

IN RE: DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE - End of Baconfield, N of Chesterfield (Chesterfield Addition) 1/4 Section District 3rd Councilmanic District

\* BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

Case Nos. Will-315 & 94-367-A

Dr. F. Mitchell Cummins, Owner  
Thomas L. Pittman, Jr., Contract Purchaser and Developer

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Hearing Officer/Deputy Zoning Commissioner for consideration of a development plan and Petition for Variance for the proposed development of the subject property by F. Mitchell Cummins, N.D., Owner, and Thomas L. Pittman, Jr., Contract Purchaser, with 11 single family dwellings in accordance with the development plan submitted into evidence as Developer's Exhibit 1. The proposed development, known as Chesterfield Addition, is located at the end of Baconfield Lane, west of Chesterfield Court in the Pine Hill area of northern Baltimore County. The development plan was prepared by McKee and Associates, Inc., Engineers, Surveyors, and Real Estate Developers. In addition to development plan approval, the Applicants also seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (outbuilding) to be located partially in the side yard in lieu of completely in the rear yard as required, and from Section 400.3 of the B.C.Z.R. to permit said accessory structure to have a height of 19 feet in lieu of the maximum permitted 15 feet. The Developer seeks approval of the development plan, pursuant to Section 26-206 of the Baltimore County Code, and the relief sought pursuant to the Petition for Variance.

Appearing at the public hearing required for this project were Thomas Pittman, Jr., Contract purchaser, James McKee, Geoffrey Schultz,

and Guy Ward with McKee and Associates, Inc., Michael Ellison, and Jim Gracy. The Developer was represented by Howard L. Alderman, Jr., Esquire. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing. In addition, numerous residents of the surrounding community appeared as Protestants in the matter. These residents were represented by John Trueschler, Esquire.

As to the history of this project, a concept plan conference for this development was conducted on July 26, 1993. As required, a community input meeting was held at the Hereford Middle School on August 30, 1993. Subsequently, a development plan was submitted and a conference thereon was conducted on April 13, 1994. Following the submission of that plan, development plan comments were submitted by the appropriate agencies of Baltimore County and a revised development plan incorporating these comments and bearing a revision date of April 19, 1994 was submitted at the hearing held before me on May 4, 1994.

At the public hearing before me, I am required to determine what, if any, agency comments remain unresolved. Several issues were identified by the various representatives of the Baltimore County agencies who appeared at the hearing. Many of these issues were minor in nature and were agreed to be resolved by the Developer. Therefore, there was no need to take testimony on those issues. However, other issues were raised by the County agency representatives and the citizens who were in attendance upon which testimony needed to be taken.

The first major issue involved the storm water management system proposed for this development. It was clear that all of those in attendance, including the citizens, County representatives and the Developer were in agreement that a storm water management pond would not be a suit-

able storm water management system for the subject site. The preferred method of storm water management was determined to be a level spreader system as set forth on Developer's Exhibit 1. Inasmuch as everyone was in agreement that this was the preferred method of storm water management, my proposal to use a storm water management pond will be dispensed herewith. The Developer will be required, pursuant to this Order, to proceed with a level spreader type of storm water management system.

On behalf of the Department of Environmental Protection and Resource Management (DEPRM), Messrs. Ed Smouse and Jeff Wollinski testified that in order for the level spreader system to be acceptable to the County, a suitable outfall must be made available to the Developer. The outfall identified by the Developer as well as County representatives was termed the "Hessler" outfall by virtue of its location on property owned by David and Julia Hessler. This outfall is really the beginning of an unnamed stream that exists just to the west of the proposed development, and continues in a westerly direction across the Hessler property and the property of Mr. John G. (Jack) Leonard. Messrs. Smouse and Wollinski testified that in order for this unnamed stream to be a suitable outfall, some stream restoration must be done before approval would be given to the level spreader system. Testimony was then offered by the Developer as to the proposed stream restoration for this project.

Appearing and testifying on behalf of the Developer was James Gracy, the principal involved with Brightstar, Inc., an environmental consulting firm. Mr. Gracy was recognized in this case as well as others as an expert in the area of stream quality assessment and restoration. Submitted into evidence as Developer's Exhibit 2 was the proposed stream restoration for the Chesterfield Addition prepared by Mr. Gracy's company.

ORDER RECEIVED FOR FILING  
Date 5/11/94  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 5/11/94  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 5/11/94  
By [Signature]

Developer will maintain all drainage as it currently exists on the west side of the private driveway at the same level after the proposed development takes place, and will insure that same shall continue to drain onto the Mayo property and not diverted elsewhere. Inasmuch as the parties reached an agreement on this issue, it is not necessary to recount the testimony offered at the hearing. However, as a condition of approval, I will require a restriction that the water drainage patterns to the west of the private driveway will be maintained to the extent possible as they currently exist.

There were other smaller issues identified by some of the citizens who appeared at the hearing. However, it is the understanding of this Hearing Officer that the Developer and the attorney for the Protestants have agreed to enter into a covenant agreement concerning the development of this property and that these other issues will be addressed by restrictions imposed within the agreement which will be executed by the Developer and the citizens. Therefore, it is not necessary, nor have I been asked, to make a decision regarding these other smaller issues. I will leave those issues to be resolved pursuant to the agreement reached by the two parties.

In addition to seeking approval of the development plan, the Developer also seeks variance relief for an existing accessory structure. This structure is a two-story stone outbuilding located slightly in the side yard of the main dwelling which is to be retained on proposed lot 10. This accessory structure is 19 feet tall. The relief requested is necessary to permit the existing outbuilding to remain in its present location with a height in excess of the 15-foot maximum permitted. Mr. Trueschler

and the citizens in attendance stated that they have no objections to the granting of the variances requested for this structure.

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. Soler, 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).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public health, safety or general welfare.

Having addressed all of the issues raised at the hearing and resolving same pursuant to this Order and the restrictions contained hereinafter, the development plan for Chesterfield Addition, as amended, shall be approved.

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held

thereon, the development plan shall be approved consistent with the comments contained herein and the restrictions set forth hereinafter.

THEFORE, IT IS ORDERED by this Hearing Officer/Deputy Zoning Commissioner for Baltimore County this 10<sup>th</sup> day of May, 1994 that the development plan for Chesterfield Addition, identified herein as Developer's Exhibit 1, be and is hereby APPROVED, pursuant to the development regulations codified in Section 26-166, et seq. of the Baltimore County Code; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure to be located partially in the side yard in lieu of completely in the rear yard as required, and from Section 400.3 of the B.C.Z.R. to permit an existing accessory structure with a height of 19 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The level spreader method of storm water management shall be provided for this development in conjunction with the stream restoration project that will be supervised and approved by DEPRM. As stated within this order, representatives of DEPRM shall oversee this stream restoration and approve of the materials used in connection with this stream restoration. The Developer shall have four (4) weeks within which he shall start and finish the stream restoration project which is to take place on the Hessler and Leonard properties. The Developer shall be required to cease any disturbances to the Hessler and Leonard properties to be restored as natural as possible prior to concluding the stream restoration project. The representatives of DEPRM shall insure that no damage is caused to either the Hessler or Leonard properties over and above that which is necessary to perform the stream restoration.
- 2) The Developer shall insure, to the extent possible, that all drainage which currently emanates from the west side of the existing driveway continues to

Mr. Gracy testified in detail as to the improvements proposed for the unnamed stream in order for same to be a suitable outfall for the level spreader system of storm water management proposed for this development.

All those in attendance were basically in agreement with the needed repairs to this stream; however some were concerned over the type of materials that will be used to perform this stream restoration. As indicated at the hearing, I will defer to the judgment of those representatives of DEPRM who will oversee this stream restoration project to choose the most suitable materials to be used in the restoration of this stream. That is, Messrs. Smouse and Wollinski will choose rocks native to this area for the vortex rock weir that will be utilized on the Hessler property to restore the existing stream theroon.

Furthermore, the selection of the root weeds and other materials necessary to stabilize the "S" bend located further downstream, will also be supervised by the representatives of DEPRM. As a condition of development plan approval, the Developer will be required to perform the stream restoration to the satisfaction of Messrs. Smouse and Wollinski of DEPRM.

The second issue raised by the citizens concerned the naturally occurring drainage for this development. The community was concerned that the Developer would attempt to divert the drainage from this site towards the Hessler outfall. Concern was voiced over rechanneling the water that currently drains to the south of this property onto the Mayo property, adjacent to the proposed development, and redirecting that water flow over to the Hessler outfall. Testimony was offered on this issue from both sides. However, at the close of the hearing, the Developer met with Mr. Trueschler, the attorney for the Protestants, and an agreement was reached concerning this issue. The agreement reached was that the

drain in a southerly direction and outfall over the Mayo property. The amount of post-development drainage on the west side of this driveway shall be the same to the extent possible as pre-development drainage. The drainage from this area shall not be redirected to outfall towards the Hessler property.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Developer shall prepare and submit to the Zoning Administration and Development Management (ZADM) office within ten (10) days of the date of this Order, a revised development plan which reflects and incorporates the terms, conditions, and restrictions of this Order.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

[Signature]  
TICHOEN W. SPENCER  
Hearing Officer  
for Baltimore County

TWR:bjb

ORDER RECEIVED FOR FILING  
Date 5/11/94  
By [Signature]

ORDER RECEIVED FOR FILING  
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By [Signature]

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Date 5/11/94  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 5/11/94  
By [Signature]

Baltimore County Government  
Office of Planning and Zoning  
Suite 113 Courthouse  
800 Washington Avenue  
Towson, MD 21284  
May 10, 1994 (410) 887-4386

Howard L. Alderman, Jr., Esquire  
105 M. Chesapeake Avenue, Suite 113  
Towson, Maryland 21284  
RE: DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE  
End of Baconfield Lane, N of Chesterfield Court  
(Chesterfield Addition)  
8th Election District - 3rd Councilmanic District  
Dr. F. Mitchell Cummins, Owner, and Thomas L. Pittman, Jr., Contract  
Purchaser and developer - Applicants  
Case No. 94-367-A

Dear Mr. Alderman:  
Enclosed please find a copy of the decision rendered in the above-captioned matter. The Development Plan and Petition for Variance have been approved in accordance with the attached order.  
In the event any party files the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this order. For further information on filing an appeal, please contact the Zoning Administration and Development Management Office at 887-3393.

Very truly yours,  
*Joseph M. Rothrock*  
Joseph M. Rothrock  
Deputy Zoning Commissioner  
for Baltimore County

cc: Mr. Joseph Maranto - Project Manager  
People's District  
Show File

176(2)(1)

**Petition for Variance**  
to the Zoning Commissioner of Baltimore County  
for the property located at **BACONFIELD LANE**  
which is presently zoned **RC 5**

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owners of the property located 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 5.

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

PLEASE REFER TO ATTACHED SHEET

Property will be posted and advertised as prescribed by Zoning Regulations.  
I or we, agree to pay expenses of above business advertising, printing, etc., upon filing of this petition, and further agree to send and to be bound by any zoning regulations and ordinances of Baltimore County adopted hereafter to the Zoning Law of Baltimore County.

OWNER: **F. Mitchell Cummins, MD**  
CONTRACT PURCHASER: **Thomas L. Pittman, Jr.**

**VARIANCES**  
From Baltimore County Zoning Regulations (RCZ) § 400.1 to permit an existing accessory structure to be located partially in the side yard in lieu of compliance in the rear yard as required, and from § 400.3 to permit an existing accessory structure having a height of 19 feet in lieu of the 15 foot maximum.

**JUSTIFICATION**  
1. The variances requested are to permit a pre-existing accessory structure to remain.  
2. The historic nature of the existing structure prevents it from being moved so as to comply with the applicable regulation.  
3. The accessory structure is on the MNT Inventory.  
4. For such other reasons as will be presented at the time of the hearing on this Petition.

ORDER RECEIVED BY FILING  
DATE  
TIME

THOMAS L. PITTMAN, JR.  
*Thomas L. Pittman Jr*  
15722 Irish Avenue  
Monkton MD 21111

F. MITCHELL CUMMINS, MD  
*F. Mitchell Cummins, MD*  
11 Thistle Lane  
VBAH 494-6252  
New York 10580

DAVID DOWNE, Esq.  
c/o David Downe, Esq.  
11 Thistle Lane  
VBAH 494-6252  
New York 10580

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PETITION FOR VARIANCE  
(continued above)  
94-367-A

OWNER: F. Mitchell Cummins, MD  
CONTRACT PURCHASER: Thomas L. Pittman, Jr.

VARIANCES  
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354

94-367-A  
MCKEE & ASSOCIATES, INC.  
Engineering - Surveying - Real Estate Development  
SHAWAN PLACE, 5 SHAWAN ROAD  
HUNT VALLEY, MARYLAND 21080  
Telephone: (410) 527-1555  
Facsimile: (410) 527-1543  
March 8, 1994

ZONING DESCRIPTION OF PROPOSED LOT 7TH CHESTERFIELD ADDITION EIGHTH ELECTION DISTRICT THIRD COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND

Beginning at a point in the centerline of Baconfield Lane extended 40 feet wide private road, said point being located 750 feet south of the centerline of Chesterfield Court (50 feet east, and southeasterly 920 feet; southeasterly 145 feet, and southeasterly 460 feet to a point in the centerline of Baconfield Lane; thence along said centerline northwesterly 85 feet and by a curve to the right, having a radius of 150 feet, and an arc length of 158 feet to the place of beginning.

Containing 2.1 acres of land, more or less, as recorded in deed Liber 2489, folio 365.

Being known and designated as Lot 7th of the proposed subdivision of Chesterfield Addition as intended to be recorded among the Land Records of Baltimore County.

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CERTIFICATE OF POSTING  
TOWNSHIP DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland  
94-367-A

District: RC Date of Posting: 4/14/94

Posted for: Kummins

Postholder: F. Mitchell Cummins, M.D. & Thomas L. Pittman, Jr.

Location of property: End of Baconfield Lane, N. of Chesterfield Ct.

Location of signs: Signs posted at corner of side of property.

Number of Signs: 2

Date of return: 4/14/94

Receipt  
94-367-A  
Account: 8-011-0180  
Number: JCM

DATE 3-18-94

CUMMINS \_\_\_\_\_ BRONFIELD LANE  
UPR. (CID) \_\_\_\_\_ 50.00  
POSTAGE (OBO) \_\_\_\_\_ 35.00  
85.00

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CERTIFICATE OF PUBLICATION  
TOWSON, MD. April 8, 1994

THIS IS TO CERTIFY that the enclosed 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 April 7, 1994.

THE JEFFERSONIAN  
LEGAL AD. - TOWSON

Baltimore County Government  
Office of Zoning Administration and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21286 (410) 887-3323

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND 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 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.

For newspaper advertising:  
Case No.: Item No. 354  
Petitioner: F. Mitchell Cummins, MD/Thomas L. Pittman, Jr., Contract Purchaser  
LOCATION: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:  
NAME: Thomas L. Pittman, Jr.  
ADDRESS: 15722 Irish Avenue  
Monkton, MD 21111  
PHONE NUMBER: 667-0800

APR 8 1994  
JAMES J. HANCOCK, DIRECTOR

LAGRANGE S. KIRBY  
SENIOR COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE UNRECORDED RECORDING; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3323.  
(2) FOR INFORMATION CONCERNING THE FILE AND/FILING NUMBER, PLEASE CALL 887-3323.

AJ:ggp  
(Revised 3/29/93)

TO: PETITIONER/PROPERTY OWNER  
April 7, 1994 Issue - Advertisement  
Please Forward Billing to:  
Thomas L. Pittman, Jr.  
15722 Irish Avenue  
Monkton, Maryland 21111  
667-0800

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 West Chesapeake Avenue in Towson, Maryland 21286 or Room 110, Old Courthouse, 602 Washington Avenue, Towson, Maryland 21286 as follows:

CASE NUMBER: 94-367-A (Item 354)  
"Chesterfield Addition"  
and of Baconfield Lane, 80'x145' - 80' from 471 Chesterfield Court  
8th Election District - 3rd Councilmanic  
Legal Owner(s): F. Mitchell Cummins, M.D.  
Contract Purchaser: Thomas L. Pittman, Jr.

Business to permit an existing accessory structure to be located partially in the side yard in lieu of compliance in the rear yard as required; and to permit an existing accessory structure having a height of 19 feet in lieu of the 15 foot maximum.

HEARING: WEDNESDAY, APR 6, 1994 at 9:00 a.m., in Room 106 Old Courthouse.



111 West Chesapeake Avenue  
Towson, MD 21286

MARCH 21, 1994

(410) 887-3353

NOTICE OF HEARING

The Zoning Commission 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 109, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21286 as follows:

**PROPOSED PLAN NUMBER:**  
Project Name: CHESTERFIELD ADDITION  
Project Number: 94-135  
Location: End of Chesterfield Lane, off Row 27/ Chesterfield Court  
Applicant: Thomas L. Fittman, Jr.  
Engineer: Miller & Associates, Inc.  
ACCESS: 21.7  
Proposed: 12 single-family dwellings.

**CASE NUMBER:** 94-367-A (Item 354)  
"Chesterfield Addition and  
end of Row 27/ Chesterfield Court  
off Row 27/ Chesterfield Court  
Legal (owner): F. Mitchell Cummins, M.D.  
Contract Purchase: Thomas L. Fittman, Jr.

Variance to permit an existing accessory structure to be located partially in the side yard in lieu of complying in the rear yard as required; and to permit an existing accessory structure having a height of 19 feet in lieu of the 15 foot maximum.

**HEARING:** WEDNESDAY, MAY 4, 1994 at 9:00 a.m., in Room 109 Old Courthouse.

*Arnold Jablon, Director*

cc: Thomas L. Fittman,  
Miller & Associates, Inc.,  
Howard Alderman, Esq.,  
F. Mitchell Cummins, M.D.

**NOTES:** (1) HEARING NOTICE & THIS NOTICE BE RETURNED TO: MR. JIM, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE UNRECORDED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, CONTACT THIS OFFICE AT 887-3353.



111 West Chesapeake Avenue  
Towson, MD 21286

April 22, 1994

(410) 887-3353

Howard L. Alderman, Jr.  
Levin & Goin, P.A.  
Suite 113  
305 West Chesapeake Avenue  
Towson, Maryland 21284

RE: Case No. 94-367-A, Item No. 354  
Petitioner: F. Mitchell Cummins, M.D., et al  
Petition for Variance

Dear Mr. Alderman:

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 March 18, 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 seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petition filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



3-26-94

O. James Lightizer  
Secretary  
Hal Kassaroff  
Administrator

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21284

Re: Baltimore County  
Item No. 4-354 (TCM)

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 W. KANDEL, ACTING CHIEF  
John Combs, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for hearing impaired or speech  
1-800-735-2288  
Stateness Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 717 North Calvert Street • Baltimore, Maryland 21202



700 East Joppa Road, Suite 901  
Towson, MD 21286-5009

(410) 887-1500

DATE: 03/25/94

Project Name:  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21284  
DATE: 03/25/94

RE: Property Owner: SEE HEARING

LOCATION: SEE HEARING

Item No.: SEE HEARING

Drawings:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the necessary notes are applicable and required to be conveyed or incorporated into the final plans for the property.  
B. The File Presentation Bureau has no comments at this time. BE REFERRED TO THE FIELD OFFICE: 2041, 2042, 2043, 2044, 2045, 2046, 2047

RECEIVED  
MAY 25 1994  
ZADM

REVIEWER: L.T. ROBERT E. SHEPHERD  
File Presentation, ENGINEERING DIVISION

CC: FILE

74-367-A  
McKEE & ASSOCIATES, INC.  
Engineering - Surveying - Real Estate Development

31 SHAWAN PLACE, SUITE 400 ANNE ARDREWS ROAD  
11617 BETHESDA, MARYLAND 20814  
FACSIMILE: (410) 527-1563

DATE: March 17, 1994

TO: Levin, Goin  
305 West Chesapeake Avenue  
Towson, Maryland 21284  
ATTENTION: Howard Alderman, Jr.

RE: Chesterfield Addition

Gentlemen:  Herewith  Under separate cover

- We are submitting
- We are forwarding
- We are returning

354

No.	Description
1	Zoning Variance Package
1	Blank check for filing fee - please record amount

- For processing
- For your review
- In accordance with your request
- For processing
- Please call when ready
- Please return to this office

Remarks: GOOD LUCK!  
REMEMBER TO REQUEST 2 DAYS FOR HEARING.

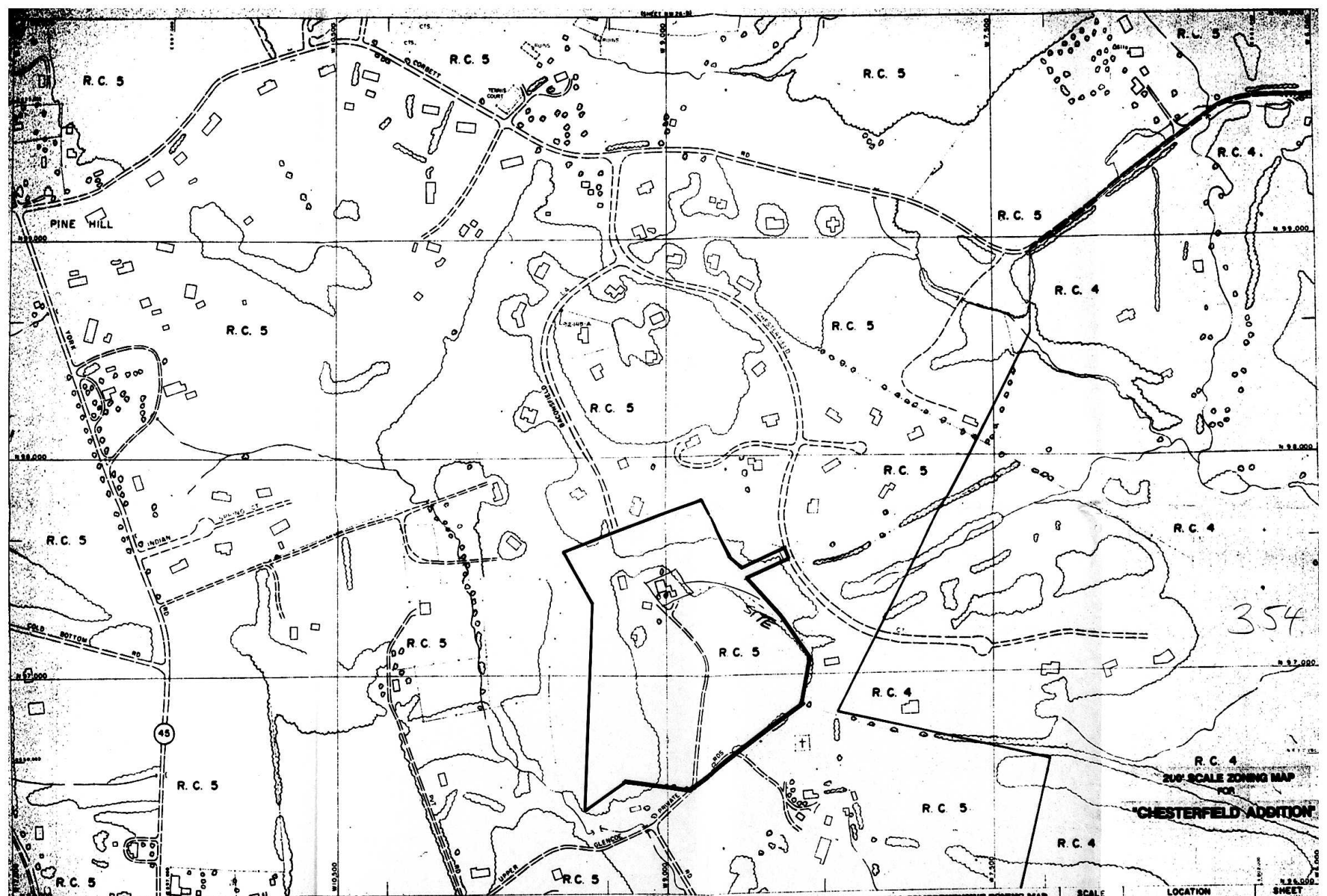
For further information, please contact the writer at this office.

Very truly yours,  
McKee & Associates Inc.

Enclosures

*Geoffrey C. Schultz*  
Geoffrey C. Schultz, Vice President





30-NE  
31-SE

THIS MAP WAS PREPARED BY PHOTOGRAMMETRIC METHODS  
CONFORMING TO THE FEDERAL STANDARD, FPMR, 24 CFR, 101.10

1993 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
ON MAY 13, 1993  
BAL. CO. 100-03, 100-04, 100-05, 100-06, 100-07, 100-08, 100-09, 100-10, 100-11, 100-12, 100-13, 100-14, 100-15, 100-16, 100-17, 100-18, 100-19, 100-20, 100-21, 100-22, 100-23, 100-24, 100-25, 100-26, 100-27, 100-28, 100-29, 100-30, 100-31, 100-32, 100-33, 100-34, 100-35, 100-36, 100-37, 100-38, 100-39, 100-40, 100-41, 100-42, 100-43, 100-44, 100-45, 100-46, 100-47, 100-48, 100-49, 100-50, 100-51, 100-52, 100-53, 100-54, 100-55, 100-56, 100-57, 100-58, 100-59, 100-60, 100-61, 100-62, 100-63, 100-64, 100-65, 100-66, 100-67, 100-68, 100-69, 100-70, 100-71, 100-72, 100-73, 100-74, 100-75, 100-76, 100-77, 100-78, 100-79, 100-80, 100-81, 100-82, 100-83, 100-84, 100-85, 100-86, 100-87, 100-88, 100-89, 100-90, 100-91, 100-92, 100-93, 100-94, 100-95, 100-96, 100-97, 100-98, 100-99, 100-100

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

1993 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
ON MAY 13, 1993  
BAL. CO. 100-03, 100-04, 100-05, 100-06, 100-07, 100-08, 100-09, 100-10, 100-11, 100-12, 100-13, 100-14, 100-15, 100-16, 100-17, 100-18, 100-19, 100-20, 100-21, 100-22, 100-23, 100-24, 100-25, 100-26, 100-27, 100-28, 100-29, 100-30, 100-31, 100-32, 100-33, 100-34, 100-35, 100-36, 100-37, 100-38, 100-39, 100-40, 100-41, 100-42, 100-43, 100-44, 100-45, 100-46, 100-47, 100-48, 100-49, 100-50, 100-51, 100-52, 100-53, 100-54, 100-55, 100-56, 100-57, 100-58, 100-59, 100-60, 100-61, 100-62, 100-63, 100-64, 100-65, 100-66, 100-67, 100-68, 100-69, 100-70, 100-71, 100-72, 100-73, 100-74, 100-75, 100-76, 100-77, 100-78, 100-79, 100-80, 100-81, 100-82, 100-83, 100-84, 100-85, 100-86, 100-87, 100-88, 100-89, 100-90, 100-91, 100-92, 100-93, 100-94, 100-95, 100-96, 100-97, 100-98, 100-99, 100-100

SCALE 1" = 200'	LOCATION PINE HILL	SHEET N.W. 29-B
DATE OF PHOTOGRAPHY JANUARY 1986		

94-367-A