

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 N/S St. Mary's Road, 182 ft. * ZONING COMMISSIONER
 SE of c/1 Tred Avon * OF BALTIMORE COUNTY
 207 St. Mary's Road * Case Nos. 92-379-A
 14th Election District
 5th Councilmanic District
 Gary Hohne, et ux
 Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (pool) in the side yard, in lieu of the rear yard, for that property known as 207 St. Mary's Road. The relief requested is more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

The requested relief originally came before me as a petition for an Administrative Variance. Although no community opposition was submitted, the matter was scheduled for hearing by me under my authority pursuant to Section 26-127 of the B.C.Z.R. That section allows me to require a public hearing, at my discretion.

The Petitioners/property owners, Gary W. and Sally K. Hohne, appeared and testified. There were no Protestants present.

Evidence received at the hearing disclosed that the subject property, known as 207 St. Mary's Road, is located in that subdivision known as Middleborough on Middle River. The property is, in fact, waterfront property. Currently, the site is improved with a two story dwelling and existing gravel circular driveway and garage. The property owners propose to construct an irregularly shaped pool in the front/side yard. Due to the location of the proposed pool, a variance is requested.

The Petitioners submitted numerous letters in support of the Petition from members of the community as well as photographs of the subject site. Based upon this information, I am persuaded that the relief requested should be granted. However, notwithstanding my conclusion in this regard, the matter has been circulated to the Zoning Advisory Committee for comment. Although many of the County agencies have no objections, the Department of Environmental Protection and Resource Management (D.E.P.R.M.) has recommended a denial.

Specifically, within their study of the environmental impacts of the proposed development, D.E.P.R.M. concluded that the proposal does not comply with the Chesapeake Bay Critical Area regulations and, therefore, was denied. Their conclusions and reasons, therefore, are set forth within their memorandum of April 30, 1992.

The Petitioners have chosen to appeal D.E.P.R.M. decision. In fact, the matter is presently pending before the County Board of Appeals and is set to be heard on September 17, 1992. Under the circumstances presented, I shall grant conditional approval of the requested variance subject to the Petitioners being successful on their appeal before the County Board of Appeals. That is, I find, as fact, that the Petition for Variance should be granted, and that the relief requested sufficiently complies with the requirements of Section 307 of the B.C.Z.R. 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 Petitioners. That is, due to the configuration of the lot and its location abutting Middle River, the Petitioners cannot construct the proposed pool at any other location.

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 Zoning Commissioner for Baltimore County this 17th day of August, 1992 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (pool) in the side yard in lieu of the rear yard for that property known as 207 St. Mary's Road, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The granting of the subject variance is conditioned upon the Petitioners obtaining confirmation that the subject Petition complies with the Chesapeake Bay Critical Area regulations and obtains approval from the Baltimore County Board of Appeals and/or from the Department of Environmental Protection and Resource Management (D.E.P.R.M.).

LAWRENCE E. SCHMIDT
 Zoning Commissioner
 for Baltimore County

ORDER RECEIVED FOR FILING
 Date 8/16/92
 By [Signature]

LES/mmm

Suite 113, Courthouse
 400 Washington Avenue
 Towson, MD 21284

(410) 887-4386

August 5, 1992

Mr. and Mrs. Gary W. Hohne
 207 St. Mary's Road
 Baltimore, Maryland 21221

RE: Case No. 92-379-A
 Petition for Zoning Variance
 207 St. Mary's Road

Dear Mr. and Mrs. Hohne:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
 Zoning Commissioner

LES:mmm
 att.

ORDER RECEIVED FOR FILING
 Date 8/16/92
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 8/16/92
 By [Signature]

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 400.1 of the B.C.Z.R. to permit an accessory structure (pool) in the side yard in lieu of the rear yard.

Of the Zoning Regulations of Baltimore County for the following reasons: (outline hearing or protest affidavit)

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, 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 State Zip Code

Legal Owner(s):
 (Type or print name)
 (Signature)
 Address
 City State Zip Code

Attorney for Petitioner:
 (Type or print name)
 (Signature)
 Address
 City State Zip Code

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner Of Baltimore County, this 17th day of August 1992, that the subject matter of this petition be set in for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.



ZONING COMMISSIONER OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
 Date 8/16/92
 By [Signature]

AFFIDAVIT
 IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 207 St. Mary's Road, Baltimore MD 21221

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (outline hearing or protest affidavit)

WE ARE PROVIDING A SIDE YARD POOL BECAUSE AS WELL AS ENHANCING THE BEAUTY AND LOOKS WE ARE PROVIDING

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(Signatures of Gary W. Hohne and Sally K. Hohne)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of August, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Gary W. Hohne and Sally K. Hohne

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

AS WITNESS my hand and Notarial Seal, 8/1/92

My Commission Expires: 8/1/93

ZONING DESCRIPTION FOR 207 ST. MARY'S ROAD

BEGINNING AT A POINT ON THE NORTH SIDE OF ST. MARY'S ROAD WHICH IS 30' WIDE AT THE DISTANCE OF 182' + S. EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET TRED AVON WHICH IS 30' WIDE. BEING LOT # 36 AND 37 IN THE SUBDIVISION OF MIDDLEBOROUGH ON MIDDLE RIVER AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 4, PAGE 191. CONTAINING 2160 SQ. FT. ALSO KNOWN AS 207 ST. MARY'S RD. AND LOCATED IN THE 5TH ELECTION DISTRICT.

#406

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 1374 Date of Posting: 8/16/92
 Posted for: [Signature]
 Petitioner: Gary W. Hohne, Sally K. Hohne
 Location of property: 207 St. Mary's Rd., 182' S. of Tred Avon
 Location of Sign: [Signature]
 Remarks:
 Posted by: [Signature] Date of return: 8/16/92
 Number of Signs: 1

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 1374 Date of Posting: 8/16/92
 Posted for: [Signature]
 Petitioner: Gary W. Hohne, Sally K. Hohne
 Location of property: 207 St. Mary's Rd., 182' S. of Tred Avon
 Location of Sign: [Signature]
 Remarks:
 Posted by: [Signature] Date of return: 8/16/92
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

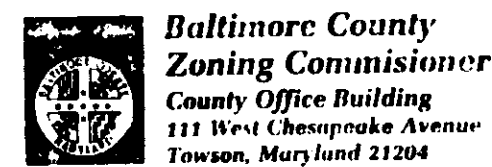
TOWSON, MD. May 28, 1992

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 weeks, the first publication appearing on May 28, 1992

THE JEFFERSONIAN.

L. Zate Orlem
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 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21284 as follows:
Case Number: 92-379-A
N/S St. Mary's Road, 182' SE of c/1 Tred Ave
207 St. Mary's Road
15th Election District
5th Councilmanic District
Petitioner(s): Gary W. and Sally K. Hohne
Hearing Date: Wednesday, June 24, 1992 at 2:00 p.m.
Variance: to permit an accessory structure (pool) in the side yard in lieu of the required rear yard.
LAWRENCE E. SCHMIDT, Zoning Commissioner of Baltimore County
NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
5/316 May 28



receipt

92-379-A

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21284
Account: R 001-6150
Number
Date
Please Make Checks Payable To: Baltimore County
6A C003:05FMD9-01-92
Casher Validation

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 6/18/92

Gary and Sally Hohne
207 St. Mary's Road
Baltimore, Maryland 21221

RE:
CASE NUMBER: 92-379-A
N/S St. Mary's Road, 182' SE of c/1 Tred Ave
207 St. Mary's Road
15th Election District - 5th Councilmanic
Petitioner(s): Gary W. and Sally K. Hohne

Dear Petitioner(s):

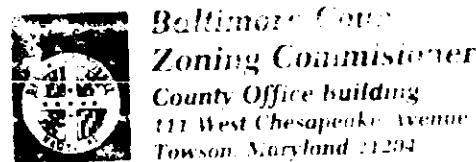
Please be advised that \$ 77.25 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE DOWING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE UNDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21284. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Bill Jablon

ARNOLD JABLON
DIRECTOR



receipt

Date

92-379

Account: P 001-6150
Number

Casher Validation

Please Make Checks Payable To: Baltimore County

111 West Chesapeake Avenue
Towson, MD 21204

April 30, 1992

(410) 887-3353

Mr. & Mrs. Gary W. Hohne
207 St. Mary's Road
Baltimore, MD 21221

RE: Item No. 406, Case No. 92-379-A
Petitioner: Gary W. Hohne, et ux
Petition for Administrative Variance

Dear Mr. & Mrs. Hohne:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
26th day of April, 1992.

Bill Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards, Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Steven R. Goff
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: April 14, 1992
TO: Arnold Jablon, Director
Zoning Administration & Development Management
FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning
SUBJECT: PETITIONS FROM ZONING
ADVISORY COMMITTEE - APRIL 13, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Paul R. Rochlin - Item No. 392
Ronald W. Chapman - Item No. 394
Rose L. Mroy - Item No. 396
Rose L. Mroy - Item No. 397
Charles G. Scherr - Item No. 398
Charles G. Scherr - Item No. 399
Louis H. Young - Item No. 400
Robert L. Jones - Item No. 403
S. Edward Hargest - Item No. 404
Gary W. Hohne - Item No. 406
George F. Nixon - Item No. 408
Steven R. Goff - Item No. 413

jm
PETITNS1.ZON

RECEIVED
APR 21 1992
ZONING OFFICE

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 19, 1992

NOTICE OF HEARING

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CASE NUMBER: 92-379-A
N/S St. Mary's Road, 182' SE of c/1 Tred Ave
207 St. Mary's Road
15th Election District - 5th Councilmanic
Petitioner(s): Gary W. and Sally K. Hohne
HEARING: WEDNESDAY, JUNE 24, 1992 at 2:00 p.m.

Variance to permit an accessory structure (pool) in the side yard in lieu of the required rear yard.

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Gary and Sally Hohne

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

111 West Chesapeake Avenue
Towson, MD 21204

April 30, 1992

(410) 887-3353

Mr. & Mrs. Gary W. Hohne
207 St. Mary's Road
Baltimore, MD 21221

RE: Item No. 406, Case No. 92-379-A
Petitioner: Gary W. Hohne, et ux
Petition for Administrative Variance

Dear Mr. & Mrs. Hohne:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

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111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
26th day of April, 1992.

Bill Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards, Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Steven R. Goff
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: April 14, 1992
TO: Arnold Jablon, Director
Zoning Administration & Development Management
FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning
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ADVISORY COMMITTEE - APRIL 13, 1992

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Louis H. Young - Item No. 400
Robert L. Jones - Item No. 403
S. Edward Hargest - Item No. 404
Gary W. Hohne - Item No. 406
George F. Nixon - Item No. 408
Steven R. Goff - Item No. 413

jm
PETITNS1.ZON

RECEIVED
APR 21 1992
ZONING OFFICE

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: April 16, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: Stephen E. Weber
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: April 13, 1992

This office has no comments for item numbers 392, 396, 397, 399, 399, 401, 404, 406, 407, 408, 417 and 418.

Stephen E. Weber
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/dm

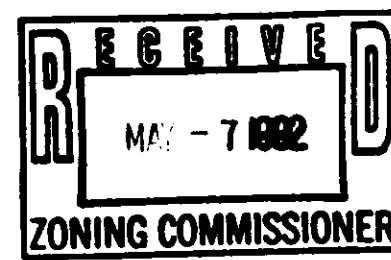
TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: May 21, 1992
FROM: Mr. J. Lawrence Pilon, Zoning
Development Coordinator, DEPRM
SUBJECT: Zoning Item #406
207 Saint Mary's Road
Zoning Advisory Committee Meeting April 13, 1992

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item:
See attached Chesapeake Bay Critical Area Findings.

LJP:sp

JABLON/S/TXTSBP

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management
DATE: April 30, 1992
FROM: J. James Dieter, Director
SUBJECT: Petition for Zoning Variance - Item 406
Hohne Property
Chesapeake Bay Critical Area Findings



SITE LOCATION

The subject property is located at 207 St. Mary's Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. and Mrs. Gary Hohne

APPLICANT PROPOSAL

The applicant has requested a variance from section 400.1 of the Baltimore County Zoning Regulations to permit an accessory structure (pool) in the side and rear yard in lieu of the required rear yard.

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>

REGULATIONS AND FINDINGS

- 1a. 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 Section 26-449(a)>.
- 1b. Policy: Redevelopment - If less than a 100 foot buffer exists, the buffer is established from the limit of existing permitted disturbance to the shoreline <Department of Environmental Protection and Resource Management Policy Manual - Chesapeake Bay Critical Area, Buffers>.

Finding: The existing development on this property, the house, already impacts the 100 foot buffer. The remaining buffer is 80 feet wide. This area shall not be disturbed. The proposed location of the pool is within the buffer and therefore unacceptable. The proposed pool shall not go any closer to the water than the existing house which is 80 feet from the shoreline.

2. Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.

Finding: There are no wetlands on this site or within the vicinity of the site, therefore, no wetlands shall be disturbed.

3. Regulation: "If a parcel or lot one-half acre or less in size was in residential use or zoned for residential purposes on or before December 1, 1985, then man-made impervious surfaces associated with that use are limited to 25% of the parcel or lot" <Baltimore County Code, Section 26-543(e)(1)>.

Finding: The existing impervious surfaces on this property sum to 22% of the site. The proposed pool increases the sum of impervious surfaces to 28% of the lot. This is unacceptable. The total amount of impervious surfaces shall not exceed 25% of the lot.

4. Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland cover of at least 15%" <COMAR 14.15.02.04 C.(5)(e)>.

Finding: If there are existing trees on this property, they must be shown on the site plan. If no trees exist, then the following plant material shall be selected from the enclosed list and planted in addition to existing vegetation to provide a 15% forested cover.

Shrub and small tree list: 5 items - ball and burlap or 2 gallon container size

Tree list: 2 items - ball and burlap
1 - 1.5 inch caliper

Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them.

5. Regulation: "Infiltration of stormwater shall be maximized throughout the site, rather than directing flow to single discharge points" <Baltimore County Code, Section 26-453(h)(2)>.

Finding: Storm water runoff shall be directed from impervious surfaces associated with this plan, to previous areas, to encourage maximum infiltration.

CONCLUSION

This proposal does not comply with Chesapeake Bay Critical Area Regulations, and is therefore not approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-2904.

J. James Dieter, Director

JJD:msp:ju

Attachment

HOHNE/TXTN55

APRIL 15, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

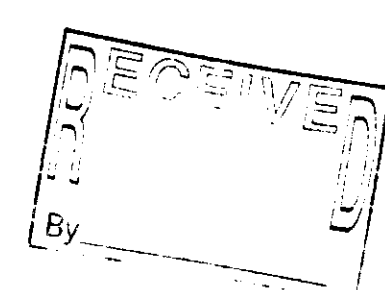
RE: Property Owner: GARY W. HOHNE AND SALLY K. HOHNE
Location: 4207 ST. MARY'S ROAD
Item No.: *406 Zoning Agenda: APRIL 13, 1992

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.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK



TO: Arnold Jablon, Director DATE: April 24, 1992
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
SUBJECT: Zoning Advisory Committee Meeting
For April 15, 1992

The Developers Engineering Division has reviewed the zoning items for the subject meeting and we have no comments for the following items:

- No. 392
- No. 396
- No. 397
- No. 398
- No. 399
- No. 400
- No. 403
- No. 404
- No. 406
- No. 407
- No. 408
- No. 413
- No. 417
- No. 418
- No. 419

RWB:s

July 1, 1992

Mr. and Mrs. Gary W. Hohne
207 St. Mary's Road
Baltimore, Maryland 21221

RE: Case No. 92-379-A
Petition for Zoning Variance
Hearing: June 24, 1992

Dear Mr. and Mrs. Hohne:

I would appreciate you calling my office (887-4386) upon receipt of this letter regarding the above captioned matter. Office hours are from 8:00 A.M. to 4:00 P.M. You may talk with my secretary when you call.

Very truly yours,
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

Mr. Gary Hohne
207 St. Mary's Road
Baltimore, Maryland 21221

RE: Case No. 92-379-A
Petition for Zoning Variance
Hearing date: June 24, 1992

Dear Mr. Hohne:

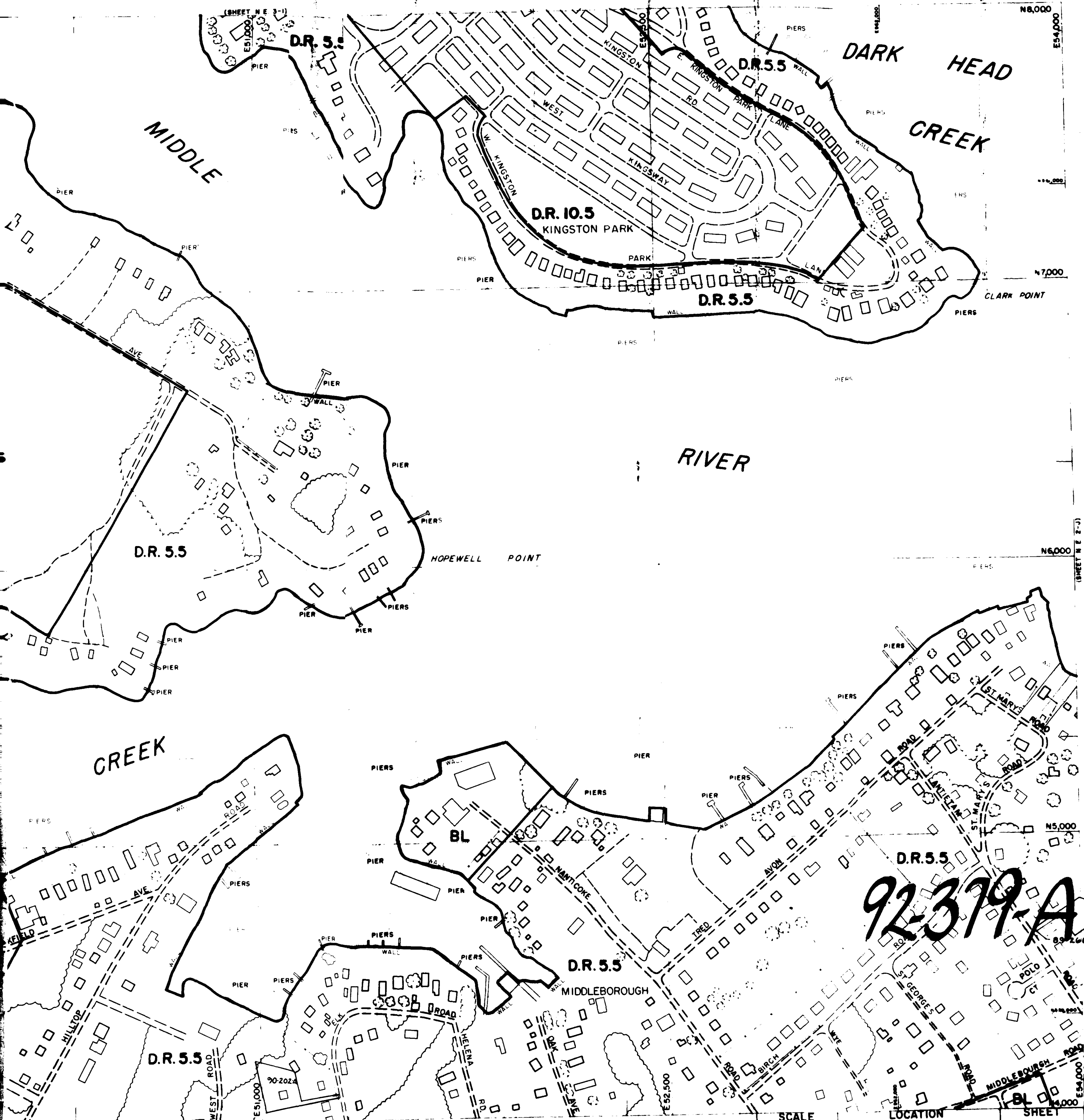
When we spoke approximately two weeks ago, I was of the understanding that you would be sending your check for advertising and posting costs in the amount of \$77.25 to Mrs. Stephens, the Office of Zoning Administration, Room 109 County Office Building, Towson, Md. 21204. When same was received, your Order would be mailed to you approving your accessory structure that you requested in your Petition. As of this date, we have not heard from you, nor received your check.

Please write or telephone this office upon receipt of this letter to let me know your intentions.

Thank you for your courtesy and cooperation.

Very truly yours,
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn



92-379-A

9042#

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION MIDDLE RIVER	SHEET N.E. 2-1
DATE OF PHOTOGRAPHY JANUARY 1986		



ZONING
MAP

SCALE 1" = 200' ±	LOCATION MIDDLE RIVER	SHEET N.E. 2-1
DATE OF PHOTOGRAPHY JANUARY 1986		

#400