

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public regarding the property owner's 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 ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertisement:

Time No.: 265

Post Office: 21204

Location: 21204

PLEASE FORWARD ADVERTISING BILL TO:

NAME: 21204

ADDRESS: 21204

PHONE NUMBER: 21204

ALSO:

(Revised 04/09/93)

Item Number: 345
Planner: JRF
Date Filed: 3-25-94

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Staff. A copy of this "flag" will be placed in the case file for the zoning commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or the zoning commissioner's review of the petition regarding the items noted below. If the zoning commissioner's review of the petition regarding the items noted below, the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

- The following information is missing:
- Descriptions, including accurate beginning point
 - Actual address of property
 - Zoning
 - Acres (need 12, only submitted)
 - 200 scale zoning map with property outlined
 - Election district
 - Councilmanic district
 - USGS section information and/or wording
 - Hardship/practical difficulty information
 - Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
 - Power of attorney or authorization for person signing for legal owner and/or contract purchaser
 - Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 - Notary Public's section is incomplete and/or illegible

PET-FLAG (TEXTONLY)
11/17/93

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management

April 8, 1994

(410) 887-3353

Mr. and Mrs. Michael R. Baker
8123 Cornwell Road
Baltimore, Maryland 21222

RE: Case No. 94-373-A, Item No. 365
Petitioner: Michael R. Baker, et al.
Petition for Administrative Variance

Dear Mr. and Mrs. Baker:

The Zoning Plans Advisory Committee (ZPAC) has reviewed the plans submitted with the above referenced petition. The attached comments from such 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 ZPAC that offer or request information on your petition. If additional comments are received from other members of ZPAC, 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 25, 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 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

Re: Baltimore County
Item No. 345 (JRF)

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 affected by any State Highway Administration project.

Please contact: Bob Small at 410-333-1500 if you have any questions.

Thank you for the opportunity to review this item.

Very truly,
Bob Small
for David R. Karpis, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2224 (Toll Free)
Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717
Street Address: 107 North Calvert Street - Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joyce Road, Suite 101
Towson, MD 21206-5508

(410) 887-4500

DATE: 03/30/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP: 1105

RE: Property Owners: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property. B. The Fire Prevention Bureau has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 356, 357, 360, 362, 363, 364 AND 365.

RECEIVED
MAR 31 1994
ZADM

REVIEWER: L. ROBERT P. SHAFERHARD
Fire Prevention, PHONE: 887-4081, 105-1105F

cc: File

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 20, 1994

Mr. and Mrs. Michael R. Baker
8123 Cornwell Road
Baltimore, Maryland 21222

RE: Case No. 94-373-A, Item No. 365
Petition for Administrative Variance
8123 Cornwell Road

Dear Mr. and Mrs. Baker:

Enclosed are copies of comments received from the Department of Environmental Protection and Resource Management on April 19, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Charlotte Minton

Enclosure

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

April 14, 1994

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

FROM: J. Lawrence Pilsoof, DEPM
Development Coordinator, DEPM

SUBJECT: Zoning Item #365 - Baker Property
8123 Cornwell Road
Zoning Advisory Committee Meeting of April 4, 1994

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

The above address is an improved residential property located within the (intensely) developed area (IDA) of the Chesapeake Bay Critical Area (CBCA). Any project disturbing 400 square feet or less shall not be considered a substantial alteration or construction. Therefore, this 150 square foot addition needs no further review by this office.

JLP:EK:BP
BAKER/DEPM/TITSP

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

MARCH 31, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Michael and Karen Baker
8123 Cornwell Road
Baltimore, Maryland 21222

RE: CASE NUMBER: 94-373-A (Item 365)
8123 Cornwell Road
840 Cornwell Road, 320' E of Longpoint Road
12th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact, made with this office, regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reminder regarding the administrative process.

1) Your property will be posted on or before April 3, 1994. The closing date (April 18, 1994) 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 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 advertisement 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
Director

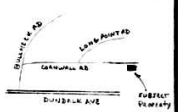
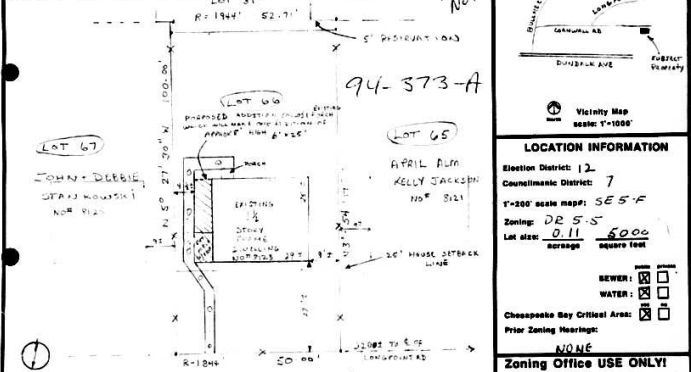
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 8123 CORNWALL RD. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: MURRAY POINT

plat books 12, folios 97, lots 66, sections A

OWNER: MICHAEL + KASON BAKER



LOCATION INFORMATION

Election District: 12

Councilmanic District: 7

1"=200' scale map: SE 5-F

Zoning: DR 5-5

Lot size: 0.11 5000
acres square feet

SEWER: ☒ ☐
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearing: NONE

Zoning Office USE ONLY!

reviewed by: JH ITEM #: 365 CASE#:

94-373-A



BACKSIDE VIEW OF PROPOSED ADDITION AREA



NEXT DOOR NEIGHBOR'S HOUSE

SIDE OF HOUSE WHERE PROPOSED ADDITION

#365

94-373-A



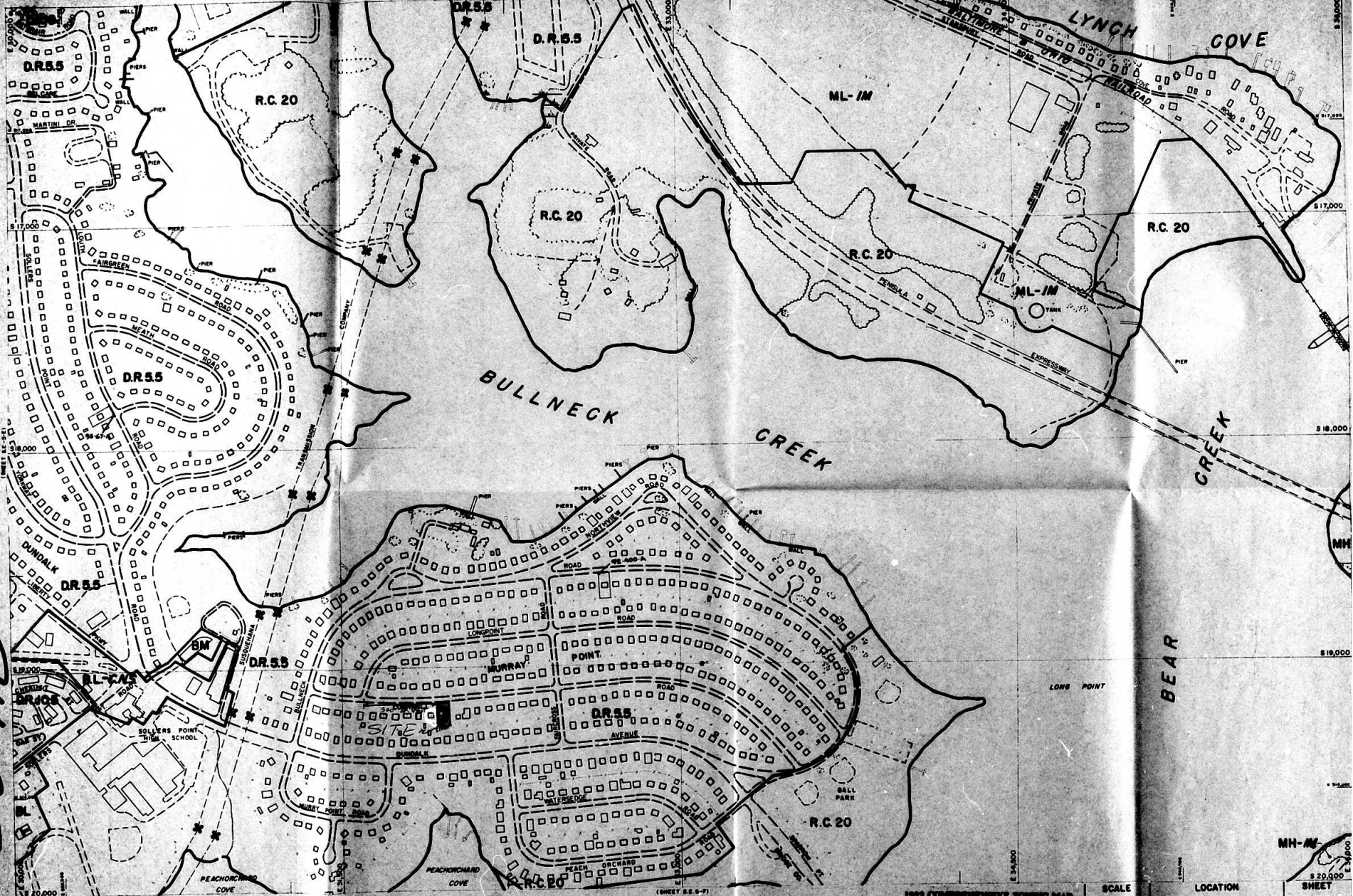
SIDE VIEW OF PROPOSED ADDITION AREA



SIDE VIEW OF PROPOSED ADDITION AREA

#365

94-373-A



F-SE E-SW
B-NE B-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHANAN, INC. BALTIMORE, MD. 21218

#365

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

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

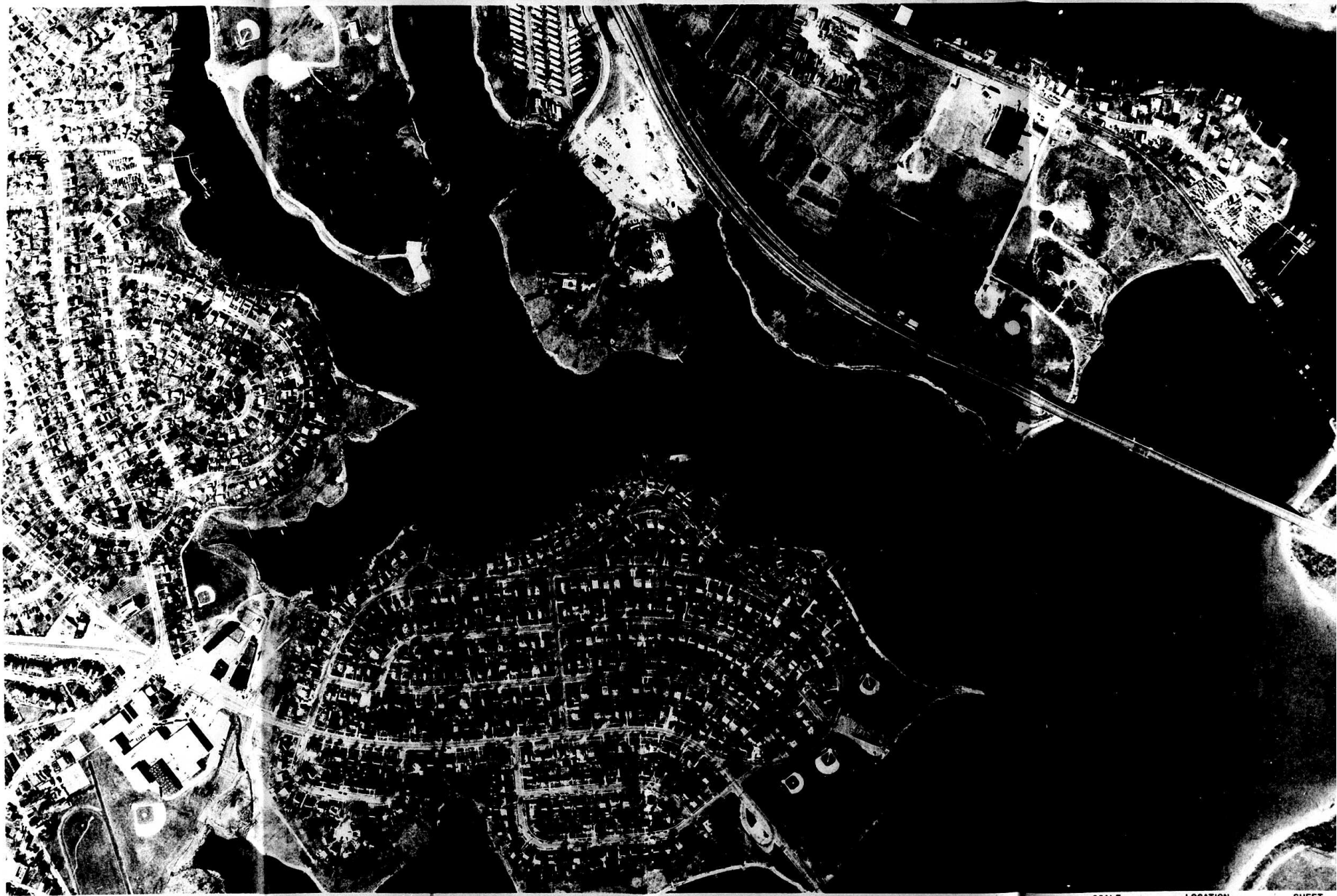
SCALE
1" = 200'

DATE OF
PHOTOGRAPH
JANUARY
1986

LOCATION
**DUNDALK
SOLLERS POINT**

MH-M
SHEET
S.E.
6-F

94-373-A



SITE
#365

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY JANUARY 1986	DUNDALK SOLLERS POINT	S.E. 5-F