

IN RE: PETITION FOR SPECIAL EXCEPTION
S/S Chester Road, 700' W of
Susquehanna Avenue
(832 Chester Road)
15th Election District
5th Councilmanic District
John W. Slough
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-479-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception for that property known as 832 Chester Road located in the Bowleys Quarters area of southeastern Baltimore County on Frog Mortar Creek. The Petition was filed by the owner of the property, John W. Slough. The Petitioner seeks a special exception for a Shoreline Class I fishing and shellfishing facility on the subject property in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1. Appearing at the hearing on behalf of the Petition were John W. Slough, property owner, and his son, William Slough. There were no Protestants present.

Testimony revealed that the subject property consists of 1.176 acres, more or less, zoned D.R. 3.5, and is improved with a single family dwelling. The Petitioner is desirous of operating a Shoreline Class I fishing and shellfishing facility on the subject property. In conjunction with this operation, the Petitioner proposes to install two, 4' x 8' crab shedding boxes at the south end of his property adjacent to the water and provide a 32' x 45' crab pot storage and work area on the northeast side of the site in accordance with Petitioner's Exhibit 1. Testimony revealed that the Petitioner owns the adjacent property to the east of the proposed crab pot storage and work area and that because the northeast portion of

the site is wooded, the proposed business operation will not be visible from the road. Further testimony revealed that the Petitioner's neighbors on both sides of the subject property have no objections to his plans as evidenced by their signed letter of support, dated July 5, 1994, which was submitted into evidence as Petitioner's Exhibit 2.

As indicated above, this property is located within the Chesapeake Bay Critical Areas on Frog Mortar Creek. Any development on this site is subject to compliance with Critical Areas legislation and any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) to insure consistency with said legislation. Therefore, the granting of the special exception relief sought herein is contingent upon Petitioner's compliance with the requirements set forth in the comments submitted by DEPRM, dated July 6, 1994, a copy of which has been attached hereto and made a part hereof.

It is clear that the B.C.Z.R. permits the use proposed in a D.R. 3.5 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a spe-

cial exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of July, 1994 that the Petition for Special Exception to operate a Shoreline Class I fishing and shellfishing facility on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, 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 relief granted herein shall be rescinded.
- 2) Compliance with DEPRM comments dated July 6, 1994, a copy of which has been attached hereto and made a part hereof.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Site 113 Courthouse
400 Washington Avenue
Towson, MD 21201

July 13, 1994

(410) 887-4386

Mr. John W. Slough
832 Chester Road
Baltimore, Maryland 21220

RE: PETITION FOR SPECIAL EXCEPTION
S/S Chester Road, 700' W of Susquehanna Avenue
(832 Chester Road)
15th Election District - 5th Councilmanic District
John W. Slough - Petitioner
Case No. 94-479-X

Dear Mr. Slough:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds 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 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel

✓ File

ORDER RECEIVED FOR FILING

Date 7/13/94
By [Signature]

ORDER RECEIVED FOR FILING

Date 7/13/94
By [Signature]

TMK:bjs

- 3 -

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting 7/13/94
Posted for Special Exception
Petitioner John W. Slough
Location of property 832 Chester Rd. 9/5
Location of Sign Being made on property being zoned
Remarks _____
Posted by [Signature] Date of return 7/1/94
Number of Signs _____

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 113 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 113, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204, as follows:

Case Number: 94-479-X (Item 463)
832 Chester Road
832 Chester Road, 700 feet W of Susquehanna Ave.
15th Election District
5th Councilmanic District
Petitioner(s): John W. Slough
HEARING: TUESDAY, JULY 12, 1994 at 9:00 a.m. in Room 113, Old Courthouse.
Special Exceptions for fishing and shellfishing facility, shoreline, Class I.
LAWRENCE E. SCHMIDT, Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are held on Tuesdays, for special accommodations please call 887-3385.
(2) For information concerning the use of the hearing room, please call 887-3381.
@1994 June 9

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 10, 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 June 9, 1994.

THE JEFFERSONIAN,
A. Henrickson
LEGAL AD. - TOWSON

Petition for Special Exception to the Zoning Commissioner of Baltimore County for the property located at 832 CHESTER ROAD which is presently zoned DR 3.5

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 Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

FISHING AND SHELLFISHING FACILITY, SHORELINE, CLASS I

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception 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/Owner: _____
(Type or Print Name)
Signature: _____
Address: _____
City: _____ State: _____ Zipcode: _____
Date: _____
Signature: _____
(Type or Print Name)
Address: 832 CHESTER RD. 410-335-8254
City: BALTIMORE State: MD Zipcode: 21220
Name, Address and phone number of representative, as to be contacted: _____
Signature: John W. Slough
(Type or Print Name)
Address: 832 CHESTER ROAD 410-887-3751
City: _____ State: _____ Zipcode: _____
Date: _____
Signature: _____
(Type or Print Name)
Address: _____
City: _____ State: _____ Zipcode: _____
Date: _____
Signature: _____
(Type or Print Name)

ESTIMATED LENGTH OF HEARING _____
by available for hearing _____
the following date _____ Next Two Months
ALL _____ OTHER _____
REVIEWED BY: _____ DATE _____

ORDER RECEIVED FOR FILING

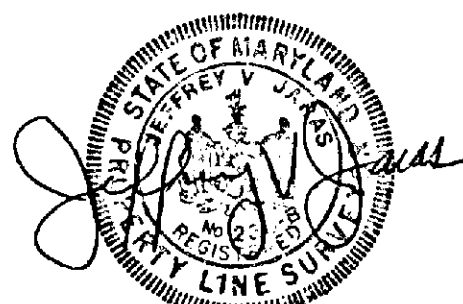
Date 7/13/94
By [Signature]

44-479-X
METES AND BOUNDS DESCRIPTION
LOT 10 AND PART OF LOT 11
"LONG BEACH ESTATES"

Beginning for the same at a point, said point being located on the Southernmost side of Chester Road, thirty feet wide, at a distance of 700 feet, more or less, from the center line of Susquehanna Avenue, forty feet wide, and running thence, and binding on the Southernmost side of Chester Road, as now surveyed, North 78°00'00" East 330.00 feet, to a concrete marker, thence, leaving said Chester Road, South 33°40'40" West 386.50 feet, to the waters of Frog Mortar Creek, thence, binding on said waters the following two bearings and distances, viz: 1) North 53°59'30" West 4.00 feet, and 2) North 84°45'00" West 52.68 feet, thence, leaving said creek, North 12°00'00" West 252.33 feet, to the place of beginning.

Containing 1.176 acres of land, more or less.

Being lot 10 and part of lot 11, as shown, laid out on the plat of Long Beach Estates, said plat being recorded among the Land Records of Baltimore County, Maryland, in Plat Book Liber W.P.C. & Folio 131, also being known as 832 Chester Road, Baltimore, Maryland 21220, and located in the 15th election district of Baltimore County, Maryland.



receipt

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date 5/25/94

Account: R-001-6150

Number 463

CODE: 050 SIX FILING \$300.00
080 (1) SIGN POSTING 35.00
TOTAL = \$335.00

OWNER: JOHN SLOUGH
LOC. 832 CHESTER RD.

03A03H0223MCHRC
BA C001:25P05-25-94

Please Make Checks Payable To: Baltimore County

Mr. Arnold E. Jablon
July 6, 1994
Page 2

REGULATIONS AND FINDINGS

1. **Regulation:** "In addition to section 417 in the county zoning regulations, all new or expanded water-dependent facilities are subject to the following procedures and standards, as specified more fully in the county water-dependent facilities manual:
(1) Scope: A water-dependent facility includes those structures or works associated with industrial, maritime, recreational, educational, or fisheries activities that require location at or near the shoreline. An activity is water-dependent if it cannot exist outside the buffer and is dependent on the water by the intrinsic nature of its operation" (Baltimore County Code Section 26-454).

Finding: This proposed fishing and shellfishing facility is a water-dependent facility as defined in the scope stated above. The water dependent facilities manual states that fisheries and shellfishing facilities are permitted as-of-right in IDA's, LDA's, and RCA's. Tidal wetlands of good quality exist adjacent to this property to the east, but the property itself and the other adjacent properties to the west are all currently bulkheaded, and have little habitat value.

This facility is proposing to locate only two crab shedding boxes within the 100 foot buffer. These are water dependent structures and are therefore permitted within the buffer. The existing structures and the proposed storage area for crab traps are all located outside the 100 foot buffer. The crab shedding boxes shall be located as far as possible from the tidal marsh. Non-water-dependent structures, such as the abandoned sink, shall be removed from the buffer as part of this development.

2. **Regulation:** "The sum of all man-made impervious areas shall not exceed 15% of the lot" <COMAR 14.15.02.04 C.(7)>.

Finding: This project proposes impervious surfaces that sum to 6% of the property. Therefore, this project is in compliance with the above regulation.

3. **Regulation:** "For the alteration of forest or developed woodlands as delineated on the January, 1986 Baltimore County Forest and Developed Woodlands aerial photographs:

(1) No more than 20% of the sum of all forest and developed woodland may be cleared, and this shall be replaced by afforestation on a 1:1 acreage basis. An additional 10% of the forest or developed woodland may be cleared provided in such case, however, that every acre of forest or developed woodland cleared shall be replaced by 1.5 acres of afforestation.

Mr. Arnold E. Jablon
July 6, 1994
Page 3

(2) Forest or developed woodland cleared in LDAs shall be replaced in LDAs, LDAs, R.C. 20, or R.C. 50 Zones. Forest or developed woodland removed in the R.C. 20 or R.C. 50 Zones shall be replaced only in R.C. 20 or R.C. 50 Zones.

(3) The forest or developed woodland cleared shall be replaced according to an approved forest establishment plan. If the configuration of the site precludes on-site replacement, it is the applicants responsibility to secure an off-site area suitable for afforestation and in compliance with d(1) and d(2) preceding. If an appropriate off-site area cannot be located or secured, the County will allow the applicant to pay a fee-in-lieu" <Baltimore County Code, Section 26-453(c)>.

Finding: This property contains designated forest and covers approximately 19 % of the site. None of the forest is proposed to be disturbed and therefore this project is in compliance with the above regulation. Forest can only be cleared in conjunction with an approved forest establishment plan and agreement.

4. **Regulation:** "The stormwater management system shall be designed so that:

(1) Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its predevelopment state;

(2) Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points; and

(3) Storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.

(4) There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state" <Baltimore County Code, Section 26-453(h)>.

Finding: In order to comply with the above regulation, rooftop runoff shall be directed through downspouts and across the lawn. This will encourage maximum infiltration of stormwater and decrease the amount of runoff leaving the site.

Mr. Arnold E. Jablon
July 6, 1994
Page 4

CONCLUSION

The Zoning Order 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, Director

JJD/NSSP

Mr. John Slough

SLOUGH/DEPRM/WQBCA

RE: PETITION FOR SPECIAL EXCEPTION
832 Chester Road, 832 Chester Road,
700' W. of Susquehanna Avenue, 15th
Election Dist., 15th Councilmanic
John W. Slough
Petitioner
FOR BALTIMORE COUNTY
CASE No.: 94-474-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing date or other proceedings in this matter and of the passage of any preliminary or final Order.

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
CARGLE S. DEMILITO
Deputy People's Counsel
Room 41, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of June, 1994, a copy of the foregoing Entry of Appearance was mailed to John W. Slough, 832 Chester Road, Baltimore, MD 21220, Petitioner.

PETER MAX ZIMMERMAN

ORDER RECEIVED FOR FILING
Date 7/3/94
By [Signature]

ORDER RECEIVED FOR FILING
Date 7/3/94
By [Signature]

ORDER RECEIVED FOR FILING
Date 7/3/94
By [Signature]



County Council of Baltimore County

Court House, Towson, Maryland 21204

(410) 887-3196
Fax (410) 887-5791

Berchie L. Marley
First District
Melvin G. Mintz
Second District
CA Dutch Ruppelberger, III
Third District
Dorcas B. Raley
Fourth District
Vince Gardina
Fifth District
William A. Howard, IV
Sixth District
Donald C. Mason
Seventh District
Thomas J. Reddick, Jr.
Legislative Counsel/Secretary

June 7, 1994

Mr. Lawrence E. Schmidt
Zoning Commissioner
400 Washington Avenue
Towson, Maryland 21204

Dear Mr. Schmidt:

Attached please find a copy of Resolution 54-94 concerning the public disclosure of John W. Slough, and employee of the Baltimore County Department of Public Works. Mr. Slough has applied for a special exception in order to operate a fishing and shellfishing facility at his property located at 832 Chester Road, Baltimore, Maryland, 21220.

This Resolution was unanimously approved by the County Council at its June 6, 1994 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Reddick, Jr.
Legislative Counsel/Secretary

TJP:dp
RS494/DAPIUP

cc: John W. Slough

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

LEGISLATIVE SESSION 1994, LEGISLATIVE DAY NO. 12

RESOLUTION NO. 54-94

MR. VINCENT J. GARDINA, COUNCILMAN

BY THE COUNTY COUNCIL, June 6, 1994

A RESOLUTION concerning the public disclosure of John W. Slough, an employee of the Baltimore County Department of Public Works.

WHEREAS, John W. Slough, an employee of Baltimore County, has applied for a special exception in order to operate a fishing and shellfishing facility at his property located at 832 Chester Road, Baltimore, Maryland 21220; and

WHEREAS, this Resolution is intended to provide full disclosure under Section 26-3(e) of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application for a special exception filed by John W. Slough does not contravene the public welfare and is hereby authorized.

RS494/RES94

463

MAY 25, 1994

SENT COPY TO MAEY EMERICK - AID TO COUNCILMAN VINCENT J. GARDINA FOR COUNTY COUNCIL RESOLUTION ON THIS DATE. THIS IS A REQUIREMENT FOR ANY PERSON WHO IS A BALTIMORE COUNTY EMPLOYEE, FOR SPECIAL EXCEPTION.

John W. Slough

463

Gwen.
Plz set this for Tom K.
if possible.

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/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 ORDER.

Carl Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 463
Petitioner: JOHN W. SLOUGH
Location: 832 CHESTER ROAD BALTO. MD. 21204
PLEASE FORWARD ADVERTISING BILL TO:
NAME: JOHN W. SLOUGH
ADDRESS: 832 CHESTER ROAD
BALTIMORE, MD. 21224
PHONE NUMBER: 887-3751

MUST BE SUPPLIED

TO: POTENTIAL PUBLISHER COMPANY
July 9, 1993 Issue - Jeffersonian

Please forward billing to:
John W. Slough
832 Chester Road
Baltimore, Maryland 21220
887-3751

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 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-479-X (Item 463)
832 Chester Road
832 Chester Road, 700 feet W of Susquehanna Avenue
15th Election District - 5th Councilmanic
Petitioner(s): John W. Slough
HEARING: ~~FRIDAY~~, JULY 12, 1994 at 9:00 a.m. in Rm. 118 Old Courthouse
TUES.

Special Exception for fishing and shell fishing facility, shoreline, Class I.

LAURENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3351.

Baltimore County Government
Office of Zoning Administration
and Development Management

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

JUN 03 1994

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 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-479-X (Item 463)
832 Chester Road
832 Chester Road, 700 feet W of Susquehanna Avenue
15th Election District - 5th Councilmanic
Petitioner(s): John W. Slough
HEARING: ~~FRIDAY~~, JULY 12, 1994 at 9:00 a.m. in Rm. 118 Old Courthouse
TUES.

Special Exception for fishing and shell fishing facility, shoreline, Class I.

Carl Jablon
Arnold Jablon
Director

cc: John W. Slough

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3351.

*Newspaper
and Dave
notified of hearing day,
Lisa - over hour
has been corrected*

Baltimore County Government
Office of Zoning Administration
and Development Management

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

July 5, 1994

Mr. John W. Slough
832 Chester Road
Baltimore, Maryland 21220

RE: Case No. 94-479-X, Item No. 463
Petition for Special Exception
Petitioner: John W. Slough

Dear Mr. Slough:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 25, 1994 and scheduled for a hearing accordingly. Any attached comments from a 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.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

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

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-7-94

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

Re: Baltimore County
Item No.: 4463 (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
for *DAVID N. RAMSEY, ACTING CHIEF*
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 Norrin Calvert Street - Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 14, 1994

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 Nos. 449, 462, 463, 464, 468, 470, 471, 472, 473, 474, 477, 478, 479 and 480.

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 Kenna*

PK/JL:lw

ZAC.449/PZONE/ZAC1

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500 (410) 887-4500

DATE: 06/06/94

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

RE: Property Owner:
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 Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 457, 458, 461, 462, 463, 464, 466, 467, 468, 469 AND 470.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4081, MS-1106F

cc: File

*RECEIVED
JUN 6 1994
ZADM*

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

7/7/94

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

DATE: July 6, 1994

FROM: J. James Dieter, Director

SUBJECT: Petition for Zoning Variance - Item #463
Slough Property
Chesapeake Bay Critical Area Findings

*RECEIVED
JUL 7 1994
ZADM*

SITE LOCATION

The subject property is located at 832 Chester Road The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. John Slough

APPLICANT PROPOSAL

The applicant has petitioned for a Special Exception to the Baltimore County Zoning Regulations to permit a "fishing and shellfishing facility, shoreline, class I".

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:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. 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 14.15.10.01.0>

*ORDER RECEIVED FOR FILING
Date By*

*RECEIVED
JUL 6 1994
ZONING COMMISSIONER*

