

IN RE: PETITION FOR ZONING VARIANCE
SW/S Loreley Beach Road, 810' N
of the c/l Loreley Beach Road
(6017 Loreley Beach Road)
11th Election District
5th Councilmanic District
Gene Nelson Ensor, et ux
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 92-461-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance in which the Petitioners request relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1.

The Petitioners, Gene and Paulette Ensor, appeared and testified. Appearing as Protestants in the matter were Charles and Vickie Wallis.

Testimony indicated that the subject property, known as 6017 Loreley Beach Road, consists of 10,500 sq.ft., more or less, zoned R.C. 2 and is improved with a single family dwelling and an accessory shed, which is the subject of this case. Said property is located within the Chesapeake Bay Critical Areas on Bird River. The Petitioners testified that they filed the instant Petition as a result of a complaint filed by the adjoining property owners, Charles and Vickie Wallis, as to the location of the subject shed. Testimony indicated that the Petitioners purchased their property in 1982 and that the shed existed on the property at that time. The shed is 12' x 10' in width and 7' in height. The site plan introduced as Petitioner's Exhibit 1 depicts the shed as being located directly on the property line on the affected side; however, testimony indicated that the shed is actually located 2.5 feet from the property

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line adjoining the Wallis' property. Testimony indicated that the Petitioners were recently made aware that the subject shed blocks the Wallis' view of the water and that a variance was needed. The Petitioners testified that they consider the waterfront side of their property to be the rear yard and the street side of their property to be the front yard. They further testified that the front of their dwelling faces Loreley Beach Road and that their rear yard faces Bird River. In their opinion, the subject shed is located in the rear yard as required by the B.C.Z.R. and that no variance is needed.

After due consideration of the testimony and evidence presented, it appears that the relief requested should be dismissed as moot. The testimony and evidence presented by the Petitioners was clear that the shed in question is located in the rear yard of the subject property, and as such, should be permitted as a matter of right. Furthermore, it was undisputed that the shed is located 2.5 feet from the side property line and therefore satisfies all setback requirements. In the opinion of this Deputy Zoning Commissioner, the relief requested is not necessary and should be dismissed.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested shall be dismissed.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of July, 1992 that the Petition for Zoning Variance requesting relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED AS MOOT; and,

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IT IS FURTHER ORDERED that all future accessory structures for the subject property shall be located in the rear yard (waterfront side), unless a new Petition for Zoning Variance is granted.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 7/16/92
By [Signature]

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 16, 1992

Mr. & Mrs. Gene N. Ensor
6017-A Loreley Beach Road
White Marsh, Maryland 21162

RE: PETITION FOR ZONING VARIANCE
SW/S Loreley Beach Road, 810' N of the c/l of Loreley Beach Road
(6017-A Loreley Beach Road)
11th Election District - 5th Councilmanic District
Gene N. Ensor, et ux - Petitioners
Case No. 92-461-A

Dear Mr. & Mrs. Ensor:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been dismissed in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 897-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Charles Wallis
6019 Loreley Beach Road, White Marsh, Md. 21162

People's Counsel

File

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM

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Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 6017 A Loreley Beach Rd.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 of the B.C.Z.R. to permit an accessory structure (shed) in the front yard in lieu of the rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
TO BE DEVELOPED AT REPAIRING

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.

Contract Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City State Zipcode
Home/for Petitioner:
(Type or Print Name)
Signature
Address
City State Zipcode
Phone No.
Date
Signature
Address
City State Zipcode
Phone No.
Date

Legal Owner(s):
(Type or Print Name)
Signature
Address
City State Zipcode
Phone No.
Date
Signature
Address
City State Zipcode
Phone No.
Date

ESTIMATED LENGTH OF HEARING
All following dates: Read Two Months
ALL OTHER
RECEIVED BY: JCN DATE: 5-20-92

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92-461-A

#489

DESCRIPTION: 6017 A LORELEY BEACH RD.

AS RECORDED IN DEED LIBER 7127, FOLIO 110, BEGINNING AT A POINT 810' SOUTH OF THE CENTERLINE OF LORELEY BEACH RD (NORTH), RUNNING S 32° 05' W 205.00' 50.99'; N 32° 05' E 215.00'; N 41° 25' W 50.00' TO THE POINT OF BEGINNING. ALSO KNOWN AS 6017 A LORELEY BEACH ROAD.

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CERTIFICATE OF PUBLICATION

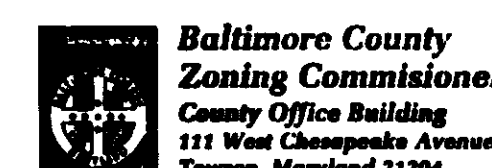
TOWSON, MD., June 11, 1992

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 June 11, 1992

THE JEFFERSONIAN,

S. Zake Orlov
Publisher

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5-20-92

VARIANCE (RESLT)

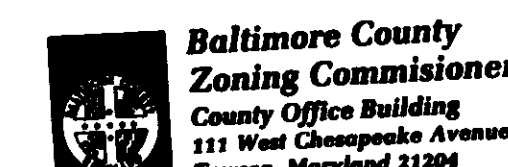
6017-A LORELEY BEACH RD.

PETITIONER: GENE ENSOR

Please Make Checks Payable To: Baltimore County
CA 000350PHOS-20-92 \$50.00

MICROFILMED

receipt



Account: R-001-6150
Number

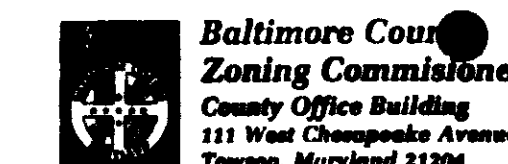
5/20/92
PUBLIC HEARING FEES
010 - ZONING VARIANCE (IRL)
LAST NAME OF OWNER: ENSOR

QTY PRICE
1 X \$50.00
TOTAL: \$50.00

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Please Make Checks Payable To: Baltimore County

receipt



Account: R-001-6150
Number

6/25/92
PUBLIC HEARING FEES
080 - POSTING SIGNS / ADVERTISING 1 X
LAST NAME OF OWNER: ENSOR

QTY PRICE
1 X \$60.40
TOTAL: \$60.40

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04A04#0052NCHRC
BA 000916AND6-25-92 \$60.40
Please Make Checks Payable To: Baltimore County

DATE: 6-18-92

Gene and Paulette Ensor
6017 A Loreley Beach Road
White Marsh, Maryland 21162

RE:
CASE #92-461-A (Item 489)
SM/S Loreley Beach Road, 810' W of c/l Loreley Beach Road
6017-A Loreley Beach Road
11th Election District - 5th Councilmanic
Petitioner(s): Gene Nelson Ensor and Paulette Ensor
HEARING: MONDAY, JULY 13, 1992 at 9:00 a.m. in Rm. 118, Courthouse.

Dear Petitioner(s):

Please be advised that \$ 60.40 is due for advertising and posting of the above captioned property and hearing date.

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

Plans forwarded for check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

ARNOLD JABLON
DIRECTOR

MICROFILMED

JUNE 5, 1992

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #92-461-A (Item 489)
SM/S Loreley Beach Road, 810' W of c/l Loreley Beach Road
6017-A Loreley Beach Road
11th Election District - 5th Councilmanic
Petitioner(s): Gene Nelson Ensor and Paulette Ensor
HEARING: MONDAY, JULY 13, 1992 at 9:00 a.m. in Rm. 118, Courthouse.

Variance to permit an accessory structure (shed) in the front yard in lieu of the rear yard.

Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Gene Nelson and Paulette Ensor

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

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Mr. & Mrs. Gene Ensor
6017 A Loreley Beach
White Marsh, MD 21162

RE: Item No. 489, Case No. 92-461-A
Petitioner: Gene N. Ensor, et ux
Petition for Variance

Dear Mr. & Mrs. Ensor:

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 indicate the appropriateness of the zoning action requested, but 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.

Printed on Recycled Paper

Your petition has been received and accepted for filing this 20th day of May, 1992

Arnold Jablon
DIRECTOR

Received By:

W. Carl Rebeck Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Gene N. Ensor, et al

Petitioner's Attorney:

Printed on Recycled Paper

Public Services) 06/08/92
Development Review Committee Response Form
Authorized signature: *James H. Kimmey* Date: 6/8/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Lawrence F. And Ruth C. Solomon	493		6-1-92 NC
DED DEPRM RP STP TE			
✓ Dorothy S. Hunter	482		NC
DED DEPRM RP STP TE			
✓ St. Luke Health Ministries, Inc.	484		NC
DED DEPRM RP STP TE			
✓ Gene Nelson And Paulette Ensor			NC
DED DEPRM RP STP TE			
Stonegate at Patapsco (Aerial Property)			
90476			
ZON DED RP TE (Waiting for developer to submit plans first)			
COUNT 17			
FINAL TOTALS			
COUNT 17			
*** END OF REPORT ***			

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BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Beale Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning

DATE: June 5, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 1, 1992

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

George S. Nyquist	- Item 474
Stephen G. Swann	- Item 477
Albert F. Hoxar Jr.	- Item 478
Maryland Marine Mfg. Co.	- Item 479
Robert C. Eppig	- Item 480
James R. Porter	- Item 481
Dorothy S. Hunter	- Item 482
St. Lukes Health Ministries	- Item 484
Williams Estates	- Item 487
John M. Jacob	- Item 488
Gene Ensor	- Item 489
Lawrence F. Solomon	- Item 493

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

6-5-92.txt
Petition.txt

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Development Review Committee Response Form
Authorized signature: *Robert J. Farley* Date: 6/8/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Lawrence F. And Ruth C. Solomon	493	N/C	6-1-92
DED DEPRM RP STP TE			
✓ Dorothy S. Hunter	482	N/C	
DED DEPRM RP STP TE			
✓ St. Luke Health Ministries, Inc.	484	N/C	
DED DEPRM RP STP TE			
✓ Gene Nelson And Paulette Ensor		N/C	
DED DEPRM RP STP TE			
Stonegate at Patapsco (Aerial Property)			
90476			
ZON DED RP TE (Waiting for developer to submit plans first)			
COUNT 17			
FINAL TOTALS			
COUNT 17			
*** END OF REPORT ***			

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Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

MAY 27, 1992

(301) 887-4500

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

RE: Property Owner: GENE NELSON ENSOR & PAULETTE ENSOR
Location: #6017-A LORELEY BEACH ROAD
Item No.: 489 (JCM) Zoning Agenda: JUNE 1, 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: *Patricia D. Smith* Noted and Approved
Special Inspection Division Fire Prevention Bureau

JP/REK

RECEIVED
MAY 29 1992
ZONING OFFICE

TO: Mr. Arnold Jablon, Director DATE: June 25, 1992
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson JLP/AM
Development Coordinator, DEPRM

SUBJECT: Zoning Item 489
#6017A Loreley Beach Road
Zoning Advisory Committee Meeting of June 1, 1992

The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area Regulations. The applicant must submit a Critical Area Findings Plan for review and approval by this Department prior to preparation of a Critical Area Findings for the development. The applicant may contact the Environmental Impact Review Division of the Department at 887-2904 for details.

JLP:sp

JABLON/S/TXTSBP



RECEIVED
JUL 7 1992
ZONING OFFICE

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Charles Wallis	6019 Loreley Beach Rd White Marsh, MD 21162
Vickie J. Wallis	6019 Loreley Beach Rd White Marsh, MD 21162

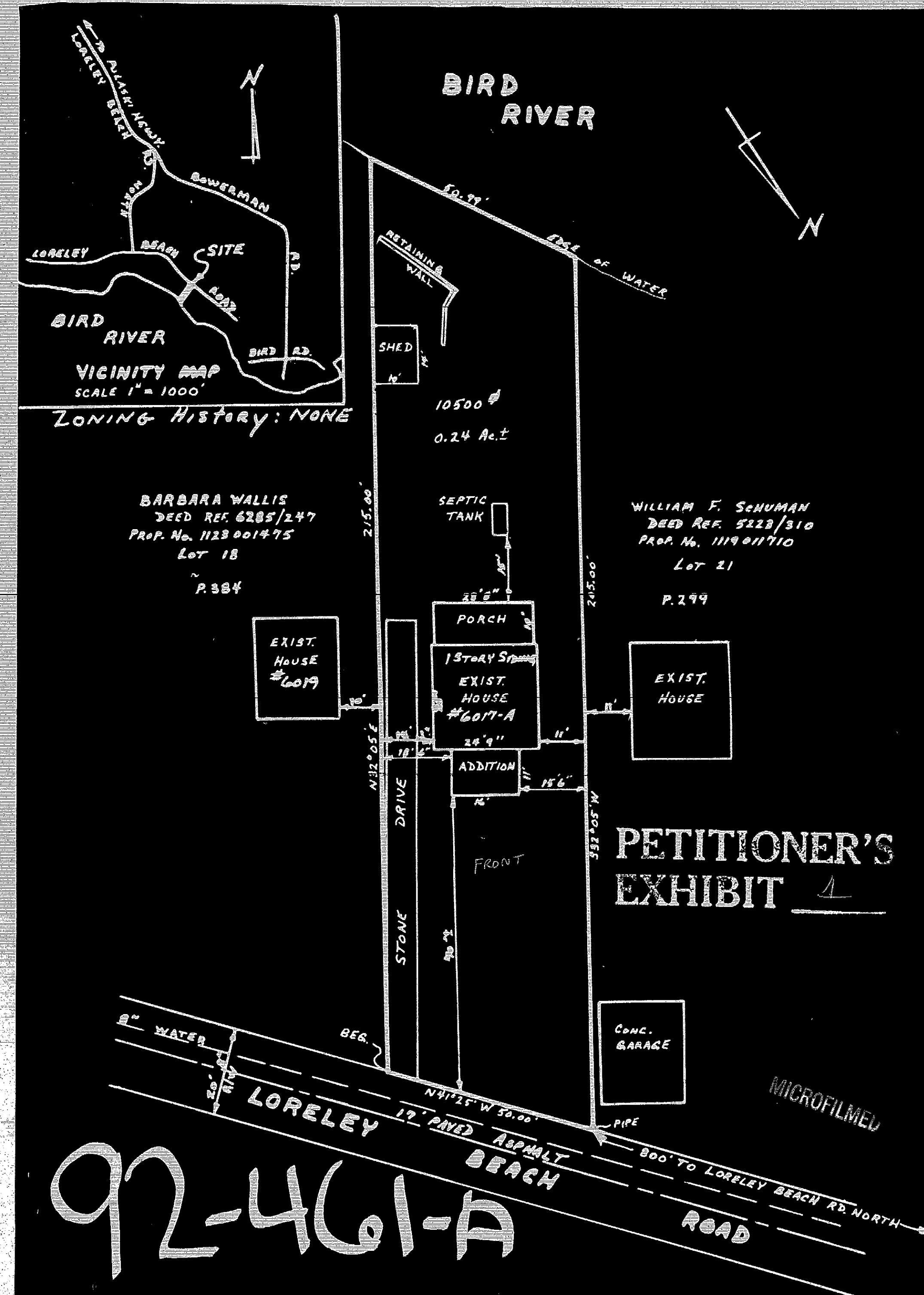
MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

<u>NAME</u>	<u>ADDRESS</u>
Gene ENSOR	6014 A Loreley Beach Rd
Paulette ENSOR	White Marsh MD 21162

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PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

ELECTION DISTRICT-11
COUNCILMANIC DISTRICT-5
LIBER 7127 FOLIO-110
MAP 73 BLK 21 PARCEL 360
LOT 19 MOUNT ARARAT SA

PROPERTY OWNER - GENE ENSOR
6017-A LORELEY BEACH ROAD
WHITE MARSH, BALTO. COUNTY, MD.
ZONED- RC2 21162
SCALE 1" = 20' PROPERTY NO. 11230543

DATE APRIL 29, 1992

ZONING OFFICE USE ONLY!
RECEIVED BY: _____ ITEM NO. _____ CASE No. _____



IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
N/S Waymouth Way, 351 ft. W of Soller Point Road
7406 Waymouth Way
12th Election District
7th Councilmanic District
Charles M. Loane, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-491-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Sections 1802.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 0 ft. setback, in lieu of the required 7.5 ft., to erect a carport, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Petitioners' site plan states that this property is not located within the Chesapeake Bay Critical Area, the Zoning Advisory Committee comment from the Department of Environmental Protection and Resource Management (D.E.P.R.M.) indicates that the property may be within the critical area and, therefore, subject to the critical area regulations. Further, D.E.P.R.M. has requested an extension to review the Petition to determine if the critical area regulations are applicable. That request for an extension is hereby granted.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management shall submit recommendations which describe what steps the Petitioners 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 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.

If D.E.P.R.M. determines that the regulations are applicable to this site, their recommendations shall become a permanent part of the decision rendered in this case.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations

tions, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of July, 1992 that the Petition for a Zoning Variance from Sections 1802.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 0 ft. setback, in lieu of the required 7.5 ft., to erect a carport, in accordance with Petitioners' Exhibit No. 1, 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 Petitioners shall comply with the recommendations submitted by D.E.P.R.M. upon completion of that agency's review of this matter.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 23, 1992

Mr. and Mrs. Charles M. Loane
7406 Waymouth Way
Dundalk, Maryland 21222

RE: Petition for Residential Zoning Variance
Case No. 92-491-A

Dear Mr. and Mrs. Loane:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential 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
enc1.

ORDER RECEIVED FOR FILING
Date 7/24/92
By J. H. Smith

ORDER RECEIVED FOR FILING
Date 7/24/92
By J. H. Smith

ORDER RECEIVED FOR FILING
Date 7/24/92
By J. H. Smith

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 plot attached hereto and made a part hereof, petition for a Variance from Sections 1802.3.C.1 and 301.1 TO REQUEST PERMIT TO ERECT A CARPORT OF THE FOLLOWING DIMS. 10'6" W X 24'8 1/2" L X 7'0" H ON EAST SIDE OF THE DESCRIBED PROPERTY WITH A OFFSET BACK IN LIEU OF THE PERMITTED 7.5 FT. ON X

Property to be advertised under 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.

Contract Purchaser:

(Type or print name)

(Signature)

(Type or print name)

City

State

Zip Code

(Type or print name)

(Signature)

Address

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.

Legal Owner(s):

MR. CHARLES M. LOANE

Charles M. Loane

MRS. VIRGINIA H. LOANE

Mrs. Virginia H. Loane

7406 WAYMOUTH WAY H. 204-0979

DUNDALK, MD. 21222

City

State

Zip Code

(Type or print name)

(Signature)

Address

City

State

Zip Code

(Type or print name)

(Signature)

Address

City

State

Zip Code

(Type or print name)

(Signature)

Address

City

State

Zip Code

(Type or print name)

(Signature)

Address

City

State

Zip Code

(Type or print name)

(Signature)

Address

City

State

Zip Code

AFFIDAVIT
IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirm 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) believe 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 7406 WAYMOUTH WAY

DUNDALK, MD. 21222

City

State

Zip Code

(Type or print name)

(Signature)

Address

City

State

Zip Code

(Type or print name)

(Signature)

Address

City

State

Zip Code

(Type or print name)

(Signature)

Address

City

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Zip Code

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City

State

Zip Code

(Type or print name)

(Signature)

Address

City

State

Zip Code

(Type or print name)

(Signature)

Address

City

State

Zip Code

(Type or print name)

(Signature)

(ADDITION) 524
HARDSHIP AND PRACTICAL DIFFICULTY
REASONS FOR LOCATING CARPORT ON
SIDE OF PROPERTY IN LIEU OF REAR:
HEAT PUMP SITE, PATIO ON HOUSE BACK,
TREE AND SHRUBBERY LANDSCAPE DOES
NOT ALLOW SPACE.

ZONING DESCRIPTION

BEGINNING AT A POINT ON THE NORTH SIDE OF WAYMOUTH WAY WHICH IS 50' WIDE, AT AT THE DISTANCE OF 351.50 FEET WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, SOLLERS PT. RD., WHICH IS 75' WIDE. BEING LOT #10, BLOCK 3 IN THE SUBDIVISION OF LOGAN VILLAGE, AS RECORDED IN BALTIMORE COUNTY PLAT BOOK J.W.B No.14 FOLIO 8 & 9 CONTAINING 5000 SQUARE FEET. ALSO KNOWN AS 7406 WAYMOUTH WAY AND LOCATED IN THE #12 ELECTION DISTRICT.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-4190
Number

6/16/92

H9200524

PUBLIC HEARING FEES	QTY	PRICE
010 -ZONING VARIANCE (IRL)	1 X	\$50.00
080 -POSTING SIGNS / ADVERTISING	1 X	\$35.00
	TOTAL:	\$85.00

LAST NAME OF OWNER: LOANE

Please Make CHANGEBEFORE Baltimore County
BA 001121AND4-16-92

ORDER RECEIVED FOR FILING
Date 7/24/92
By J. H. Smith

ORDER RECEIVED FOR FILING
Date 7/24/92
By J. H. Smith

ORDER RECEIVED FOR FILING
Date 7/24/92
By J. H. Smith

Mr. & Mrs. Charles M. Loane
7406 Waymouth Way
Dundalk, MD 21222

RE: Item No. 524, Case No. 92-491-A
Petitioner: Charles M. Loane, et ux
Petition for Administrative Variance

Dear Mr. & Mrs. Loane:

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 indicate the appropriateness of the zoning action requested, but 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.

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: *[Signature]* Date: 7/6/92

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: TE (Waiting for developer to submit plans first)
Zoning Issue: DED
Meeting Date: 6-1-92

COUNT 1

File Number	Waiver Number	Zoning Issue	Meeting Date
514	W/C	6-29-92	
523	N/C		
524	N/C		
525	N/C		
526	N/C		
527	W/C		
529	N/C		
530	N/C		
531	N/C		
532	W/C		
533			

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management
FROM: Ervin McDaniel, Chief Development Review Section
Office of Planning and Zoning

DATE: June 30, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 29, 1992

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

File Number	Waiver Number	Zoning Issue	Meeting Date
514	W/C	6-29-92	
523	N/C		
524	N/C		
525	N/C		
526	N/C		
529	N/C		
530	N/C		
531	N/C		
532	W/C		

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

RECEIVED
JUL 7 1992
ZONING OFFICE

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: *[Signature]* Date: 7/6/92

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: TE (Waiting for developer to submit plans first)
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COUNT 1

File Number	Waiver Number	Zoning Issue	Meeting Date
514	W/C	6-29-92	
523	N/C		
524	N/C		
525	N/C		
526	N/C		
527	W/C		
529	N/C		
530	W/C		
531	N/C		
532	N/C		
533	N/C		

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
FROM: J. Lawrence Pilson, Jr.
Development Coordinator, DEPRM
SUBJECT: Zoning Item 524
#7406 Waymouth Way
Zoning Advisory Committee Meeting of June 29, 1992

The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area Regulations. The applicant must submit a Critical Area Findings Plan for review and approval by this Department prior to preparation of a Critical Area Findings for the development. The applicant may contact the Environmental Impact Review Division of the Department at 887-2904 for details.

JLP:sp

JABLON/S/TXTSP

RECEIVED
JUL 14 1992
ZONING OFFICE

700 East Joppa Road Suite 901
Towson, MD 21204-5500
JUNE 25, 1992
(410) 887-4500

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

RE: Property Owner: CHARLES M. LOANE AND VIRGINIA H. LOANE
Location: #7406 WAYMOUTH WAY
Item No.: *524 (JLL) Zoning Agenda: JUNE 29, 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: *[Signature]* Noted and Approved
Planning Group
Special Inspection Division
Fire Prevention Bureau

JP/KEK

RECEIVED
JUN 29 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *[Signature]* Date: 7/6/92

File Number	Waiver Number	Zoning Issue	Meeting Date
514	W/C	6-29-92	
523	N/C		
524	N/C		
525	N/C		
526	N/C		
527	W/C		
529	N/C		
530	N/C		
531	N/C		
532	W/C		
533	N/C		

COUNT 11

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
FROM: J. Lawrence Pilson, Jr.
Development Coordinator, DEPRM
SUBJECT: Zoning Item 524
#7406 Waymouth Way
Zoning Advisory Committee Meeting of June 29, 1992

Further review of this zoning item revealed the property lies just outside the Chesapeake Bay Critical Area. Therefore, the Department of Environmental Protection and Resource Management has no comment.

JLP:sp

JABLON/S/TXTSP

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

111 West Chesapeake Avenue
Towson, MD 21204

June 24, 1992 (410) 887-3353

Charles and Virginia Loane
7406 Waymouth Way
Dundalk, Maryland 21222

Re: CASE NUMBER: 92-491-A
LOCATION: 7406 Waymouth Way, 351' W of Soller Point Road
12th Election District - 7th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before July 5, 1992. The closing date is July 20, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner, Baltimore County

STATEMENT OF ACKNOWLEDGMENT

We, the residences of 7408 Waymouth Way, Dundalk, MD., are aware of, and have no objection to, Mr. & Mrs. Loane of 7406 Waymouth Way adding a driveway and carport on the east side of their property.

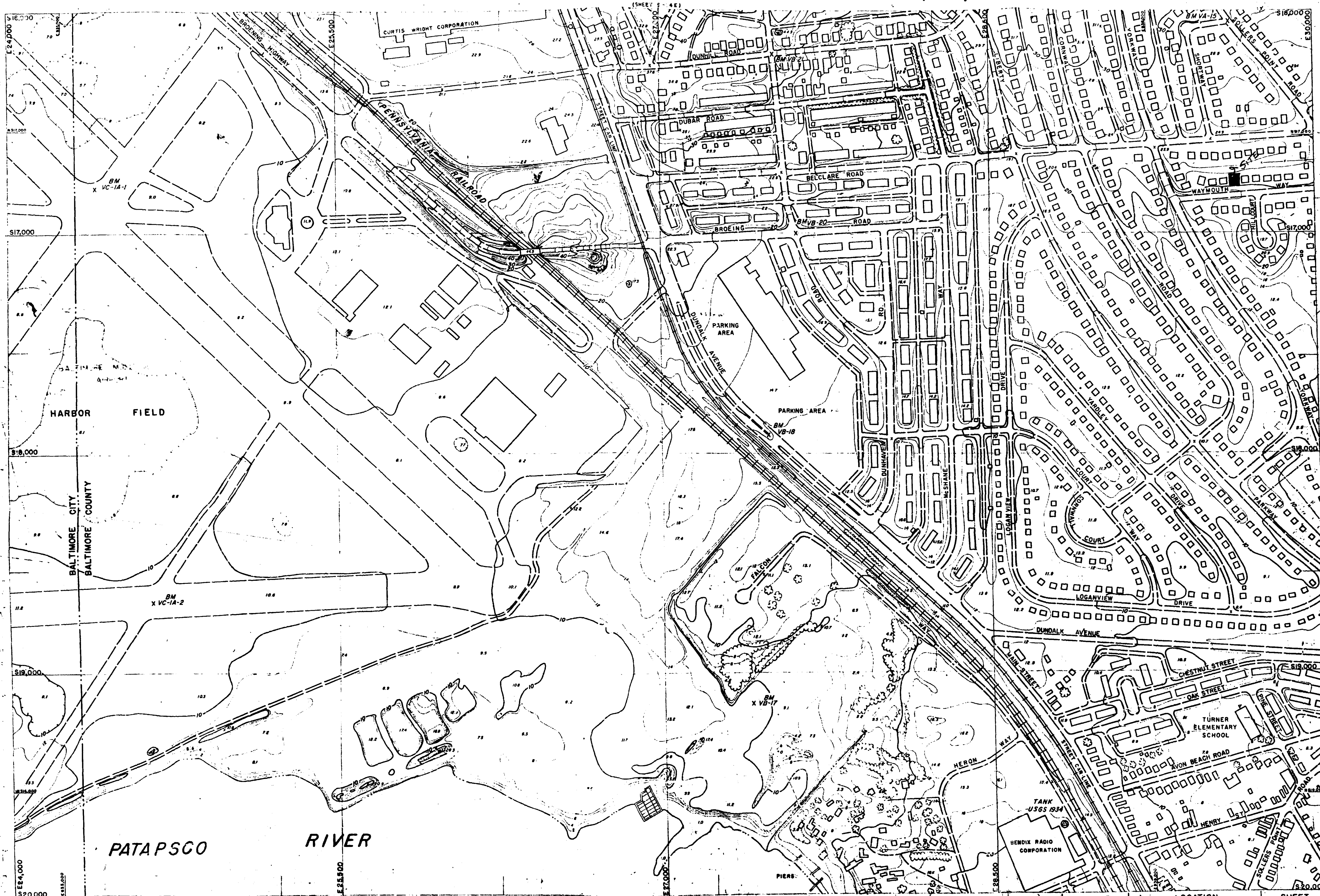
John J. Donnelly
Mr. John Donnelly
Mrs. John Donnelly
Mrs. John Donnelly

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7406 WAYMOUTH WAY see pages 8 & 9 of the CHECKLIST for additional required information

Subdivision name: LOGAN VILLAGE
Plat books 14, 70000 212, 1000 10, sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 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1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049

92-491A



F-SE E-SW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE
BY	DATE	1" = 200'
EW	2/5/64	DATE OF PHOTOGRAPHY DEC. 1954
Topography Compiled By Photogrammetric Methods ABRAMS AERIAL SURVEY CORP. LANSING MICH.		

LOCATION

DUNDALK

SHEET

S. E.
5. 1

DATE: 6-18-92

Gene and Paulette Ensor
6017 A Loreley Beach Road
White Marsh, Maryland 21162

RE:
CASE #92-461-A (Item 489)
SM/S Loreley Beach Road, 810' W of c/l Loreley Beach Road
6017-A Loreley Beach Road
11th Election District - 5th Councilmanic
Petitioner(s): Gene Nelson Ensor and Paulette Ensor
HEARING: MONDAY, JULY 13, 1992 at 9:00 a.m. in Rm. 118, Courthouse.

Dear Petitioner(s):

Please be advised that \$ 60.40 is due for advertising and posting of the above captioned property and hearing date.

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

Plans forwarded for check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

ARNOLD JABLON
DIRECTOR

MICROFILMED

JUNE 5, 1992

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #92-461-A (Item 489)
SM/S Loreley Beach Road, 810' W of c/l Loreley Beach Road
6017-A Loreley Beach Road
11th Election District - 5th Councilmanic
Petitioner(s): Gene Nelson Ensor and Paulette Ensor
HEARING: MONDAY, JULY 13, 1992 at 9:00 a.m. in Rm. 118, Courthouse.

Variance to permit an accessory structure (shed) in the front yard in lieu of the rear yard.

Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Gene Nelson and Paulette Ensor

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

MICROFILMED

Mr. & Mrs. Gene Ensor
6017 A Loreley Beach
White Marsh, MD 21162

RE: Item No. 489, Case No. 92-461-A
Petitioner: Gene N. Ensor, et ux
Petition for Variance

Dear Mr. & Mrs. Ensor:

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 indicate the appropriateness of the zoning action requested, but 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.

Printed on Recycled Paper

Your petition has been received and accepted for filing this 20th day of May, 1992

Arnold Jablon
DIRECTOR

Received By:

W. Carl Rebeck Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Gene N. Ensor, et al

Petitioner's Attorney:

Printed on Recycled Paper

Public Services) 06/08/92
Development Review Committee Response Form
Authorized signature: *James H. Kinnery* Date: 6/8/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Lawrence F. And Ruth C. Solomon	493		6-1-92 NC
DED DEPRM RP STP TE			
✓ Dorothy S. Hunter	482		NC
DED DEPRM RP STP TE			
✓ St. Luke Health Ministries, Inc.	484		NC
DED DEPRM RP STP TE			
✓ Gene Nelson And Paulette Ensor			NC
DED DEPRM RP STP TE			
Stonegate at Patapsco (Aerial Property)			
90476			
ZON DED RP TE (Waiting for developer to submit plans first)			
COUNT 17			
FINAL TOTALS			
COUNT 17			
*** END OF REPORT ***			

MICROFILMED

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Beale Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning

DATE: June 5, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 1, 1992

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

George S. Nyquist	- Item 474
Stephen G. Swann	- Item 477
Albert F. Hoxar Jr.	- Item 478
Maryland Marine Mfg. Co.	- Item 479
Robert C. Eppig	- Item 480
James R. Porter	- Item 481
Dorothy S. Hunter	- Item 482
St. Lukes Health Ministries	- Item 484
Williams Estates	- Item 487
John M. Jacob	- Item 488
Gene Ensor	- Item 489
Lawrence F. Solomon	- Item 493

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

6-5-92.txt
Petition.txt

MICROFILMED

Development Review Committee Response Form
Authorized signature: *Robert J. Farley* Date: 6/8/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Lawrence F. And Ruth C. Solomon	493	N/C	6-1-92
DED DEPRM RP STP TE			
✓ Dorothy S. Hunter	482	N/C	
DED DEPRM RP STP TE			
✓ St. Luke Health Ministries, Inc.	484	N/C	
DED DEPRM RP STP TE			
✓ Gene Nelson And Paulette Ensor		N/C	
DED DEPRM RP STP TE			
Stonegate at Patapsco (Aerial Property)			
90476			
ZON DED RP TE (Waiting for developer to submit plans first)			
COUNT 17			
FINAL TOTALS			
COUNT 17			
*** END OF REPORT ***			

MICROFILMED

Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21204-5500

6/5/92
JW

MAY 27, 1992

(301) 887-4500

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

RE: Property Owner: GENE NELSON ENSOR & PAULETTE ENSOR
Location: #6017-A LORELEY BEACH ROAD
Item No.: 489 (JCM) Zoning Agenda: JUNE 1, 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: *Patricia D. Smith* Noted and Approved
Planning Group
Special Inspection Division
Fire Prevention Bureau

JP/REK

RECEIVED
MAY 29 1992

ZONING OFFICE

RECEIVED
JUL 7 1992
ZONING OFFICE

MICROFILMED

MICROFILMED



ZONING OFFICE USE ONLY!
RECEIVED BY: _____ ITEM No. _____ CASE No. _____



IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
N/S Waymouth Way, 351 ft. W
of Soller Point Road
7406 Waymouth Way
12th Election District
7th Councilmanic District
Charles M. Loane, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-491-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Sections 1802.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 0 ft. setback, in lieu of the required 7.5 ft., to erect a carport, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Petitioners' site plan states that this property is not located within the Chesapeake Bay Critical Area, the Zoning Advisory Committee comment from the Department of Environmental Protection and Resource Management (D.E.P.R.M.) indicates that the property may be within the critical area and, therefore, subject to the critical area regulations. Further, D.E.P.R.M. has requested an extension to review the Petition to determine if the critical area regulations are applicable. That request for an extension is hereby granted.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management shall submit recommendations which describe what steps the Petitioners 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 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.

If D.E.P.R.M. determines that the regulations are applicable to this site, their recommendations shall become a permanent part of the decision rendered in this case.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regula-

tions, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of July, 1992 that the Petition for a Zoning Variance from Sections 1802.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 0 ft. setback, in lieu of the required 7.5 ft., to erect a carport, in accordance with Petitioners' Exhibit No. 1, 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 Petitioners shall comply with the recommendations submitted by D.E.P.R.M. upon completion of that agency's review of this matter.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 23, 1992

Mr. and Mrs. Charles M. Loane
7406 Waymouth Way
Dundalk, Maryland 21222

RE: Petition for Residential Zoning Variance
Case No. 92-491-A

Dear Mr. and Mrs. Loane:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential 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
enc1.

ORDER RECEIVED FOR FILING
Date 7/24/92
By J. H. Smith

ORDER RECEIVED FOR FILING
Date 7/24/92
By J. H. Smith

ORDER RECEIVED FOR FILING
Date 7/24/92
By J. H. Smith

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 plot attached hereto and made a part hereof, petition for a Variance from Sections 1802.3.C.1 and 301.1 TO REQUEST PERMIT TO ERECT A CARPORT OF THE FOLLOWING DIMS. 10'6" W X 24'8 1/2" L X 7'0" H ON EAST SIDE OF THE DESCRIBED PROPERTY WITH A OFFSET BACK IN LIEU OF THE PERMITTED 7.5 FT. ON X

Property to be advertised under 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.

Contract Purchaser:

(Type or print name)

(Signature)

(Type or print name)

City

State

Zip Code

Attorney for Petitioner:

(Type or print name)

(Signature)

Address

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.

Legal Owner(s):

MR. CHARLES M. LOANE

Charles M. Loane

MRS. VIRGINIA H. LOANE

Mrs. Virginia H. Loane

7406 WAYMOUTH WAY H. 204-0979

DUNDALK, MD. 21222

City

State

Zip Code

Home, address and phone number of owner, contract purchaser or

agent, as the case may be, to be contacted.

SAME AS ABOVE

Address

City

State

Zip Code

Home, address and phone number of owner, contract purchaser or

agent, as the case may be, to be contacted.

SAME AS ABOVE

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SAME AS ABOVE

Address

City

State

Zip Code

AFFIDAVIT
IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirm 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) believe 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 7406 WAYMOUTH WAY

DUNDALK, MD. 21222

City

State

Zip Code

Home, address and phone number of owner, contract purchaser or

agent, as the case may be, to be contacted.

SAME AS ABOVE

Address

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Zip Code

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SAME AS ABOVE

Address

City

State

Zip Code

(ADDITION) 524
HARDSHIP AND PRACTICAL DIFFICULTY
REASONS FOR LOCATING CARPORT ON
SIDE OF PROPERTY IN LIEU OF REAR:
HEAT PUMP SITE, PATIO ON HOUSE BACK,
TREE AND SHRUBBERY LANDSCAPE DOES
NOT ALLOW SPACE.

ZONING DESCRIPTION

BEGINNING AT A POINT ON THE NORTH SIDE OF WAYMOUTH WAY WHICH IS 50' WIDE, AT AT THE DISTANCE OF 351.50 FEET WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, SOLLERS PT. RD., WHICH IS 75' WIDE. BEING LOT #10, BLOCK 3 IN THE SUBDIVISION OF LOGAN VILLAGE, AS RECORDED IN BALTIMORE COUNTY PLAT BOOK J.W.B No.14 FOLIO 8 & 9 CONTAINING 5000 SQUARE FEET. ALSO KNOWN AS 7406 WAYMOUTH WAY AND LOCATED IN THE #12 ELECTION DISTRICT.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-4190
Number

6/16/92

H9200524

PUBLIC HEARING FEES	QTY	PRICE
010 -ZONING VARIANCE (IRL)	1 X	\$50.00
080 -POSTING SIGNS / ADVERTISING	1 X	\$35.00
	TOTAL:	\$85.00

LAST NAME OF OWNER: LOANE

Please Make CHECKS PAYABLE TO BALTIMORE COUNTY
BA 001121AND4-16-92

ORDER RECEIVED FOR FILING
Date 7/24/92
By J. H. Smith

ORDER RECEIVED FOR FILING
Date 7/24/92
By J. H. Smith

ORDER RECEIVED FOR FILING
Date 7/24/92
By J. H. Smith

Mr. & Mrs. Charles M. Loane
7406 Waymouth Way
Dundalk, MD 21222

RE: Item No. 524, Case No. 92-491-A
Petitioner: Charles M. Loane, et ux
Petition for Administrative Variance

Dear Mr. & Mrs. Loane:

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 indicate the appropriateness of the zoning action requested, but 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.

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: *[Signature]* Date: 7/6/92

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: TE (Waiting for developer to submit plans first)
Zoning Issue: 6-1-92

COUNT 1

File Number	Waiver Number	Zoning Issue	Meeting Date
514	W/C	6-29-92	
523	N/C		
524	N/C		
525	N/C		
526	N/C		
527	W/C		
529	N/C		
530	N/C		
531	N/C		
532	W/C		
533			

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning

DATE: June 30, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 29, 1992

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

File Number	Waiver Number	Zoning Issue	Meeting Date
514	W/C	6-29-92	
523	N/C		
524	N/C		
525	N/C		
526	N/C		
529	N/C		
530	N/C		
531	N/C		
532	W/C		

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

RECEIVED
JUL 7 1992
ZONING OFFICE

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: *[Signature]* Date: 7/6/92

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: TE (Waiting for developer to submit plans first)
Zoning Issue: 6-1-92

COUNT 1

File Number	Waiver Number	Zoning Issue	Meeting Date
514	W/C	6-29-92	
523	N/C		
524	N/C		
525	N/C		
526	N/C		
527	W/C		
529	N/C		
530	W/C		
531	N/C		
532	N/C		
533	N/C		

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: July 10, 1992

FROM: J. Lawrence Pilson, Jr.
Development Coordinator, DEPRM

SUBJECT: Zoning Item 524
#7406 Waymouth Way
Zoning Advisory Committee Meeting of June 29, 1992

The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area Regulations. The applicant must submit a Critical Area Findings Plan for review and approval by this Department prior to preparation of a Critical Area Findings for the development. The applicant may contact the Environmental Impact Review Division of the Department at 887-2904 for details.

JLP:sp

JABLON/S/TXTSBP

RECEIVED
JUL 14 1992
ZONING OFFICE

700 East Joppa Road Suite 901
Towson, MD 21204-5500
JUNE 25, 1992
(410) 887-4500

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

RE: Property Owner: CHARLES M. LOANE AND VIRGINIA H. LOANE
Location: #7406 WAYMOUTH WAY
Item No.: *524 (JLL) Zoning Agenda: JUNE 29, 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: *[Signature]* Noted and Approved
Planning Group
Special Inspection Division
Fire Prevention Bureau

JP/KEK

RECEIVED
JUN 29 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *[Signature]* Date: 7/6/92

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: TE (Waiting for developer to submit plans first)
Zoning Issue: 6-1-92

File Number	Waiver Number	Zoning Issue	Meeting Date
514	W/C	6-29-92	
523	N/C		
524	N/C		
525	N/C		
526	N/C		
527	W/C		
529	N/C		
530	N/C		
531	N/C		
532	W/C		
533	N/C		

COUNT 11

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: August 4, 1992

FROM: J. Lawrence Pilson, Jr.
Development Coordinator, DEPRM

SUBJECT: Zoning Item 524
#7406 Waymouth Way
Zoning Advisory Committee Meeting of June 29, 1992

Further review of this zoning item revealed the property lies just outside the Chesapeake Bay Critical Area. Therefore, the Department of Environmental Protection and Resource Management has no comment.

JLP:sp

JABLON/S/TXTSBP

Charles and Virginia Loane
7406 Waymouth Way
Dundalk, Maryland 21222

Re: CASE NUMBER: 92-491-A
LOCATION: 7406 Waymouth Way, 351' W of Solers Point Road
12th Election District - 7th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before July 5, 1992. The closing date is July 20, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner, Baltimore County

524

STATEMENT OF ACKNOWLEDGEMENT

We, the residences of 7408 Waymouth Way, Dundalk, MD., are aware of, and have no objection to, Mr. & Mrs. Loane of 7406 Waymouth Way adding a driveway and carport on the east side of their property.

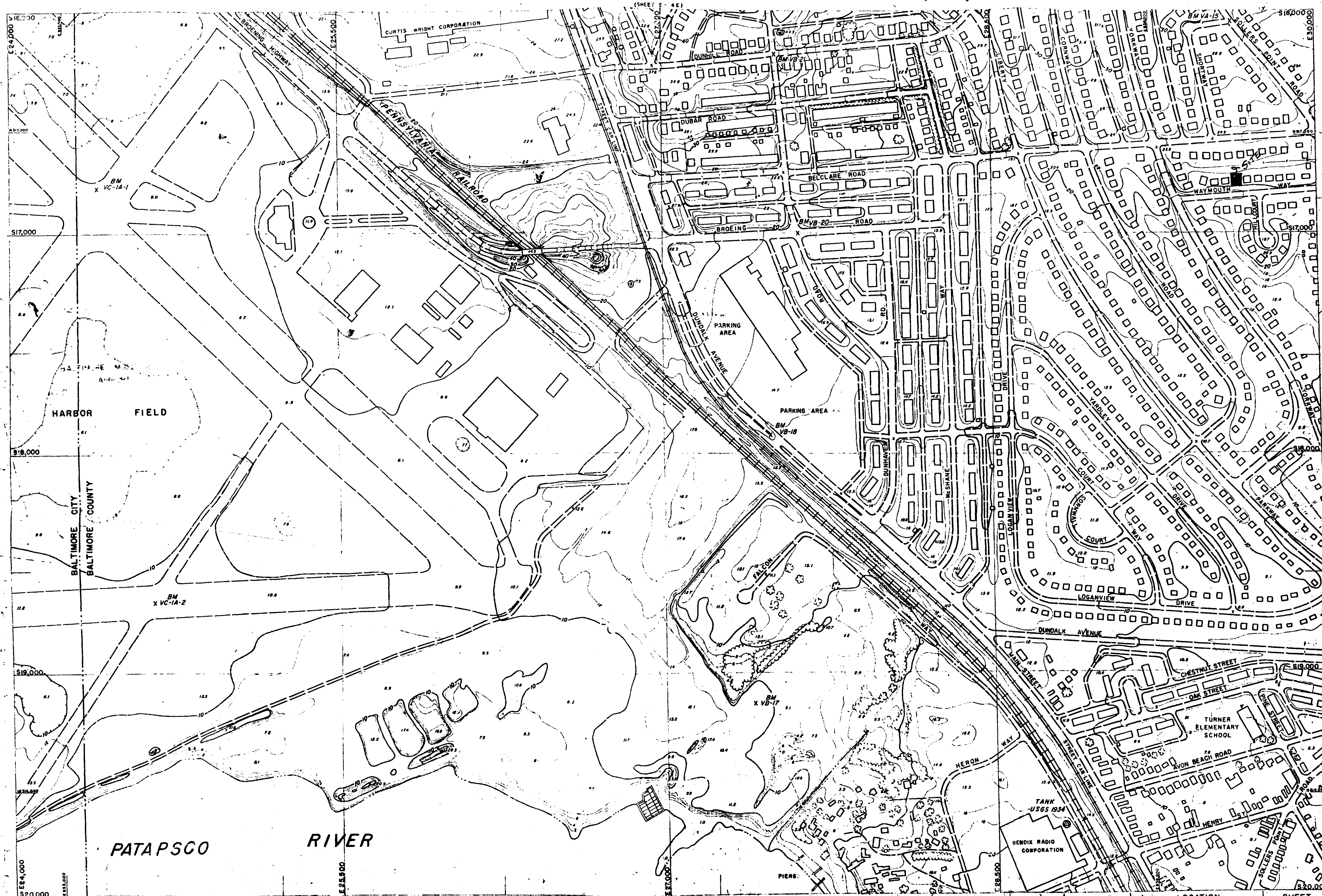
John J. Donnelly
Mr. John Donnelly
Mrs. John Donnelly
Mrs. John Donnelly

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 7406 WAYMOUTH WAY see pages 8 & 9 of the CHECKLIST for additional required information

Subdivision name: LOGAN VILLAGE
Plat books 14, 70000 212, 100 10, sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 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1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045,

92-491A



F-SE E-SW

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	DUNDALK	S.E.
1	2/15/64	DATE OF PHOTOGRAPHY DEC. 1954		5-E
Topography Compiled By Photogrammetric Methods ABRAMS AERIAL SURVEY CORP. LANSING MICH.				

IN RE: PETITION FOR ZONING VARIANCE
SW/S Loreley Beach Road, 810' N
of the c/l Loreley Beach Road
(6017 Loreley Beach Road)
11th Election District
5th Councilmanic District
Gene Nelson Ensor, et ux
Petitioners
* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-461-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance in which the Petitioners request relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1.

The Petitioners, Gene and Paulette Ensor, appeared and testified. Appearing as Protestants in the matter were Charles and Vickie Wallis.

Testimony indicated that the subject property, known as 6017 Loreley Beach Road, consists of 10,500 sq.ft., more or less, zoned R.C. 2 and is improved with a single family dwelling and an accessory shed, which is the subject of this case. Said property is located within the Chesapeake Bay Critical Areas on Bird River. The Petitioners testified that they filed the instant Petition as a result of a complaint filed by the adjoining property owners, Charles and Vickie Wallis, as to the location of the subject shed. Testimony indicated that the Petitioners purchased their property in 1982 and that the shed existed on the property at that time. The shed is 12' x 10' in width and 7' in height. The site plan introduced as Petitioner's Exhibit 1 depicts the shed as being located directly on the property line on the affected side; however, testimony indicated that the shed is actually located 2.5 feet from the property

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line adjoining the Wallis' property. Testimony indicated that the Petitioners were recently made aware that the subject shed blocks the Wallis' view of the water and that a variance was needed. The Petitioners testified that they consider the waterfront side of their property to be the rear yard and the street side of their property to be the front yard. They further testified that the front of their dwelling faces Loreley Beach Road and that their rear yard faces Bird River. In their opinion, the subject shed is located in the rear yard as required by the B.C.Z.R. and that no variance is needed.

After due consideration of the testimony and evidence presented, it appears that the relief requested should be dismissed as moot. The testimony and evidence presented by the Petitioners was clear that the shed in question is located in the rear yard of the subject property, and as such, should be permitted as a matter of right. Furthermore, it was undisputed that the shed is located 2.5 feet from the side property line and therefore satisfies all setback requirements. In the opinion of this Deputy Zoning Commissioner, the relief requested is not necessary and should be dismissed.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested shall be dismissed.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of July, 1992 that the Petition for Zoning Variance requesting relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED AS MOOT; and,

- 2 -

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IT IS FURTHER ORDERED that all future accessory structures for the subject property shall be located in the rear yard (waterfront side), unless a new Petition for Zoning Variance is granted.

TMK:bjs

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 7/16/92
By [Signature]

- 3 -

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 16, 1992

Mr. & Mrs. Gene N. Ensor
6017-A Loreley Beach Road
White Marsh, Maryland 21162

RE: PETITION FOR ZONING VARIANCE
SW/S Loreley Beach Road, 810' N of the c/l of Loreley Beach Road
(6017-A Loreley Beach Road)
11th Election District - 5th Councilmanic District
Gene N. Ensor, et ux - Petitioners
Case No. 92-461-A

Dear Mr. & Mrs. Ensor:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been dismissed in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 897-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Charles Wallis
6019 Loreley Beach Road, White Marsh, Md. 21162

People's Counsel

File

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, MD 21401

DEPRM

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Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 6017 A Loreley Beach Rd.
which is presently zoned

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 from the B.C.Z.R. TO PERMIT AN ACCESSORY STRUCTURE (SHED) IN THE FRONT YARD IN LIEU OF THE REAR YARD.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
TO BE DEVELOPED AT REAR YARD

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.

Contact Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Agency for Petitioner:

(Type or Print Name)

Who 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.

Legal Owner(s):

Gene Nelson Ensor

(Type or Print Name)

Signature

Address

City State Zipcode

Agency for Petitioner:

(Type or Print Name)

Signature

Address

City State Zipcode

Home, address and phone number of legal owner, contact purchaser or representative (if no owner)

Paulette Ensor

See Above for Address Home 335-5332

OFFICIAL USE ONLY

ESTIMATED LENGTH OF HEARING (in minutes)

on following date: 5-20-92

ALL OTHER

RECEIVED BY: JCM DATE: 5-20-92

MICROFILMED

92-461-A

#489

DESCRIPTION: 6017 A LORELEY BEACH RD.

AS RECORDED IN DEED LIBER 7127, FOLIO 110, BEGINNING AT A POINT 810' SOUTH OF THE CENTERLINE OF LORELEY BEACH RD (NORTH), RUNNING S 32° 05' W 205.00' 50.99'; N 32° 05' E 215.00'; N 41° 25' W 50.00' TO THE POINT OF BEGINNING. ALSO KNOWN AS 6017 A LORELEY BEACH ROAD.

MICROFILMED

CERTIFICATE OF PUBLICATION

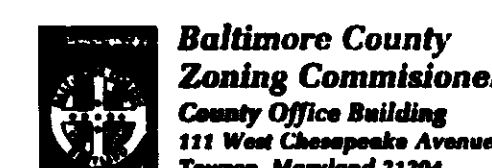
TOWSON, MD., June 11, 1992

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 June 11, 1992

THE JEFFERSONIAN,

S. Zake Orlov
Publisher

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Date 5-20-92

VARIANCE (RESLT)

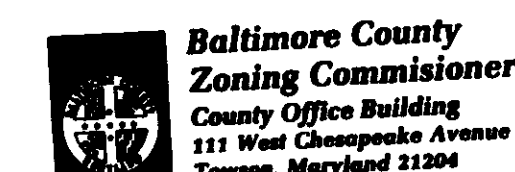
6017-A LORELEY BEACH RD.

PETITIONER: GENE ENSOR

Please Make Checks Payable To: Baltimore County
CA 000350PHOS-20-92 \$50.00

MICROFILMED

receipt



Date

5/20/92

PUBLIC HEARING FEES

010 - ZONING VARIANCE (IRL)

LAST NAME OF OWNER: ENSOR

QTY PRICE
1 X \$50.00
TOTAL: \$50.00

Account: R-001-6150
Number

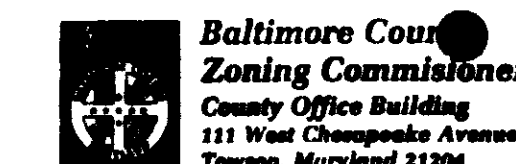
H9200489

MICROFILMED

Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt



Date

5/25/92

PUBLIC HEARING FEES

080 - POSTING SIGNS / ADVERTISING 1 X

LAST NAME OF OWNER: ENSOR

QTY PRICE
1 X \$60.40
TOTAL: \$60.40

Account: R-001-6150
Number

92-461

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