

IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE  
 NE/S Sollers Point Rd. 180 ft. NW of c/1 Towson Avenue  
 7034 Sollers Point Road  
 12th Election District  
 7th Councilmanic District  
 Joseph T. Rennie, et ux  
 Petitioners

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Zoning Commissioner as an administrative variance filed by Joseph T. Rennie, and Anna Marie Rennie, for that property known as 7034 Sollers Point Road in the Sollers Point Park Subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 16 ft., in lieu of the required 30 ft., and to amend the Third Amended Final Development Plan for Sollers Point Park Lot No. 2 to allow a proposed addition outside of the building envelope, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

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, 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

ORDER RECEIVED FOR FILING  
 Date 6/16/93  
 By [Signature]

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.

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 4th day of June, 1993 that the Petition for a Zoning Variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 16 ft., in lieu of the required 30 ft., and to amend the Third Amended Final Development Plan for Sollers Point Park Lot No. 2 to allow a proposed addition outside of the building envelope, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The 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.

[Signature]  
 LAWRENCE E. SCHMIDT  
 Zoning Commissioner  
 for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING  
 Date 6/16/93  
 By [Signature]

Baltimore County Government  
 Zoning Commissioner  
 Office of Planning and Zoning

Suite 113 Courthouse  
 400 Washington Avenue  
 Towson, MD 21284

(410) 887-4386

June 3, 1993

Mr. and Mrs. Joseph T. Rennie  
 7034 Sollers Point Road  
 Baltimore, Maryland 21222

RE: Petition for Administrative Variance  
 Case No. 93-378-A  
 7034 Sollers Point Road

Dear Mr. and Mrs. Rennie:

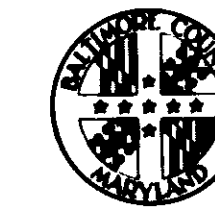
Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached order.

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,

[Signature]  
 Lawrence E. Schmidt  
 Zoning Commissioner

LES:mn  
 encl.



**Petition for Administrative Variance**  
 to the Zoning Commissioner of Baltimore County

for the property located at 7034 Sollers Pt Rd.  
 which is presently zoned RS  
 93-378-A

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)  
 SEE ATTACHED

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/Leasee  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode  
 Attorney for Petitioner  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

When an attorney declares and affirms under the penalties of perjury that they are the legal owner(s) of the property which is the subject of the Petition:  
 Legal Owner(s)  
 (Type or Print Name)  
 Signature  
 Address  
 City State Zipcode

A Public Hearing having been requested and/or held to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 3rd day of June, 1993, that the subject matter of this petition be set for a public hearing, oral argument, or rehearing by the Zoning Board of Baltimore County, at two new corners of general circulation throughout Baltimore County, and that the property be reported.  
 Zoning Commissioner of Baltimore County  
 REWIVED BY: [Signature] DATE: 6/27/93  
 ESTIMATED POSTING DATE: 5/16/93  
 ITEM #: 389

**Affidavit in support of Administrative Variance**

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:  
 That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with respect thereto.

That the Affiant(s) do(es) presently reside at 7034 Sollers Pt Rd.  
 Dumbell Md. 21222  
 City State Zip Code

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: (attach hereto in practical affidavit)  
 SEE ATTACHED

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.  
 Joseph T Rennie Anna M. Rennie  
 JOSEPH T RENNIE ANNA M. RENNIE

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I HEREBY CERTIFY, this 14 day of June, 1993, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Joseph T Rennie

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.  
 AS WITNESS my hand and Notarial Seal.  
 6/16/93 My Commission Expires: 7/1/93

1802.3.B (1801.2.C.4. BILL 100, 1970)  
 To PERMIT A REAR YARD SETBACK OF 16 FT. IN LIEU OF THE REQUIRED 30 FT. AND TO AMEND THE THIRD AMENDED FINAL DEVELOPMENT PLAN FOR SOLLERS POINT PARK LOT# 2 TO ALLOW A PROPOSED ADDITION OUTSIDE OF THE BUILDING ENVELOPE.

**ATTACHMENT**  
 PRACTICAL DIFFICULTY AND HARDSHIP.

START -> Due to my husband: Joseph Rennie having numerous skin cancers diagnosed, he is required to stay out of the sun as much as possible. So we thought if we could have the "Patio Room," he would get plenty of fresh air - & still be out of the sun -

Joseph T Rennie 4-26  
 Anna M. Rennie 4-26

3 copies 93-378-A  
 ZONING DESCRIPTION  
 7034 SOLLERS POINT RD.  
 BEGINNING AT A POINT ON THE NORTH EAST SIDE OF SOLLERS POINT RD (60 FT WIDE) AT A DISTANCE OF 180 FT. NORTHWEST OF THE CENTERLINE OF TOWSON AVE. (50 FT WIDE) BEING LOT #2 IN THE SUBDIVISION OF SOLLERS POINT PARK AS RECORDED IN PLAT BOOK 50 FOLIO 84. ALSO KNOWN AS 7034 SOLLERS POINT RD. .131 ACRES ± IN THE 12TH ELECTION DISTRICT 7TH COUNCIL DISTRICT.

THE UNDERSIGNED APPLICANT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF ALL PETITION FILING INFORMATION DRAWN OR WRITTEN BY BALTO. COUNTY

Joseph T Rennie 4-26-93  
 SIGNED DATE  
 Anna M. Rennie 4-26-93

389

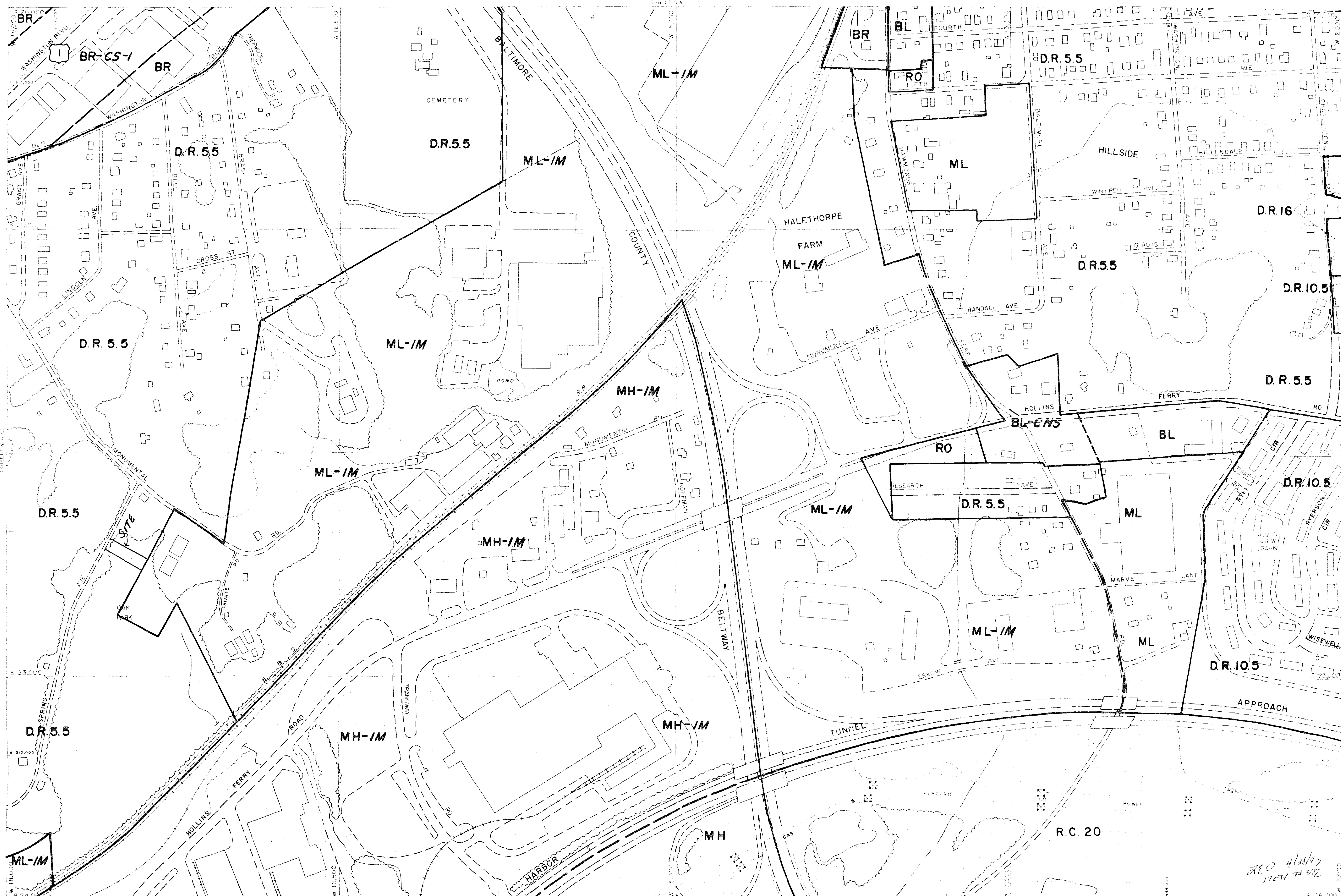
**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District 12TH Date of Posting 5/14/93  
 Posted for: Variance  
 Petitioner: Joseph Rennie + Anna Marie Rennie  
 Location of property: 7034 (1802.3.B) Sollers Pt Rd, 12th Towson Ave.  
 Location of Sign: Facing road west side of property 7034  
 Remarks:  
 Posted by: [Signature] Date of return: 5/14/93  
 Number of Signs: 7

Baltimore County Zoning Administration & Development Management  
 311 West Chesapeake Avenue  
 receipt

DATE: 6/27/93  
 389  
 ADMIN. RES. VAR FILING CODE: 010 \$50.00  
 SIGN POSTING CODE: 080 \$35.00  
 TOTAL \$85.00  
 NAME: RENNIE  
 Loc: 7034 SOLLERS POINT RD.

DIAI10235WICHRC \$85.00  
 RA CODE 134PH04-27-93  
 Please Make Checks Payable To: Baltimore County



G-SW G-SE  
C-NW C-NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
Ord. Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92, 190-92

*William H. ...*  
Chairman, County Council

SCALE 1" = 200'	LOCATION MONUMENTAL	SHEET S.W. 6-C
DATE OF PHOTOGRAPHY JANUARY 1986		

200 4/28/93  
11/11/92

93-379-A

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- Posting fees will be assessed and paid to this office at the time of filing.
- Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Carl Jahn*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
Item No.: 389  
Petitioner: \_\_\_\_\_  
Location: 7034 Sellers Point Rd  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: Joe + Ann Rennie  
ADDRESS: 7034 Sellers Point Rd  
Baltimore, Md 21222  
PHONE NUMBER: 284-7523

AJ:ggg (Revised 04/09/93)

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

May 24, 1993

Mr. and Mrs. Joseph T. Rennie  
7034 Sellers Point Road  
Baltimore, MD 21222

RE: Case No. 93-378-A, Item No. 389  
Petitioner: Joseph T. Rennie, et ux  
Petition for Administrative Variance

Dear Mr. and Mrs. Rennie:

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 April 27, 1993, and a hearing was 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.

- 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.

SHA Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kasoff  
Administrator

5-11-93

Ms. Helene Kehring  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: # 389 (JLL)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*for Bob Small*  
John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is \_\_\_\_\_  
Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 585-0481 D.C. Metro - 1-800-462-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: May 18, 1993

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

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item No. 356, 7925 York Road  
Item No. 372, 8506 Marblehead  
Item No. 389, 7034 Sellers Point Road  
Item No. 390, 1715 Bond Road

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*  
Division Chief: *Carol L. Kern*

PK/JL:lw

356.ZAC/ZAC1

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee  
FROM: Captain Jerry Pfeifer  
SUBJECT: Comments for 05/17/93 Meeting

Date: May 11, 1993

1537-93  
OK  
5/12/93  
8

Item 386	Building shall be built in compliance with the 1991 Life Safety Code and the Baltimore County Fire Prevention Code.
Item 387	No Comments
Item 388	No Comments
Item 389	No Comments
Item 390	No Comments
Item 391	Site shall comply with applicable provisions of the Baltimore County Fire Prevention Code.
Item 392	No Comments
Item 393	No Comments
Item 394	No Comments
Item 395	Townhouses for which the initial building permit was applied for after July 1, 1992 are required by State Law to be sprinklered.

RECEIVED  
MAY 12 1993  
ZADM

CPS-008

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

MAY 6, 1993

Anna and Joseph Rennie  
7034 Sellers Point Road  
Baltimore, Maryland 21222

Re: CASE NUMBER: 93-378-A  
7034 Sellers Point Road

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.

- Your property will be posted on or before May 15, 1993. The closing date (June 1, 1993) 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.
- In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 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.

*Carl Jahn*  
ARNOLD JABLON  
Director

Property #389 - Phone - 284-7523  
Mrs. Anne Marie Rennie  
Mr. Joseph T. Rennie Jr.  
7034 Sellers Point Rd. 21222 - 4-13-93  
To whom this may concern:  
Use the undersigned's name, with no problem what or even for  
Mrs. Anne Marie Rennie, etc.  
Have heard on their Petition:  
e-13 & 14 inland Petition Room.  
If you need any more information  
please do not hesitate to call.  
Thanking you for advice.

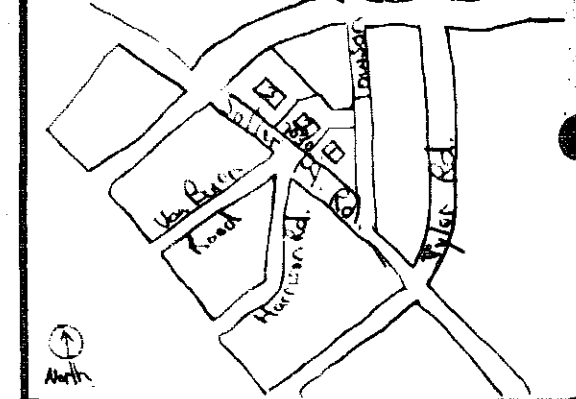
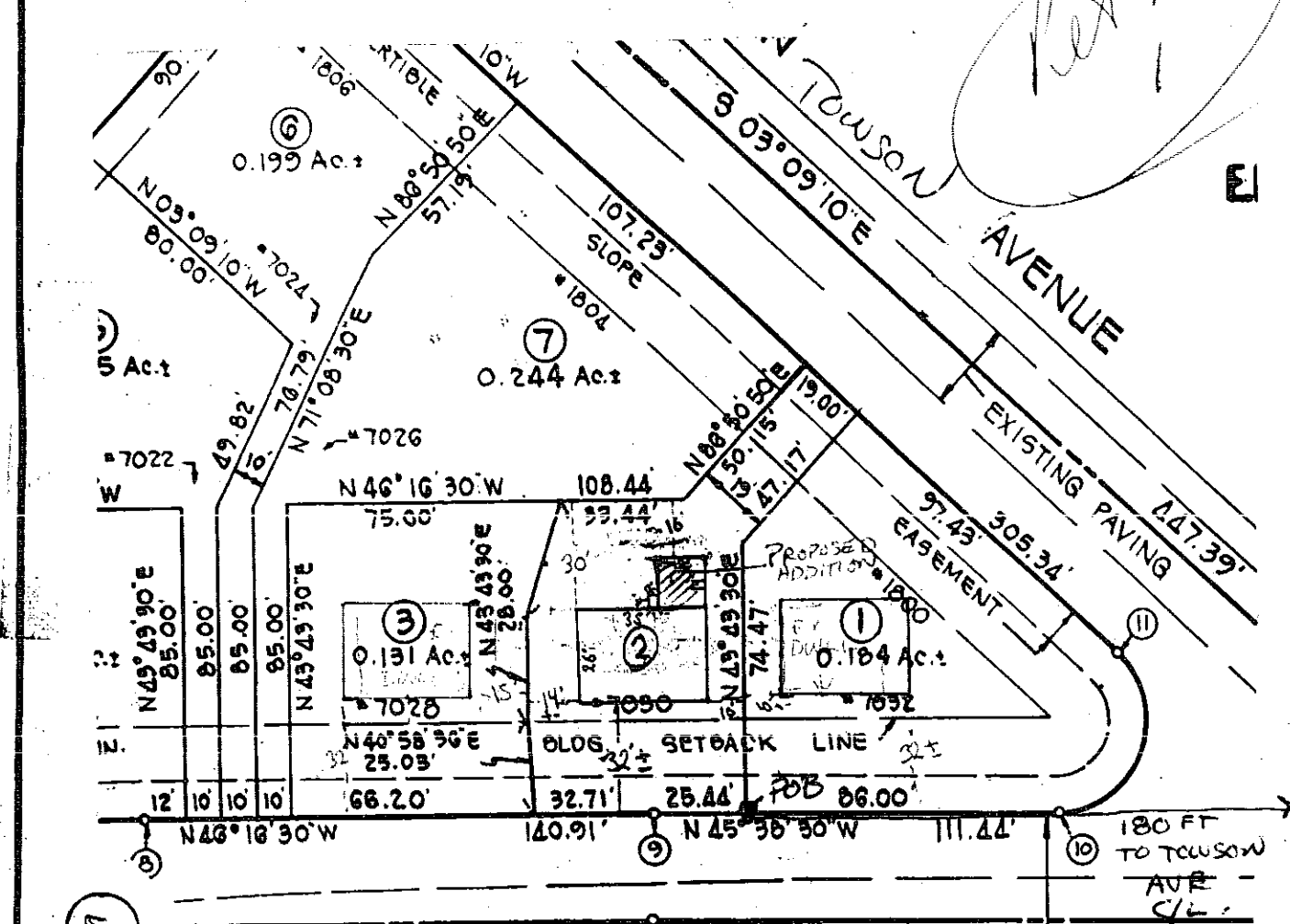
Neighbors on Left:  
Name: Mr. & Mrs. Larry Howell  
Address: 7032 Sellers Pt Rd  
Tel. No: 410 288-6776

Neighbors on Right:  
Name: Mr. & Mrs. J. W. ...  
Address: 7035 Sellers Pt. Rd.  
Tel. No. 281-9255

Neighbors on Back:  
Name: Ma and Mrs Richard Jones  
Address: 7034 Sellers Pt.  
Tel. No. 281-8337

Plat to accompany Petition for Zoning  Variance  Special Hearing

PROPERTY ADDRESS: 7034 Sollers Pt. Rd.  
 Subdivision name: Sollers Point Park  
 plat book 50, folio 84, lots 2, sections 18, 19  
 OWNER: Joe + Ann Rennie



**LOCATION INFORMATION**  
 Election District: 12  
 Councilman's District: 7  
 1"=200' scale map: SE 3 E  
 Zoning: DR 5-5  
 Lot size: 0.131 ± acreage  
 Sewer:  Water:   
 Chesapeake Bay Critical Area:   
 Prior Zoning Hearings: None

North  
 date: 16 April 83  
 prepared by: WCC  
**93-378-A**  
 Scale of Drawing: 1"=50'

**Zoning Office USE ONLY**  
 reviewed by: ITEM #: CASE#:

**GENERAL NOTES**

- THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- HIGHWAY & HIGHWAY WIDENING, SLOPE EASEMENTS, & DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTO. CO., MD. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS SHALL CONVEY SAID AREAS, BY DEED, UNTO BALTO. CO., MD. AT NO COST.
- THIS RECORD PLAT MAY NOT BE HONORED BY BALTO. CO. AFTER FIVE (5) YEARS FROM THE RECORDING DATE (SEE BALTO. CO. BILL # G1-79 - SECTION 22-39-1).
- FORMAL IRREVOCABLE OFFERS HAVE BEEN MADE.
- RECORDING OF THE PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT PARK, OPEN SPACE, OR OTHER AREA SHOWN ON THE PLAT.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68 - BILL # 50-82.
- THE RECORDING OF THE PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTO. CO.
- INFORMATION SHOWN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING & ZONING AND THE DEPT. OF PUBLIC WORKS.
- FOR PANHANDLE LOTS; REFUSE COLLECTION, SNOW REMOVAL, & ROADWAY MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE & STREET R/W LINE ONLY, & NOT ONTO THE PANHANDLE LOT OR DRIVEWAY.
- THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE FOLLOWING BALTIMORE COUNTY TRAVERSE STATIONS

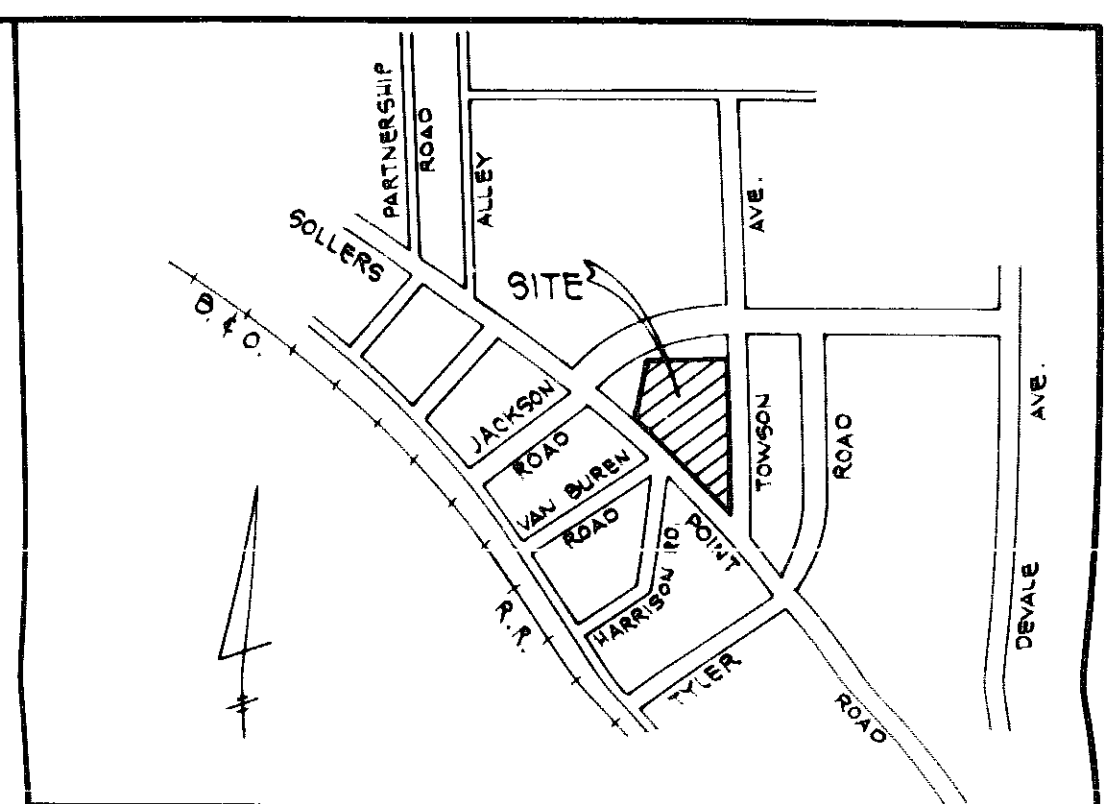
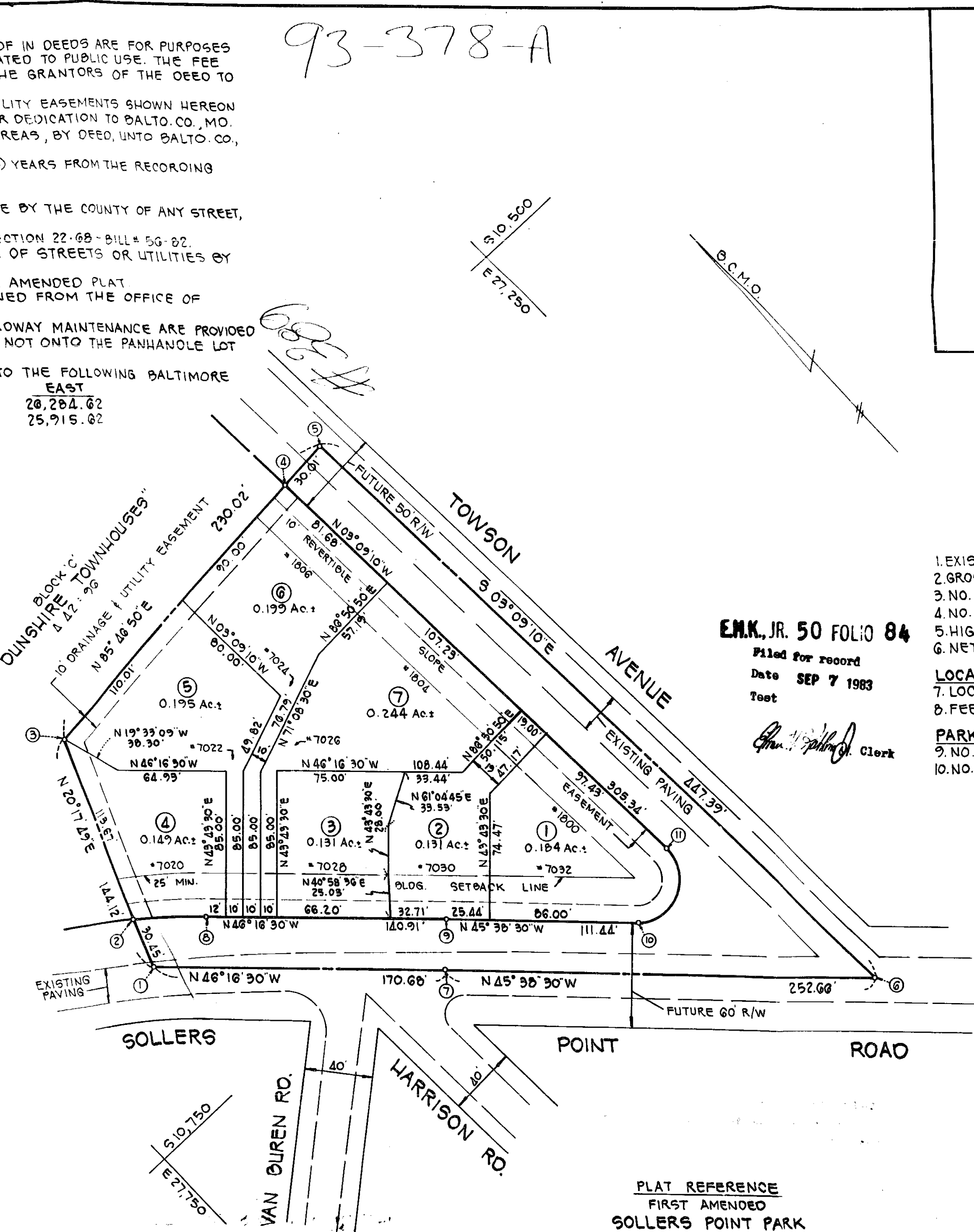
	NO.	SOUTH	EAST
X-3725		10,294.71	26,284.82
X-3726		10,074.83	25,915.82

**COORDINATES**

NO.	SOUTH	EAST
1	10,664.75	26,821.87
2	10,636.17	26,832.43
3	10,529.58	26,871.86
4	10,514.88	27,071.33
5	10,512.85	27,101.28
6	10,959.36	27,125.87
7	10,782.72	26,945.21
8	10,663.68	26,864.18
9	10,761.08	26,966.01
10	10,838.99	27,045.68
11	10,819.74	27,080.12

**CURVE DATA**

From To	R	Δ	A	T	CHORD
10-11	25.00	137°30'00"	60.01'	64.31'	N65°35'53"E 46.00'
8-2	430.00	5°35'54"	42.02'	21.02'	N49°06'25"W 42.00'



VICINITY MAP  
 SCALE: 1"=500'

**DENSITY NOTES**

- EXISTING ZONING OF PROPERTY DR-5.5
- GROSS AREA 1818 Ac±
- NO. OF LOTS ALLOWED (1.818 ÷ 5.5) = 3 LOTS
- NO. OF LOTS PROPOSED 7 LOTS
- HIGHWAY WIDENING AREA (TOTAL) 0.583 Ac±
- NET AREA OF LOTS 1.233 Ac±
- LOCAL OPEN SPACE REQ'D. (6% × 1.818) = 0.109 Ac±
- FEE IN LIEU OF L.O.S. (0.109 × 12,685) = \$1,382.66
- PARKING DATA (2 PER LOT) = 14
- NO. OF SPACES PROVIDED 14

**REASON FOR SECOND AMENDMENT**  
 TO REVISE LOT LINES ON LOTS 1, 2, 3, & 7. (JULY 18, 1983).

**SECOND AMENDED FINAL SUBDIVISION PLAT**

12TH ELECTION DISTRICT BALTIMORE COUNTY, MD.  
 SCALE: 1"=50' JULY 18, 1983

OWNER:  
 QUINN CONSTRUCTION CO.  
 11207 OLD CARRIAGE RD.  
 BLEN ARM, MD. 21057 - Deed Ref. 6909/214

**McKEE & ASSOCIATES, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 1717 YORK ROAD - LUTHERVILLE, MARYLAND 21093

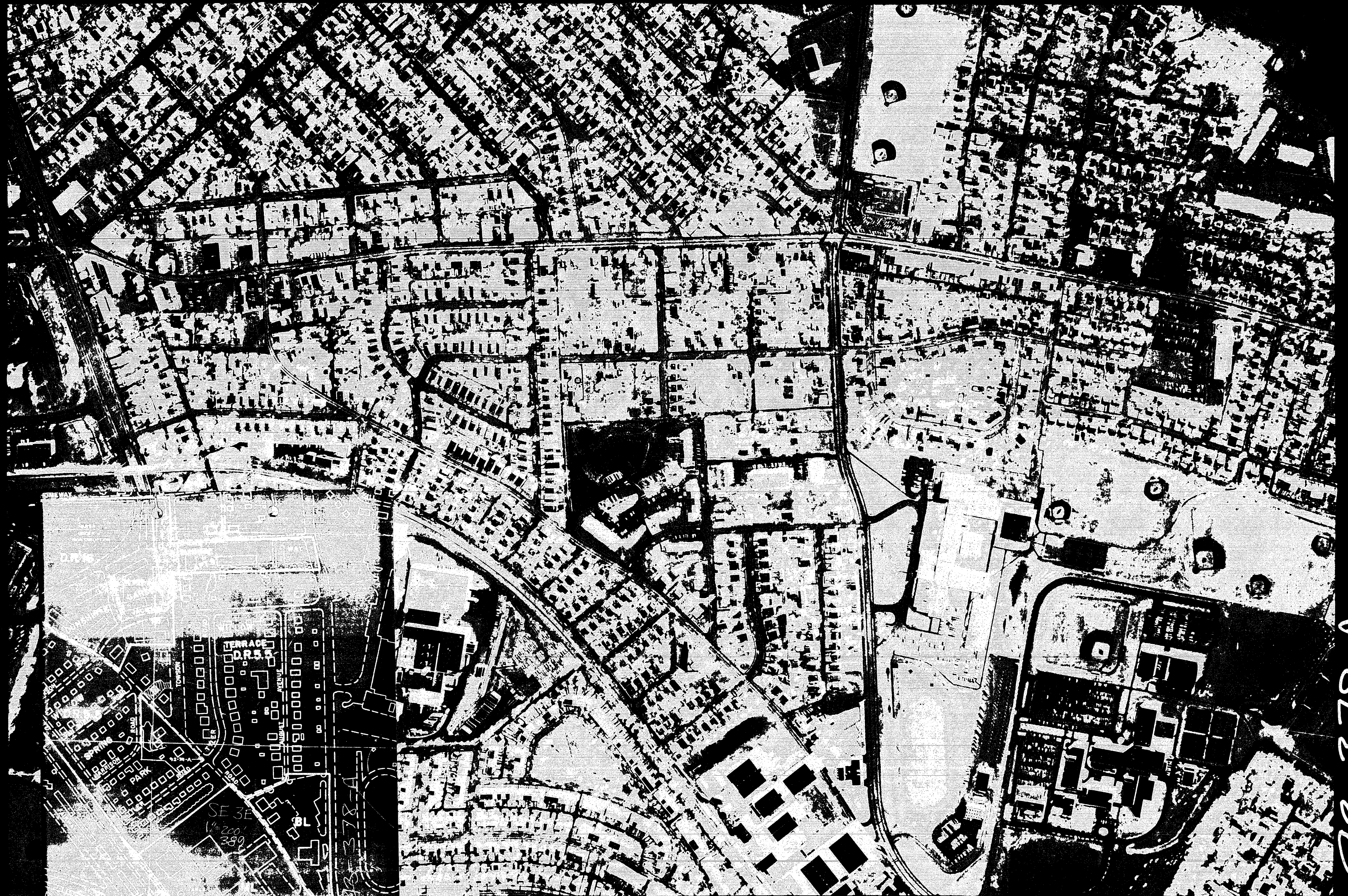
APPROVED: BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
 DATE: 8/11/83  
 APPROVED: DATE: 8/4/83  
 APPROVED: BALTIMORE COUNTY DEPT. OF PUBLIC WORKS  
 DATE: 8/9/83

**OWNER'S CERTIFICATION**  
 THE REQUIREMENTS OF SECTIONS 72A TO 72D OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1939 EDITION, CHAPTER 1016 OF THE ACTS OF 1945, AS AMENDED BY CHFS. 84 & 708 OF THE ACTS OF 1947, AND SUBSEQUENT ACTS, IF ANY AMENDATORY THERETO, SO FAR AS THEY CONCERN THE MAKING OF THE PLAT & SETTING OF MARKERS HAVE BEEN COMPLIED WITH BY THE OWNER OF THE LAND SHOWN HEREON.

**SURVEYOR'S CERTIFICATION**  
 I, JAMES W. McKEE, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH SECTIONS 72A TO 72E, INCLUSIVE, OF ARTICLE 17 OF THE ANNOTATED CODE OF MD. 1939 EDITION, AS ENACTED OR AMENDED BY THE ACTS OF 1945 & 1947, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO.



93-378-A



93-378-A

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

SCALE 1" = 200' ±	LOCATION DUNDALK	SHEET S.E. 3-E
DATE OF PHOTOGRAPHY JANUARY 1986		

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
E/S Spring Ave., 300 ft. S \* ZONING COMMISSIONER  
of Monumental Road \* OF BALTIMORE COUNTY  
4209 Spring Avenue \* 9th Election District  
4th Councilmanic District \* Case No. 93 379-A  
Jeffrey S. Crockett, et ux \*  
Petitioners \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property located at 4209 Spring Avenue in the Oak Park Subdivision of Baltimore County. The Petitioners/property owners, Jeffrey S. and Vicki L. Crockett, his wife, request a variance from Sections 400.1 and 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure, (detached garage) to be located 1 ft. from the side property lot line and to exceed the size of the principal dwelling, in lieu of the requirement that same be subordinate in area to said principal structure. The relief requested is more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The variance was originally filed as a Petition for Administrative Variance. An administrative variance may be granted for an owner occupied residential property if a public hearing is not requested by the Zoning Commissioner or an interested party whose property is within 1,000 ft. of the site. In the instant case, a request for hearing was received from two individuals. Karen Christian, 4215 Spring Avenue raised a number of concerns in her correspondence to my office on May 24, 1993. Further, a request for a hearing was received from James E. Malone, Jr., who resides at 4305 Spring Avenue. In view of this correspondence, the matter was

scheduled and a public hearing was held on June 23, 1993.

Appearing at the public hearing for this case was one of the Petitioners/property owners, Jeffrey S. Crockett. Numerous residents of the surrounding community appeared as Protestants. They included Mr. Malone, Elmer J. Linthicum, Jr., Bruce H. Custer, James W. Grimes and Ben Holmes. All of these residents reside on Spring Avenue, a short distance from the subject site.

Testimony and evidence presented was that the subject property is .193 acres in area and is zoned D.R.5.5. The site is presently improved with a single family two story framed dwelling and concrete driveway/parking pad in the front. The lot and dwelling are part of a new residential subdivision, known as Oak Park. In fact, Mr. Crockett indicated that his house is only one year old. Apparently, this subdivision, which contains 47 lots, is still being built. Testimony was offered that approximately 37 houses are now constructed and occupied.

Mr. Crockett testified that he proposes constructing a garage in the rear of the property. It is to be noted that the lot is a narrow, yet deep, lot which tapers to the rear. That is, the lot is approximately 50 ft. wide at its frontage on Spring Avenue but only approximately 39 ft. wide to the rear property line. Further, the site plan shows an existing drainage easement on the rear of the lot. Further, the photographs presented show a swale in the rear of the property which was obviously intended to conform with the drainage easement. The testimony was that storm water runoff flows towards the rear of the property and the swale was installed to provide storm water management for the houses located on the Petitioner's side of Spring Avenue. However, based on the photographs of the drainage swale, it appears that said swale might not be located within the drainage easement.

In any event, Mr. Crockett proposes constructing a free-standing garage on the rear of the property. As shown on the site plan, the garage will be within the area of the drainage easement. At the hearing, the Petitioner requested a waiver and/or modification of the County's easement. After due consideration, I must conclude that the Zoning Commissioner does not have the authority to waive construction of a permanent structure within an easement dedicated to Baltimore County. Thus, I cannot approve construction within this easement as proposed. Further, construction anywhere near this portion of the property should be reviewed carefully by the Department of Environmental Protection and Resource Management to assure that same will not interfere with the storm water management system which has been installed.

Within the Petition, Mr. Crockett proposes locating a rather large garage to the rear of the property. The dimensions of the garage are shown on the site plan as being 24 ft. x 34 ft. Mr. Crockett observed that his hobby is restoring classic automobiles. It is envisioned that the garage will be used to store these automobiles as well as to store the vehicle which he uses as basic transportation. The proposed garage will be 15 ft. in height, a dimension which complies with the regulations. It will contain heating/air conditioning but will not have a bathroom facility. Further, although Mr. Malone works out of his home as an electrician, he testified that he will not store items connected with his business in the garage and will not utilize same for commercial purposes.

As noted above, a number of neighbors appeared and testified in opposition to this project. Mr. James E. Malone, Jr. testified of his desire to keep this subdivision strictly residential in character. He noted that the builder of this community offered a two garage house model and Mr. Crockett did not avail himself of the opportunity to purchase this type of

house. He believes that the construction of a separate garage building in the rear of the property will destroy the ambience of the community. Also, he is concerned that it may adversely affect the storm water runoff by interfering with the swale to the rear of the property. His concerns were echoed by other Protestants present. Generally, they all voiced concerns over commercialization of the property, potential destruction of the residential symmetry and character of the neighborhood and concerns about interference with storm water runoff.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

In reviewing the evidence, there is insufficient evidence to allow a finding that the Petitioner would experience practical difficulty or unreasonable hardship if the requested variance was denied. The testimony presented by the Petitioner was in support of a matter of a preference rather than of the necessity for the variance. In fact, the Petitioner produced a permit which indicated that he had applied for and received

ORDER RECEIVED FOR FILING  
Date 7/1/93  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 7/1/93  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 7/1/93  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 7/1/93  
By [Signature]

permission to construct a smaller garage in the rear of the property. Thus, the Petitioner can construct, without variances, an accessory garage which will accommodate many of the goals about which he testified. In my view, construction of a garage of the configuration proposed should not be allowed. Specifically, I concur with the Protestants' assertion that such a garage might destroy or detract from the residential character of the neighborhood. Further, wherever a garage is constructed, same should be permitted only as to ensure that the storm water management (swale) should not be disturbed. The Petitioner has failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Therefore, the variance requested must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15<sup>th</sup> day of July, 1993 that a variance from Sections 400.1 and 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (a detached garage) to be located 1 ft. from the side property lot line and to exceed the size of the principal dwelling, in lieu of the requirement that same be subordinate in area to said principal structure be and is hereby DENIED.

ORDER RECEIVED FOR FILING  
Date 7/1/93  
By [Signature]

[Signature]  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mm

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21284

(410) 887-4386

June 30, 1993

Mr. and Mrs. Jeffrey S. Crockett  
4209 Spring Avenue  
Halethorpe, Maryland 21227

RE: Case No. 93-379-A  
Petition for Variance  
Property: 4209 Spring Avenue

Dear Mr. and Mrs. Crockett:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been denied, 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,

[Signature]  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mm  
att.  
cc: Mr. James E. Malone, Jr.  
Mr. Elmer J. Linthicum, Jr.  
Mr. Bruce H. Custer  
Mr. James W. Grimes  
Mr. Ben Holmes  
Ms. Karen Christian



Petition for Administrative Variance  
to the Zoning Commissioner of Baltimore County

for the property located at 4209 Spring Ave., Halethorpe, Md. 21227  
which is presently zoned D.R.5.5.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 and 101 (B.C.Z.R.) To permit a proposed accessory structure (a detached garage) to be located 1 foot from a side lot line and to exceed the size of the principal dwelling in lieu of being subordinate in area to said principal structure. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: indicate hardship or practical difficulty)

To build a detached three car garage in rear yard of existing SPD. Garage is to be 34 ft. by 24 ft. This would require a ten ft. encroachment onto existing twenty foot easement. A setback of one foot on south side of building. And the garage would be 816 sq.ft. as compared to 684 sq.ft. for the existing SPD.

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.

With its severally and often, under the penalties of perjury, that they are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

(Type or Print Name) Jeffrey S. Crockett

Signature [Signature]

(Type or Print Name) Vicki L. Crockett

Signature [Signature]

(Type or Print Name) Vicki L. Crockett

Signature [Signature]

(Type or Print Name) 4209 Spring Ave. 410 536 0373

Address

(Type or Print Name) Halethorpe, Md. 21227

City

(Type or Print Name) State and phone number of representative, to be contacted.

Address

City

Address

City

Address

City

Address

City

Address

City

Address

City

Address

City

Address

City

Address

City

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) here 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 4209 Spring Ave.  
Halethorpe, Md. 21227

That based upon personal knowledge, the following are the facts upon which I've based the request for an Administrative Variance at the above address: indicate hardship or practical difficulty)

To build a detached three car garage in rear yard of existing SPD.

This would require:

1) An encroachment of ten feet onto Drainage & Utility easement

in order to keep building out of existing drainage swale.

This would give a rear setback of ten feet.

2) A setback of one foot in lieu of required three foot on

south side of building.

3) A size of 816 sq.ft. for garage and 684 sq.ft. for existing SPD

in lieu of garage being smaller than SPD.

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

[Signature] Vicki L. Crockett

[Signature] Jeffrey S. Crockett

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15<sup>th</sup> day of April, 1993, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

[Signature] Jeffrey Crockett

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

AS WITNESS my hand and Notarial Seal.

4/26/93

[Signature] Notary Public

My Commission Expires: 4/1/94

APPROVED BY: [Signature] DATE: 4/26/93

ISSUED FOR FILING DATE: 5/16/93

Zoning Commissioner of Baltimore County

ITEM #: 392

93-379-A

In addition to entry #1

Drainage swale was installed by developer near the center of the rear yard, not in the easement area as is designated in all available plats. The developer has been made aware of the situation but has refused to relocate the swale where it belongs. The present location of the swale has been approved by the Sediment Control Office of Baltimore County as per Mr. Vidmar of the same office.

93-378-A

ZONING DESCRIPTION FOR 4209 SPRING AVE.

Election District: 13 Councilmanic District: 1  
Beginning at a point on the east side of Spring Ave. which is fifty feet wide at a distance of three hundred fifty feet south of the centerline of the nearest improved intersecting street, Monumental Rd. which is forty feet wide. Being Lot #44 in the subdivision of Oak Park as recorded in Baltimore County Plat Book #55, Folio #16 & 17, containing 8419.48 square feet ( .193 acres ).

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9d Variance Date of Posting: 5/14/93  
Posted for: Jeffrey S. & Vicki L. Crockett  
Petitioner: Jeffrey S. & Vicki L. Crockett  
Location of property: 4209 (E.B.) Spring Ave., 300' S of Monumental Rd.  
Location of Sign: Along roadway on property to be zoned  
Remarks:  
Posted by: [Signature] Date of return: 5/21/93  
Number of Signs: 1

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9d Variance Date of Posting: 6/1/93  
Posted for: Jeffrey S. & Vicki L. Crockett  
Petitioner: Jeffrey S. & Vicki L. Crockett  
Location of property: 4209 (E.B.) Spring Ave., 300' S of Monumental Rd.  
Location of Sign: Along roadway on property of Baltimore  
Remarks:  
Posted by: [Signature] Date of return: 6/10/93  
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 6/10, 1993  
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 6/10, 1993

THE JEFFERSONIAN,  
S. Zeke Orlov  
Publisher

BALTIMORE COUNTY, MARYLAND  
OFFICE OF PUBLIC REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE: 6-4-93 ACCOUNT: R001-6150  
AMOUNT: \$ 35  
RECEIVED: [Signature]  
FOR: Requesting 93-379-A

BALTIMORE COUNTY, MARYLAND  
OFFICE OF PUBLIC REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE: 5-27-93 ACCOUNT: R001-6150  
AMOUNT: \$ 40  
RECEIVED FROM:  
FOR: Request for Hearing 93-379-A

Baltimore County  
Zoning Administration &  
Development Management  
receipt  
93-379-A  
Date: 4/18/93  
JEFFREY S. CROCKETT  
4209 SPRING AVE, 300'  
S OF MONUMENTAL RD  
010 ADMIN VARIANCE 18.00  
090 POSTING 35.00  
TOTAL \$ 53.00  
03A03H0107M1CIRC 885.00  
P0 C002134FN04-28-93  
Please Make Checks Payable To: Baltimore County

REQUEST FOR HEARING  
TO THE ZONING COMMISSIONERS FOR BALTIMORE COUNTY:  
Re: Case Number: 93-379-A  
Petitioner(s): Jeffrey S. Crockett & Vicki L. Crockett  
Location: 4209 Spring Ave, Baltimore, MD 21204  
I/We: James E. Malone, Jr.  
( ) Legal Owners (X) Residents, of  
4209 SPRING AVE  
Baltimore, MD 21204 410-242-6775  
which is located approximately 300 feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.  
James E. Malone, Jr. 5/20/93

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

Maryland Department of Transportation  
State Highway Administration  
O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

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

CASE NUMBER: 93-379-A (Item 392)  
4209 Spring Avenue  
4209 Spring Avenue, 300' S of Monumental Road  
9th Election District - 4th Councilmanic  
Petitioner(s): Jeffrey S. Crockett and Vicki L. Crockett  
HEARING: WEDNESDAY, JUNE 23, 1993 at 10:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit a proposed accessory structure (detached garage) to be located 1 foot from a side lot line and to exceed the size of the principal dwelling in lieu of being subordinate in area to said principal dwelling.

[Signature]  
Arnold Jablon  
Director

cc: Jeffrey and Vicki Crockett  
cc: James E. Malone, Jr.  
NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE MANICAPPED ACCORDINGLY. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3351.

May 24, 1993

Mr. and Mrs. Jeffrey S. Crockett  
4209 Spring Avenue  
Halethorpe, MD 21227  
RE: Case No. 93-379-A, Item No. 392  
Petitioner: Jeffrey S. Crockett, et ux  
Petition for Administrative Variance

Dear Mr. and Mrs. Crockett:  
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 April 28, 1993, and a hearing was 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.

Ms. Helene Kehring  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 392 (LEO)

Dear Ms. Kehring:  
This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.  
Thank you for the opportunity to review this item.

Very truly yours,  
for Bob Small  
John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is \_\_\_\_\_  
Teleoperator for Impaired Hearing or Speech  
383-7586 Baltimore Metro - 668-6451 D.C. Metro - 1-800-452-8828 Statewide Toll Free  
787 North Calvert St., Baltimore, Maryland 21203-8717

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

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

DATE: May 17, 1993  
SUBJECT: 4209 Spring Avenue  
INFORMATION:  
Item Number: 392  
Petitioner: Jeffrey S. Crockett  
Property Size: \_\_\_\_\_  
Zoning: D.R. 5.5  
Requested Action: \_\_\_\_\_  
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:  
The Community Planning Division offers the following comments:  
1. Section 101 (BCZR), definition of "accessory structure" states that the structure should be subordinate in area to the principal structure. As stated in the petition, the proposed three car garage is 816 sq. ft., as compared to the 684 sq. ft. for the existing residence. Clearly, the accessory structure is not subordinate in area to the principal use.  
2. It is the opinion of the Office of Planning that based on the size of the Petitioner's house and lot (.193 acres), as well as the relatively small homes and lots nearby, that should the variance to section 101 be granted, the proposed three car garage would be out-of-scale with existing principal structures in the immediate neighborhood. Therefore, the variance to section 101 should be denied.  
3. If the variance to section 101 is denied, the Petitioner could build a smaller garage that does not require a variance from side lot line setback.

Prepared by: Jeffrey M. Long  
Division Chief: Gary L. Lewis  
PK/JL:lw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Date: May 11, 1993
FROM: Captain Jerry Pfeifer Fire Department
SUBJECT: Comments for 05/17/93 Meeting

- Item 386 Building shall be built in compliance with the 1991 Life Safety Code and the Baltimore County Fire Prevention Code.
Item 387 No Comments
Item 388 No Comments
Item 389 No Comments
Item 390 No Comments
Item 391 Site shall comply with applicable provisions of the Baltimore County Fire Prevention Code.
Item 392 No Comments
Item 393 No Comments
Item 394 No Comments
Item 395 Townhouses for which the initial building permit was applied for after July 1, 1992 are required by State Law to be sprinklered.

RECEIVED MAY 12 1993 ZADM

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

MAY 28, 1993

Jeffrey and Vicki Crockett 4209 Spring Avenue Halethorpe, Maryland 21227

Handwritten note: Paid 6-3-93

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in a newspaper of general circulation. This office will ensure that the legal requirements for posting and advertising are satisfied; the policy change will effect to whom and when these fees are paid.

Reposting charges in the amount of \$ 35.00 are now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

Please be further advised that non-payment of fees will stay the issuance of the Zoning Commissioner's Order.

If you have any questions concerning this letter, you may contact Owen Stephens at 887-3391.

Very truly yours,

Handwritten signature: Arnold Jablon

ARNOLD JABLON, DIRECTOR

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

MAY 6, 1993

Jeffrey and Vicki Crockett 4209 Spring Avenue Halethorpe, Maryland 21227

Re: CASE NUMBER: 93-379-A 4209 Spring Avenue

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 reaffirmation regarding the administrative process.

1) Your property will be posted on or before May 16, 1993. The closing date (June 1, 1993) 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 reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper 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.

Handwritten signature: Arnold Jablon

Handwritten notes: 410 887-3353, 5839-93

May 24, 1993

Dear Commissioner:

I am writing with much concern as a Baltimore County Homeowner in reference to case #93-379A. My understanding is a three car garage (dimensions 34x24) is to be erected in the rear lot of 4209 Spring Ave.

As a nearby homeowner my number one concern is the proper drainage and run off. My understanding is that a twenty foot easement should exist and that this three car garage will have to be built on ten feet of the existing twenty foot easement. Will this cause drainage problems for other residents? Other concerns I have are; will this building be in uniform with the existing house? What are Baltimore Counties building code requirements for this type of building? What are the primary reasons for a garage to be built larger than the existing dwelling? Will this garage be used for residential purposes only?

Please contact me at the following address: Karen Christian, 4215 Spring Ave., Baltimore, MD 21227.

Sincerely,

Handwritten signature: Karen Christian

RECEIVED MAY 28 1993 ZADM

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

Table with columns for NAME and ADDRESS. Entries include: JAMES E. MORAN, JR. 4305 SPRING AVE 21227; Elmer J. Livingston Jr. 4300 Spring Ave, Halethorpe, MD 21227; BRUCE H. CUSTER 4302 SPRING AVE HALETHORPE MD 21227; James W. Grimes 4306 Spring Ave Halethorpe; DAN HOLMES 4317 Spring Ave 21227.

Handwritten note: Send copy to these people

Handwritten note: Baltimore ind.

AMERICAN HOMES, INC. 8424 Veterans Highway, Suite 7 Millersville, MD 21108 (410) 987-8800

November 11, 1992

RE: Easement/Swale/Right-of-Way

Dear Property Owner:

It has been brought to the attention of the principals of Oak Park Limited Partnership that the swale to the rear of the lots specifically known as Lots 40 through 47 in the subdivision known as Oak Park has not been properly established within the twenty foot easement to the rear of said lots.

In order to accommodate the requirements of the Sediment Erosion Control Office for Baltimore County it will be necessary for us to come in and regrade and re-establish the swale to be within the twenty foot easement to the rear of said lots. In the process of accomplishing this the entire treeline that now exists to the rear of Lots 44, 45, 46, and 47 will be lost without any re-establishment of same, as well as a loss to the pine trees that presently exist to the rear of Lots 40, 41, 42, and 43.

It is not our intent to inconvenience you or to disrupt anything that presently exists on your properties. However, this requirement is within the jurisdiction of the Sediment Erosion Control Office of Baltimore County and should you have any questions you may direct them to that office to which the telephone number is 887-3226.

It will be our intent to establish the proper grading, seeding and stabilization of that swale at the direction of the Sediment Erosion Control Division of Baltimore County. However, before such work may commence it will be necessary for each party to give their written permission, upon the enclosed form, to allow access to the properties mentioned herein, so that the proper work may be completed in a timeframe as specified by Baltimore County.

If you have any further questions please feel free contact me at the phone number listed above.

I thank you for your time, attention and most importantly, your cooperation in this matter.

I remain, respectfully,

Handwritten signature: Jeffrey Jameson

Enclosure

Handwritten note: Protestants No 1

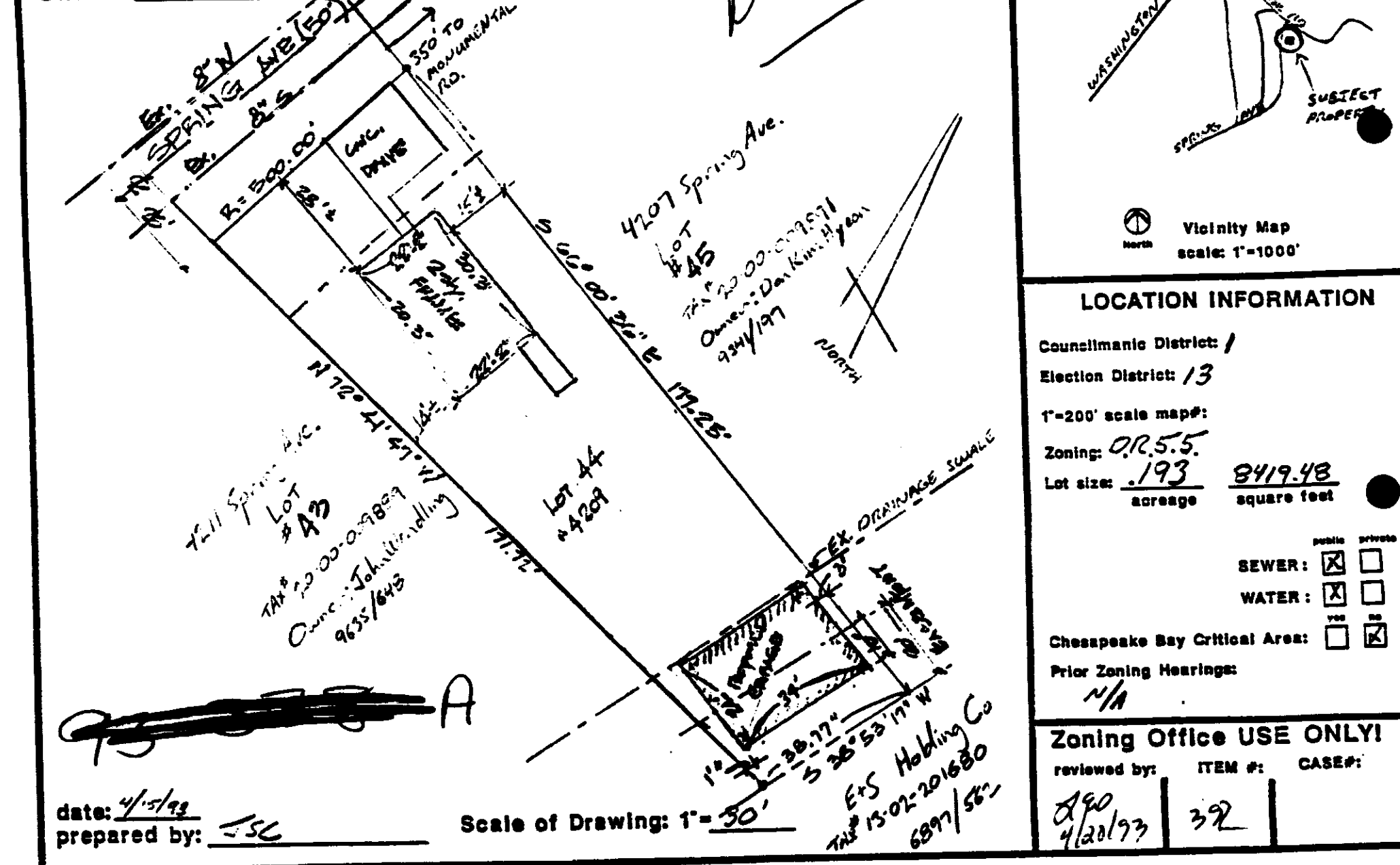
Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 4209 Spring Ave. Tax # 20-00-002870 see pages 8 & 9 of the CHECKLIST for additional required information

Subdivision name: Oak Park

lot book # 55, folios 1617, lots 34, section # B

OWNER: Jeff & Vicki Crockett



date: 4/24 prepared by: JSC

Scale of Drawing: 1" = 30'

LOCATION INFORMATION

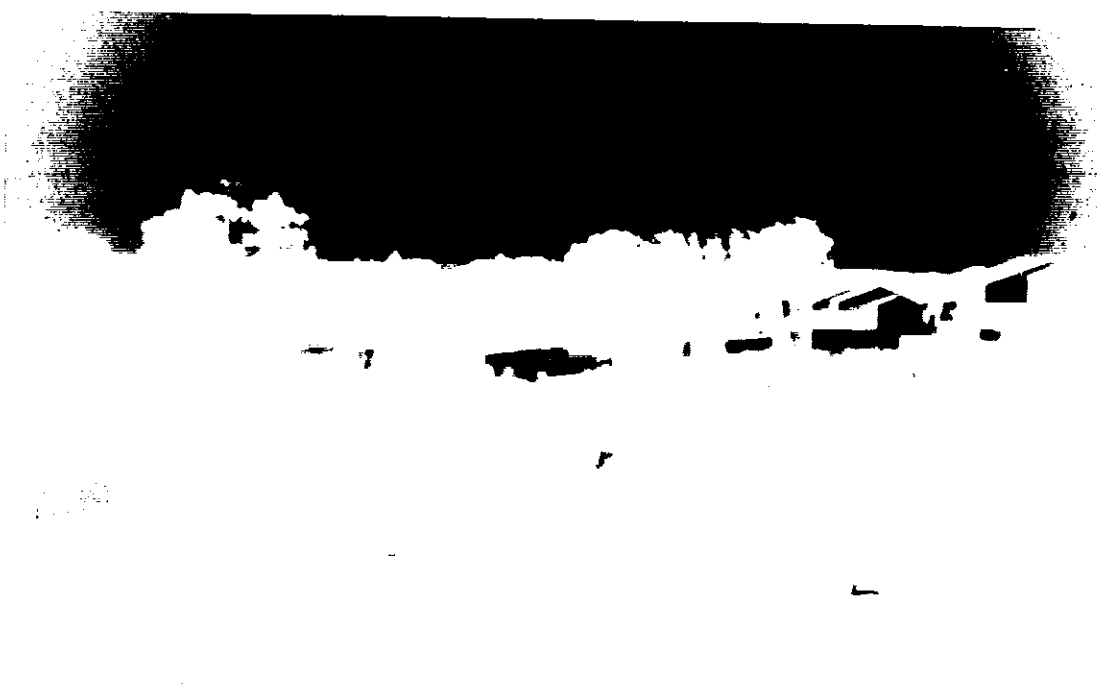
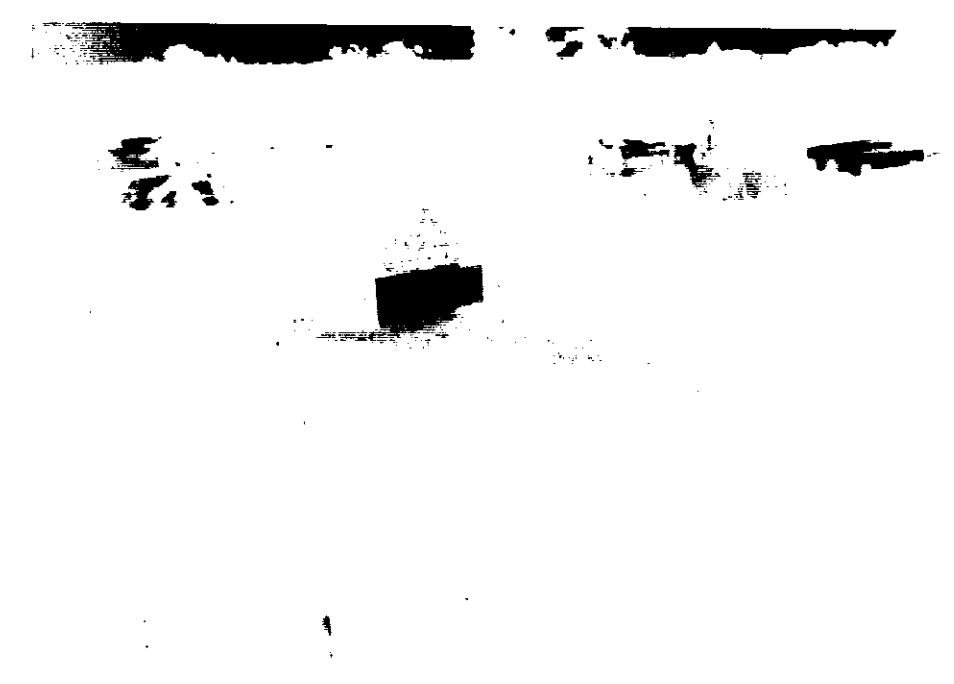
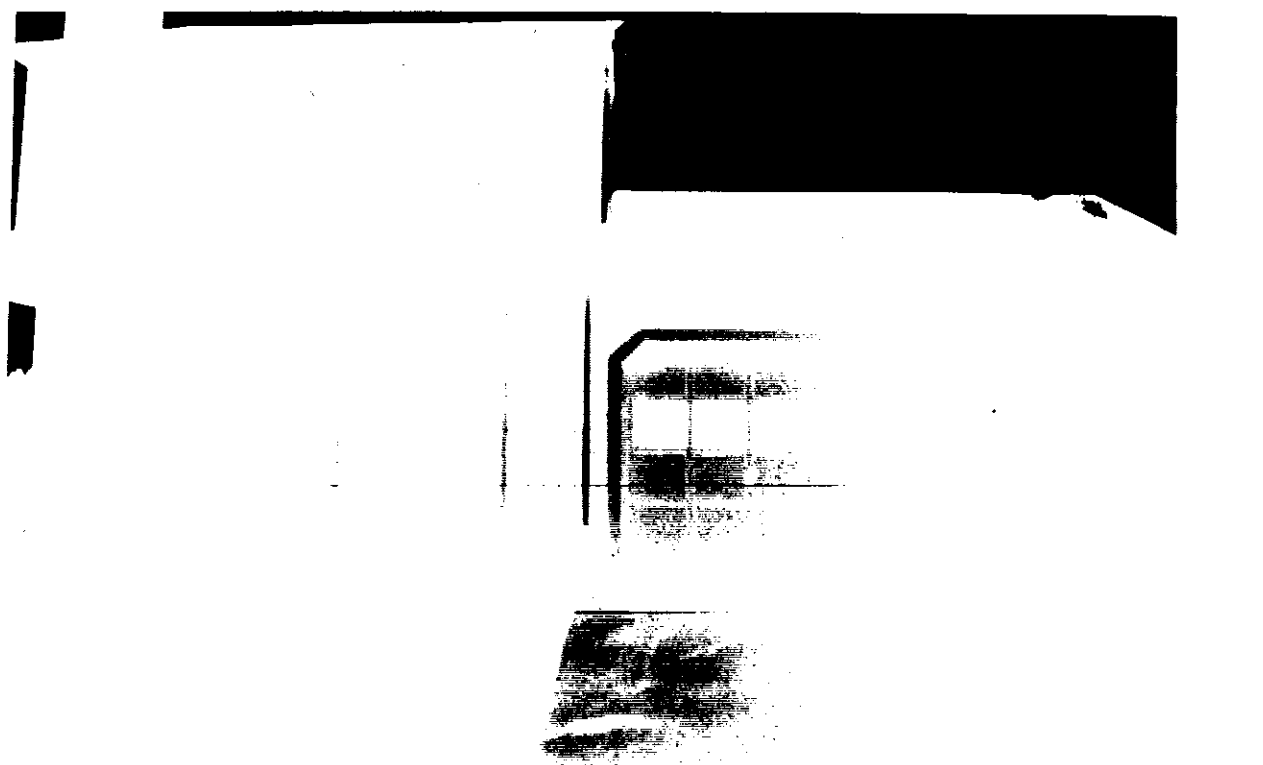
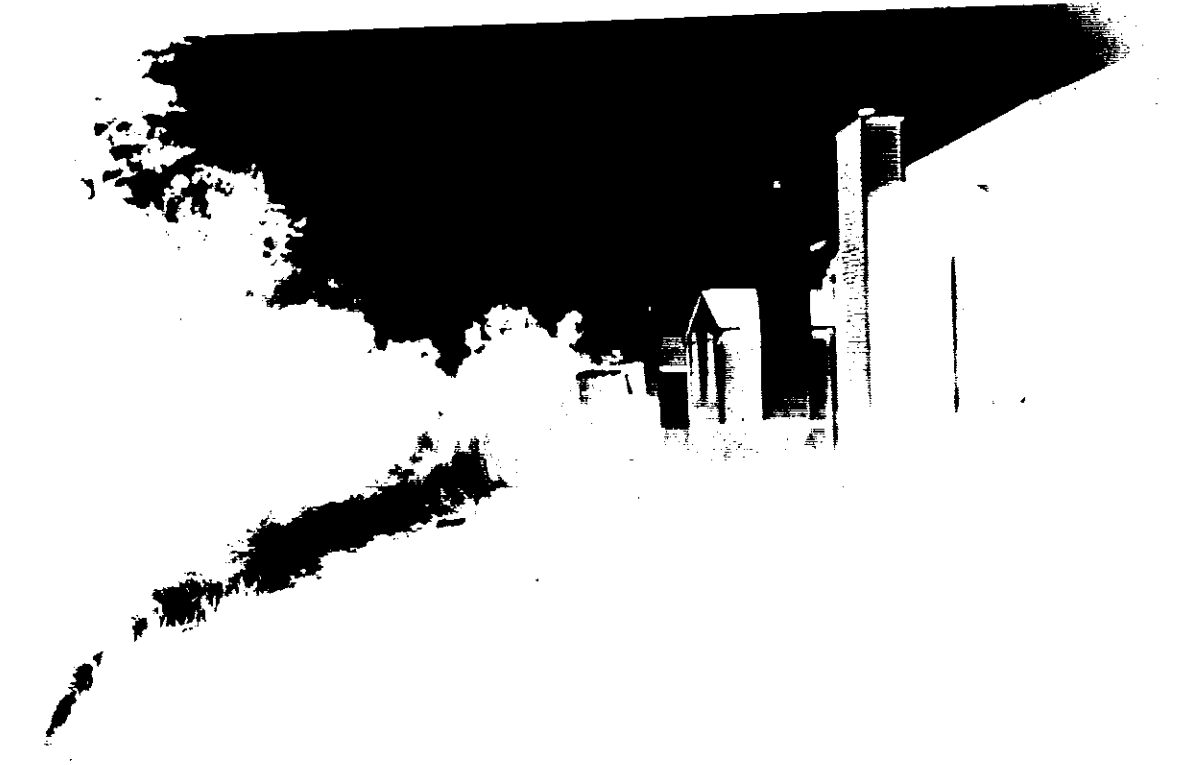
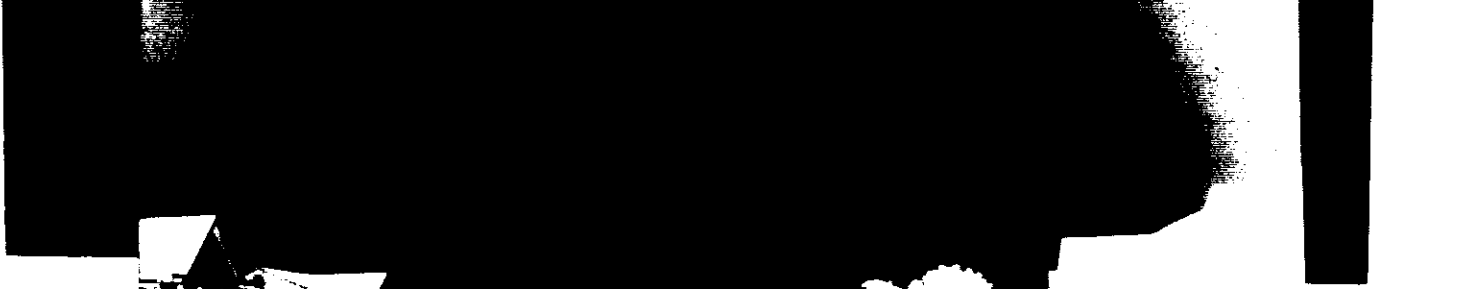
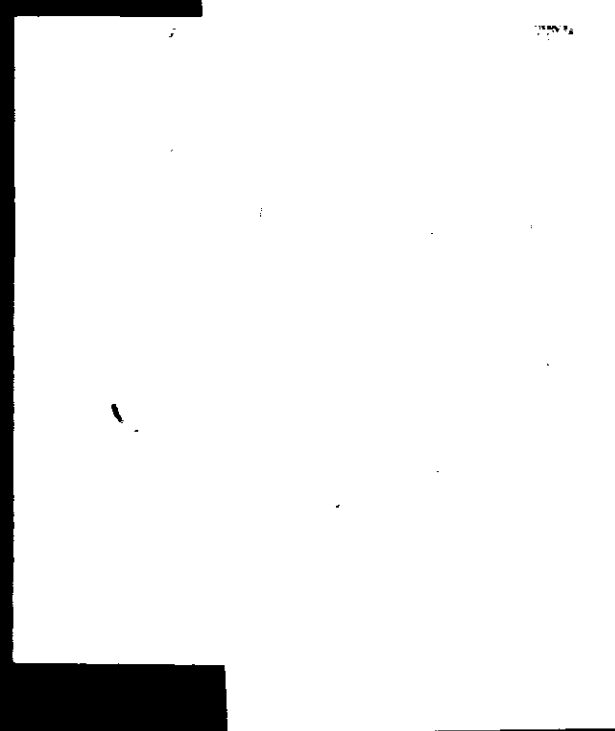
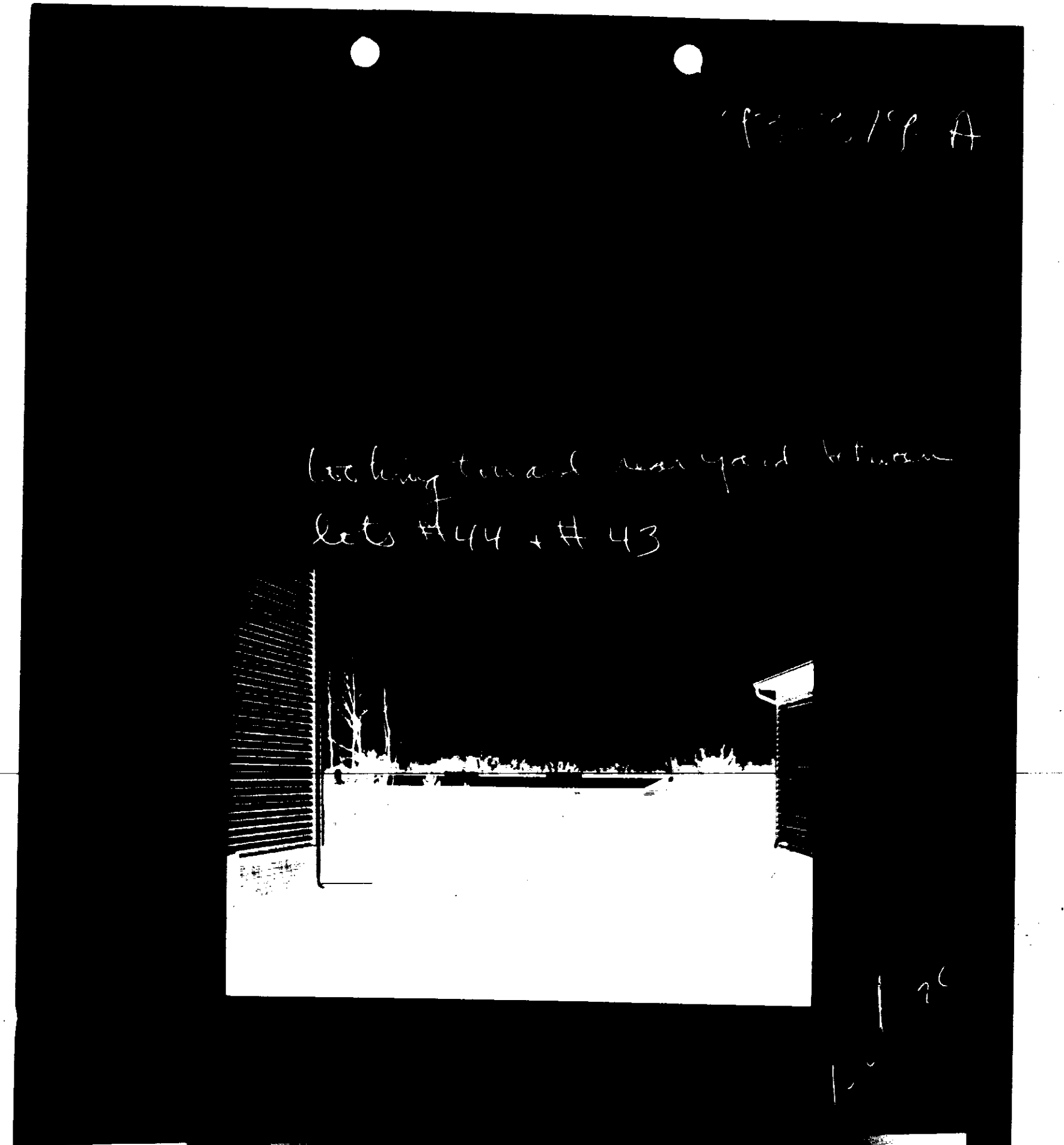
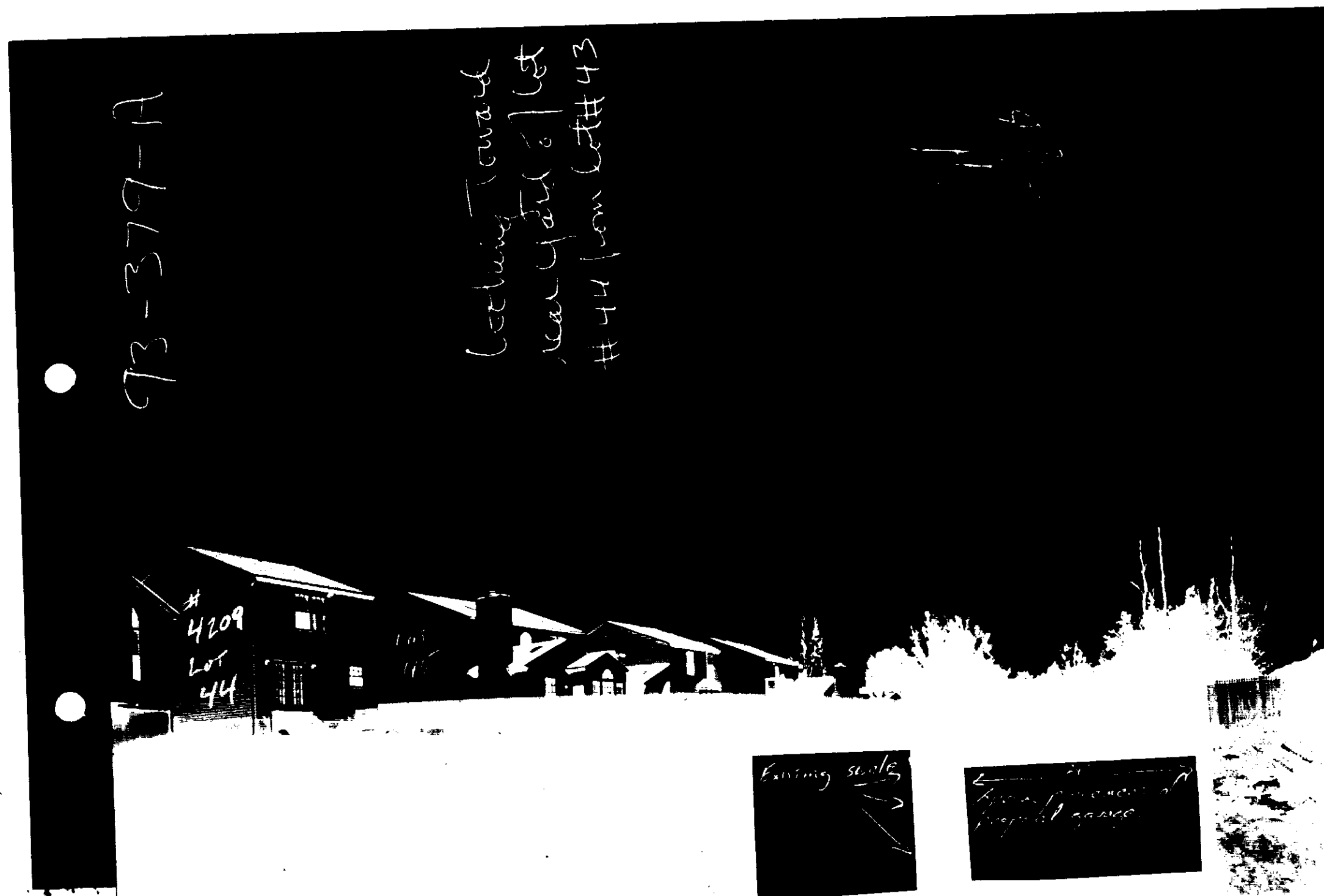
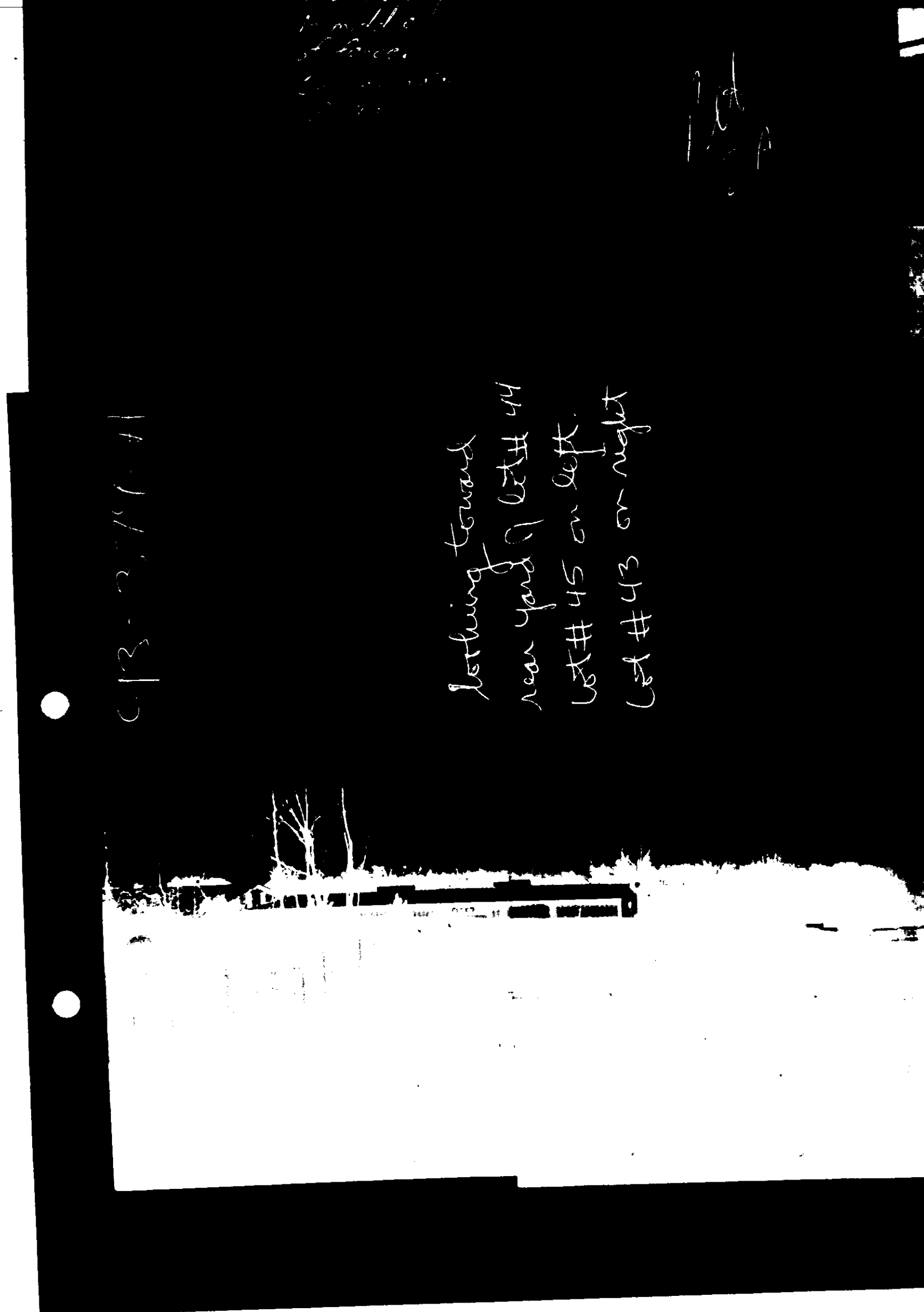
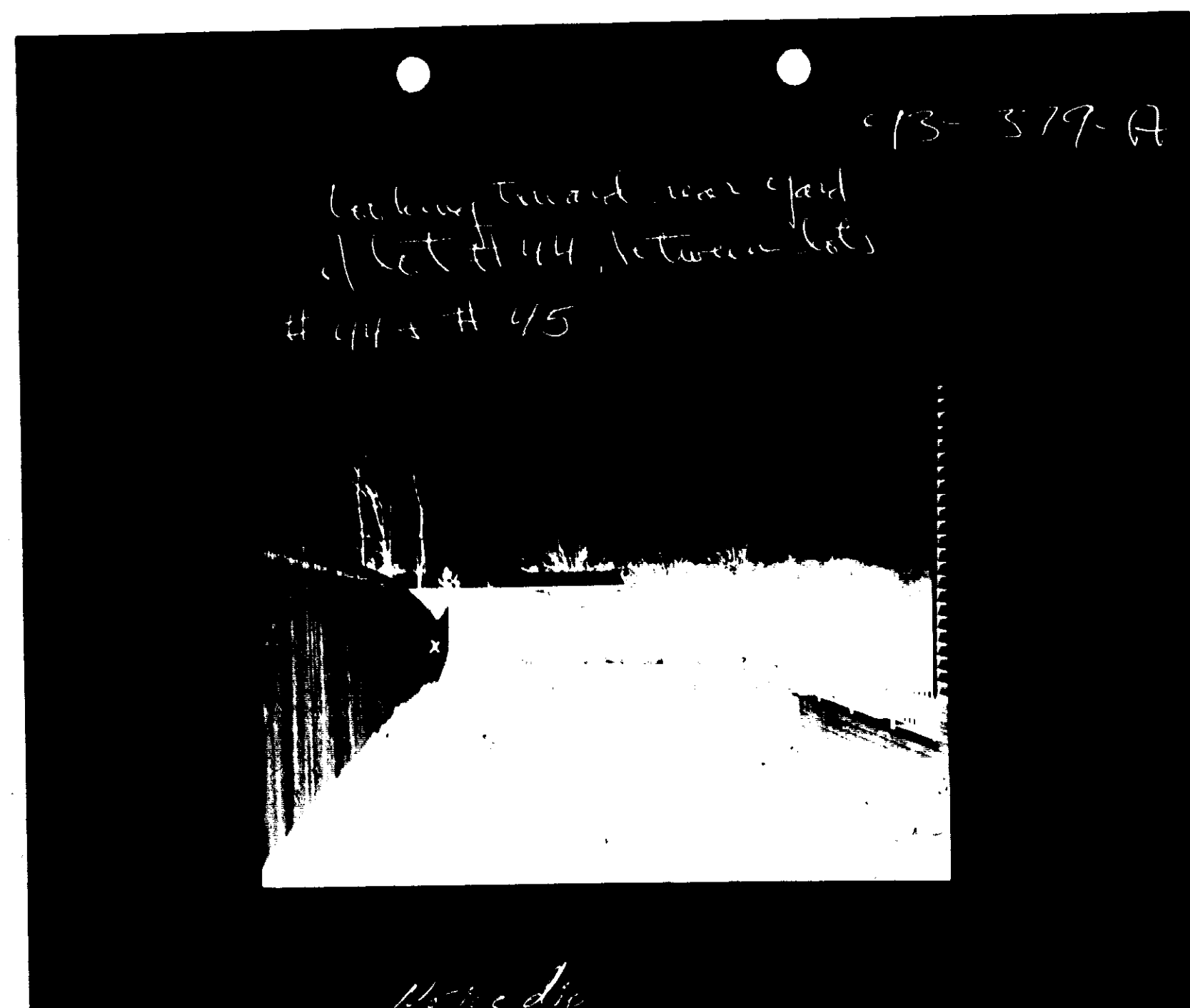
Councilman's District: 1 Election District: 13 1"=200' scale map: Zoning: CR5.5 Lot size: 193 acreage: 849.48 square feet

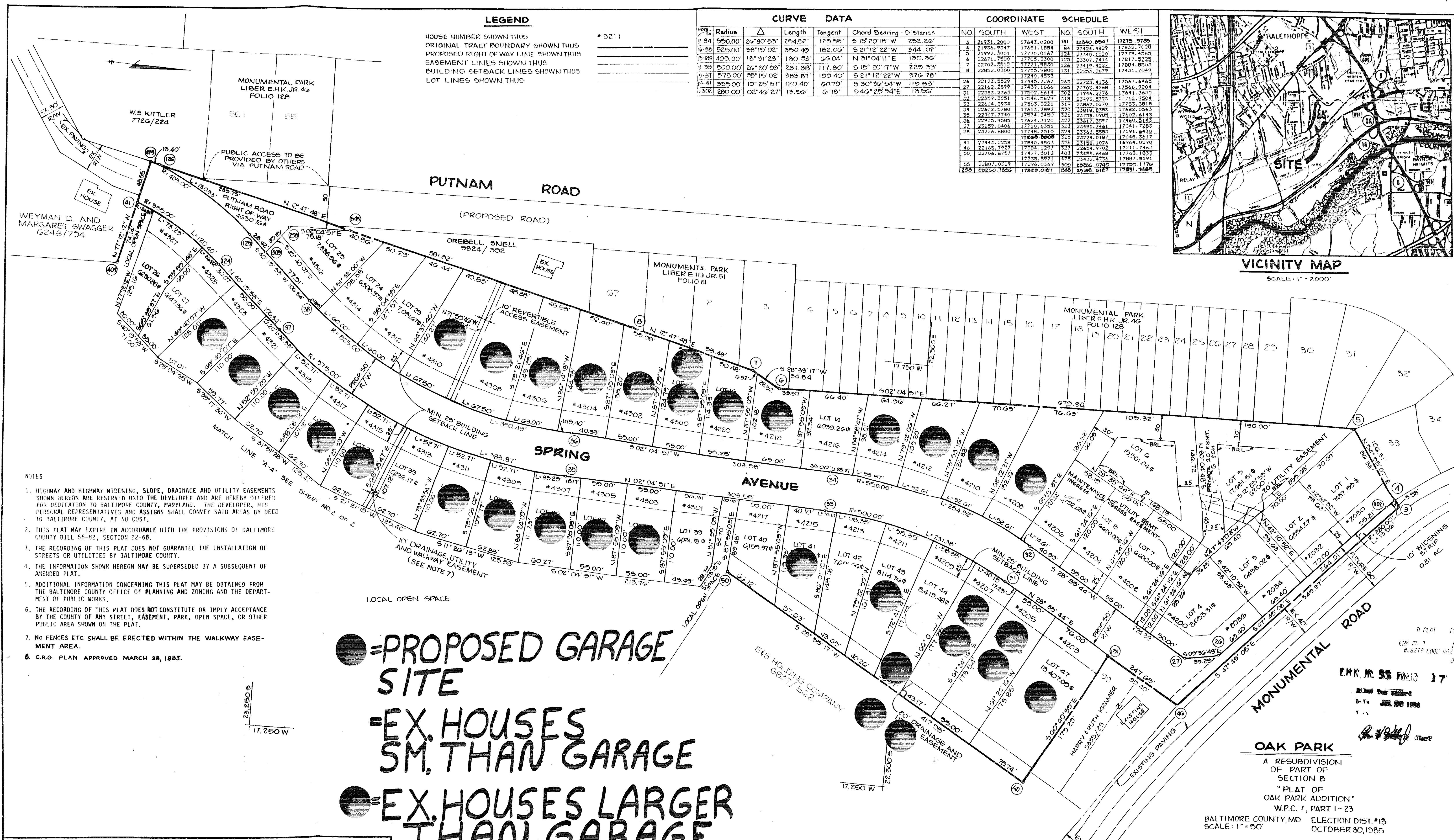
SEWER: [ ] WATER: [ ] Chesapeake Bay Critical Area: [ ]

Zoning Office USE ONLY

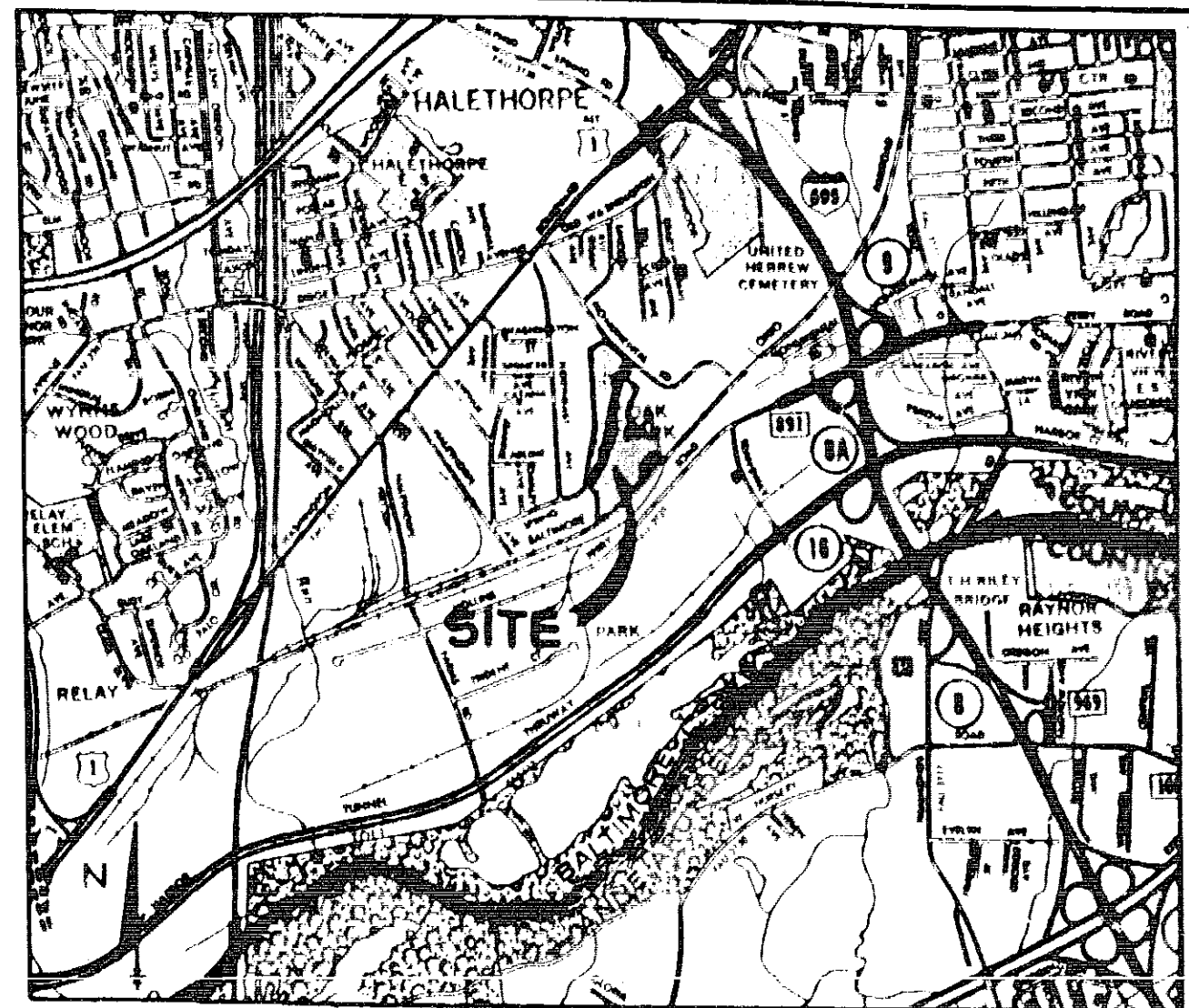
reviewed by: ITEM #: CASE#: 880 4/20/93 32







CURVE DATA						COORDINATE SCHEDULE						
NO.	Radius	Δ	Length	Tangent	Chord Bearing	Distance	NO.	SOUTH	WEST	NO.	SOUTH	WEST
1	550.00	28°30'55"	254.52'	125.58'	S 15°20'18" W	252.26'	1	4153.2000	17645.0200	41	4240.0547	17575.5785
2	550.00	28°15'02"	250.40'	122.00'	S 21°12'22" W	344.02'	42	4152.8547	17651.1854	44	4242.4829	17582.7038
3	405.00	18°31'23"	130.33'	66.04'	N 51°04'11" E	190.30'	43	4192.3001	17750.0167	45	4340.1020	17775.4565
4	500.00	20°15'02"	251.38'	117.80'	S 15°20'11" W	225.93'	46	4287.1750	17705.8300	47	4337.7414	17812.8728
5	575.00	20°15'02"	283.87'	135.40'	S 21°12'22" W	376.78'	48	4270.2352	17721.9830	49	4345.4027	17884.8503
6	550.00	15°25'51"	120.40'	60.75'	S 30°50'54" W	115.83'	50	4282.0300	17755.9800	51	4325.0679	17851.7049
7	280.00	02°46'27"	13.55'	6.78'	S 46°25'54" E	13.55'	52	4212.5529	17745.7267	53	4273.4126	17862.6462



**LEGEND**

HOUSE NUMBER SHOWN THUS \* 3211

ORIGINAL TRACT BOUNDARY SHOWN THUS

PROPOSED RIGHT OF WAY LINE SHOWN THUS

EASEMENT LINES SHOWN THUS

BUILDING SETBACK LINES SHOWN THUS

LOT LINES SHOWN THUS

- NOTES**
- HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, AT NO COST.
  - THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BILL 56-82, SECTION 22-68.
  - THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
  - THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT AMENDED PLAT.
  - ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
  - THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
  - NO FENCES ETC. SHALL BE ERRECTED WITHIN THE WALKWAY EASEMENT AREA.
  - C.R.G. PLAN APPROVED MARCH 28, 1985.

● = PROPOSED GARAGE SITE

○ = EX. HOUSES SM. THAN GARAGE

○ = EX. HOUSES LARGER THAN GARAGE

**PROPERTY ACCOUNT NUMBERS - EXISTING SUBDIVISION**

LOT NUMBER	PROPERTY NUMBERS
89-97	13-03-471399 THRU 13-03-471407
100-125	13-03-471408 THRU 13-03-471415
B-F	13-03-471416 THRU 13-03-471420

**NOTE:**

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

X-0610 921440.02 W 10314.00  
X-0610 921000.70 W 10303.17

**NOTE:**

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

**OWNERS CERTIFICATE:**

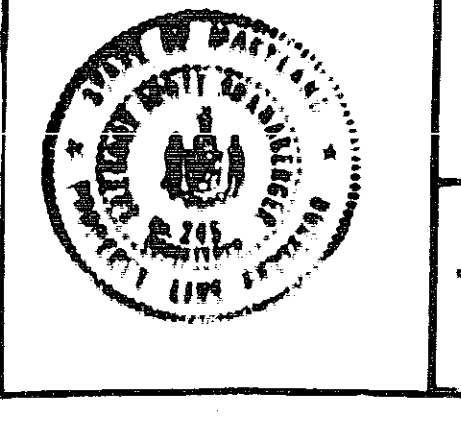
THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH INsofar AS SAME CONCERNS THE MAKING OF PLAT AND THE SETTING OF THE MARKERS.

Security Development Corp.  
By James R. Moly

**SURVEYORS CERTIFICATE:**

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

REG. NO. G SCOTT SHANASERGER DATE



APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT

Deborah M... 4/30/86  
DEPUTY STATE & COUNTY HEALTH OFFICER DATE

APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Tracy E. Soder 4/16/86  
DIRECTOR DATE

**TRACY, SCHULTE AND ASSOCIATES, INC.**

PLANNING - ARCHITECTURE - ENGINEERING

8450 BALTIMORE NATIONAL PIKE - SUITE 34 ELLICOTT CITY, MARYLAND 21043

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS

COMPUTED BY: S.J.D. CHECKED BY: R.J.W.

DRAWING NO. 1 OF 2

THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PROVIDED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. NECESSARY PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.

**OAK PARK**

A RESUBDIVISION OF PART OF SECTION B "PLAT OF OAK PARK ADDITION" W.P.C. 7, PART 1-23

BALTIMORE COUNTY, MD. ELECTION DIST. #13 SCALE: 1" = 50' OCTOBER 30, 1985

OWNER AND DEVELOPER  
SECURITY DEVELOPMENT CORP.  
8450 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MD 21043  
L 7021, F 558