

7

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Owner: Mr. [illegible] Date of Posting: 4/3/94
 Posted for: Malcolm E. Stephan, Jr.
 Location of property: 2706 Holly Beach Rd. E.
 Location of sign: Along road, on property being zoned
 Remarks: [illegible]
 Posted by: [illegible] Date of return: 4/5/94
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 24, 1994

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 March 24, 1994

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

Publication

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Board of Commissioners, has scheduled a public hearing on the proposed zoning change for the property located at 2706 Holly Beach Road, E. in the Holly Beach Road E. Zoning District, Baltimore County, Maryland, at 111 W. Chesapeake Avenue, Room 109, Towson, MD 21204, on April 20, 1994 at 11:00 a.m.

Case Number: 94-359-A
 Petitioner: Malcolm E. Stephan, Jr.
 Location: 2706 Holly Beach Rd. E.
 Subject: Change from R-1 to R-2

Remarks: [illegible]
 Date: April 20, 1994 at 11:00 a.m.
 Location: 111 W. Chesapeake Avenue, Room 109, Towson, MD 21204

Enclosed in packet is a copy of the proposed zoning change and a copy of the petition for zoning change. A copy of the petition is also being furnished to the Board of Commissioners. The Board of Commissioners will consider the petition at the public hearing on the date and at the location specified above.

LAWRENCE E. SCHMIDT
 Director
 Baltimore County
 Zoning Administration
 and Development Management
 111 West Chesapeake Avenue
 Room 109
 Towson, Maryland 21204
 410-887-3353

NOTES: (1) Petitioner must appear at the public hearing in person or by a duly authorized representative. (2) Petitioner must provide a copy of the petition to the Board of Commissioners at the public hearing. (3) Petitioner must provide a copy of the petition to the Board of Commissioners at the public hearing.

111 West Chesapeake Avenue
 Towson, MD 21204
 MARCH 18, 1994

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111 West Chesapeake Avenue
 Towson, MD 21204

April 8, 1994

Mr. Malcolm E. Stephan, Jr.
 2706 Holly Beach Road
 E. Towson, Maryland 21204
 RE: Case No. 94-359-A, Item No. 341
 Petitioner: Malcolm E. Stephan, Jr.
 Petition for Variance

Dear Mr. Stephan:

The Zoning Planning Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from the subject zoning item. If the variance is approved, the first floor elevation is to be 2'-0" above maximum flood level of the 100-year storm (riverine or tidal, whichever is greater), per Department of Public Works Standard Design Manual Plate D-19.

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 March 10, 1994, 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 associated zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

111 West Chesapeake Avenue
 Towson, MD 21204

(410) 887-3353

DATE: CLOSING DATE OF HEARING DATE

INVOICE

Malcolm E. Stephan, Jr.
 2706 Holly Beach Road
 E. Towson, Maryland 21204

CASE NUMBER/PROJECT NAME: 94-359-A
 (1) Zoning Notice Sign and Post Set(s) @ \$60.00/set = \$60.00 Due*

THIS IS A PENALTY CHARGE. IN LIEU OF PAYMENT, WE WOULD PREFER THAT YOU RETURN THE SIGN/POST SET(S) AND USE OF THE INVOICE WAIVER BELOW.

INVOICE WAIVER

CASE NUMBER/PROJECT NAME: 94-359-A
 Returned _____ Zoning Notice Sign and Post Set(s).

DATE _____ for ZACM

*Amount Due waived upon return of the COMPLETE sign and post set(s). When you return mine, bring this form with you.

Printed with Recycled Paper

Baltimore County Government
 Office of Zoning Administration
 and Development Management



111 West Chesapeake Avenue
 Towson, MD 21204

(410) 887-3353

NOTING 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:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) 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 ORDERS.

ARNOLD JAHN, DIRECTOR

For newspaper advertising:

Item No.: 341
 Petitioner: Malcolm E. Stephan, Jr.

Location: 2706 Holly Beach Rd. E. Towson, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Malcolm E. Stephan, Jr.

ADDRESS: 2706 Holly Beach Rd. E. Towson, MD 21204

PHONE NUMBER: 410-574-7265

Alt: [illegible] (Revised 04/09/93)



O. James Lighizer
 Secretary
 Hal Kassoff
 Administrator

3-17-94

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

Re: Baltimore County
 Item No.: 4-341 (JLL)

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,
Bob Small
 David N. Rattsey, ACTING CHIEF
 John Comstock, 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
 Belling Address: P.O. Box 177 - Baltimore, MD 21203-4777
 Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

Printed with Recycled Paper

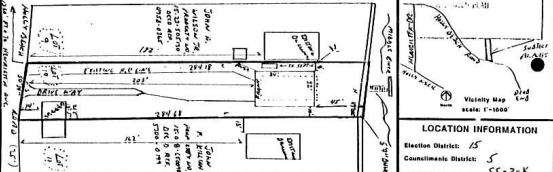
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2206 HOLLY BUSH RD ESTATE MD 21221 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Map 2127

Plat book # 74-359-A

OWNER: MILTON E STEPHAN JR.



Scale of Drawing: 1" = 50'

Prepared by: MILTON E STEPHAN JR.

LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200' scale map: SE-2-K

Zoning: RC-5

Lot area: 14,200 square feet

SEWER: ☐ WATER: ☒

Chesapeake Bay Critical Area: ☐

Prior Zoning Hearings: none

Zoning Office USE ONLY!

reviewed: 3/11/74 ITEM #: 341 CASE#:



↑
SUBJECT
HOUSE
VIEW FROM WEST BUSH RD



↑
SUBJECT
HOUSE
VIEW FROM THE WATER (PANE)
VIEW FROM THE WATER (PANE)



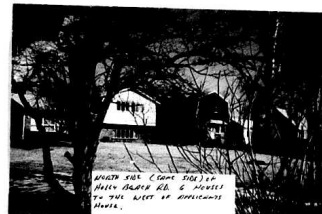
VIEW DIRECTLY ACROSS THE
STREET (HOLLY BUSH RD)
APPLICANT'S HOUSE



THIS HOUSE IS 4' HIGHER
TO THE WEST ON HOLLY
BUSH RD FROM APPLICANT'S
HOUSE.



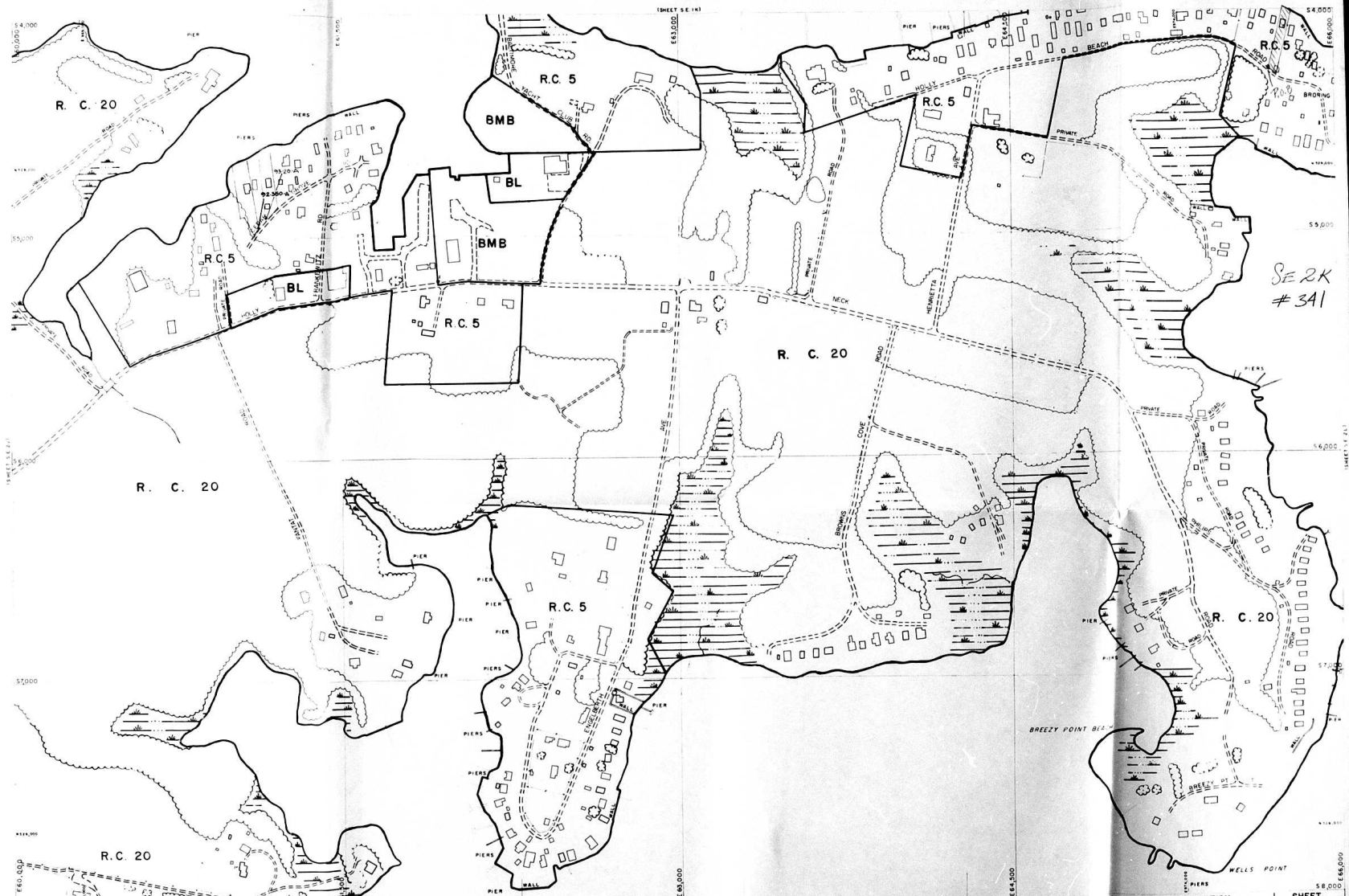
THIS HOUSE IS 4' HIGHER TO
THE EAST (LINE) AS VIEWED FROM
THE WATER (PANE) OF APPLICANT'S
HOUSE.



NORTH SIDE (SAME SIDE) OF
HOLLY BUSH RD. 6' HIGHER
TO THE WEST OF APPLICANT'S
HOUSE.



NORTH SIDE (SAME SIDE) OF
HOLLY BUSH RD. 9' HIGHER TO
THE WEST OF APPLICANT'S
HOUSE.



SE 2K
341

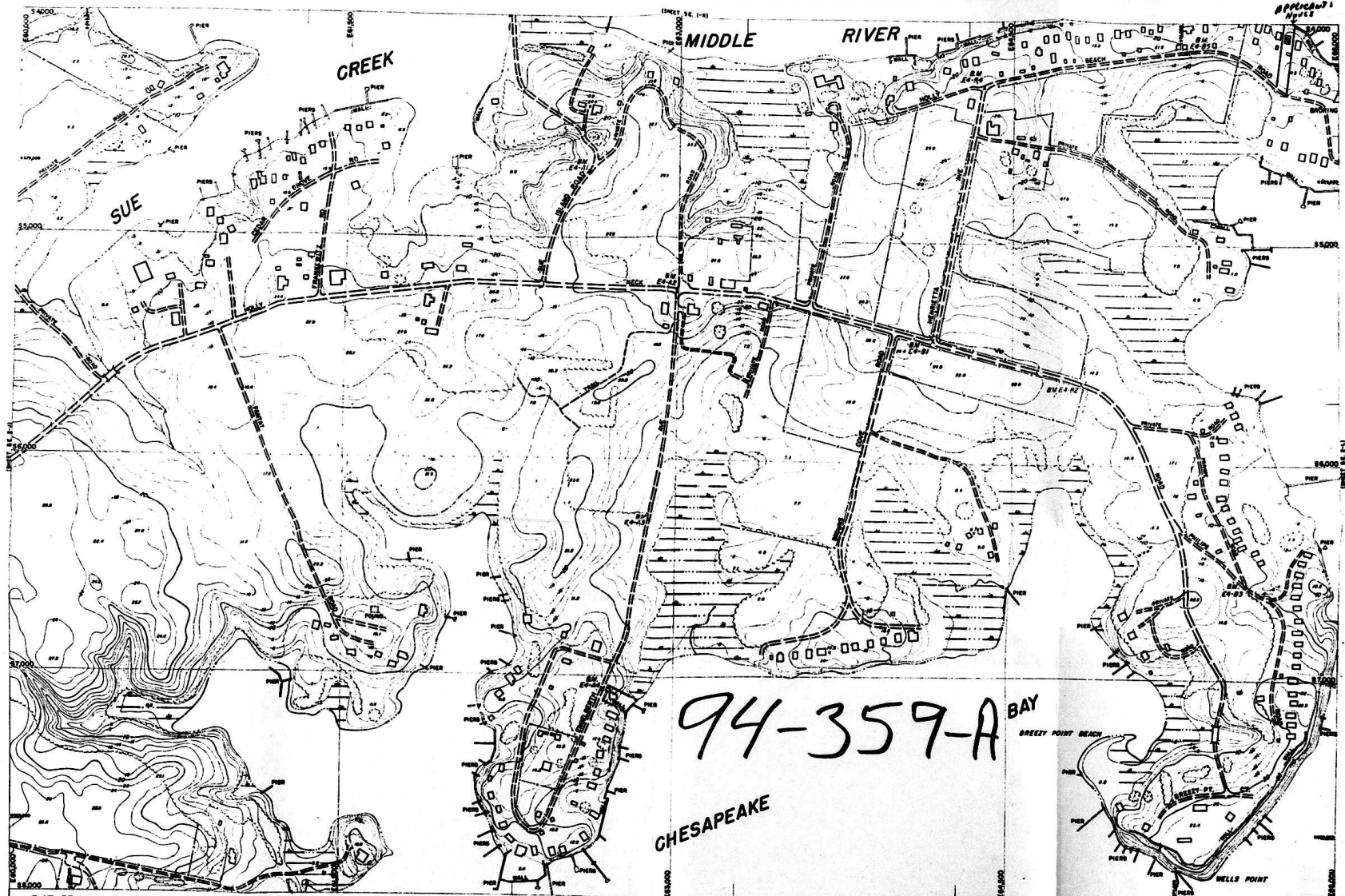
**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
HOLLY NECK
JANUARY 1986

SCALE 1" = 200'	LOCATION HOLLY NECK	SHEET S.E. 2-K
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THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

94-359-A



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	HOLLY NECK	S. E. 2-K
<i>ASD</i>	<i>5/2/54</i>	DATE OF PHOTOGRAPHY DEC. 1954		
Topography Compiled By Photogrammetric Methods AERIAL SURVEY CORP. LANDINGS, NICH.				