

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21284 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood 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.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 135
Petitioner: EDMUND CARDONI
Location: 232 ANTIETAM RD, BALTO MD 21221

PLEASE FORWARD ADVERTISING BILL TO:
NAME: SAME
ADDRESS: _____
PHONE NUMBER: (w) 887-7058

AJ:ggg (Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21284 (410) 887-3353

October 15, 1993

Mr. and Mrs. Edmund J. Cardoni
232 Antietam Road
Baltimore, Maryland 21221

RE: Case No. 94-128-A, Item No. 135
Petitioner: Edmund J. Cardoni, et ux
Petition for Administrative Variance

Dear Mr. and Mrs. Cardoni:

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 September 23, 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.

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Keasoff
Administrator

10-1-93
Re: BALTIMORE CO.
Item No. # 135 (JUN)

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

Dear Ms. Minton:

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 project.

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

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: October 4, 1993

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

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has comments on the following petitions:
Item Nos. 130, 131, 134, 135, 136, 137, 138, 139, and 142.

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 887-3486.

Prepared by: *Jeffrey M. Long*
Division Chief: *Carry Lewis*

PK/JL:lw

ZAC-133/PZONE/ZAC1

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

October 12, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #135 - Cardoni Property
232 Antietam Road
Zoning Advisory Committee Meeting of October 4, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area regulations. The applicant may contact the Environmental Impact Review Section at 887-3980 for details.

JLP:KK:sp
CARDONI/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management

DATE: October 15, 1993

FROM: J. James Dieter
Development Coordinator, DEPRM

SUBJECT: Petition for Zoning Variance - Item 135
Cardoni Property
Chesapeake Bay Critical Area Findings

RECEIVED
OCT 18 1993
ZADM

SITE LOCATION

The subject property is located at 232 Antietam Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Edmund and Teena Cardoni

APPLICANT PROPOSAL

The applicant has requested a variance from section 1802.3.C.1. of the Baltimore County Zoning Regulations to permit a side yard setback of 6 feet in lieu of the required 10 feet for an enclosed addition; and a setback of 6 feet in lieu of the required 7.5 feet for an open deck (301.1.A.;BCZR).

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

- "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- Conserve fish, wildlife and plant habitat; and
- Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" <COMAR 14.15.10.01.D>.

Mr. Arnold E. Jablon
October 15, 1993
Page 2

REGULATIONS AND FINDINGS

- Regulation:** "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.
- Regulation:** "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.
- Regulation:** "If a parcel or lot one-half acre or less in size was in residential use or zoned for residential purposes on or before December 1, 1985, then man-made impervious surfaces associated with that use are limited to 25% of the parcel or lot" <Baltimore County Code, Section 26-543(e)(1)>.

Findings: This property is located approximately 600' from the tidal waters of Middle River. Therefore, no disturbance of the 100' buffer shall occur.

Policy: "If permitted development on a property currently exceeds the 25% impervious surface limit, that percentage may be maintained during redevelopment of the property" <Baltimore County Department of Environmental Protection and Resource Management Policy Manual>.

Findings: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site. Therefore, no dredging, filling, or construction shall occur in any tidal or non-tidal wetland for this project, and this regulation has been met.

Findings: Current impervious areas total approximately 2,381 square feet or 41% of the lot. This includes all building structures, paved and crusher run driveways and parking pads, swimming pools, or any other impervious surfaces. The amount of impervious areas shall not exceed 2,381 square feet or 41% of the lot during redevelopment.

Regulation: "Infiltration of stormwater shall be maximized throughout the site, rather than directing flow to single discharge points" <Baltimore County Code, Section 26-483(h)(2)>.

Mr. Arnold E. Jablon
October 15, 1993
Page 3

Findings: Stormwater runoff shall be directed from impervious surfaces associated with this plan, to pervious areas, to encourage maximum infiltration. If physically feasible given existing site conditions, rooftop runoff shall be directed through downspouts and into a seepage pit or drywell, to encourage maximum infiltration (see attached information). These measures will ensure that the requirements of this regulation are met.

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

Findings: The property currently has 15% tree cover and it must be maintained to be in compliance with the above regulation.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-3980.

J. James Dieter
J. James Dieter, Director
Department of Environmental Protection
and Resource Management

JJD:KDK:umm

Enclosure

cc: Mr. and Mrs. Edmund Cardoni
232 Antietam Road
Baltimore, Maryland 21221

CARDONI/DEPRM/WQBCBA

111 West Chesapeake Avenue
Towson, MD 21204
October 8, 1993 (410) 887-3610

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

Zoning Agenda: Meeting of October 4, 1993

Joseph Michael Neukam and Audrey E. Neukam
#2001 Codd Avenue
130 (RT)

Paul Goodman
#1002 Reisterstown Road
+131 (RT)

Colonial Village Company
#7002 Reisterstown Road - Colonial Village Shopping Ctr.
+132 (JRA)

Iron City Sash and Door
#2202 Halethorpe Farm Road
+133 (JLL)

David Wayne Johnson and Tera Lee Johnson
#11 Horse Chestnut Court
#8 134 (RT)

Edmund J. Cardoni and Teena L. Cardoni
#232 Antietam Road
#135 (JCM)

Charles D. Lowe and Sharon A. Lowe
#1900 Dineen Drive
136 (JLL)

Elizabeth Hendrickson, Personal Representative for the Estate of
Rita S. Holland
#13224 Fork Road
137 (JJS)

The Pines at Deep Run Limited Partnership
#5,6,7, & 8 Deep Run Court
+ 138 (MJK)

Robin Barbagallo and Francis S. Barbagallo, Jr.
#1391 Eyegreen Lane
139 (JJS)

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3333

OCTOBER 4, 1993

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Edmund J. Cardoni and Teena L. Cardoni
232 Antietam Road
Baltimore, Maryland 21221

RE: CASE NUMBER: 94-128-A (Item 135)
232 Antietam Road
1/2 Antietam Road, 100' W of 1/4 Middleborough Road
15th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3333. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before October 10, 1993. The closing date (October 25, 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. They 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 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 \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

Printed with Soybean Ink
on Recycled Paper

94-128-A 8097-93
MJK

September 29, 1993

Dear Mr. Stevens:

Please add the enclosed information to my file which is being processed for an Administrative Variance. Item # 135
At the suggestion of the Planner to whom I presented my materials, I have secured the signatures and approval of the homeowners immediately adjacent to my property. They have stated that they have no objections to the proposed changes to my home and property. The signatures are on Affidavit forms from your office. I hope that these meet with your standards.

Sincerely,
Edmund J. Cardoni
Edmund J. Cardoni
232 Antietam Road
Baltimore, Maryland 21221

RECEIVED
OCT 4 1993
ZADM

Affidavit in support of
Administrative Variance

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

That the Affiant(s) do(es) presently reside at 232 Antietam Rd
Baltimore, MD 21221

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance at the above address: business reasons - previous efforts
I (we) have no objection to the proposed
Kitchen Expansion (Addition) at the above mentioned
Address.

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

I HEREBY CERTIFY, this _____ day of _____, 19____, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared _____

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

NOTARY PUBLIC
My Commission Expires _____

Affidavit in support of
Administrative Variance

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

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

That the Affiant(s) do(es) presently reside at 232 Antietam Rd
Baltimore, MD 21221

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance at the above address: business reasons - previous efforts

I (we) have no objection to the proposed
Kitchen Expansion (Addition) at the above mentioned
Address.

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

Gordon E. Jones
Gordon E. Jones
Linda H. Jones
Linda H. Jones

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:
I HEREBY CERTIFY, this _____ day of _____, 19____, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared _____

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

NOTARY PUBLIC
My Commission Expires _____

Affidavit in support of
Administrative Variance

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

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

That the Affiant(s) do(es) presently reside at 232 Antietam Rd
Baltimore, MD 21221

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance at the above address: business reasons - previous efforts

I (we) have no objection to the proposed
Kitchen Expansion (Addition) at the above mentioned
Address.

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

Catherine E. Smith
Catherine E. Smith
Theresa R. Skelley
Theresa R. Skelley

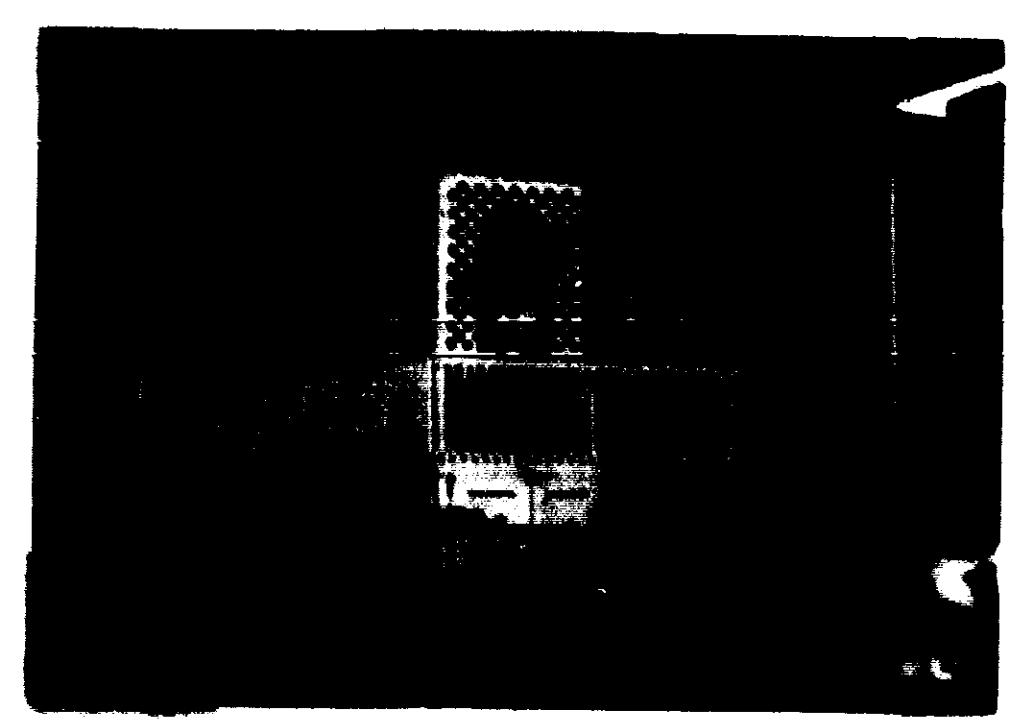
STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:
I HEREBY CERTIFY, this _____ day of _____, 19____, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared _____

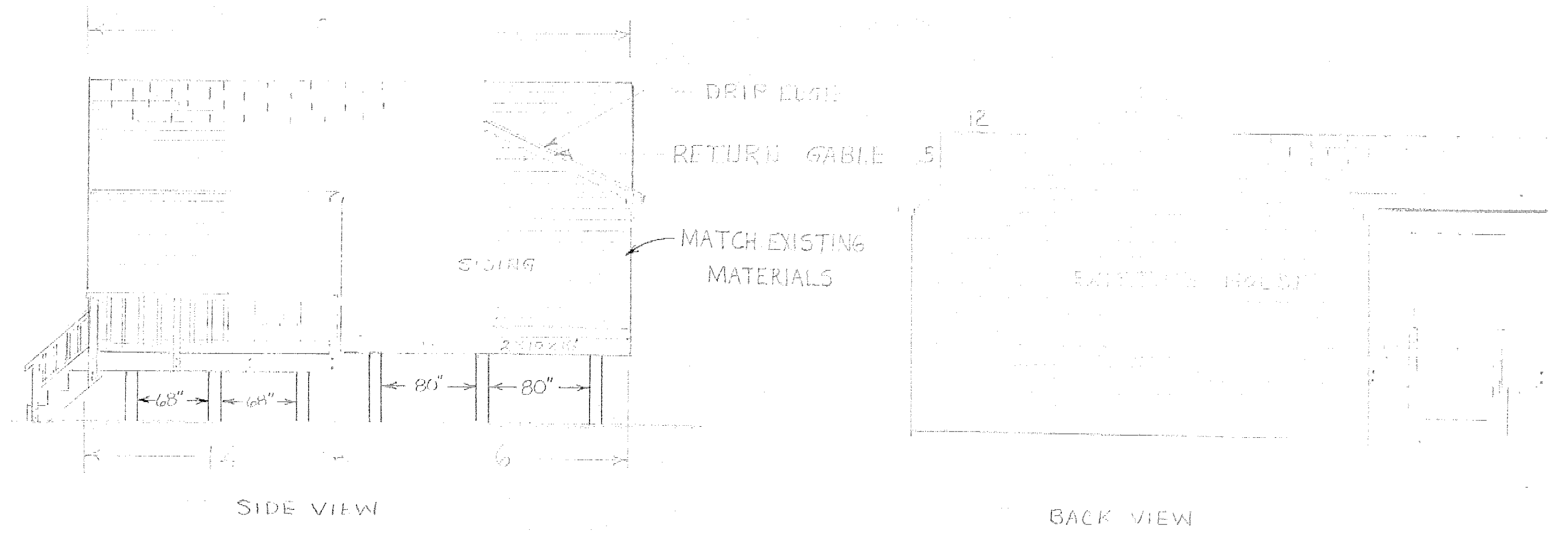
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal

NOTARY PUBLIC
My Commission Expires _____

Plat to accompany Petition for Zoning Variance Special Hearing
PROPERTY ADDRESS: 232 Antietam Rd
Subdivision name: Middleborough
plat book: 38, sheet 102, map 5, sections
OWNER: Edmund J. Cardoni - Teena L. Cardoni
LOT 3: CATHERINE SMITH, JEN SKELLEY
LOT 4: WALT + DOROTHY JOHNSON
LOT 5: EXISTING DWELLING NO 234
LOT 6: EXISTING DWELLING NO 232
LOT 7: EXISTING DWELLING NO 230
LOT 8: Lot 110
Scale of Drawing: 1"=20'
Zoning Office USE ONLY:
reviewed by: JCM ITEM # 135



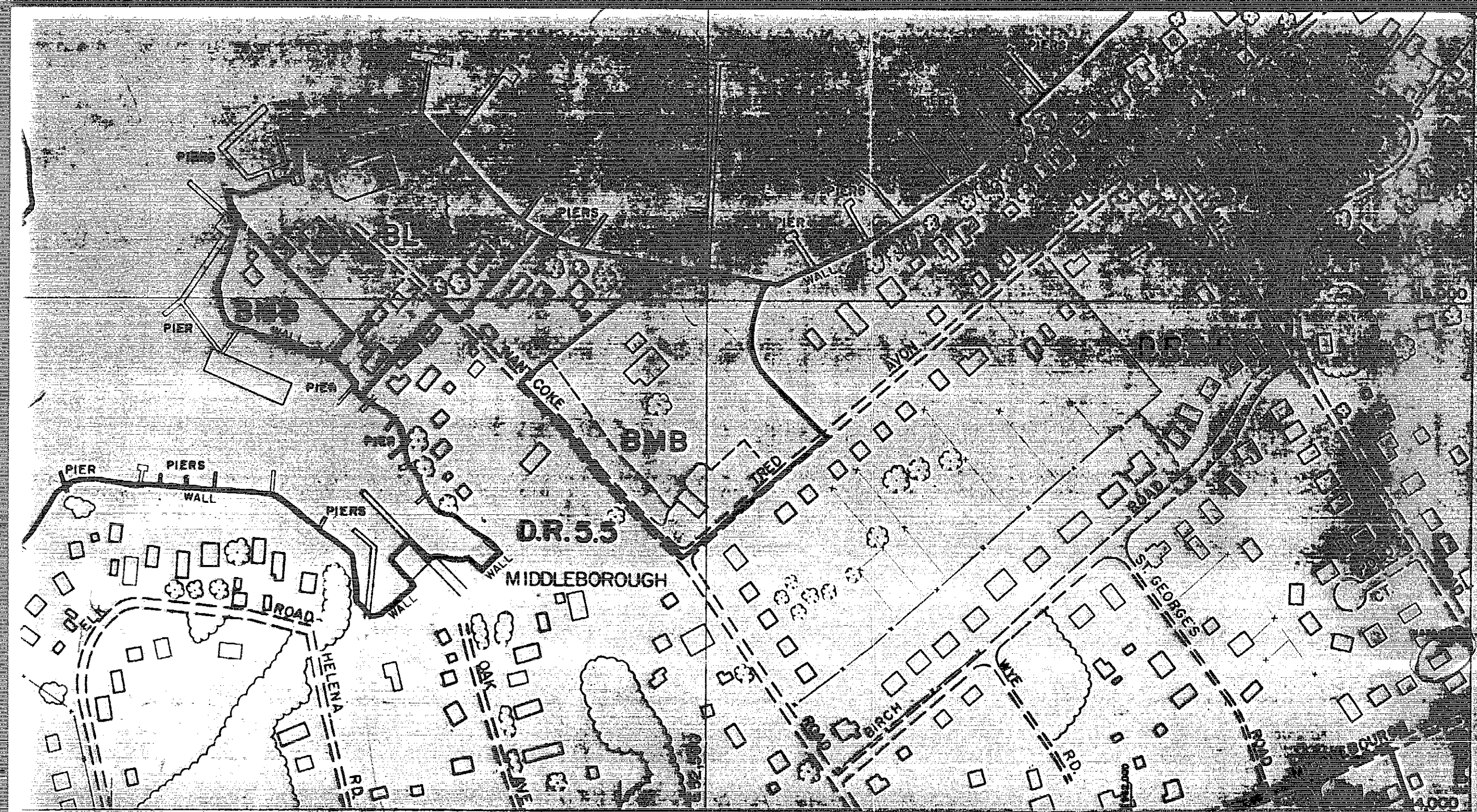


ALL FRAMING 1 1/2\"/>

DECK: PRESURF TREATED LUMBER

USE PREMANUFACTURED TRUSSES

ALL POSTS 6\"/>



COUNTY 94-128-A
 1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 15, 1992

SCALE
 1" = 200' ±

DATE
 OF
 PHOTOGRAPHY
 JANUARY
 1986

MIDDLE RIVER

DRAWING NUMBER
 NE 2-1

DRAWING NUMBER
 NE 2-1



8-A

SCALE
 1" = 200' ±

DATE
 OF
 PHOTOGRAPHY
 JANUARY
 1986

LOCATION
 94-128-A
 MIDDLE RIVER
 135

SHEET
 N E
 2-1