

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

June 22, 1994

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

FROM: J. Lawrence Pilson, Jr.  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #473 - Caltabiano  
2203 Crestnoll Road  
Zoning Advisory Committee Meeting of June 13, 1994

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

Environmental Impact Review

1. The northern boundary of the Forest Conservation Easement is to be clearly marked, in the field, before any construction activity begins.
2. There is to be no disturbance of the Forest Conservation or Forest Buffer Easements by any construction activity which includes the installation of the driveway.

JLP-GSC:sp  
CALTABIA/DEPRM/TXTSBP

RE: PETITION FOR VARIANCE \* BEFORE THE  
2203 Crestnoll Road, SE/S \* ZONING COMMISSIONER  
Crestnoll Road, 600' E of c/l \* FOR BALTIMORE COUNTY  
Fountainhead Court, 8th Election \*  
Dist., 3rd Councilmanic \*  
Salvatore Caltabiano, et al. \* CASE NO.: 94-492-A  
Petitioners \* \*

ENTRY OF APPEARANCE

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

*John M. Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of June, 1994, a copy of the foregoing Entry of Appearance was mailed to Mr. Salvatore Caltabiano and Mrs. Vincenza Caltabiano, 131 Sunnydale Way, Reisterstown, MD 21136, Petitioners.

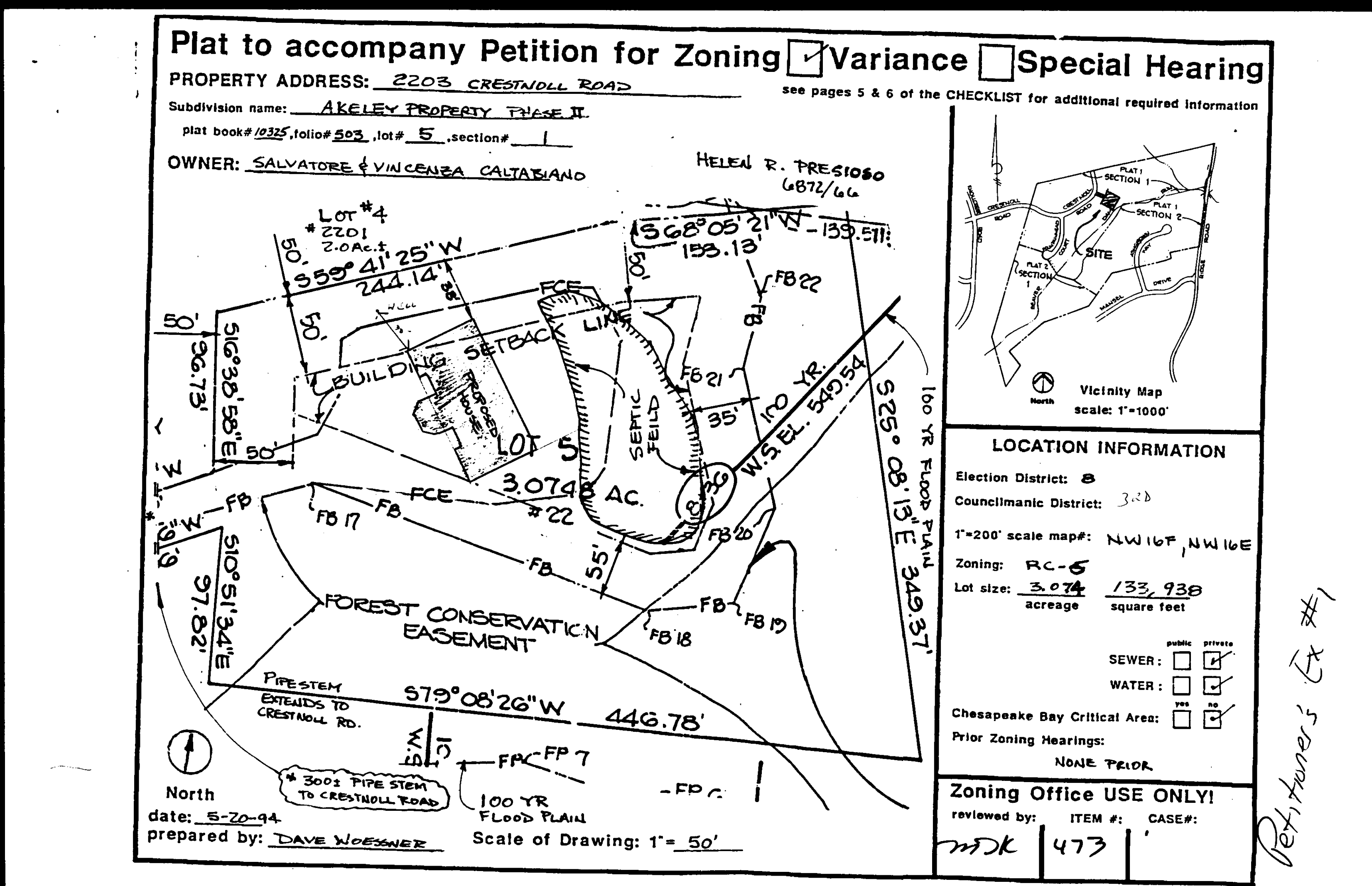
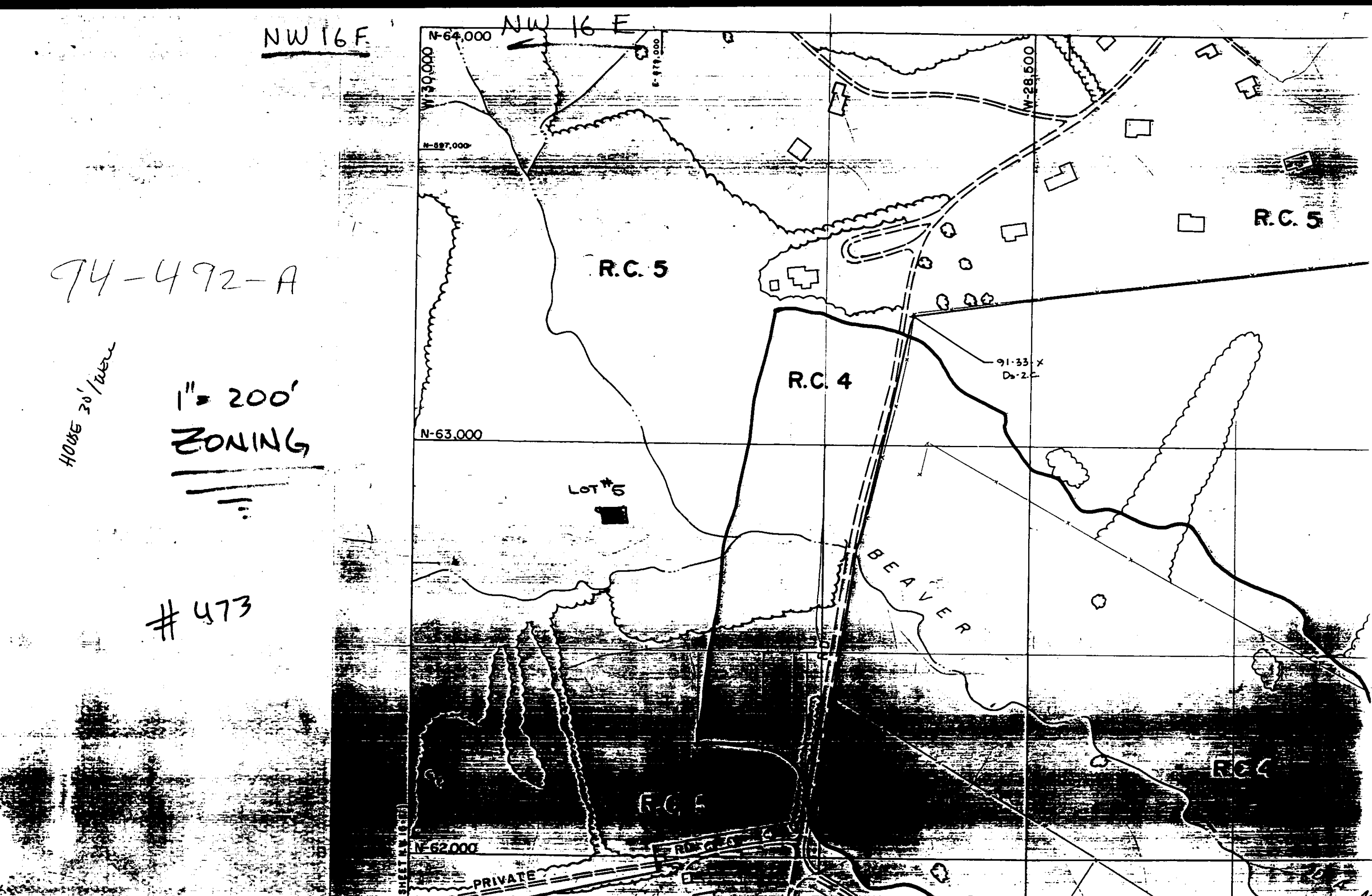
*John M. Zimmerman*  
PETER MAX ZIMMERMAN

AGENDA/WORKSHEET

Check wording   
Fill in filing date   
Estimated time   
Attorney & number   
Prior hearings   
Violation   
Development   
Alternative name   
Case number   
Hearing/Close date   
TYPEWRITTEN WORK  
Administrative List   
Notice Case Number   
" mailed to parties   
Index Cards   
1 card w/plat to Dave   
1 card alphabetical   
1 card numeric   
Month ZC Document   
Notice/AD copy   
Notice to parties   
AD copy to AD bin   
Index Cards   
1 card, plat to Dave   
1 card alphabetical   
1 card numeric   
NO STAR - BOTH   
\*ONE STAR- ADMINISTRATIVE   
\*\*TWO STARS - BTERS

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
SALVATORE CALTABIANO	131 Sunnydale Way Reisterstown, MD 21136



**receipt**

Account 901-6150  
Number  
Date 6/14/94  
Item Number 473  
Taxes In by 2452

Cashier Validation

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.

*Call John*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
Item No.: 473

Petitioner: Salvatore Caltabiano  
Location: 2203 Crestnoll Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Salvatore Caltabiano  
ADDRESS: 131 Sunnydale Way  
Reisterstown, MD 21136  
PHONE NUMBER: (410) 833-8633

**MUST BE SUPPLIED**

Item Number: 473  
Planner: MJK  
Date Filed: 5-31-94

**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 Sophia. 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 Zoning Commissioner's review of the petition regarding the items noted below. If 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
  - Acreage
  - Plats (need 12, only        submitted)
  - 200 scale zoning map with property outlined
  - Election district
  - Councilmanic district
  - BCR 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
  - 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 incorrect and/or commission has expired
  - NEEDS FEE OF \$50 FOR SPA TO AMEND FDP**

PET-FLAG (TXTSOPH)  
11/17/93

TO: POTOMAC PUBLISHING COMPANY  
June 23, 1994 Issue - Jeffersonian

Please forward billing to:  
Salvatore Caltabiano  
131 Sunnydale Way  
Reisterstown, Maryland 21136  
833-8633

**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: 94-492-A (Item 473)  
2203 Crestnoll Road  
SE/S Crestnoll Road, 600' E c/1 Fontalabhead Court  
8th Election District - 3rd Councilmanic  
Legal Owner: Salvatore and Vincenza Caltabiano  
HEARING: WEDNESDAY, JULY 13, 1994 at 9:00 a.m. in Room 118 Old Courthouse

Variance to permit a 38 ft. setback in lieu of 50 ft. and to amend the FDP of Abley Property, Phase II.

LAWRENCE E. SCHWYD  
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 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

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

June 8, 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: 94-492-A (Item 473)  
2203 Crestnoll Road  
SE/S Crestnoll Road, 600' E c/1 Fontalabhead Court  
8th Election District - 3rd Councilmanic  
Legal Owner: Salvatore and Vincenza Caltabiano

Variance to permit a 38 ft. setback in lieu of 50 ft. and to amend the FDP of Abley Property, Phase II.  
HEARING: WEDNESDAY, JULY 13, 1994 at 9:00 a.m. in Room 118 Old Courthouse

Arnold Jablon  
Director

cc: Salvatore and Vincenza Caltabiano

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 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

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

July 5, 1994

Mr. and Mrs. Salvatore Caltabiano  
131 Sunny Dale Way  
Reisterstown, Maryland 21136

RE: Case No. 94-492-A, Item No. 473  
Petition for Variance  
Petitioner: Salvatore Caltabiano, et ux.

Dear Mr. and Mrs. Caltabiano:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 31, 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

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. 473 (MJK)

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. WAHSEY, ACTING CHIEF  
John Costabile, 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: 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. 448, 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: *Pat Keller*

PK/JL:lw

ZAC.448/PZONE/ZAC1

IN RE: PETITION FOR VARIANCE  
 2203 Crestnoll Road, 600' E of  
 the c/l Fountainhead Court  
 (1703 Crestnoll Road)  
 8th Election District  
 4th Councilmanic District  
 Salvatore Callabiano, et ux  
 Petitioners

BEFORE THE  
 DEPUTY ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 Case No. 94-492-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 2203 Crestnoll Road, located in the Cockeyville area of northern Baltimore County. The Petition was filed by the owners of the property, Salvatore and Vincenza Callabiano. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side property line setback of 38 feet in lieu of the required 50 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the plan submitted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Salvatore and Vincenza Callabiano, property owners. There were no Protestants present.

Testimony and evidence presented revealed that the subject property consists of 1.074 acres, zoned R.C. 5 and is presently unimproved. The Petitioners are desirous of developing the property with a single family dwelling in accordance with Petitioner's Exhibit 1. Due to site limitations, including a forest conservation easement and the location of the septic field, the building envelope for the proposed dwelling must be situated close to the side property line. Therefore, the requested variances are necessary in order to proceed as proposed.

ORDER RECEIVED FOR FILING  
 Date 7/21/94  
 By [Signature]

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. Soley, 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 good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

ORDER RECEIVED FOR FILING  
 Date 7/21/94  
 By [Signature]

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21<sup>st</sup> day of July, 1994 that the Petition for Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side property line setback of 38 feet in lieu of the required 50 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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.

[Signature]  
 TIMOTHY M. KOTROCO  
 Deputy Zoning Commissioner  
 for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
 Date 7/21/94  
 By [Signature]

Baltimore County Government  
 Zoning Commission  
 Office of Planning and Zoning

Suite 113, Courthouse  
 400 Washington Avenue  
 Towson, MD 21204

July 21, 1994

(410) 887-4386

Mr. & Mrs. Salvatore Callabiano  
 111 Sunnydale Way  
 Reisterstown, Maryland 21116

RE: PETITION FOR VARIANCE  
 SE/8 Crestnoll Road, 600' E of the c/l Fountainhead Court  
 (2203 Crestnoll Road)  
 8th Election District - 4th Councilmanic District  
 Salvatore Callabiano, et ux - Petitioners  
 Case No. 94-492-A

Dear Mr. & Mrs. Callabiano:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance 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 887-1391.

Very truly yours,

[Signature]  
 TIMOTHY M. KOTROCO  
 Deputy Zoning Commissioner  
 for Baltimore County

TMK:bjs

cc: People's Counsel

File ✓

#473  
**Petition for Variance**  
 to the Zoning Commissioner of Baltimore County  
 94-492-A

for the property located at 2203 CRESTNOLL RD  
 which is presently zoned RESIDENTIAL (R.C.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 Variance from Section(s) 1A04.3.B.3 to permit a 38' setback in lieu of 50' and to amend the FDP of Akley Property, Phase II.

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

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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/Lessee

Type of Petitioner: Individual

Signature: Salvatore Callabiano

Address: 111 Sunnydale Way, Towson, MD 21286

City: Towson State: MD Zipcode: 21286

Phone No.: 410-887-9633

Signature: Vincenza Callabiano

Address: 111 Sunnydale Way, Towson, MD 21286

City: Towson State: MD Zipcode: 21286

Phone No.: 410-887-9633

Signature: Reisterstown, MD 21136

City: Reisterstown State: MD Zipcode: 21136

Phone No.: 410-887-9633

ESTIMATED LENGTH OF HEARING: 1 hr.

RECEIVED BY: TMK DATE: 7/21/94

ORDER RECEIVED FOR FILING  
 Date 7/21/94  
 By [Signature]

JUSTIFICATION FOR VARIANCE

Section One Undue Hardship

1. The applicant cannot site the proposed home on his 3 acre lot due to the number of restrictive easements and setbacks required.
2. This building lot has unusual difficulties created by 100 year flood plains, wetlands, steep slopes, woodland conservation easements, building setbacks, and the location of the approved septic field.
3. The physical features listed above, restricting the owner's ability to build his home, were not caused by him.

Section Two Practical Difficulty

1. Strict compliance with the requirement to adhere to the building setback would be unnecessarily burdensome. Because of the size of the lot, 3.07 acres, there is a large setback of 50 feet. In addition because the home will be surrounded by forest, and flood plain area set aside, the reality is that the reduction of his setback by 12 feet would not be noticable.
2. No lesser reduction then 12 feet would allow the owner to build.
3. This variance if granted would not degrade the spirit of the ordinance. Setbacks are created to insure a minimum separation between houses. In this case, physical features create separation between house much greater then the minimum setback. More important the property is surrounded by forest conservation easements. Therefore a natural buffer will always exist between this proposed home and it's neighboring homes.

94-492-A

#473  
**EXAMPLE 3 - Zoning Description** - 3 copies  
 94-492-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 2203 CRESTNOLL RD.  
 (address)  
 Election District 8 Councilmanic District 3rd

Beginning at a point on the WEST EAST side of \_\_\_\_\_  
 (north, south, east or west)  
CRESTNOLL ROAD which is 50'  
 (street on which property fronts) (number of feet of right-of-way width)  
 wide at a distance of 600 EAST OF of the \_\_\_\_\_  
 (number of feet) (north, south, east or west)  
 centerline of the nearest improved intersecting street FOUNTAINHEAD CT.  
 (name of street)  
 which is 40' wide. \*Being Lot # 6  
 (number of feet of right-of-way width)  
 Block \_\_\_\_\_, Section # 1 in the subdivision of  
AKLEY PROPERTY PHASE II as recorded in Baltimore County Plat  
 (name of subdivision)  
 Book # 10325, Folio # 503, containing  
133938 3.07  
 (square foot and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_, Folio \_\_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E. 87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

CERTIFICATE OF POSTING  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 8th Date of Posting: 7/21/94  
 Posted for: Variance  
 Petitioner: Salvatore & Vincenza Callabiano  
 Location of property: 2203 Crestnoll Rd, S.E.P.  
 Location of Sign: Every available on property being posted  
 Remarks: \_\_\_\_\_  
 Posted by: [Signature] Date of return: 7/21/94  
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/23, 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 10/23, 1994

THE JEFFERSONIAN,  
 A. J. Henrichson  
 LEGAL AD. - TOWSON

NOTICE: (1) This is a public notice. (2) The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed Variance at the County Office Building, 111 W. Chestnut Avenue, Towson, Maryland, on July 21, 1994 at 10:00 A.M. (3) The proposed Variance is for a side property line setback of 38 feet in lieu of the required 50 feet for a proposed dwelling. (4) The proposed Variance is for a side property line setback of 38 feet in lieu of the required 50 feet for a proposed dwelling. (5) The proposed Variance is for a side property line setback of 38 feet in lieu of the required 50 feet for a proposed dwelling. (6) The proposed Variance is for a side property line setback of 38 feet in lieu of the required 50 feet for a proposed dwelling. (7) The proposed Variance is for a side property line setback of 38 feet in lieu of the required 50 feet for a proposed dwelling. (8) The proposed Variance is for a side property line setback of 38 feet in lieu of the required 50 feet for a proposed dwelling. (9) The proposed Variance is for a side property line setback of 38 feet in lieu of the required 50 feet for a proposed dwelling. (10) The proposed Variance is for a side property line setback of 38 feet in lieu of the required 50 feet for a proposed dwelling.

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

June 22, 1994

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

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #473 - Caltabiano  
2203 Crestnoll Road  
Zoning Advisory Committee Meeting of June 13, 1994

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

Environmental Impact Review

1. The northern boundary of the Forest Conservation Easement is to be clearly marked, in the field, before any construction activity begins.
2. There is to be no disturbance of the Forest Conservation or Forest Buffer Easements by any construction activity which includes the installation of the driveway.

JLP:GSC:sp  
CALTABIA/DEPRM/TXTSBP

RE: PETITION FOR VARIANCE  
2203 Crestnoll Road, SE/S  
Crestnoll Road, 600' E of c/l  
Fountainhead Court, 8th Election  
Dist., 3rd Councilmanic

BEFORE THE  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

Salvatore Caltabiano, et al.  
CASE NO.: 94-492-A

Petitioners

ENTRY OF APPEARANCE

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

*Tote Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of June, 1994, a copy of the foregoing Entry of Appearance was mailed to Mr. Salvatore Caltabiano and Mrs. Vincenza Caltabiano, 131 Sunnydale Way, Reisterstown, MD 21136, Petitioners.

*Tote Max Zimmerman*  
PETER MAX ZIMMERMAN

AGENDA/WORKSHEET

Check wording  
Fill in filing date  
Estimated time  
Attorney's number  
Prior hearings  
Violation  
Development  
Alternative name  
Case number  
Hearing/Close date

TYPED/WRITTEN WORK

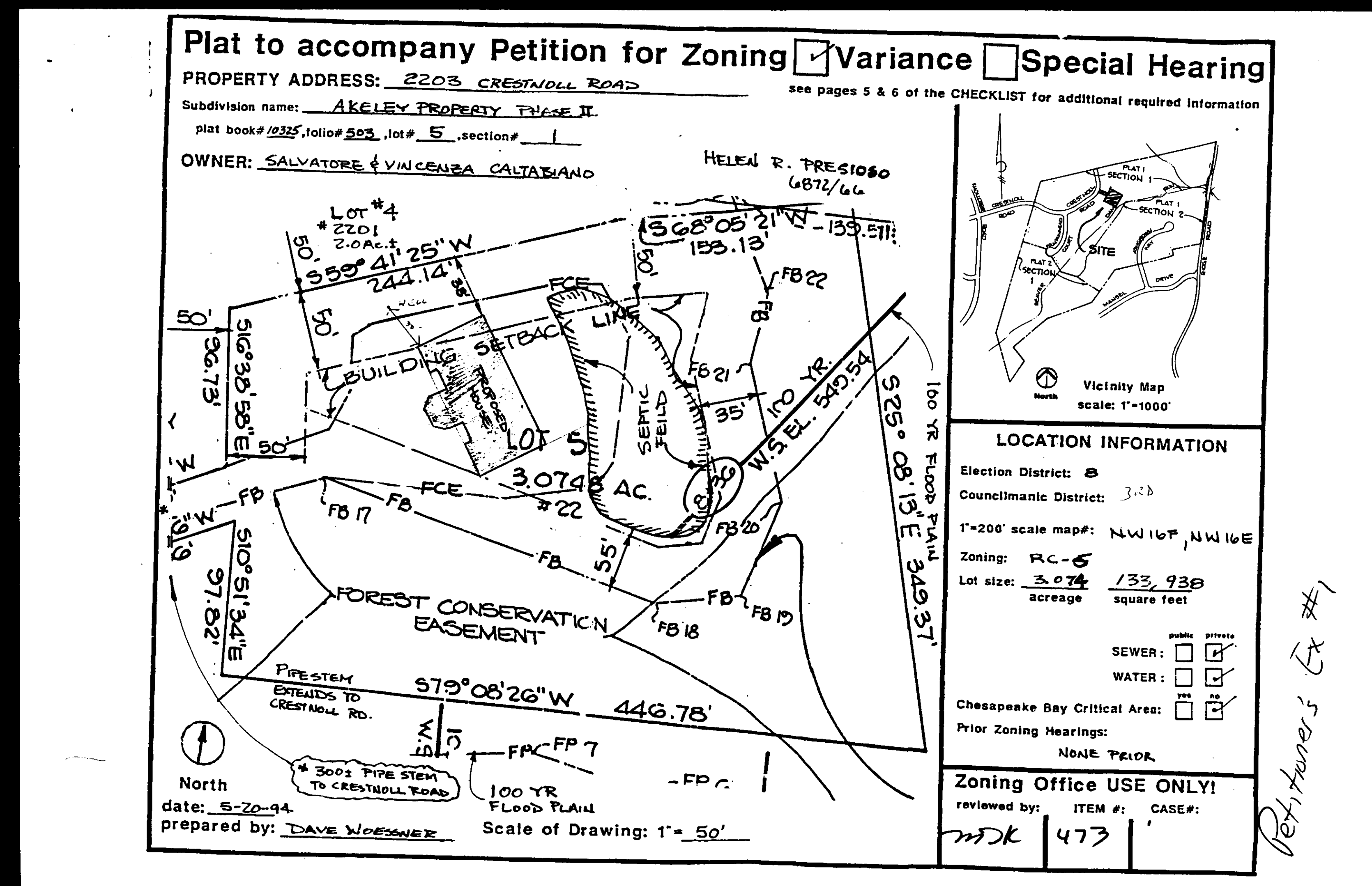
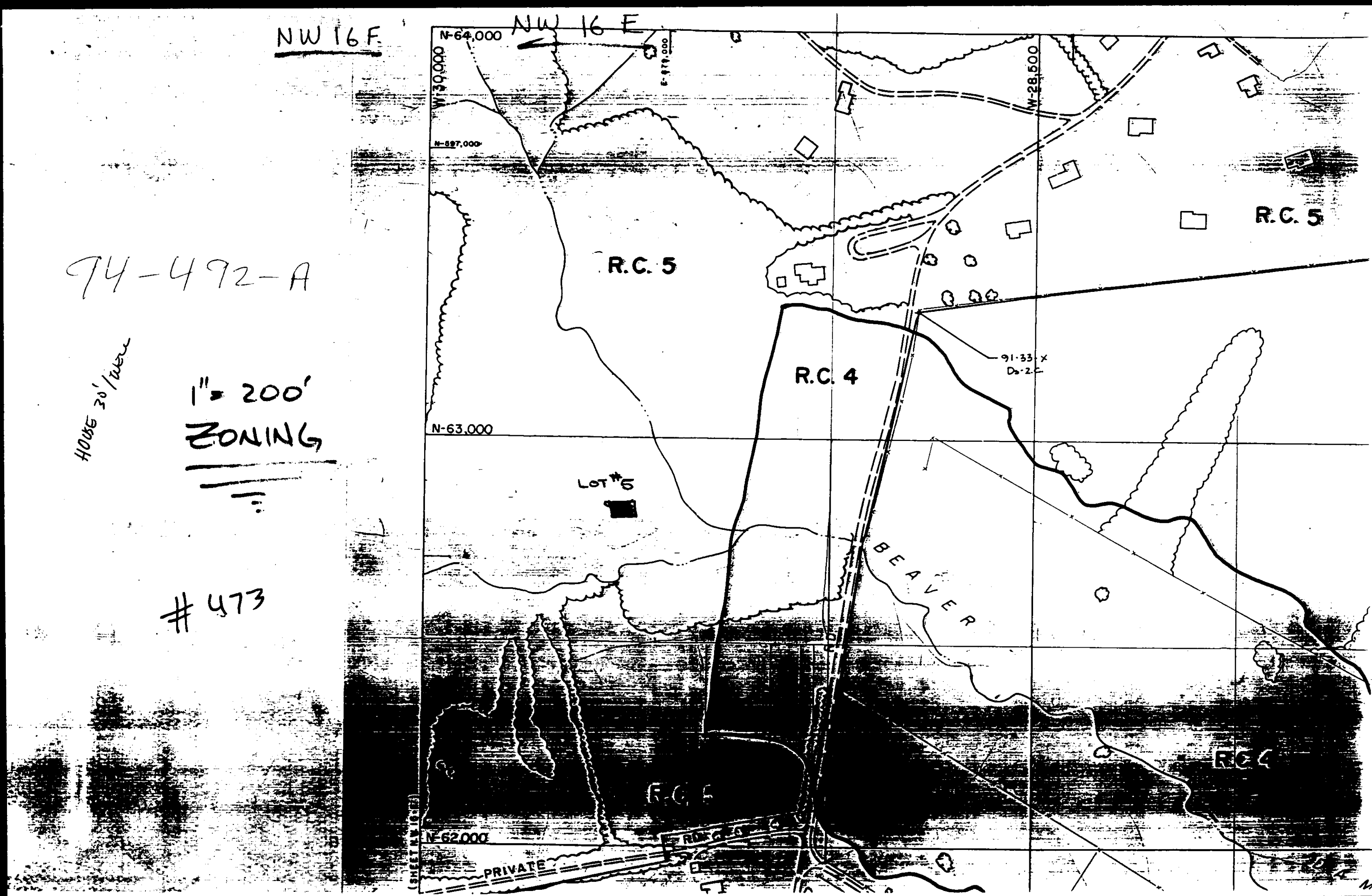
Administrative List  
Notice Case Number  
"mailed to parties"  
Index Cards  
1 card w/plat to Dave  
1 card alphabetical  
1 card numeric  
Month ZC Document  
Notice/AD copy  
Notice to parties  
AD copy to AD bin  
Index Cards  
1 card, plat to Dave  
1 card alphabetical  
1 card numeric

NO STAR - BOTH  
\*ONE STAR - ADMINISTRATIVE  
\*\*TWO STARS - HEARS

PETITIONER(S) SIGN-IN SHEET

NAME: SALVATORE CALTABIANO ADDRESS: 131 SUNNYDALE WAY REISTERSTOWN MD 21136

Empty lines for signatures and dates.



*Ret. Jones Ex #1*

**receipt**

Account 901-6150  
Number  
Date 6/14/94  
Item Number 473  
Transaction by MJK

CASH ON HAND - 200 CRESTNOLL RD  
200 CRESTNOLL RD - 850.00  
CASH ON HAND - 925.00  
200 CRESTNOLL RD - 850.00

Please Make Checks Payable To Baltimore County

Cashier Validation

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.

*Call John*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
Item No.: 473  
Petitioner: Salvatore Caltabiano  
Location: 2203 Crestnoll Road  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: Salvatore Caltabiano  
ADDRESS: 131 Sunnydale Way  
Reisterstown, MD 21136  
PHONE NUMBER: (410) 833-8633

MUST BE SUPPLIED

Item Number: 473  
Planner: MJK  
Date Filed: 5-31-94

**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 Sophia. 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 Zoning Commissioner's review of the petition regarding the items noted below. If 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
  - Acreage
  - Plats (need 12, only        submitted)
  - 200 scale zoning map with property outlined
  - Election district
  - Councilmanic district
  - BCR 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
  - 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 incorrect and/or commission has expired
  - NEEDS FEE OF \$50 FOR SPA TO AMEND FDP**

PET-FLAG (TXTSOPH)  
11/17/93

TO: POTOMAC PUBLISHING COMPANY  
June 23, 1994 Issue - Jeffersonian

Please forward billing to:  
Salvatore Caltabiano  
131 Sunnydale Way  
Reisterstown, Maryland 21136  
833-8633

**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: 94-492-A (Item 473)  
2203 Crestnoll Road  
SE/8 Crestnoll Road, 600' E c/1 Fountainshead Court  
8th Election District - 3rd Councilmanic  
Legal Owner: Salvatore and Vincenza Caltabiano  
HEARING: WEDNESDAY, JULY 13, 1994 at 9:00 a.m. in Room 118 Old Courthouse

Variance to permit a 38 ft. setback in lieu of 50 ft. and to amend the FDP of Abley Property, Phase II.

LAWRENCE E. SCHWYD  
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 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

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

June 8, 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: 94-492-A (Item 473)  
2203 Crestnoll Road  
SE/8 Crestnoll Road, 600' E c/1 Fountainshead Court  
8th Election District - 3rd Councilmanic  
Legal Owner: Salvatore and Vincenza Caltabiano

Variance to permit a 38 ft. setback in lieu of 50 ft. and to amend the FDP of Abley Property, Phase II.

HEARING: WEDNESDAY, JULY 13, 1994 at 9:00 a.m. in Room 118 Old Courthouse

Arnold Jablon  
Director

cc: Salvatore and Vincenza Caltabiano

NOTES: (1) HEARING 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 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

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

July 5, 1994

Mr. and Mrs. Salvatore Caltabiano  
131 Sunny Dale Way  
Reisterstown, Maryland 21136

RE: Case No. 94-492-A, Item No. 473  
Petition for Variance  
Petitioner: Salvatore Caltabiano, et ux.

Dear Mr. and Mrs. Caltabiano:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 31, 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

6-10-94

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. 473 (MJK)

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. WAHSEY, ACTING CHIEF  
John Costabile, 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: 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. 448, 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: *Pat Keller*

PK/JL:lw

ZAC. 448/PZONE/ZAC1

IN RE: PETITION FOR VARIANCE  
 2203 Crestnoll Road, 600' E of  
 the c/l Fountainhead Court  
 (1703 Crestnoll Road)  
 8th Election District  
 4th Councilmanic District  
 Salvatore Callabiano, et ux  
 Petitioners

BEFORE THE  
 DEPUTY ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 Case No. 94-492-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 2203 Crestnoll Road, located in the Cockeyville area of northern Baltimore County. The Petition was filed by the owners of the property, Salvatore and Vincenza Callabiano. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side property line setback of 38 feet in lieu of the required 50 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the plan submitted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Salvatore and Vincenza Callabiano, property owners. There were no Protestants present.

Testimony and evidence presented revealed that the subject property consists of 1.074 acres, zoned R.C. 5 and is presently unimproved. The Petitioners are desirous of developing the property with a single family dwelling in accordance with Petitioner's Exhibit 1. Due to site limitations, including a forest conservation easement and the location of the septic field, the building envelope for the proposed dwelling must be situated close to the side property line. Therefore, the requested variances are necessary in order to proceed as proposed.

ORDER RECEIVED FOR FILING  
 Date 7/21/94  
 By [Signature]

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. Soley, 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 good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

ORDER RECEIVED FOR FILING  
 Date 7/21/94  
 By [Signature]

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21<sup>st</sup> day of July, 1994 that the Petition for Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side property line setback of 38 feet in lieu of the required 50 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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.

[Signature]  
 TIMOTHY M. KOTROCO  
 Deputy Zoning Commissioner  
 for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
 Date 7/21/94  
 By [Signature]

Baltimore County Government  
 Zoning Commission  
 Office of Planning and Zoning

Suite 113, Courthouse  
 400 Washington Avenue  
 Towson, MD 21204

(410) 887-4386

July 21, 1994

Mr. & Mrs. Salvatore Callabiano  
 111 Sunnydale Way  
 Reisterstown, Maryland 21116

RE: PETITION FOR VARIANCE  
 SE/S Crestnoll Road, 600' E of the c/l Fountainhead Court  
 (2203 Crestnoll Road)  
 8th Election District - 4th Councilmanic District  
 Salvatore Callabiano, et ux - Petitioners  
 Case No. 94-492-A

Dear Mr. & Mrs. Callabiano:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance 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 887-1391.

Very truly yours,  
 [Signature]  
 TIMOTHY M. KOTROCO  
 Deputy Zoning Commissioner  
 for Baltimore County

TMK:bjs

cc: People's Counsel

File ✓

#473  
**Petition for Variance**  
 to the Zoning Commissioner of Baltimore County  
 for the property located at 2203 CRESTNOLL RD  
 which is presently zoned RESIDENTIAL (R.C.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 Variance from Section(s) 1A04.3.B.3 to permit a 38' setback in lieu of 50' and to amend the FDP of Akley Property, Phase II.

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

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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/Lessee  
 Type of Plot Name  
 Signature  
 Address  
 City State Zipcode  
 Agency for Petitioner  
 Name  
 Address  
 City State Zipcode  
 Name  
 Address and phone number of representative to be contacted

Legal Owner(s)  
 Type of Plot Name  
 Signature  
 Address  
 City State Zipcode  
 Name  
 Address and phone number of representative to be contacted

OFFICE USE ONLY  
 ESTIMATED LENGTH OF HEARING  
 Available for Hearing  
 Date  
 REVERSED BY  
 DATE

ORDER RECEIVED FOR FILING  
 Date 7/21/94  
 By [Signature]

JUSTIFICATION FOR VARIANCE

Section One Undue Hardship

1. The applicant cannot site the proposed home on his 3 acre lot due to the number of restrictive easements and setbacks required.
2. This building lot has unusual difficulties created by 100 year flood plains, wetlands, steep slopes, woodland conservation easements, building setbacks, and the location of the approved septic field.
3. The physical features listed above, restricting the owner's ability to build his home, were not caused by him.

Section Two Practical Difficulty

1. Strict compliance with the requirement to adhere to the building setback would be unnecessarily burdensome. Because of the size of the lot, 3.07 acres, there is a large setback of 50 feet. In addition because the home will be surrounded by forest, and flood plain area set aside, the reality is that the reduction of his setback by 12 feet would not be noticable.
2. No lesser reduction then 12 feet would allow the owner to build.
3. This variance if granted would not degrade the spirit of the ordinance. Setbacks are created to insure a minimum separation between houses. In this case, physical features create separation between house much greater then the minimum setback. More important the property is surrounded by forest conservation easements. Therefore a natural buffer will always exist between this proposed home and it's neighboring homes.

94-492-A

#473  
**EXAMPLE 3 - Zoning Description** - 3 copies  
 94-492-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 2203 CRESTNOLL RD.  
 (address)  
 Election District 8 Councilmanic District 3rd

Beginning at a point on the WEST EAST side of \_\_\_\_\_  
 (north, south, east or west)  
CRESTNOLL ROAD which is \_\_\_\_\_ 50'  
 (street on which property fronts) (number of feet of right-of-way width)  
 wide at a distance of 600 EAST OF \_\_\_\_\_ of the \_\_\_\_\_  
 (number of feet) (north, south, east or west)  
 centerline of the nearest improved intersecting street FOUNTAINHEAD CT.  
 (name of street)  
 which is 40' wide. \*Being Lot # 6  
 (number of feet of right-of-way width)  
 Block \_\_\_\_\_ Section # 1 in the subdivision of  
AKLEY PROPERTY PHASE II as recorded in Baltimore County Plat  
 (name of subdivision)  
 Book # 10325, Folio # 503, containing  
133938 3.07  
 (square foot and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_, Folio \_\_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

CERTIFICATE OF POSTING  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District 8th Date of Posting 7/21/94  
 Posted for Variance  
 Petitioner Salvatore & Vincenza Callabiano  
 Location of property 2203 Crestnoll Rd, S.E.P.  
 Location of Sign Treey stand by on property being worked  
 Remarks \_\_\_\_\_  
 Posted by [Signature] Date of return 7/21/94  
 Number of Signs 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/23, 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 10/23, 1994

THE JEFFERSONIAN,  
 [Signature]  
 LEGAL AD. - TOWSON

NOTICE: (1) This is the official record of the Zoning Commission. (2) The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, do hereby certify that the following is a true and correct copy of the original as filed in the Office of the County Clerk, Baltimore County, Maryland, on this 21st day of July, 1994. (3) The Zoning Commission of Baltimore County, do hereby certify that the following is a true and correct copy of the original as filed in the Office of the County Clerk, Baltimore County, Maryland, on this 21st day of July, 1994. (4) The Zoning Commission of Baltimore County, do hereby certify that the following is a true and correct copy of the original as filed in the Office of the County Clerk, Baltimore County, Maryland, on this 21st day of July, 1994. (5) The Zoning Commission of Baltimore County, do hereby certify that the following is a true and correct copy of the original as filed in the Office of the County Clerk, Baltimore County, Maryland, on this 21st day of July, 1994. (6) The Zoning Commission of Baltimore County, do hereby certify that the following is a true and correct copy of the original as filed in the Office of the County Clerk, Baltimore County, Maryland, on this 21st day of July, 1994. (7) The Zoning Commission of Baltimore County, do hereby certify that the following is a true and correct copy of the original as filed in the Office of the County Clerk, Baltimore County, Maryland, on this 21st day of July, 1994. (8) The Zoning Commission of Baltimore County, do hereby certify that the following is a true and correct copy of the original as filed in the Office of the County Clerk, Baltimore County, Maryland, on this 21st day of July, 1994. (9) The Zoning Commission of Baltimore County, do hereby certify that the following is a true and correct copy of the original as filed in the Office of the County Clerk, Baltimore County, Maryland, on this 21st day of July, 1994. (10) The Zoning Commission of Baltimore County, do hereby certify that the following is a true and correct copy of the original as filed in the Office of the County Clerk, Baltimore County, Maryland, on this 21st day of July, 1994.