

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
E/S Whitby Road, 137 ft. S
of c/a Rubens Road
5617 Whitby Road
14th Election District
6th Councilmanic District
Juanita L. Cottrell
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-492-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 3 ft., in lieu of the required 11 ft. 3 inches, for an open deck, as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner 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 Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, 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, photographs, 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 Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of July, 1992 that the Petition for a Zoning Variance from Section 1802.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 3 ft., in lieu of the required 11 ft. 3 inches, for an open deck, in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 23, 1992

Ms. Juanita L. Cottrell
5617 Whitby Road
Baltimore, Maryland 21206

RE: Petition for Residential Zoning Variance
Case No. 92-492-A

Dear Ms. Cottrell:

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:mmn
encl.

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 depicted in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 3 ft. in lieu of the required 11'3" for an open deck.

THERE IS NO REAR DOOR, EXIT IS FROM SIDE OUT OF KITCHEN

Property 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.

Legal Owner(s):

JUANITA L. COTTRELL

(Type or print name)

Juanita L. Cottrell

(Signature)

Juanita L. Cottrell

Address

(Type or print name)

City

State

Zip Code

Attorney for Petitioner:

(Signature)

5617 Whitby Rd. 410-866-9598

(Type or print name)

Baltimore 9th 21206

(Signature)

Baltimore 9th 21206

Address

Phone

Area, address and phone number of owner, landlord, purchaser or representative to be contacted.

Address

Phone

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of July, 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

REVIEWED BY: LG DATE: 6/18/92

ESTIMATED POSTING DATE: 7/5/92 ESTIMATED CLOSING DATE:

Item # 529

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) have 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 5617 J. Whitby Rd.
Baltimore, Md. 21206

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: no rear door, exit is from side out of kitchen.

THERE IS NO REAR DOOR, EXIT IS FROM SIDE OUT OF KITCHEN.

ZONING DESCRIPTION FOR 5617 WHITBY RD.
(address)

Beginning at a point on the EAST side of WHITBY
(north, south, east or west) (name of street)

ROAD which is 60'
(number of feet of right-of-way width)

wide at the distance of 137 SOUTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street RUBENS ROAD
(name of street)

which is 60 wide. "Being Lot # 5.
(number of feet of right-of-way width)

Block B, Section # 1 in the subdivision of HOLLAND HILL
(name of subdivision)

as recorded in Baltimore County Plat Book # 28, Folio # 127, containing
4516.67 Also known as 5617 WHITBY RD.
(square feet or more) (property address)

and located in the 14 Election District, 6 Councilmanic District.

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

6/18/92

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: COTTRELL

DIAGRAM

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Plate # 13.7 Chesapeake Avenue

Your petition has been received and accepted for filing this
18th day of June, 1992

Arnold Jablon
ARNOLD JABLON
DIRECTOR

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

Petitioner: Juanita L. Cottrell
Petitioner's Attorney:

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: *Robert Bowling* Date: 7/6/92
Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 70476
Waiver Number: 6-1-92
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92
COUNT 1
Rita M. and Edward R. Raab, Sr. 514 W/C
DED DEPRM RP STP TE
✓ Jeffrey J. and Deanna L. Deegan 523 N/C
DED DEPRM RP STP TE
✓ Charles M. and Virginia H. Loane 524 N/C
DED DEPRM RP STP TE
✓ Herschel and Ruth Polakoff 525 N/C
DED DEPRM RP STP TE
✓ Francis D. and Patricia M. Mull 526 N/C
DED DEPRM RP STP TE
✓ RMS Nominee, Inc. 527 W/C
DED DEPRM RP STP TE
✓ Juanita L. Cottrell 529 N/C
DED DEPRM RP STP TE
✓ The Middle River Baptist Church 530 N/C
DED DEPRM RP STP TE
✓ Merritt E. and Joann R. Olsen 531 N/C
DED DEPRM RP STP TE
✓ Michael J. and Eugenia G. Zavodny 532 W/C
DED DEPRM RP STP TE
Baltimore County - Southwestern Bell Mobile Systems 533
DED DEPRM RP STP TE

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:

Edward & Rita Raab - Item 514
Jeffrey & Deanna Deegan - Item 523
Charles & Virginia Loane - Item 524
Herschel & Ruth Polakoff - Item 525
Francis Mull - Item 526
Juanita Cottrell - Item 529
Middle River Baptist Church - Item 530
Merritt & Joann Olsen - Item 531
Michael & Eugenia Zavodny - Item 532

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: *Robert Bowling* Date: 7/6/92
Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 70476
Waiver Number: 6-1-92
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92
COUNT 1
Rita M. and Edward R. Raab, Sr. 514 W/C
DED DEPRM RP STP TE
✓ Jeffrey J. and Deanna L. Deegan 523 N/C
DED DEPRM RP STP TE
✓ Charles M. and Virginia H. Loane 524 N/C
DED DEPRM RP STP TE
✓ Herschel and Ruth Polakoff 525 N/C
DED DEPRM RP STP TE
✓ Francis D. and Patricia M. Mull 526 N/C
DED DEPRM RP STP TE
✓ RMS Nominee, Inc. 527 W/C
DED DEPRM RP STP TE
✓ Juanita L. Cottrell 529 N/C
DED DEPRM RP STP TE
The Middle River Baptist Church 530 W/C
DED DEPRM RP STP TE
✓ Merritt E. and Joann R. Olsen 531 N/C
DED DEPRM RP STP TE
✓ Michael J. and Eugenia G. Zavodny 532 N/C
DED DEPRM RP STP TE
✓ Baltimore County - Southwestern Bell Mobile Systems 533 N/C
DED DEPRM RP STP TE

700 East Joppa Road Suite 901
Towson, MD 21204-5500
(410) 887-4500
JUNE 23, 1992
Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JUANITA L. COTTRELL
Location: #5617 WHITBY ROAD
Item No.: * 529 (LJG) 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: *Carl Jerry Giff* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
JUN 29 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *Robert Bowling* Date: 7/6/92
Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 70476
Waiver Number: 6-1-92
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92
COUNT 1
Rita M. and Edward R. Raab, Sr. 514
DED DEPRM RP STP TE
✓ Jeffrey J. and Deanna L. Deegan 523
DED DEPRM RP STP TE
✓ Charles M. and Virginia H. Loane 524
DED DEPRM RP STP TE
✓ Herschel and Ruth Polakoff 525
DED DEPRM RP STP TE
✓ Francis D. and Patricia M. Mull 526
DED DEPRM RP STP TE
✓ RMS Nominee, Inc. 527
DED DEPRM RP STP TE
✓ Juanita L. Cottrell 529
DED DEPRM RP STP TE
✓ The Middle River Baptist Church 530
DED DEPRM RP STP TE
✓ Merritt E. and Joann R. Olsen 531
DED DEPRM RP STP TE
✓ Michael J. and Eugenia G. Zavodny 532
DED DEPRM RP STP TE
✓ Baltimore County - Southwestern Bell Mobile Systems 533
DED DEPRM RP STP TE
COUNT 11

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature: *Robert Bowling* Date: 7/20/92
Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 70476
Waiver Number: 6-1-92
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92
COUNT 2
RMS Nominee, Inc. 527
DED DEPRM RP STP TE
✓ Juanita L. Cottrell 529
DED DEPRM RP STP TE
✓ The Middle River Baptist Church 530
DED DEPRM RP STP TE
COUNT 3
Highlands Limited Partnership
DED DEPRM RP STP TE
Charles C. Campbell, Sr. 1
DED DEPRM RP STP TE
John And Beverly R. Dertel 2
DED DEPRM RP STP TE
✓ William W. And Donna M. O'Rourke 3
DED DEPRM RP STP TE
✓ Theresa A. Mahlstadt 4
DED DEPRM RP STP TE
COUNT 5

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
Juanita L. Cottrell
5617 Whitby Road
Baltimore, Maryland 21206
Re: CASE NUMBER: 52-452-1
LOCATION: 1/2 Whitby Road, 137' S of c/o Bessie Road
5617 Whitby Road
14th Election District - 6th 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 B. Schmidt
Lawrence B. Schmidt
Zoning Commissioner, Baltimore County

To Whom It May Concern:

I/We Catherine & Richard P. Allen are the owners of the property located at 5615 Whitby Road, Baltimore, Maryland 21206. We have been informed by the owners of the property located at 5617 Whitby Road that a deck is being built on their property. We understand that the deck is going to come within approximately three feet of our contiguous property line and we have no objection to the proposed deck being built.

Date: 6-17-92

Richard P. Allen
Catherine P. Allen

529

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

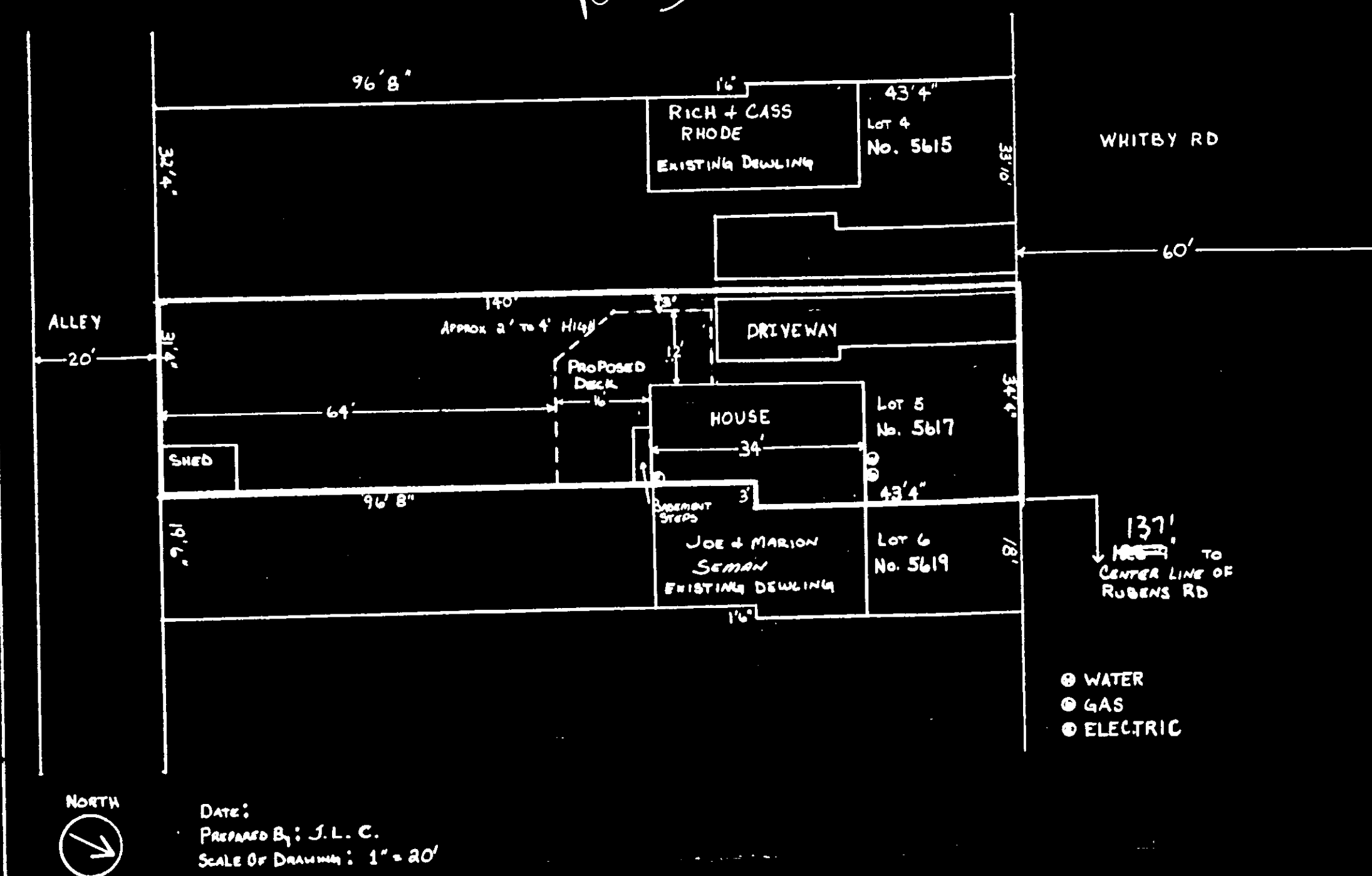
PROPERTY ADDRESS: 5617 WHITBY RD

SUBDIVISION NAME: HOLLAND HILL

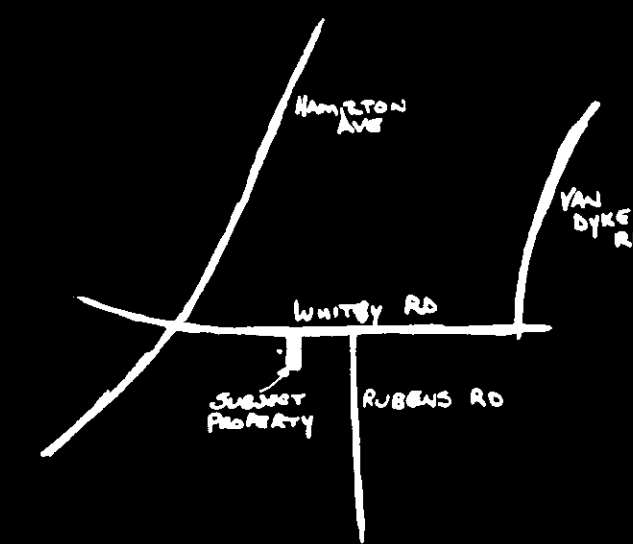
PLAT BOOK = V.B. 111, FOLIO = 107, LOT # 5, SECTION # BUCKLE

OWNER: JUANITA L. COTRELL

2d No 1



92-492 A



⊙ NORTH
VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION
COUNCILMANIC DISTRICT: 6
ELECTION DISTRICT: 14 PREC. #6
1" = 200' SCALE MAP: NE 4-E
ZONING: DR 10-S

LOT SIZE: 2.113 ACRES
SEWER: PUBLIC ☒ PRIVATE ☐
WATER: YES ☒ NO ☐
CHESAPEAKE Bay CRITICAL AREA: YES ☐ NO ☒
PRIOR ZONING HEARINGS: NONE

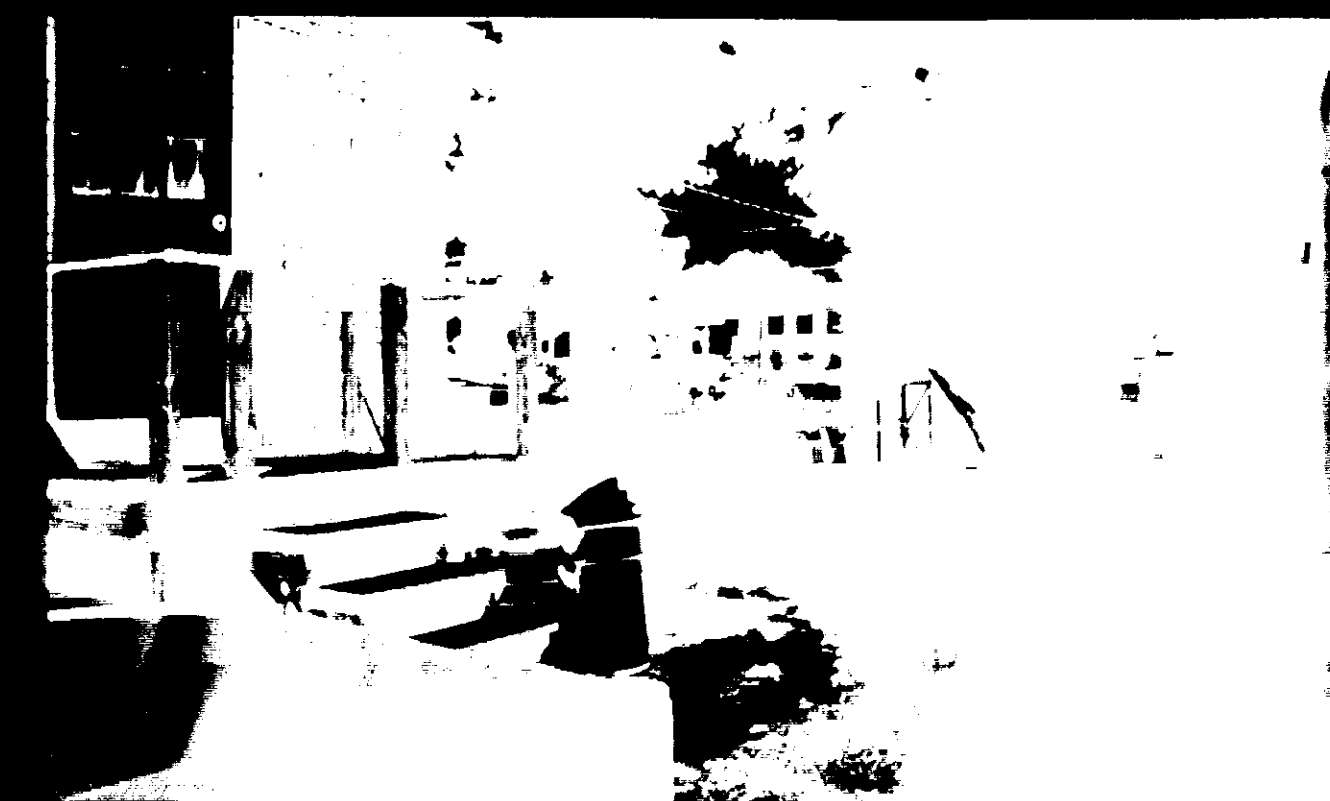
ZONING OFFICE USE ONLY

REVIEWED BY: LG ITEM: 529 CASE #:

561 WHITBY RD 92-492-A

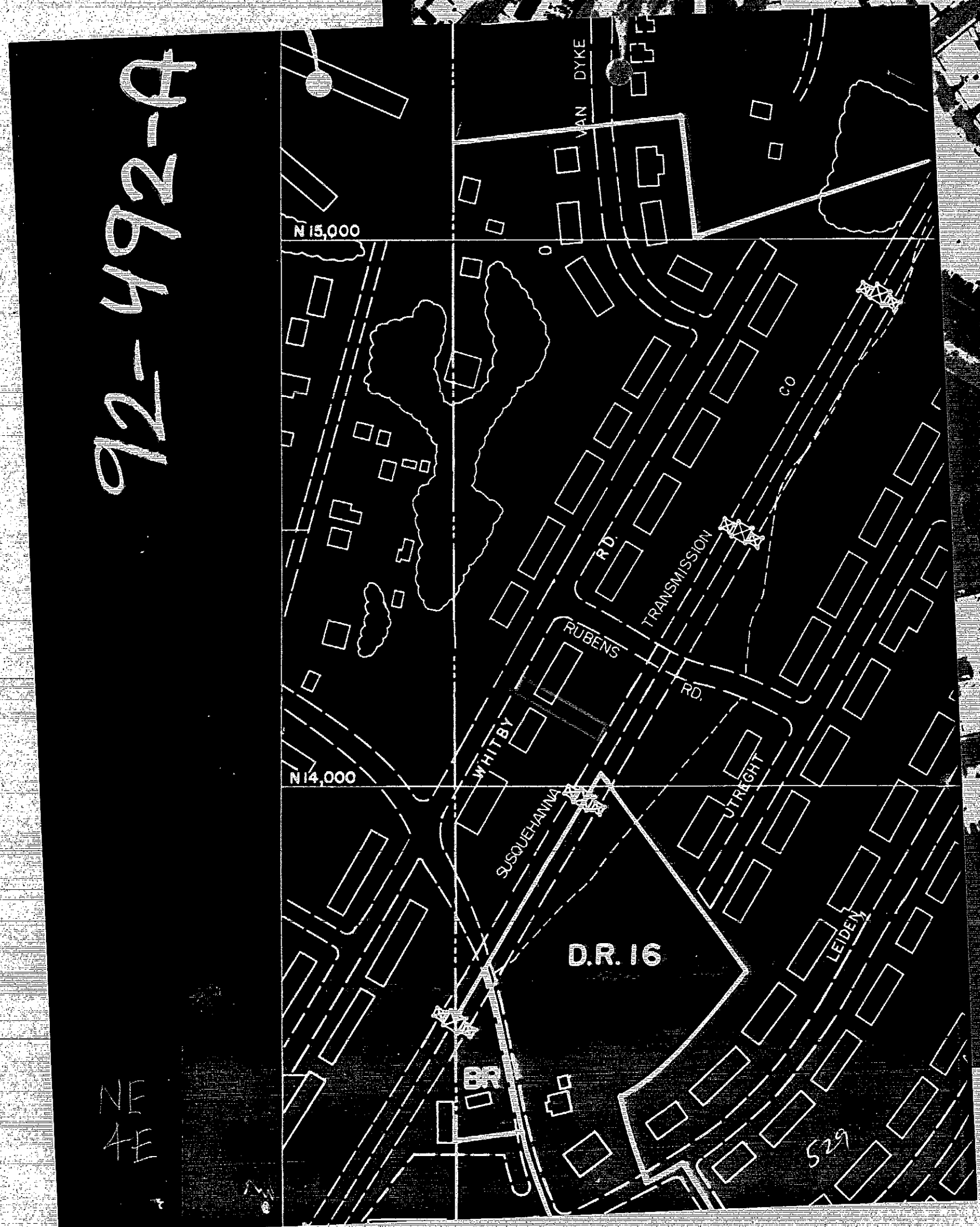


REAR



SIDE facing REAR

529



BALTIMORE COUNTY **92-492-A**
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

529

SCALE 1" = 200' ±	LOCATION ROSEDALE	SHEET N.E. 4-E
DATE OF PHOTOGRAPHY JANUARY 1986		

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
E/S Whitby Road, 137 ft. S
of c/a Rubens Road
5617 Whitby Road
14th Election District
6th Councilmanic District
Juanita L. Cottrell
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-492-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 3 ft., in lieu of the required 11 ft. 3 inches, for an open deck, as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner 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 Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, 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, photographs, 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 Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of July, 1992 that the Petition for a Zoning Variance from Section 1802.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 3 ft., in lieu of the required 11 ft. 3 inches, for an open deck, in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 23, 1992

Ms. Juanita L. Cottrell
5617 Whitby Road
Baltimore, Maryland 21206

RE: Petition for Residential Zoning Variance
Case No. 92-492-A

Dear Ms. Cottrell:

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:mmn
encl.

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 depicted in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 3 ft., in lieu of the required 11 ft. 3 inches, for an open deck, as more particularly described on Petitioner's Exhibit No. 1.

THERE IS NO REAR DOOR, EXIT IS FROM SIDE OUT OF KITCHEN

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.

Legal Owner(s):

JUANITA L. COTTRELL

(Type or print name)

Juanita L. Cottrell

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

(Type or print name)

(Signature)

Your petition has been received and accepted for filing this
18th day of June, 1992

Arnold Jablon
ARNOLD JABLON
DIRECTOR

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

Petitioner: Juanita L. Cottrell
Petitioner's Attorney:

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: *Robert Bowling* Date: 7/6/92
Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 70476
Waiver Number: 6-1-92
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92
COUNT 1
Rita M. and Edward R. Raab, Sr. 514 W/C
DED DEPRM RP STP TE
✓ Jeffrey J. and Deanna L. Deegan 523 N/C
DED DEPRM RP STP TE
✓ Charles M. and Virginia H. Loane 524 N/C
DED DEPRM RP STP TE
✓ Herschel and Ruth Polakoff 525 N/C
DED DEPRM RP STP TE
✓ Francis D. and Patricia M. Mull 526 N/C
DED DEPRM RP STP TE
✓ RMS Nominee, Inc. 527 W/C
DED DEPRM RP STP TE
✓ Juanita L. Cottrell 529 N/C
DED DEPRM RP STP TE
✓ The Middle River Baptist Church 530 N/C
DED DEPRM RP STP TE
✓ Merritt E. and Joann R. Olsen 531 N/C
DED DEPRM RP STP TE
✓ Michael J. and Eugenia G. Zavodny 532 W/C
DED DEPRM RP STP TE
Baltimore County - Southwestern Bell Mobile Systems 533
DED DEPRM RP STP TE

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:

Edward & Rita Raab - Item 514
Jeffrey & Deanna Deegan - Item 523
Charles & Virginia Loane - Item 524
Herschel & Ruth Polakoff - Item 525
Francis Mull - Item 526
Juanita Cottrell - Item 529
Middle River Baptist Church - Item 530
Merritt & Joann Olsen - Item 531
Michael & Eugenia Zavodny - Item 532

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: *Robert Bowling* Date: 7/6/92
Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 70476
Waiver Number: 6-1-92
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92
COUNT 1
Rita M. and Edward R. Raab, Sr. 514 W/C
DED DEPRM RP STP TE
✓ Jeffrey J. and Deanna L. Deegan 523 N/C
DED DEPRM RP STP TE
✓ Charles M. and Virginia H. Loane 524 N/C
DED DEPRM RP STP TE
✓ Herschel and Ruth Polakoff 525 N/C
DED DEPRM RP STP TE
✓ Francis D. and Patricia M. Mull 526 N/C
DED DEPRM RP STP TE
✓ RMS Nominee, Inc. 527 W/C
DED DEPRM RP STP TE
✓ Juanita L. Cottrell 529 N/C
DED DEPRM RP STP TE
The Middle River Baptist Church 530 W/C
DED DEPRM RP STP TE
✓ Merritt E. and Joann R. Olsen 531 N/C
DED DEPRM RP STP TE
✓ Michael J. and Eugenia G. Zavodny 532 N/C
DED DEPRM RP STP TE
✓ Baltimore County - Southwestern Bell Mobile Systems 533 N/C
DED DEPRM RP STP TE

700 East Joppa Road Suite 901
Towson, MD 21204-5500
(410) 887-4500
JUNE 23, 1992
Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JUANITA L. COTTRELL
Location: #5617 WHITBY ROAD
Item No.: * 529 (LJG) 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: *Carl Jerry Giff* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
JUN 29 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *Robert Bowling* Date: 7/6/92
Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 70476
Waiver Number: 6-1-92
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92
COUNT 1
Rita M. and Edward R. Raab, Sr. 514
DED DEPRM RP STP TE
✓ Jeffrey J. and Deanna L. Deegan 523
DED DEPRM RP STP TE
✓ Charles M. and Virginia H. Loane 524
DED DEPRM RP STP TE
✓ Herschel and Ruth Polakoff 525
DED DEPRM RP STP TE
✓ Francis D. and Patricia M. Mull 526
DED DEPRM RP STP TE
✓ RMS Nominee, Inc. 527
DED DEPRM RP STP TE
✓ Juanita L. Cottrell 529
DED DEPRM RP STP TE
✓ The Middle River Baptist Church 530
DED DEPRM RP STP TE
✓ Merritt E. and Joann R. Olsen 531
DED DEPRM RP STP TE
✓ Michael J. and Eugenia G. Zavodny 532
DED DEPRM RP STP TE
✓ Baltimore County - Southwestern Bell Mobile Systems 533
DED DEPRM RP STP TE
COUNT 11

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature: *Robert Bowling* Date: 7/20/92
Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 70476
Waiver Number: 6-1-92
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92
COUNT 2
RMS Nominee, Inc. 527
DED DEPRM RP STP TE
✓ Juanita L. Cottrell 529
DED DEPRM RP STP TE
✓ The Middle River Baptist Church 530
DED DEPRM RP STP TE
COUNT 3
Highlands Limited Partnership
DED DEPRM RP STP TE
Charles C. Campbell, Sr. 1
DED DEPRM RP STP TE
John And Beverly R. Dertel 2
DED DEPRM RP STP TE
✓ William W. And Donna M. O'Rourke 3
DED DEPRM RP STP TE
✓ Theresa A. Mahlstadt 4
DED DEPRM RP STP TE
COUNT 5

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
Juanita L. Cottrell
5617 Whitby Road
Baltimore, Maryland 21206
Re: CASE NUMBER: 52-452-1
LOCATION: 1/2 Whitby Road, 137' S of c/o Bessie Road
5617 Whitby Road
14th Election District - 6th 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 B. Schmidt
Lawrence B. Schmidt
Zoning Commissioner, Baltimore County

To Whom It May Concern:

I/We Catherine & Richard P. Allen are the owners of the property located at 5615 Whitby Road, Baltimore, Maryland 21206. We have been informed by the owners of the property located at 5617 Whitby Road that a deck is being built on their property. We understand that the deck is going to come within approximately three feet of our contiguous property line and we have no objection to the proposed deck being built.

Date: 6-17-92

Richard P. Allen
Catherine P. Allen

529

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

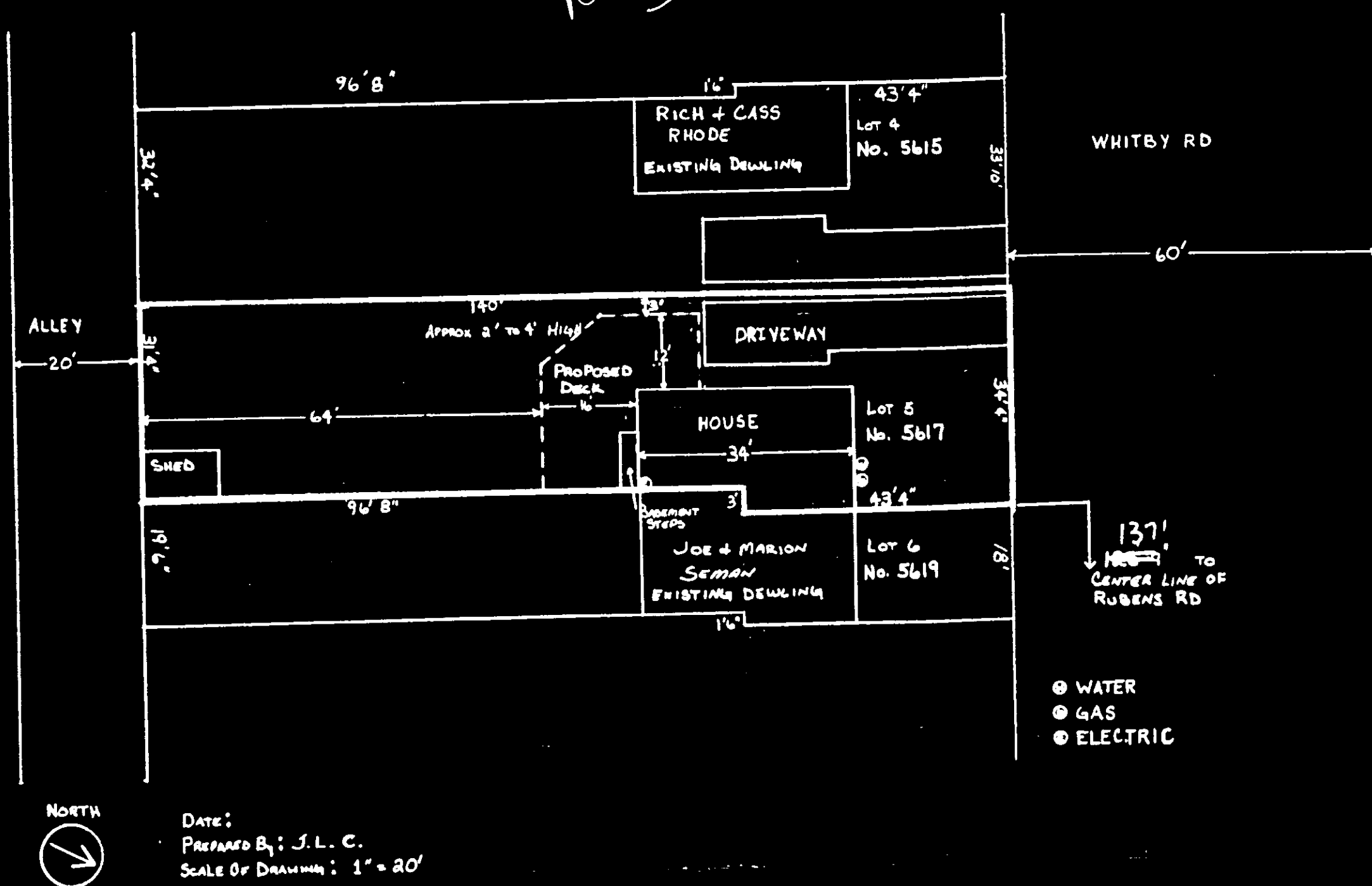
PROPERTY ADDRESS: 5617 WHITBY RD

SUBDIVISION NAME: HOLLAND HILL

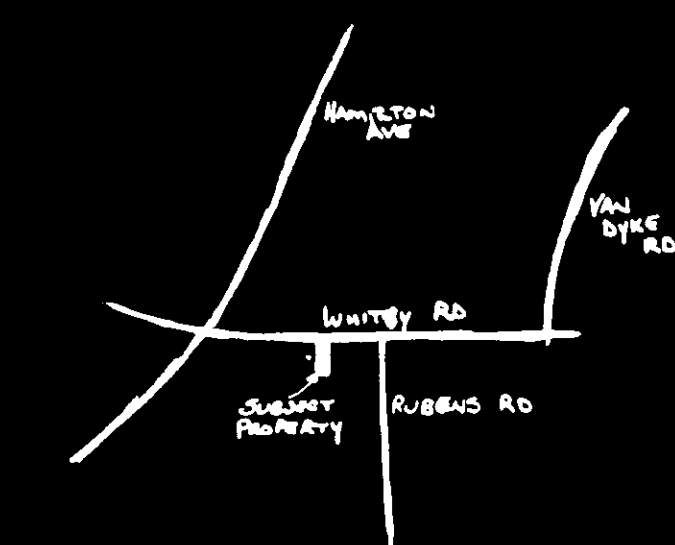
PLAT BOOK = V.B. 111, FOLIO = 107, LOT # 5, SECTION # BUCK 12

OWNER: JUANITA L. COTRELL

2d No 1



92-492 A



VELOCITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION
COUNCILMANIC DISTRICT: 6
ELECTION DISTRICT: 14 PREC. #6
1" = 200' SCALE MAP: NE 4-E
ZONING: DR 10-S

LOT SIZE: 2.113 ACRES
SEWER: PUBLIC ☒ PRIVATE ☐
WATER: YES ☒ NO ☐
CHESAPEAKE BAY CRITICAL AREA: YES ☐ NO ☒
PRIOR ZONING HEARINGS: NONE

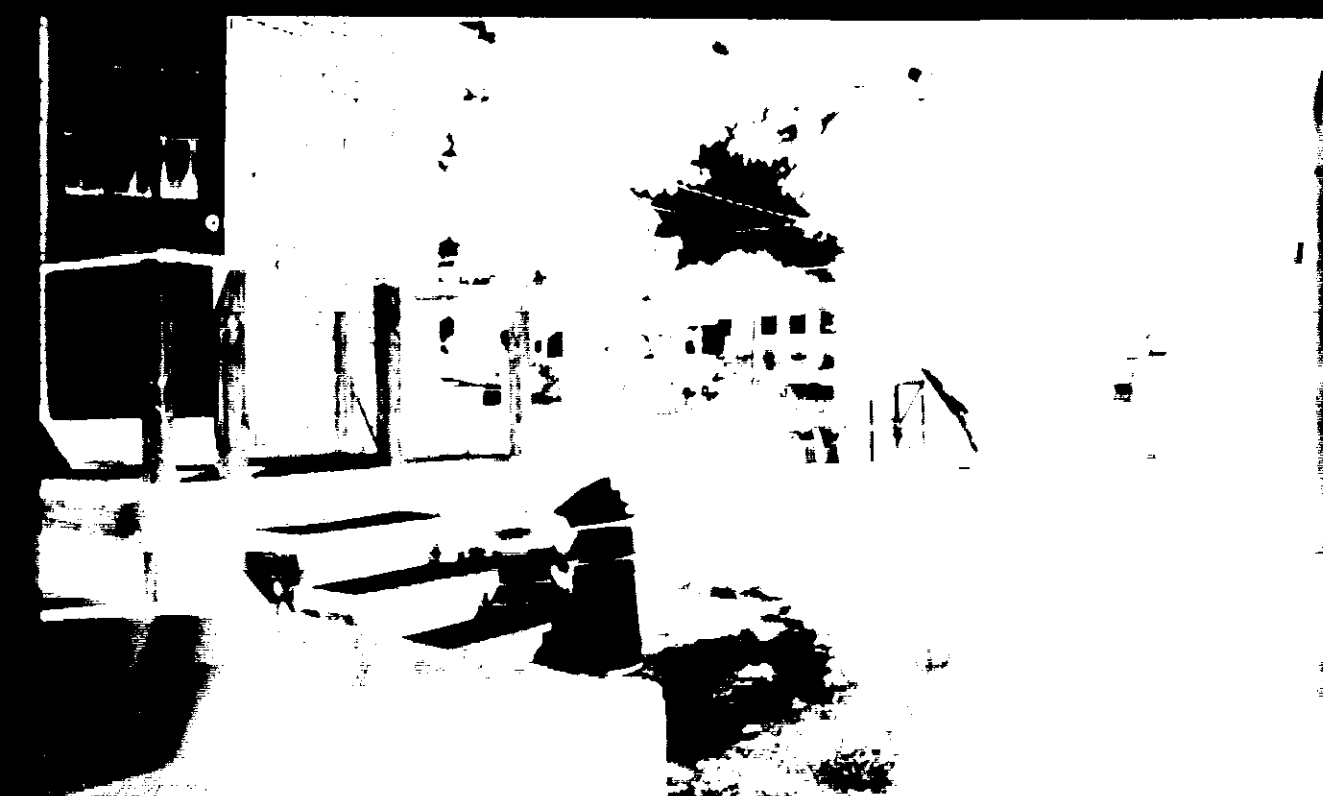
ZONING OFFICE USE ONLY

REVIEWED BY: LG ITEM: 529 CASE #:

561 WHITBY RD 92-492-A

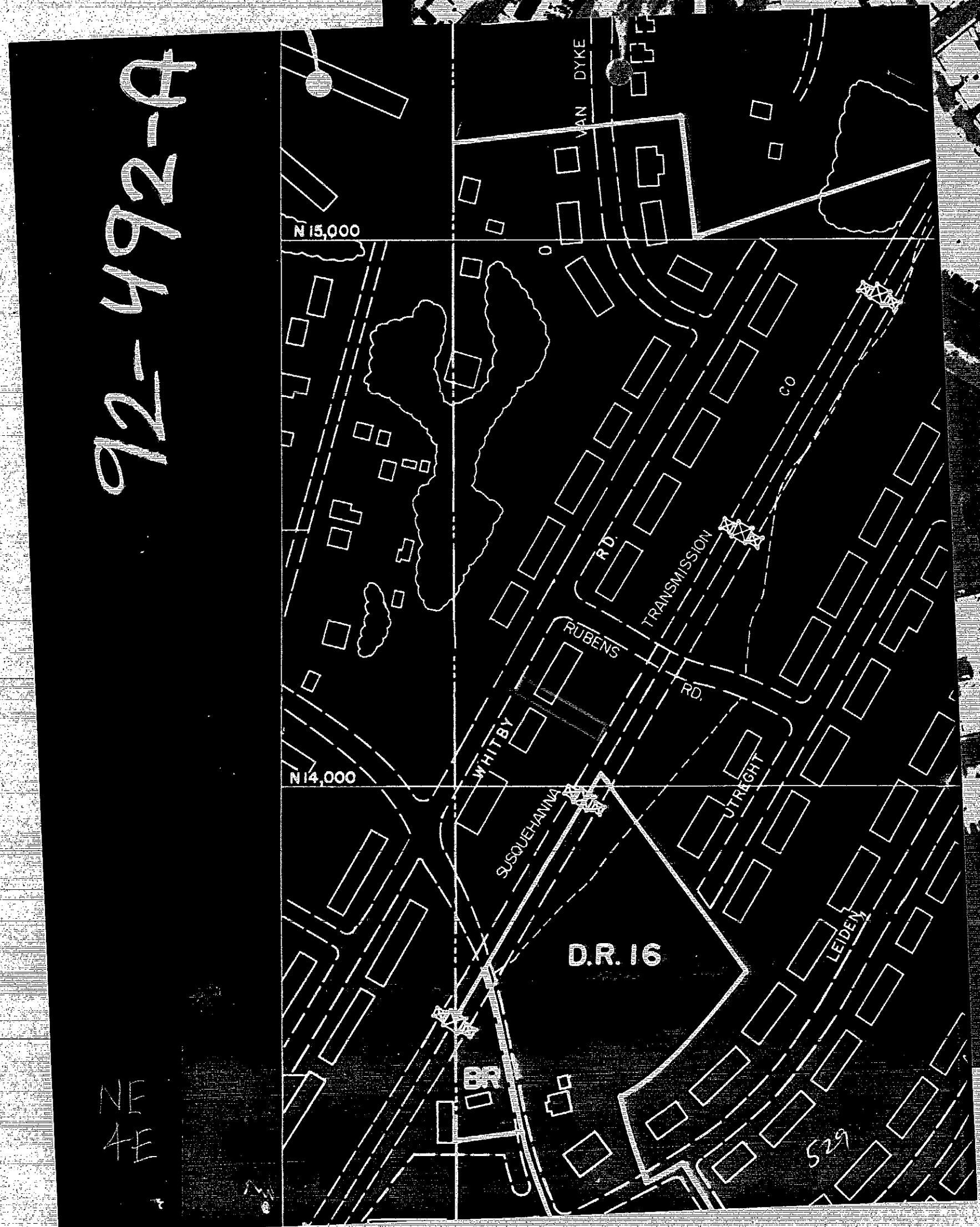


REAR



SIDE facing REAR

529



BALTIMORE COUNTY **92-492-A**
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

529

SCALE 1" = 200' ±	LOCATION ROSEDALE	SHEET N.E. 4-E
DATE OF PHOTOGRAPHY JANUARY 1986		