

ORDER RECEIVED FOR FILING
Date 8/2/89
By John J. Williams

IN RE: PETITION FOR VARIANCE FROM SECTION 307.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)
307.2 - 300.14 of the Baltimore County Zoning Regulations (B.C.Z.R.)
12th Election District
7th Councilmanic District
William L. Amicar, et al
Petitioners

BEFORE ME:
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 90-54-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a rear yard setback of 30 feet in lieu of the required 37.5 feet for an open projection (deck) in accordance with Petitioner's Exhibit 1.

The Petitioners, by William L. Amicar, appeared and testified. Also appearing on behalf of the Petition was Joseph E. Cherry, Contractor. There were no Protestants.

Testimony indicated that the subject property, known as 7931 Lynch Road, consists of .0459 acres zoned D.U. 10.5, and is improved with a single family townhouse dwelling which was purchased by Petitioners approximately 6 months ago. Said property is located within the Chesapeake Bay Critical Area. Mr. Amicar testified he is desirous of constructing a wood deck similar to that of his adjoining neighbors on the rear of the dwelling. Testimony indicated that the requested variance is necessary due to the fact that Petitioners' rear yard is 17 feet shorter than the adjoining property on the east side. However, Mr. Amicar testified the land difference between the two properties is undeveloped, open space. Mr. Amicar further testified that he has discussed his plans with his neighbors who voiced no objections. Testimony indicated that the variance requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

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After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficient to comply with the requirements of Sections 307.2, 307.2.2, 300.14 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 Area 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 Area 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 Area. The relief requested is in harmony with the general spirit and intent of the Critical Area 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 2nd day of August, 1989 that the Petition for Zoning Variance to permit a rear yard setback of 30 feet in lieu of the required 37.5 feet for an open projection (deck) 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 may apply for his building permit and be granted same upon receipt of this Order; however, 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 responsible for returning, said property to its original condition only.

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 August 2, 1989, attached hereto and made a part hereof.

John J. Williams
ANN:bjb
Deputy Zoning Commissioner
for Baltimore County

PLANT ASSOCIATION: UPLAND MOIST

NAME	RELATIVE ABUNDANCE
VEGETATIVE STRATA - SHRUBS AND SMALL TREES	
<i>Asimina triloba</i>	(Paw Paw) Abundant
<i>Amelanchier canadensis</i>	(Canadian Serviceberry) Abundant
<i>Amelanchier laevis</i>	(Serviceberry) Abundant
<i>Amelanchier obovata</i>	(Obovate Serviceberry) Abundant
<i>Clethra alnifolia</i>	(Sweet Pepperbush) Abundant
<i>Cornus amomum</i>	(Silky Dogwood) Local
<i>Cornus florida</i>	(Flowering Dogwood) Freq. Abund.
<i>Gaylussacia frondosa</i>	(Huckleberry) Abundant
<i>Ilex opaca</i>	(American Holly) Abund., Freq.
<i>Ilex verticillata</i>	(Tassel-White) Infrequent
<i>Kalmia latifolia</i>	(Lamb-kill) Abundant
<i>Kalmia latifolia</i>	(Mountain Laurel) Abundant
<i>Leucothoe racemosa</i>	(Fetter-Bush) Abundant
<i>Lindera benzoin</i>	(Common Spicebush) Frequent
<i>Lyonia ligustrina</i>	(Male-Berry) Frequent
<i>Myrica pensylvanica</i>	(Bayberry) Frequent
<i>Prunus serotina</i>	(Black Cherry) Abundant
<i>Prunus virginiana</i>	(Choke Cherry) Local
<i>Sparganium angustifolium</i>	(Pineapple Flower) Infrequent

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner

DATE: August 2, 1989

FROM: Mr. Robert W. Shesley

SUBJECT: Petition for Zoning Variance - Item 505
Amicar Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 7931 Lynch Road in Lynch Cove Townhouses. The site is within the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA).

APPLICANT'S NAME Mr. and Mrs. William L. Amicar

APPLICANT'S PROPOSAL

The applicant has requested a variance from section 1802.3.C.1 and 301.1 of the Baltimore County Zoning Regulations to allow a 30 foot rear yard setback for an open projection (deck) in lieu of the minimum 37.5 feet.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

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 14.15.10.01.0>

Memo to Mr. J. Robert Haines
August 2, 1989
Page 3

The following plant material shall be selected from the enclosed list and planted in addition to existing vegetation.

Shrub and small tree list: five items - ball and burlap or 2 gallon container size

Tree list: two items - minimum 4 foot size

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and findings listed above.

Wm. compliance with Chesapeake Bay Critical Area Regulations, this project shall be approved.

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

RWB:ICF:ju
Attachment

cc: The Honorable Ronald B. Hickernell
The Honorable Norman W. Losenstein
The Honorable Dale T. Vols

Chapter 4
Rainy Day Blues

How rain water moves over and through the ground is important to those of us who have experienced flooded basements, wet yards or lawn septic systems. Solving the problems associated with runoff water runoff and poorly drained soil is also important to improving the health of the Chesapeake Bay.

Rain from roofs and downspouts can cause erosion and other runoff problems. If you have a high clay content or a clay horizon beneath the surface, and low-lying soil that receives runoff from a large land area may not have sufficient infiltration capacity. When you try to return runoff in these situations, the soil will rapidly become saturated, and rainfall that should filter down through the soil will collect on the surface and either create health, safety, and soil problems or move across the surface as runoff.

On the loose soil that collects in your yard, these wet spots mean that the soil and ground water are collecting on the ground. If you have a well, this water will usually pool in these areas and seep down into the ground, creating a problem by adding water flow on its natural path.

In some instances, you may be able to correct an existing wet spot problem by creating a system of drains and swales around your yard. When it is not feasible to build a wet area, you may be able to move it to a less used area of the yard (around the back of the house, for example) by installing a swale to carry the water across the yard. Plant the new

downhill slope so that water does not seep through the foundation. Once the water has been carried on from the house, you should provide the surface so that runoff is re-absorbed gradually.

Where drainage is good or where infiltration is poor, in use, you can separate the land in areas. First, select a low area and allow it to infiltrate the water. This will reduce the runoff and prevent the runoff from a large land area from having a high clay content or a clay horizon beneath the surface, and low-lying soil that receives runoff from a large land area may not have sufficient infiltration capacity. When you try to return runoff in these situations, the soil will rapidly become saturated, and rainfall that should filter down through the soil will collect on the surface and either create health, safety, and soil problems or move across the surface as runoff.

Remember that runoff is a problem that can be solved. By creating a system of drains and swales around your yard, you may be able to correct an existing wet spot problem by creating a system of drains and swales around your yard. When it is not feasible to build a wet area, you may be able to move it to a less used area of the yard (around the back of the house, for example) by installing a swale to carry the water across the yard. Plant the new

Deciding with Surface Runoff

When the soil is saturated, a large amount of water can collect on the surface and either create health, safety, and soil problems or move across the surface as runoff. If you have a well, this water will usually pool in these areas and seep down into the ground, creating a problem by adding water flow on its natural path.

In some instances, you may be able to correct an existing wet spot problem by creating a system of drains and swales around your yard. When it is not feasible to build a wet area, you may be able to move it to a less used area of the yard (around the back of the house, for example) by installing a swale to carry the water across the yard. Plant the new

DRAINAGE

PLANT ASSOCIATION: UPLAND MOIST (Continued)

NAME	RELATIVE ABUNDANCE
<i>Asimina triloba</i>	(Paw Paw) Abundant
<i>Amelanchier canadensis</i>	(Canadian Serviceberry) Abundant
<i>Amelanchier laevis</i>	(Serviceberry) Abundant
<i>Amelanchier obovata</i>	(Obovate Serviceberry) Abundant
<i>Clethra alnifolia</i>	(Sweet Pepperbush) Abundant
<i>Cornus amomum</i>	(Silky Dogwood) Local
<i>Cornus florida</i>	(Flowering Dogwood) Freq. Abund.
<i>Gaylussacia frondosa</i>	(Huckleberry) Abundant
<i>Ilex opaca</i>	(American Holly) Abund., Freq.
<i>Ilex verticillata</i>	(Tassel-White) Infrequent
<i>Kalmia latifolia</i>	(Lamb-kill) Abundant
<i>Kalmia latifolia</i>	(Mountain Laurel) Abundant
<i>Leucothoe racemosa</i>	(Fetter-Bush) Abundant
<i>Lindera benzoin</i>	(Common Spicebush) Frequent
<i>Lyonia ligustrina</i>	(Male-Berry) Frequent
<i>Myrica pensylvanica</i>	(Bayberry) Frequent
<i>Prunus serotina</i>	(Black Cherry) Abundant
<i>Prunus virginiana</i>	(Choke Cherry) Local
<i>Sparganium angustifolium</i>	(Pineapple Flower) Infrequent

Source: Baltimore County Office of Planning and Zoning, May 1987

1990
CRITICAL AREA

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

90-54-A

The undersigned, legal owner(s) of the property situated in Baltimore County, Maryland, hereby petition the Zoning Commission for a variance from Section 1802.3.C.1 and 301.5 of the Baltimore County Zoning Regulations to allow a 30 foot rear yard setback for an open projection (deck) in lieu of the minimum 35 foot rear yard setback.

REAR YARD SET BACK ACCORDING TO ZONING SHOULD BE 30 FT. IF A 12' DECK IS EXPECTED SET BACK ONLY 30'

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 Exhibitor:
Joseph E. Sheeley
Zoning Commissioner

Legal Owner(s):
William L. Arnicar
Signature
William L. Arnicar
Signature
2482 SULLY RD. PT. RD.
Baltimore, MD 21222
City and State
2482 SULLY RD. PT. RD.
Baltimore, MD 21222
City and State
2482 SULLY RD. PT. RD.
Baltimore, MD 21222
City and State
2482 SULLY RD. PT. RD.
Baltimore, MD 21222
City and State

ORDERED: By the Zoning Commissioner of Baltimore County, this 10th day of August, 1989, at 2 o'clock P.M.

By: J. Robert Heines
Zoning Commissioner of Baltimore County

1990
CRITICAL AREA

DESCRIPTION

Beginning on the southwest side of Lynch Road, 60 feet wide, at the distance of 294 feet southeast of the centerline of Shore Road; Lot 17, Book 37, Folio 35. Also known as 7931 Lynch Road, containing .0459 acres in the 12th Election District.

PLANT ASSOCIATION: UPLAND MOIST (Continued)

NAME	RELATIVE ABUNDANCE
Magnolia virginiana	(Sweet Bay Magnolia) Frequent
Nyssa sylvatica	(Black Gum) Abundant
Populus grandidentata	(Swamp Poplar) Infrequent
Populus deltoides	(Cottonwood) Infrequent
Quercus alba	(White Oak) Abundant
Quercus phellos	(Willow Oak) Frequent
Quercus prinus	(Chestnut Oak) Abundant
Quercus rubra	(Red Oak) Abundant
Sassafras albidum	(Sassafras) Abundant

Source: Baltimore County Office of Planning and Zoning, May 1987

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Heines
Zoning Commissioner

FROM: Mr. Robert M. Sheeley
Zoning Commissioner

SUBJECT: Petition for Zoning Variance - Item 505
Arnicar Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 7931 Lynch Road in Lynch Cove Townhouses. The site is within the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA).

APPLICANT'S NAME Mr. and Mrs. William L. Arnicar

APPLICANT'S ADDRESS

The applicant has requested a variance from section 1802.3.C.1 and 301.5 of the Baltimore County Zoning Regulations to allow a 30 foot rear yard setback for an open projection (deck) in lieu of the minimum 35.5 feet.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

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:

- "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- Conserve fish, wildlife and plant habitat; and
- 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 14.15.10.01.03

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" Baltimore County Code Sec. 22-213(a).

Finding: This property is located approximately 400 feet from the mean high water line of Lynch Cove and is therefore in compliance with the above regulation.

2. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination." Baltimore County Code Sec. 22-98.

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.

3. Regulation: "New development and redevelopment within the IDA shall use Best Management Practices or other technology which reduces pollutant loadings by 10% of the on-site level prior to new development or redevelopment." Baltimore County Code Sec. 22-217.

Finding:

a) At present, rooftop runoff appears to be collected in rainpools and directed to splash blocks. In order to comply with the above regulation rooftop runoff shall be directed through downspouts and into ditch drains or seepage pits (see attached information). This will encourage maximum infiltration of 10% rule. Infiltration of stormwater is a recommended best management practice in a "Framework for Evaluating Compliance with the 10% rule in the Chesapeake Bay Critical Area".

b) In addition vegetation shall also be planted and maintained on the site. Trees are an important factor in lowering the infiltration rate of stormwater and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge.

PLANT ASSOCIATION: UPLAND MOIST

VEGETATIVE STRATA - SHRUBS AND SMALL TREES

NAME	RELATIVE ABUNDANCE
Aster triflorus	(New Paw) Abundant
Amelanchier canadensis	(Canadian Serviceberry) Abundant
Amelanchier laevis	(Serviceberry) Abundant
Amelanchier obovata	(Obovate Serviceberry) Abundant
Cleome alnifolia	(Sweet Pepperbush) Abundant
Cornus amomum	(Silky Dogwood) Local
Cornus florida	(Flowering Dogwood) Freq. Abund.
Gaylussacia frondosa	(Huckleberry) Abundant
Ilex opaca	(American Holly) Abund.-Freq.
Ilex verticillata	(Fassett-White) Infrequent
Kalmia latifolia	(Lamb-kill) Abundant
Kalmia latifolia	(Mountain Laurel) Abundant
Leucothoe racemosa	(Fetter-bush) Abundant
Lindera benzoin	(Common Spicebush) Frequent
Lyonia ligustrina	(Male-berry) Frequent
Myrica pensylvanica	(Bayberry) Frequent
Prunus serotina	(Black Cherry) Abundant
Prunus virginiana	(Choke Cherry) Local
Rhododendron nudiflorum	(Pinster Flower) Infrequent

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VEGETATIVE STRATA - TREES

NAME	RELATIVE ABUNDANCE
Rhus glabra	(Smooth Sumac) Freq. (Early Succession)
Rubus hispidus	(Swamp Dewberry) Frequent
Rubus occidentalis	(Wild Black Raspberry) Frequent
Sambucus canadensis	(Elder) Frequent
Vaccinium angustifolium	(Low Sweet Blueberry) Frequent
Vaccinium corymbosum	(Highbush Blueberry) Abundant
Viburnum acerifolium	(Maple-Leaved Arrowhead) Frequent
Viburnum prunifolium	(Black Haw) Frequent

VEGETATIVE STRATA - TREES

NAME	RELATIVE ABUNDANCE
Acer rubrum	(Red Maple) Abundant
Betula nigra	(River Birch) Local
Carya glabra	(Pignut Hickory) Frequent
Celtis occidentalis	(Hackberry) Frequent
Diospyros virginiana	(Common Persimmon) Local
Fagus grandifolia	(American Beech) Frequent
Fraxinus americana	(White Ash) Frequent
Juglans nigra	(Black Walnut) Frequent
Juniperus virginiana	(Red Cedar) Abund. (Early Succession)
Liquidambar styraciflua	(Sweet Gum) Abundant
Liriodendron tulipifera	(Yellow Poplar) Abundant

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Memorandum to Mr. J. Robert Heines
August 2, 1989
Page 3

The following plant material shall be selected from the enclosed list and planted in addition to existing vegetation.

Shrub and small tree list: five items - ball and burlap or 2 gallon container size

Tree list: two items - minimum 4 foot size

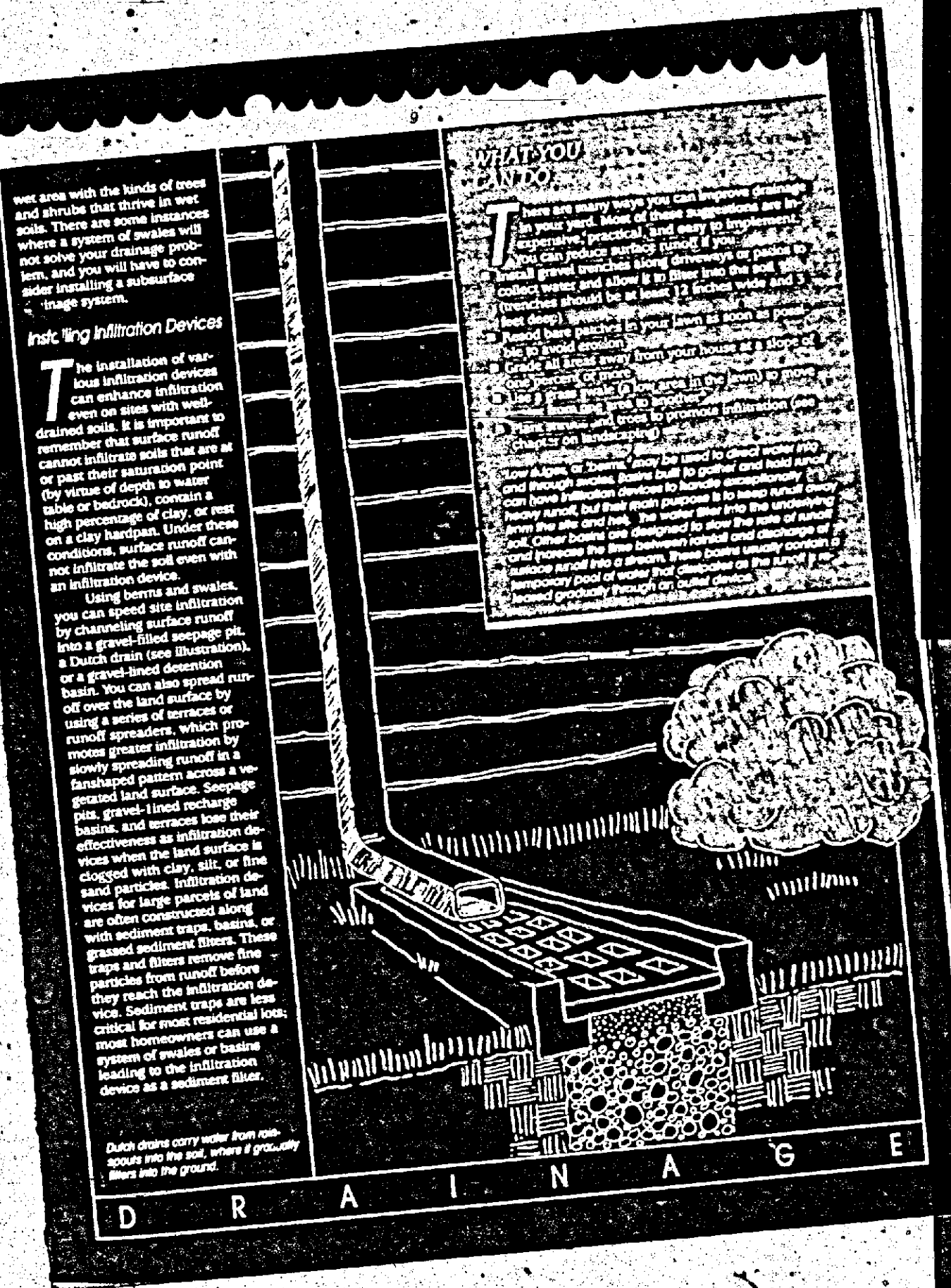
CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and findings listed above.

Upon compliance with Chesapeake Bay Critical Area Regulations, this project shall be approved.

Robert M. Sheeley, Director
Department of Environmental Protection and Resource Management

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



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 7, 1989

Mr. Joseph E. Cherry
2902 Solara Point Road
Baltimore, MD 21222

RE: Item No. 505, Case No. 90-54-A
Petitioner: William L. Arnica, et ux
Petition for Zoning Variance

Dear Mr. Cherry:

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 ensure 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: JAMES E. DYER, IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HIM AT 897-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw
Enclosures

cc: Mr. & Mrs. William L. Arnica
7931 Lynch Road
Dundalk, MD 21222

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204
(410) 887-3554

July 24, 1989

RECEIVED
AUG 3 1989
ZONING OFFICE

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

Dear Mr. Haines:

Your petition has been received and accepted for filing this 7th day of June, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:
James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: William L. Arnica
Petitioner's Attorney:

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(410) 887-3554

July 24, 1989

RECEIVED
AUG 3 1989
ZONING OFFICE

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 407, 417, 502, 503, 504, 506, 507, 508, 509, 510 and 512.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/lab

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, MD 21204

JUNE 12, 1989

RE: Property Owners: WILLIAM L. ARNICA
Location: SW/4 OF LYNCH ROAD, 294' SE CENTERLINE
OF SCOE ROAD

Item No.: 505 Zoning Appeal: JUNE 6, 1989

Gentlemen:

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

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", 1981 edition prior to occupancy.

REVIEWER: *James E. Dyer* Noted and Approved
Planning Group
Special Inspection Division

JR/EEH

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 20, 1989

FROM: Robert M. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for June 6, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 502, 503, 506, 507, 509, and 512.

For items 417 and 510 the previous County Review Group comments are still valid.

Comments are attached for item 407.

For item 504, Oak Avenue shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way.

For item 508, parking should not be set up to back out onto future Craddock Lane.

Robert M. Bowling
ROBERT M. BOWLING, P.E., Chief
Developers Engineering Division

RMB:s
Encl.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: July 24, 1989

TO: J. Robert Haines
Zoning Commissioner

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

SUBJECT: Arnica Property, Item 505
Zoning Petition No. 90-54-A

The petitioners request a variance to permit a 30 foot rear yard setback for an open projection (deck) in lieu of the minimum 37-1/2 feet. In reference to this request, staff offers no comment.

PK/ef

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204
(410) 887-3554

DATE: _____

Mr. Joseph E. Cherry
2902 Solara Point Road
Baltimore, Maryland 21222

RE: Petition for Zoning Variance
Case No. 90-54-A
SW/4 Lynch Road, 294' SE of c/l of Shore Road
7931 Lynch Road
1701 Election District - 7th Councilmanic
Legal Owner(s): William L. Arnica, et ux
Contact Person(s): Joseph E. Cherry
HEARING SCHEDULED: WEDNESDAY, AUGUST 16, 1989 at 2:00 p.m.

Dear Mr. Cherry:

Please be advised that \$_____ is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE FEE WILL BE FORFEITED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 112, Towson, Maryland (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$20.00 added to the above amount for each such set not returned.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

