

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
 AND VARIANCES - E/S Maple Road, 262.5'
 and 312.5' E of the c/l Sue Lane * DEPUTY ZONING COMMISSIONER
 (1027 and 1025 Maple Road)
 15th Election District * OF BALTIMORE COUNTY
 5th Councilmanic District *
 Daniel D. Bartholow * Case Nos. 96-341-SPHA and
 Petitioner * 96-342-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as combined Petitions for Special Hearing and Variance for the properties known as 1025 and 1027 Maple Road, two adjoining parcels located in the vicinity of Holly Neck Road in Essex/Cedar Beach. The Petitions were filed by the owner of the property, Daniel D. Bartholow. In Case No. 96-341-SPHA, the Petitioner seeks approval of an existing dwelling on an undersized lot, and variance relief to permit side yard setbacks of 5 feet and 18 feet in lieu of the minimum required 50 feet for each. In Case No. 96-342-SPHA, the Petitioner seeks approval of an undersized lot, and variance relief from Section to permit a front yard to street centerline setback of 50 feet in lieu of the required 75 feet, and side yard setbacks of 15.5 feet each in lieu of the required 50 feet, for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Daniel D. Bartholow, property owner, and Michael K. Smith, a representative of BPI Land Technologies, Inc. There were no Protestants present.

Testimony and evidence offered revealed that the Petitioner owns five adjoining lots in the Cedar Beach community, namely, Lots 190 through

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

194. The entire parcel is zoned R.C. 5 and totals 0.60 acres in area. Each of the lots are 25 feet wide; however, Lots 190 and 191 are 300 feet deep and have a combined area of 0.34 acres. Lots 192, 193, and 194 are only 150 feet deep and have a combined area of 0.26 acres. As shown on the site plan, Lots 190 and 191 have been improved with a single family dwelling known as 1027 Maple Road. Apparently, this dwelling has existed for some time and maintains side setbacks of 5 feet on the north side and 18 feet on the south side. Lots 192 through 194 are presently vacant and the Petitioner wishes to develop those combined lots with a single family dwelling. The proposed dwelling will be 28' x 44' in dimension and will maintain a setback of 30 feet from the front property line, which is consistent with other homes in the vicinity. In order to proceed as proposed, the Petitioner must seek the special hearing and variance relief as set forth above to legitimize conditions which have existed on both properties since prior to the effective date of the regulations governing development in the R.C.5 zone.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the special hearing relief and variances were not granted. In Case No. 96-341-SPHA, the relief requested is for existing conditions and not for any new construction. In Case No. 96-342-SPHA, strict compliance with the regulations would render this property undevelopable and unduly restrict the use of the land for an otherwise permitted purpose. In the opinion of this Deputy Zoning Commissioner, the proposed development is consistent with other development in the surrounding community and meets the spirit and intent of the zoning regulations. I further find that the

194. The entire parcel is zoned R.C. 5 and totals 0.60 acres in area. Each of the lots are 25 feet wide; however, Lots 190 and 191 are 300 feet deep and have a combined area of 0.34 acres. Lots 192, 193, and 194 are only 150 feet deep and have a combined area of 0.26 acres. As shown on the site plan, Lots 190 and 191 have been improved with a single family dwelling known as 1027 Maple Road. Apparently, this dwelling has existed for some time and maintains side setbacks of 5 feet on the north side and 18 feet on the south side. Lots 192 through 194 are presently vacant and the Petitioner wishes to develop those combined lots with a single family dwelling. The proposed dwelling will be 28' x 44' in dimension and will maintain a setback of 30 feet from the front property line, which is consistent with other homes in the vicinity. In order to proceed as proposed, the Petitioner must seek the special hearing and variance relief as set forth above to legitimize conditions which have existed on both properties since prior to the effective date of the regulations governing development in the R.C.5 zone.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the special hearing relief and variances were not granted. In Case No. 96-341-SPHA, the relief requested is for existing conditions and not for any new construction. In Case No. 96-342-SPHA, strict compliance with the regulations would render this property undevelopable and unduly restrict the use of the land for an otherwise permitted purpose. In the opinion of this Deputy Zoning Commissioner, the proposed development is consistent with other development in the surrounding community and meets the spirit and intent of the zoning regulations. I further find that the

relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of April, 1996 that the Petitions for Special Hearing and Variance in Case No. 96-341-SPHA to approve an existing dwelling on an undersized lot, and a variance to permit side yard setbacks of 5 feet and 18 feet in lieu of the required 50 feet for each, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petitions for Special Hearing and Variance in Case No. 96-342-SPHA seeking approval of an undersized lot, and variance relief to permit a front yard to street centerline setback of 50 feet in lieu of the required 75 feet, and side yard setbacks of 15.5 feet each in lieu of the required 50 feet, for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

CRITICAL

AND VARIANCE



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1025
1027 MAPLE ROAD

which is presently zoned R.C. 5

96-342-SPHA

This Petition shall be filed with the Department of Permits & 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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a proposed dwelling on an undersize lot and to allow a front yard setback of 50 ft. to the street centerline and side yard setbacks of 15.5 feet each in lieu of the required 75 ft. and 50 ft. each respectively.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s)

(Type or Print Name)

x Daniel D. Bartholow
(Type or Print Name)

Signature

x DANIEL D. BARTHLOW
Signature

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner:

6807 BELCLARE ROAD 282-4420
Address Phone No.

(Type or Print Name)

BALTIMORE MD 21222
City State Zipcode

Signature

Name, Address and phone number of representative to be contacted.

Address Phone No.

MICHAEL K. SMITH - BPS/land tech., inc.
Name

City State Zipcode

P.O. BOX 5614 21210 435-0800
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1 1/2 hrs.

unavailable for Hearing

the following dates

Next Two Months

ALL ☒ OTHER

REVIEWED BY: [Signature] DATE 3-6-96

ORDER RECEIVED FOR FILING

Date 4/30/96

Revised 9/5/95

MICROFILMED

344
~~344~~

96-342-SPHA

ZONING DESCRIPTION FOR PROPOSED 1025 MAPLE ROAD

Beginning at a point on the east side of Maple Road which is 40 feet wide at the distance of 312.5 feet north of the centerline of Sue Lane which is 25 feet wide. Being Lots 192, 193 and 194 in the subdivision of "Cedar Beach" as recorded in Baltimore County Plat Book W.P.C. No. 7, Part 2, Folio 186, containing 11,250 square feet or 0.26 acres. Also to be known as 1025 Maple Road and located in the Fifteenth Election District, Fifth Councilmanic District.

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15

Date of Posting Aug. 1, 1996

Posted for:

Case No. 96-342

Petitioner:

Daniel D. Bartholomew

Location of property:

1025 Maple Road

Location of Signer:

Remarks:

Posted by

Daniel Taylor

Date of return:

Number of Signs: 1

RECORDED

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 Offices Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #96-342-SPHA
(Item 344)

1025 Maple Road
E/S Maple Road, 312.5' N of
of Suite Lane
15th Election District
5th Councilmanic
Legal Owner(s):
Daniel D. Bartholow

Special Hearing: to approve a proposed dwelling on an under-sited lot. Variance to allow a front yard setback of 50 feet to the street centerline and side yard setbacks of 15.5 feet each in lieu of the required 75 feet and 50 feet each, respectively.

Hearing: Tuesday, April 16, 1996 at 9:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE 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 887-3391.

3/22/1 March 21 1997

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Michael, 1996

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 April 17, 1996.

C. THE JEFFERSONIAN,

LEGAL AD. - TOWSON

Published

March 21, 1997

96-342-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

Item No. 338
2344 016876

DATE 3-6-96 ACCOUNT R-001-6150

AMOUNT \$ 270.00

RECEIVED FROM: Oldham Family Alliance FCU
030 - 2 Special Hearings at \$50.00 ea. — \$100.00
010 - 2 Res. Variances at \$50.00 ea. — 100.00
080 - 2 Signs Posting at \$35.00 ea. — 70.00
Total - \$270.00
Pkg. # 1027 (1) 1027 (1) 1027 (1) 1027 (1)
D4971#0174MCHRC
BY R001#174MCHRC 04/96

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

RECORDED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising 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 accessed 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 advertising:

Item No. 338 and 344 Petitioner: DANIEL D. BARTHOLOW

Location: 1027 MAPLE ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DANIEL D. BARTHOLOW

ADDRESS: 6807 BELCLARE ROAD

BALTIMORE, MD. 21222

PHONE NUMBER: (410) 282-4428



RECEIVED

TO: PUTTOXENT PUBLISHING COMPANY
March 21, 1996 Issue - Jeffersonian

Please forward billing to:

Daniel D. Bartholow
6807 Belclare Road
Baltimore, MD 21222
282-4428

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: 96-342-SPHA (Item 344)
1025 Maple Road
E/S Maple Road, 312.5' N of c/l Sute Lane
15th Election District - 5th Councilmanic
Legal Owner: Daniel D. Bartholow

Special Hearing to approve a proposed dwelling on an undersized lot.
Variance to allow a front yard setback of 50 feet to the street centerline and side yard setbacks of 15.5 feet each in lieu of the required 75 feet and 50 feet each, respectively.

HEARING: TUESDAY, APRIL 16, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE 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 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 14, 1996

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: 96-342-SPHA (Item 344)
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Special Hearing to approve a proposed dwelling on an undersized lot.
Variance to allow a front yard setback of 50 feet to the street centerline and side yard setbacks of 15.5 feet each in lieu of the required 75 feet and 50 feet each, respectively.

HEARING: TUESDAY, APRIL 16, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Daniel D. Bartholow
Michael K. Smith

- 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.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 9, 1996

Mr. Daniel D. Bartholow
6807 Belclare Road
Baltimore, MD 21222

RE: Item No.: 344
Case No.: 96-342-SPHA
Petitioner: D. D. Bartholow
1025 Maple Road

Dear Mr. Bartholow:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 6, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

RECEIVED



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 1, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for April 1, 1996
Item Nos. 344, 346, 347, 348, 349, 350

The Development Plans Review Division has reviewed the subject zoning item, and we have no comment.

RWB:jrb

cc: File

ZONE4A

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 03/21/96

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 25, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

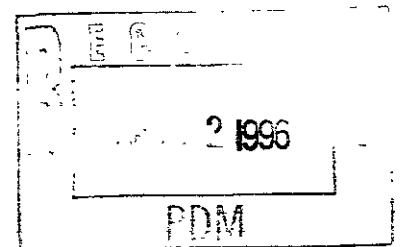
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 343, 344, 345, 346, 347
AND 349. ~

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-20-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 344 (JJS)

Dear Ms. Watson:

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 projects.

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

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2256 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

Microfilm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: March 25, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 1025 & 1027 Maple Road

INFORMATION:

Item Number: 338 & 344

Petitioner: Bartholow Property

Property Size:

Zoning: RC-5

Requested Action: Variance and Undersized Lot Request

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant seeks approval to construct a dwelling on an undersized lot at 1025 Maple Road, and to allow a front yard setback of 50' to the street centerline and side yard setbacks of 15.5 feet each in lieu of the required 75' and 50' each, respectively. In addition, the applicant requests approval of an existing dwelling on an undersized lot and to allow side yard setbacks of 5' and 18' in lieu of the required 50'.

Based upon a review of the information provided, staff can find no justification for the variances requested on the proposed lot. Additionally, the petitioner cannot comply with the lot area/density control regulation outlined in Section 1A04.3B.1 of the Baltimore County Zoning Regulations. Therefore, staff recommends that the applicant's request be denied. Denial of the variances for the proposed lot would render relief sought for the existing lot moot.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kern

PK/JL

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

See SPECIAL Meeting # 338 filed 3/6.

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ BPS/land technology, inc P.O. BOX 5614 BALTO. 21210 (410) 435-0800
Print Name of Applicant Address Telephone Number

☐ Lot Address 1027 MAPLE ROAD Election District 15 Council District 5 Square Feet 26,250

Lot Location: NES W (side) corner of MAPLE ROAD . 250 feet from NES W corner of SLIE LANE & MAPLE RD.
(street) (street)

Land Owner DANIEL D. BARTHOLOW Tax Account Number 1516906720, 1502006332, 1502006330

Address 6807 BELCLARE ROAD Telephone Number (410) 282-4428
BALTIMORE, MD. 21222

☐	CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation			
	PROVIDED?			
	<table border="0"> <tr> <td></td> <td align="center">YES</td> <td align="center">NO</td> </tr> </table>		YES	NO
	YES	NO		
1. This Recommendation Form (3 copies)	<u>X</u> _____			
2. Permit Application	_____ <u>X</u>			
3. Site Plan	<u>X</u> _____			
Property (3 copies)	<u>X</u> _____			
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<u>X</u> _____			
4. Building Elevation Drawings	<u>X</u> _____			
5. Photographs (please label all photos clearly)	_____ <u>X</u>			
Adjoining Buildings	_____ <u>X</u>			
Surrounding Neighborhood	_____ <u>X</u>			

Residential Processing Fee Paid
Codes 030 & 080 (\$25)

Accepted by _____
ZOOM

Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☐ Approval
 ☒ Disapproval
 ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: Ervin McDaniel
for the Director, Office of Planning & Community Conservation

Date: _____

MICROFILMED

PETITION PROBLEMS

#343 --- MJK

1. Need original signature for person signing for legal owner.
2. Need original signature for person signing for contract purchaser.

#344 --- JJS

1. No section numbers listed for variance on petition form.

#345 --- JRA

1. No review information completed on bottom of petition form.

#350 --- MJK

1. No telephone number for legal owner.

MICROFILMED

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR VARIANCE *
1025 Maple Road, E/S Maple Road, 312.5' * ZONING COMMISSIONER
N of c/l Sue Lane, 15th Election *
District, 5th Councilmanic * OF BALTIMORE COUNTY

Legal Owner: Daniel D. Bartholow * CASE NO. 96-342-SPHA
Petitioner *
* * * * *

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.

Peter 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 2nd day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Michael K. Smith, BPS Land Tech., Inc., P. O. Box 5614, Baltimore, MD 21210, representative for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

RECORDED

TO: FUTURE PUBLISHING COMPANY
March 21, 1996 Issue - Jefferson

Please forward billing to:

Daniel D. Bartholow
6807 Belclare Road
Baltimore, MD 21222
282-4428

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:

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8/5 Maple Road, 312.5' W of c/l Sate Lane
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Legal Owner: Daniel D. Bartholow

Special Hearing to approve a proposed dwelling on an undersized lot.
Variance to allow a front yard setback of 50 feet to the street centerline and side yard setbacks of 15.5 feet each in lieu of the required 75 feet and 50 feet each, respectively.

HEARING: TUESDAY, APRIL 16, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE 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 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 14, 1996

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Arnold Jablon
Director

cc: Daniel D. Bartholow
Michael E. Smith

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Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 9, 1996

Mr. Daniel D. Bartholow
6807 Belclare Road
Baltimore, MD 21222

RE: Item No.: 344
Case No.: 96-342-SPHA
Petitioner: D. D. Bartholow
1025 Maple Road

Dear Mr. Bartholow:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 6, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 3, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for April 3, 1996
Item Nos. 344, 345, 347, 348, 349, 350

The Development Plans Review Division has reviewed the subject zoning item, and we have no comment.

RWB:jrb

cc: File

ZONE4A

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4830

DATE: 03/21/96

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 25, 1996

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: 343, 344, 345, 346, 347 AND 349.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 344 (JJS)

Dear Ms. Watson:

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 projects.

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,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

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

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: March 25, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 1025 & 1027 Maple Road

INFORMATION:

Item Number: 336 & 344

Petitioner: Bartholow Property

Property Size:

Zoning: RC-5

Requested Action: Variance and Undersized Lot Request

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant seeks approval to construct a dwelling on an undersized lot at 1025 Maple Road, and to allow a front yard setback of 50' to the street centerline and side yard setbacks of 15.5 feet each in lieu of the required 75' and 50' each, respectively. In addition, the applicant requests approval of an existing dwelling on an undersized lot and to allow side yard setbacks of 5' and 18' in lieu of the required 50'.

Based upon a review of the information provided, staff can find no justification for the variances requested on the proposed lot. Additionally, the petitioner cannot comply with the lot area/density control regulation outlined in Section 1A04.3B.1 of the Baltimore County Zoning Regulations. Therefore, staff recommends that the applicant's request be denied. Denial of the variances for the proposed lot would render relief sought for the existing lot moot.

Prepared by: Jeffrey W. Long

Division Chief: Daniel L. Kern

PK/JL

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation

Permit Number

Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bowley Ave
Towson, MD 21204

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

BRIEF APPLICANT SUPPLIED INFORMATION:

APR/land technology, inc. P.O. Box 514 BALD. 21210 (410) 435-0800
1st Address: 1027 MAPLE ROAD District: 15 Council District: 5 Square Feet: 26,250
1st Location: W. W. W. corner at MAPLE ROAD 250 feet from S. S. W. corner at SUE LANE & MAPLE RD.
Lead Owner: DANIEL D. BARTHOLOW Tax Account Number: 6616.00720, 662006336, 662006330
Address: 6807 BELCLARE ROAD Telephone Number: (410) 282-4428
BALTIMORE, MD 21222

CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation

	YES	NO
1. This Recommendation Form (2 copies)	X	
2. Permit Application		X
3. Site Plan	X	
Property (2 copies)	X	
Topo Map (inserted in the site plan) (2 copies)	X	
4. Building Elevation Drawings	X	
5. Photographs (taken from all street views)		X
Adjoining Buildings		X
Surrounding Neighborhood		X

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:
☐ Approval ☒ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: Ervin McDaniel
Director, Office of Planning & Community Conservation

Date:

Revised 9/5/95

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

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
April 1, 1996

FROM: Robert A. Wirth /RAW/1996
DEPRM

SUBJECT: Zoning Item #334 - Bartholow Property
1025 Maple Road
Zoning Advisory Committee Meeting of March 25, 1996

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

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

RAW:KK:sp
BARTHOLLO/DEPRM/TXTSBP

PETITION PROBLEMS

#343 --- MJK

1. Need original signature for person signing for legal owner.
2. Need original signature for person signing for contract purchaser.

#344 --- JJS

1. No section numbers listed for variance on petition form.

#345 --- JRA

1. No review information completed on bottom of petition form.

#350 --- MJK

1. No telephone number for legal owner.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR VARIANCE * ZONING COMMISSIONER
1025 Maple Road, E/S Maple Road, 312.5' *
N of C/I See Lane, 15th Election *
District, 5th Councilmanic * OF BALTIMORE COUNTY
Legal Owner: Daniel D. Bartholow * CASE NO. 96-342-SPHA
Petitioner * * * * *

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.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Charles S. Denilio
CHARLES S. DENILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Baltimore, MD 21204
(410) 987-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Michael K. Smith, BPS Land Tech., Inc., P. O. Box 5614, Baltimore, MD 21210, representative for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

