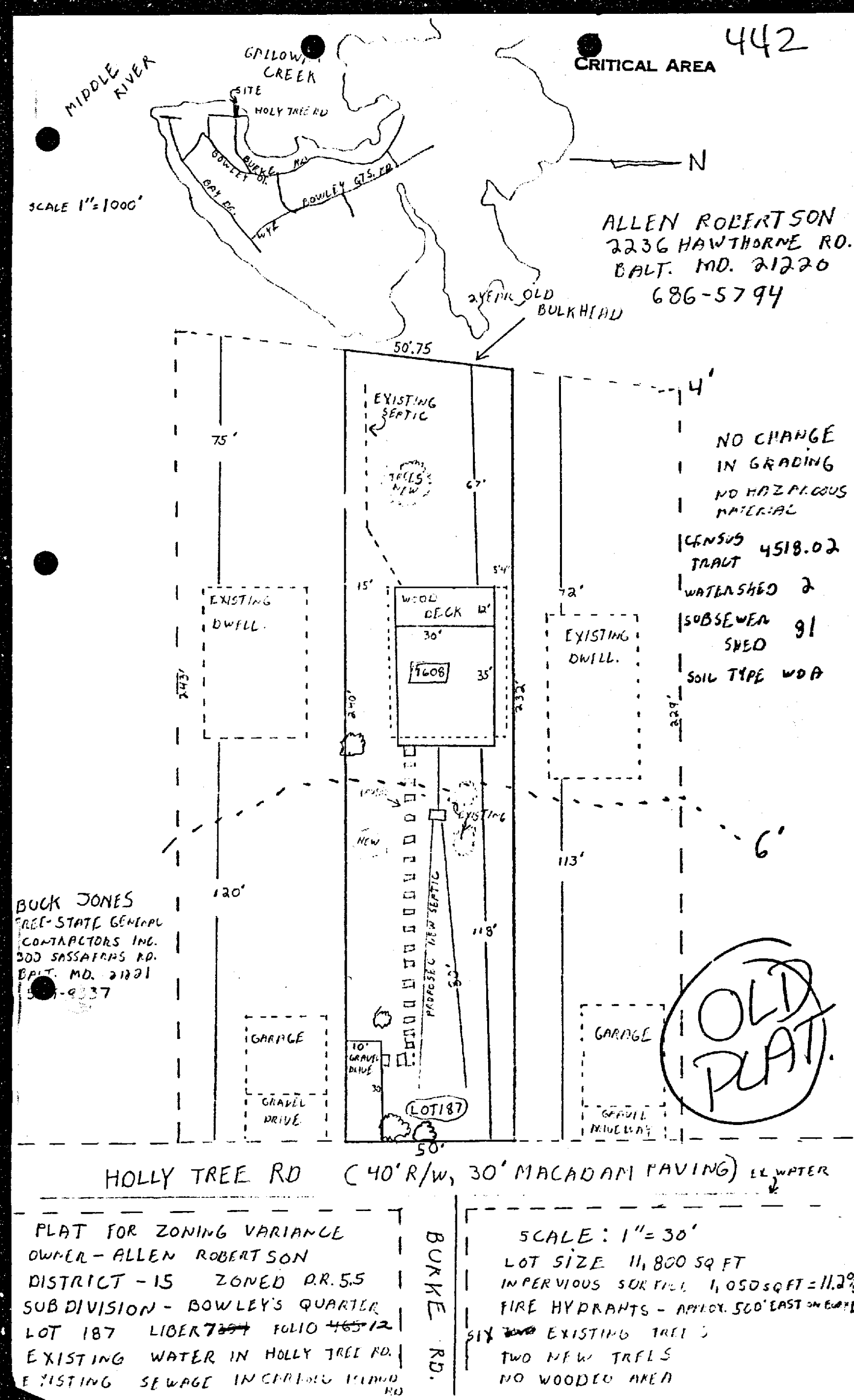
CHESAPEAKE BAY CRITICAL AREA COMMISSION APPLICANT SHALL SEND COPY OF DECISION AND ORDER TO THE CRITICAL AREA COMMISSION APPLICANT

ZONING COMMISSION SHALL SEND COPY OF DECISION AND ORDER TO THE CRITICAL AREA COMMISSION APPLICANT

Robt. Sheesley
or
Dave Flowers
887-3980
4th floor
New Courts
Bldg.
Bosley Ave.

Received 4-12-89: P1112

CRITICAL AREA
Keep in
ZC's file!

[illegible][illegible]

PETITIONER(S) EXHIBIT (3)

