

IN RE: PETITION FOR VARIANCE  
W/S Gunpowder Road, 315' E of  
the c/l of Susquehanna Road  
(7412 Gunpowder Road)  
15th Election District  
5th Councilmanic District

Dwayne McNatt, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-14-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as 7412 Gunpowder Road, located in the vicinity of Greenbank Road in Oliver Beach. The Petition was filed by the owners of the property, Dwayne and Tammy McNatt. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet and to approve the subject property as an undersized lot. 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 Petitioners were Ronald Jordan, Builder, and Patrick O'Keefe, Zoning Consultant. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.17 acres, more or less, zoned D.R. 5.5 and is presently unimproved. The property is located in an older subdivision, known as Oliver Beach, which was developed many years ago with primarily 50-foot wide lots. The Petitioners are desirous of developing the property with a two-story single family dwelling in accordance with the elevation drawing submitted with the application and approved by the Office of Planning. The

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Date 8/16/96  
By [Signature]

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proposed dwelling will be 30 feet by 26 feet in dimension with no garage, and will be served by public water and sewer. Due to the small size of the lot and its narrow width, the relief requested is necessary in order to proceed with the proposed improvements.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

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In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established 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.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management 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 should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of August, 1996 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet and to approve the subject property as an undersized lot,

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By

for a proposed dwelling 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) The proposed dwelling will be constructed in accordance with the elevation drawings which were submitted with the application and approved by the Office of Planning.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated July 26, 1996, attached hereto and made a part hereof.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 5/18/96  
By [Signature]

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

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management July 26, 1996

FROM: Robert A. Wirth *RAW/gp*  
DEPRM

SUBJECT: Zoning Item #13 - McNatt Property  
7412 Gunpowder Road  
Zoning Advisory Committee Meeting of July 22, 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:SA:sp

c: Dwayne & Tammy McNatt

MCNATT/DEPRM/TXTSBP

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Date

By

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Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

August 16, 1996

Mr. & Mrs. Dwayne McNatt  
7410 Gunpowder Drive  
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE  
W/S Gunpowder Road, 315' E of the c/l of Susquehanna Road  
(7412 Gunpowder Road)  
15th Election District - 5th Councilmanic District  
Dwayne McNatt, et ux - Petitioners  
Case No. 97-14-A

Dear Mr. & Mrs. McNatt:

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 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Ronald M. Jordan  
7204 Greenbank Road, Baltimore, Md. 21220

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

People's Counsel; DEPRM

File

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# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 7412 GUNPOWDER RD  
which is presently zoned DR 5.5

97-14-A

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) 1, BOZ.3.C.1 TO PERMIT A 50 FOOT LOT WIDTH IN LIEU OF 55 FEET AND APPROVE AN UNDERSIZED LOT AS DETERMINED BY THE ZONING COMMISSIONER

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

ALL RECORDED LOTS ARE 50' WIDE

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.

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:

(Type or Print Name) \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zipcode \_\_\_\_\_

Attorney for Petitioner:

(Type or Print Name) \_\_\_\_\_

Legal Owner(s):

DWAYNE McNATT  
(Type or Print Name)

X Dwayne McNatt  
Signature

TAMMY LYNN McNATT  
(Type or Print Name)

X Tammy McNatt  
Signature

7410 Gunpowder Rd. 335-8227  
Address Phone No

BALTO., MD. 21220  
City State Zipcode

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

RONALD M. JORDAN  
Name

7204 GREENBANK RD. 335-5595  
Address Phone No.

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Date \_\_\_\_\_  
By \_\_\_\_\_

Printed with Soybean Ink on Recycled Paper



OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hr  
unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: MJK DATE 7/10/96

#13

97-14-A

ZONING DESCRIPTION FOR #7412 GUNPOWDER ROAD  
(address)

Beginning at a point on the NORTH side of  
(north, south, east or west)

GUNPOWDER ROAD which is THIRTY FEET  
name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of THREE HUNDRED <sup>(315.0 FT.)</sup> FIFTEEN FEET EAST of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street : SUSQUEHANNA ROAD  
(name of street)

which is THIRTY FEET wide. \*Being Lot # 154,  
(number of feet of right-of-way width)

Block —, Section # A in the subdivision of OLIVER BEACH  
(name of subdivision)

as recorded in Baltimore County Plat Book # 12, Folio # 56,

containing 0.17 ACRES. Also known as #7412 GUNPOWDER ROAD  
(square feet or acres) (property address)

and located in the 15<sup>TH</sup> Election District, 5<sup>TH</sup> Councilmanic District.

RECORDED



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

97-14-A

District: 15th

Date of Posting: 7/26/96

Posted for: Various

Petitioner: Wayne & Tammy McNeill

Location of property: 7412 Simpson Ln. PA.

Location of Sign: Along roadway on property being zoned

Remarks: \_\_\_\_\_

Posted by: M. Blaney  
Signature

Date of return: 8/2/96

Number of Signs: 1

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**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning and Special Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 441 W. Chesapeake Avenue, Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #97-14-A  
(Item 13)  
7412 Gunpowder Road  
W/S Gunpowder Road, 315'  
E of Susquehanna Road  
15th Election District  
5th Councilmanic  
Legal Owner(s):  
Dwayne McVart and  
Tammy McVart

Variance: to permit a 50-foot lot width in lieu of 55 feet and approve an undersized lot as determined by the zoning commissioner.  
Hearing Monday, August 12, 1996 at 9:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE SCHMIDT  
Zoning Commissioner for  
Baltimore County  
NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3393.  
(2) For information concerning the file and/or Hearing, Please Call 887-3391.

7/26/97 July 25

C988961

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 7/25, 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 7/25, 1996.

**THE JEFFERSONIAN,**

**LEGAL AD. - TOWSON**

*A. H. Erickson*

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Rescheduled from 1/16/96  
 CASE NUMBER: 96-245-SPH (Item 245)  
 7200 Green Bank Road  
 N/S Green Bank Road, 25' E of c/l Choptank Road  
 15th Election District - 5th Councilmanic  
 Legal Owner: Paul D. Kiebler and Jean A. Kiebler

Special Hearing to determine whether the divisional lines established on the plat accompanying this Petition are in compliance with the provisions of Section 417.3 and such other actions which will be required to construct the piers as shown on the plat; further to determine that the adjacent properties designated as Lot #31 and #32 are not in compliance with the provisions of B.C.Z.R. contained in Section 417; and to determine such items which may be presented at the hearing relative to this issue.

HEARING: WEDNESDAY, APRIL 3, 1996 at 9:00 a.m. in Room 106, County Office Building.

Rescheduled from 11/29/95 and 2/21/96  
 CASE NUMBER: 96-168-SPHA (Item 162)  
 2260 Cromwell Bridge Road  
 Sanders Corner  
 NW/S. Cromwell Bridge Road, 78' SW of c/l Loch Raven Road  
 9th Election District - 6th Councilmanic  
 Legal Owner: Ronald Sanders

Special Hearing to allow commercial parking in a residential zone; to amend a previous site plan dated 10/23/90 (case #91-256-SPH); to confirm an existing non-conforming use; and to approve a modified parking plan. Variance to allow for a reduction in the required number of parking spaces from 72 to 39.

HEARING: WEDNESDAY, APRIL 3, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-317-SPH (Item 316)  
 5 Celebric Court  
 E/S Celebric Court, approximately 500' S of Glenbaur Road  
 11th Election District - 5th Councilmanic  
 Legal Owner: Sharon L. Rose

Special Hearing to approve an addition for an in-law apartment with self-contained facilities and kitchen for owner's parents.

HEARING: WEDNESDAY, APRIL 3, 1996 at 11:00 a.m. in Room 106, County Office Building.

CASE NUMBER: 96-318-A (Item 319)  
 1633 Jeffers Road  
 S/S Jeffers Road, 145' NE of c/l Thornton Road  
 8th Election District - 4th Councilmanic  
 Legal Owner: Charles M. Hughes and Lynnallen Hughes

Variance to permit two storage sheds to be situated in the side yard in lieu of the rear yard.

HEARING: WEDNESDAY, APRIL 3, 1996 at 2:00 p.m. in Room 106, County Office Building.

CASE NUMBER: 96-319-SPH (Item 318)  
 600 Reisterstown Road  
 4th Election District - 3rd Councilmanic  
 Legal Owner: Pikesville Plaza Building Company  
 Contract Purchaser/Lessee: L & J Associates, Inc.

Special Hearing to approve the use of the premises as a beauty shop with accessory massage services.

HEARING: THURSDAY, APRIL 4, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-320-SPH (Item 328)  
 600 Reisterstown Road  
 NWC Reisterstown Road and Slade Avenue  
 4th Election District - 3rd Councilmanic  
 Legal Owner: Frank Scarfield/Pikesville Plaza Building Company  
 Contract Purchaser/Lessee: Progressive Ambulance Company/Millard C. Sheppard

Special Hearing to approve an amendment to the site plan and parking variance granted in case #74-232-A to allow a total of 161 spaces provided in lieu of of the total 172 spaces permitted and to reduce the total by 12 spaces used for storage and parking by ambulances and limousines for a new total of 149 spaces. Special Exception to permit a service garage providing for storage and parking of ambulances and limousines.

HEARING: THURSDAY, APRIL 4, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

TO: PUTTKENT PUBLISHING COMPANY  
July 25, 1996 Issue - Jeffersonian

Please forward billing to:

Dwayne McNatt  
7410 Gunpowder Road  
Baltimore, MD 21220  
335-8227

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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: 97-14-A (Item 13)  
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15th Election District - 5th Councilmanic  
Legal Owner(s): Dwayne McNatt and Tammy McNatt

Variance to permit a 50-foot lot width in lieu of 55 feet and approve an undersized lot as determined by the zoning commissioner.

HEARING: MONDAY, AUGUST 12, 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.

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Rescheduled from 1/16/96  
 CASE NUMBER: 96-245-SPH (Item 245)  
 7200 Green Bank Road  
 N/S Green Bank Road, 25' E of c/l Choptank Road  
 15th Election District - 5th Councilmanic  
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Special Hearing to determine whether the divisional lines established on the plat accompanying this Petition are in compliance with the provisions of Section 417.3 and such other actions which will be required to construct the piers as shown on the plat; further to determine that the adjacent properties designated as Lot #31 and #32 are not in compliance with the provisions of B.C.Z.R. contained in Section 417; and to determine such items which may be presented at the hearing relative to this issue.

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 Sanders Corner  
 NW/S Cromwell Bridge Road, 78' SW of c/l Loch Raven Road  
 9th Election District - 6th Councilmanic  
 Legal Owner: Ronald Sanders

Special Hearing to allow commercial parking in a residential zone; to amend a previous site plan dated 10/23/90 (case #91-256-SPH); to confirm an existing non-conforming use; and to approve a modified parking plan. Variance to allow for a reduction in the required number of parking spaces from 72 to 39.

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 E/S Celebria Court, approximately 500' S of Glenbaur Road  
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HEARING: WEDNESDAY, APRIL 3, 1996 at 2:00 p.m. in Room 106, County Office Building.

CASE NUMBER: 96-319-SPH (Item 318)  
 600 Reisterstown Road  
 4th Election District - 3rd Councilmanic  
 Legal Owner: Pikesville Plaza Building Company  
 Contract Purchaser/Lessee: L & J Associates, Inc.

Special Hearing to approve the use of the premises as a beauty shop with accessory massage services.

HEARING: THURSDAY, APRIL 4, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

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 Contract Purchaser/Lessee: Progressive Ambulance Company/Millard C. Sheppard

Special Hearing to approve an amendment to the site plan and parking variance granted in case #74-232-A to allow a total of 161 spaces provided in lieu of of the total 172 spaces permitted and to reduce the total by 12 spaces used for storage and parking by ambulances and limousines for a new total of 149 spaces. Special Exception to permit a service garage providing for storage and parking of ambulances and limousines.

HEARING: THURSDAY, APRIL 4, 1996 at 10:00 a.m. in Room 118, Old Courthouse.



Baltimore County  
Department of Permits and  
Development Management

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

July 18, 1996

NOTICE OF HEARING

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

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Variance to permit a 50-foot lot width in lieu of 55 feet and approve an undersized lot as determined by the zoning commissioner.

HEARING: MONDAY, AUGUST 12, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: Dwayne and Tammy McNatt  
Ronald M. Jordan

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.

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Baltimore County  
Department of Permits and  
Development Management

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

August 5, 1996

Dwayne and Tammy McNatt  
7412 Gunpowder Drive  
Baltimore, MD 21220

RE: Item No.: 13  
Case No.: 97-14-A  
Petitioner: Dwayne McNatt, et ux

Dear Mr. and Mrs. McNatt:

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 July 10, 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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

MICROFILMED





B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

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

Date:   July 22, 1996

FROM:         Robert W. Bowling, Chief  
              Development Plans Review Division

SUBJECT:      Zoning Advisory Committee Meeting  
              for July 22, 1996  
              Item No. 013

The Development Plans Review Division has reviewed the subject zoning item. Gunpowder Road is an existing road which shall ultimately be improved as a 48-foot street cross section on a 60-foot right-of-way.

RWB:HJO:jrb

cc:   File

ZONE19C

**MICROFILMED**

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

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
July 26, 1996

FROM: Robert A. Wirth *RAW/gp*  
DEPRM

SUBJECT: Zoning Item #13 - McNatt Property  
7412 Gunpowder Road  
Zoning Advisory Committee Meeting of July 22, 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:SA:sp

c: Dwayne & Tammy McNatt

MCNATT/DEPRM/TXTSBP

MICROFILMED



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

7-22-96

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

RE: Baltimore County  
Item No. 013 (MSK)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

*for* *Bob Small*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS

MICROFILMED

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  
Permits and Development  
Management

DATE: July 19, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 10, 11, 12, 13, 15, and 16

Should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Daryl L. Keene

PK/JL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Permits and Licenses Staff  
ZADM Staff

DATE: December 28, 1993

FROM: Ted Zaleski  
Arnold Jablón

RE: Pre-approved building permit process to be implemented on  
January 3, 1994.

1. This process shall apply to developer-builders (developers who will do their own building on site);
2. Developer and project manager will determine when ready to obtain building permits;
3. Project Manager will certify that phase II has been completed and that development is ready for permits (ZADM Form P/O XIX);
4. Developer will also agree to certify that certain other requirements have been satisfied, such as:
  - a. All fees have been paid;
  - b. School or traffic moratoria not applicable to any lot for which a building permit has been requested;
  - c. Building permits are not requested for lots within flood plain; and
  - d. Sediment control devices are in place.
  - e. Certification will be maintained by ZADM in development file (ZADM FORM P/O XX);
5. Project Manager will forward project manager's certification to Permits and Licenses (P&L).
6. Developer will complete building permit application process, as is otherwise required by P&L;
7. P&L will determine the number of plans or drawings necessary to complete process;

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4880

DATE: 07/23/96

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 JULY 22, 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: 008, 009, 010, 013, 014,  
015 AND 016.

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

cc: File



MICROFILMED

**BALTIMORE COUNTY, MARYLAND**  
**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT**  
**TOWSON, MARYLAND 21204**



PERMIT # 1215990 CONTROL # : NR DIST: 09 PREC: 01 CLASS: 04  
 DATE ISSUED: 07/12/96 TAX ACCOUNT #: 1900014273  
 DIRECTOR

PLANS: CONST 2 PLOT 2 R PLAT 0 DATA 0 ELEC YES PLUM YES  
 LOCATION: 6 ROCKLANDVUE CT  
 SUBDIVISION: BRIDLESHIRE

OWNERS INFORMATION  
 NAME: CHAVATEL, RICHARD L  
 ADDR: 8516 HILLSPRING DR TIMONIUM, MD 21093

TENANT:  
 CONTR: OWNER  
 ENGR: EVELYN QUINN  
 SELLR: CONST SFD, 2 FIREPLACES (OUTSIDE PROJ. NOT TO EXCEED 4X10), 2 CAR GARAGE.  
 60'X49'X40'6"=3,977SF, 4 BEDROOMS

BLDG. CODE: 1 AND 2 FAM. CODE  
 RESIDENTIAL CATEGORY: DETACHED  
 OWNERSHIP: PRIVATELY OWNED

ESTIMATED \$ PROPOSED USE: SFD  
 250,000.00 EXISTING USE: VACANT LOT

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION  
 USE: ONE FAMILY  
 FOUNDATION: BLOCK  
 BASEMENT: FULL  
 WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 0.505AC  
 FRONT STREET:  
 SIDE STREET:  
 FRONT SETB: 31'  
 SIDE SETB: 46'/50'  
 REAR SETB: 68'

# PETITION PROBLEMS

## #10 --- JCM

1. No fee was charged for special hearing to amend the final development plan.

## #11 --- MJK

1. No telephone number for legal owner.

## #12 --- MJK

1. Petitioner's copy of receipt still in folder.

## #13 --- MJK

1. No undersized lot information in folder.

## #14 --- MJK

1. No undersized lot information in folder.

## #16 --- JRA

1. No review information on bottom of petition form.
2. No item number on any papers in folder.
3. Who signed for contract purchaser? - Need authorization.

MICROFILMED

July 16, 1996



It is clear that Baltimore County cannot permit the conditions that exist on site to remain. In summary, you are hereby ordered to:

1. Move to code compliant quarters, all those occupants that currently reside in apartments or buildings that have units or portions of the buildings vacant and unsecured.
  2. Immediately begin to maintain the premises and all buildings thereon to comply with the investment property law. Secure and maintain all structures.
  3. The property and structures shall be maintained or the structures shall be ordered demolished by
-

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

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

B 275414  
RECEIVED  
(Permit Number)

JUL 15 1996

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

RE: **Undersized Lots**

OFFICE OF  
PLANNING & COMMUNITY CONSERVATION

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:**

RONALD M. JORDAN 1204 GREENBANK RD. (410) 335-5575  
Print Name of Applicant Address Telephone Number

Lot Address 7412 GUNPOWDER RD. 21220 Election District 15 Council District 5 Square Feet 7500  
Lot Location NE S W / side / corner of Gunpowder Rd .315 feet from NE S W corner of Swackhammer Rd  
(street) (street)

Land Owner DWYNNE E. & TAMMY LYNN MCNATT Tax Account Number 15-13-142800

Address 7410 GUNPOWDER RD., 21220 Telephone Number (410) 335-8227

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

	PROVIDED?		
	YES	NO	
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Residential Processing Fee Paid Codes 030 & 080 (\$85) Accepted by _____ ZADM Date _____
2. Permit Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Topo Map (available in Rm 206 C.D.B.) (2 copies) (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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:

MICROFILMED

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

Date: 7/25/96

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING  
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2  
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted for filing by \_\_\_\_\_ on \_\_\_\_\_ Date (A)

A sign indicating the proposed Building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

\*SUGGESTED POSTING DATE \_\_\_\_\_ D (15 Days Before C)

DATE POSTED \_\_\_\_\_

HEARING REQUESTED-YES \_\_\_ NO \_\_\_ -DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) \_\_\_\_\_ C (B-3 Work Days)

TENTATIVE DECISION DATE \_\_\_\_\_ B (A + 30 Days)

\*Usually within 15 days of filing

-----  
CERTIFICATE OF POSTING

District \_\_\_\_\_

Location of property: \_\_\_\_\_

Posted by: \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Signature

Number of Signs: \_\_\_\_\_

APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND  
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT  
TOWSON, MARYLAND 21204

DATE: 6-26-96

OE#A: JK/KPA  
HISTORIC DISTRICT/BLDG.

PERMIT #: B 275414  
RECEIPT #: A 305100  
CONTROL #: NR  
XREF #:

PROPERTY ADDRESS 7412 Gunpowder Rd.  
SUITE/SPACE/FLOOR BALTO, MD. 21220  
SUBDIV: 0100 - Beach  
TAX ACCOUNT #: 15-13-142800 DISTRICT/PRECINCT

FEE: 4112 + 45 =  
PAID: 9117.00  
PAID BY: app  
INSPECTOR:

OWNER'S INFORMATION (LAST, FIRST) LS 06  
NAME: DWAYNE MCNATI & Tammy Lyn  
ADDR: 7412 GUNPOWDER RD. 21220

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

BUILDING 1 or 2 FAM.  
CODE CODE  
BOCA CODE

- TYPE OF IMPROVEMENT
- NEW BLDG CONST
  - ADDITION
  - ALTERATION
  - REPAIR
  - WRECKING
  - MOVING
  - OTHER

TYPE OF USE

RESIDENTIAL

- ONE FAMILY
- TWO FAMILY
- THREE AND FOUR FAMILY
- FIVE OR MORE FAMILY (ENTER NO UNITS)
- SWIMMING POOL
- GARAGE
- OTHER

TYPE FOUNDATION

- |   |   |
|---|---|
| 1. <input type="checkbox"/> SLAB                | 1. <input checked="" type="checkbox"/> FULL |
| 2. <input type="checkbox"/> BLOCK               | 2. <input type="checkbox"/> PARTIAL         |
| 3. <input checked="" type="checkbox"/> CONCRETE | 3. <input type="checkbox"/> NONE            |

TYPE OF CONSTRUCTION

- MASONRY
- WOOD FRAME
- STRUCTURE STEEL
- REINF. CONCRETE

TYPE OF HEATING FUEL

- GAS
- OIL
- ELECTRICITY
- COAL

TYPE OF SEWAGE DISPOSAL

- |   |  |                                   |
|---|--|-----------------------------------|
| 1. <input checked="" type="checkbox"/> PUBLIC SEWER | <input checked="" type="checkbox"/> EXISTS | <input type="checkbox"/> PROPOSED |
| 2. <input type="checkbox"/> PRIVATE SYSTEM          | <input type="checkbox"/> EXISTS            | <input type="checkbox"/> PROPOSED |
| <input type="checkbox"/> SEPTIC                     | <input type="checkbox"/> EXISTS            | <input type="checkbox"/> PROPOSED |
| <input type="checkbox"/> PRIVY                      | <input type="checkbox"/> EXISTS            | <input type="checkbox"/> PROPOSED |

TYPE OF WATER SUPPLY

- |  |  |                                   |
|--|--|-----------------------------------|
| 1. <input checked="" type="checkbox"/> PUBLIC SYSTEM | <input checked="" type="checkbox"/> EXISTS | <input type="checkbox"/> PROPOSED |
| 2. <input type="checkbox"/> PRIVATE SYSTEM           | <input type="checkbox"/> EXISTS            | <input type="checkbox"/> PROPOSED |

CENTRAL AIR: 1.  YES 2.  NO  
ESTIMATED COST: \$ 770,000.00  
OF MATERIALS AND LABOR

PROPOSED USE: SFD  
EXISTING USE: VACANT

OWNERSHIP

- PRIVATELY OWNED
- PUBLICLY OWNED
- SALE
- RENTAL

RESIDENTIAL CATEGORY:

- |   |                                       |                                   |                                     |                                     |
|---|---------------------------------------|-----------------------------------|-------------------------------------|-------------------------------------|
| 1. <input checked="" type="checkbox"/> DETACHED | 2. <input type="checkbox"/> SEMI-DET. | 3. <input type="checkbox"/> GROUP | 4. <input type="checkbox"/> TOWNHSE | 5. <input type="checkbox"/> MIDRISE |
| #EFF: #1BED: <u>3</u>                           | #2BED: <u>0</u>                       | #3BED: <u>0</u>                   | TOT BED: <u>3</u>                   | TOT APTS/CONDOS: <u>0</u>           |
| 1 FAMILY BEDROOMS <u>3</u>                      |                                       |                                   |                                     |                                     |
| GARBAGE DISPOSAL <u>1</u>                       | 2. <input type="checkbox"/> N         | BATHROOMS <u>2</u>                | CLASS <u>04</u>                     | FOLIO <u>56</u>                     |
| POWDER ROOMS <u>1</u>                           | KITCHENS <u>1</u>                     | LIBER <u>17</u>                   |                                     |                                     |

BUILDING SIZE

FLOOR 2340 LOT SIZE AND SETBACKS 7500 sq ft  
SIZE 50' x 150'  
WIDTH 30' ± FRONT STREET  
DEPTH 26' ± SIDE STREET  
HEIGHT 32' ± FRONT SETBK 32'  
STORIES 2 + 1/2 SIDE SETBK 10' / 10'  
LOT #'S 154 SIDE STR SETBK  
CORNER LOT REAR SETBK 84'  
1.  Y 2.  N ZONING DR.S.S.

APPROVAL SIGNATURES

BLD INSP :	DATE
BLD PLAN :	
FIRE :	
SEDI CTL :	
ZONING : <u>DR.S.S.</u>	<u>OK to file only with 6/21/96</u>
PUB SERV : <u>RM/11/11</u>	
ENVRMNT : <u>CBGA</u>	<u>ok to file - JP 6/21/96</u>
PERMITS : <u>20123</u>	<u>JP 6/21/96</u>

APPLICANT INFORMATION

NAME: RONALD M. JORDAN  
COMPANY: JORDAN BWS. CONTR. CO.  
STREET: 1204 GREEN BANK RD.  
CITY, ST, ZIP: BALTO, MD 21220  
PHONE #: 335-5595 MHIC LICENSE #:  
APPLICANT SIGNATURE: R.M. Jordan TRACT:  
PLANS: CONST 2 LOT 7 PLAT 6 DATA 6  
TENANT  
CONTR: Jordan Bws. Contr. Co.  
ENGNR:  
SELLR:

DESCRIBE PROPOSED WORK: Const. SFD - as per plans.  
No garage, no deck, no fireplace. 3 Bedrooms.

30' x 26' x 32' = 2,340 sq ft

OK to file/need vacate

NON-RESIDENTIAL

- AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- CHURCH, OTHER RELIGIOUS BUILDING
- FENCE (LENGTH HEIGHT)
- INDUSTRIAL, STORAGE BUILDING
- PARKING GARAGE
- SERVICE STATION, REPAIR GARAGE
- HOSPITAL, INSTITUTIONAL, NURSING HOME
- OFFICE, BANK, PROFESSIONAL
- PUBLIC UTILITY
- SCHOOL, COLLEGE, OTHER EDUCATIONAL
- SIGN
- STORE MERCANTILE RESTAURANT
- SWIMMING POOL SPECIFY TYPE
- TANK, TOWER
- TRANSIENT HOTEL, MOTEL (NO. UNITS)
- OTHER

RECEIVED

JUL 15 1996

OFFICE OF PLANNING

MICROFILMED



**Plat to accompany Petition for Zoning**  **Variance**  **Special Hearing**  
UNDERSIZED LOT

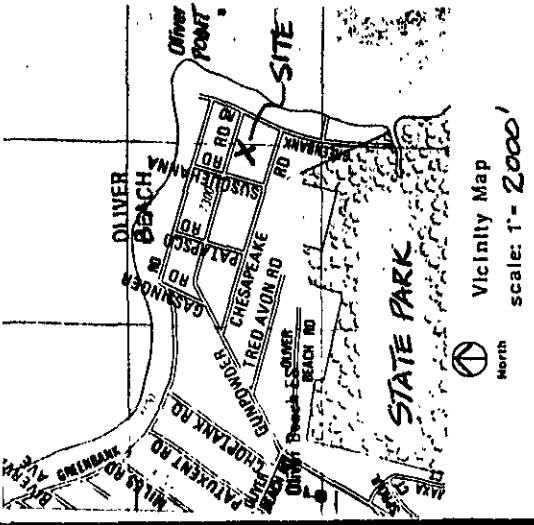
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 7412 GUNPOWDER ROAD

Subdivision name: PLAT OF OLIVER BEACH

plat book # 12, folio # 56, lot # 154, section # A

OWNER: DWAYNE E. & TAMMY L. McNATT



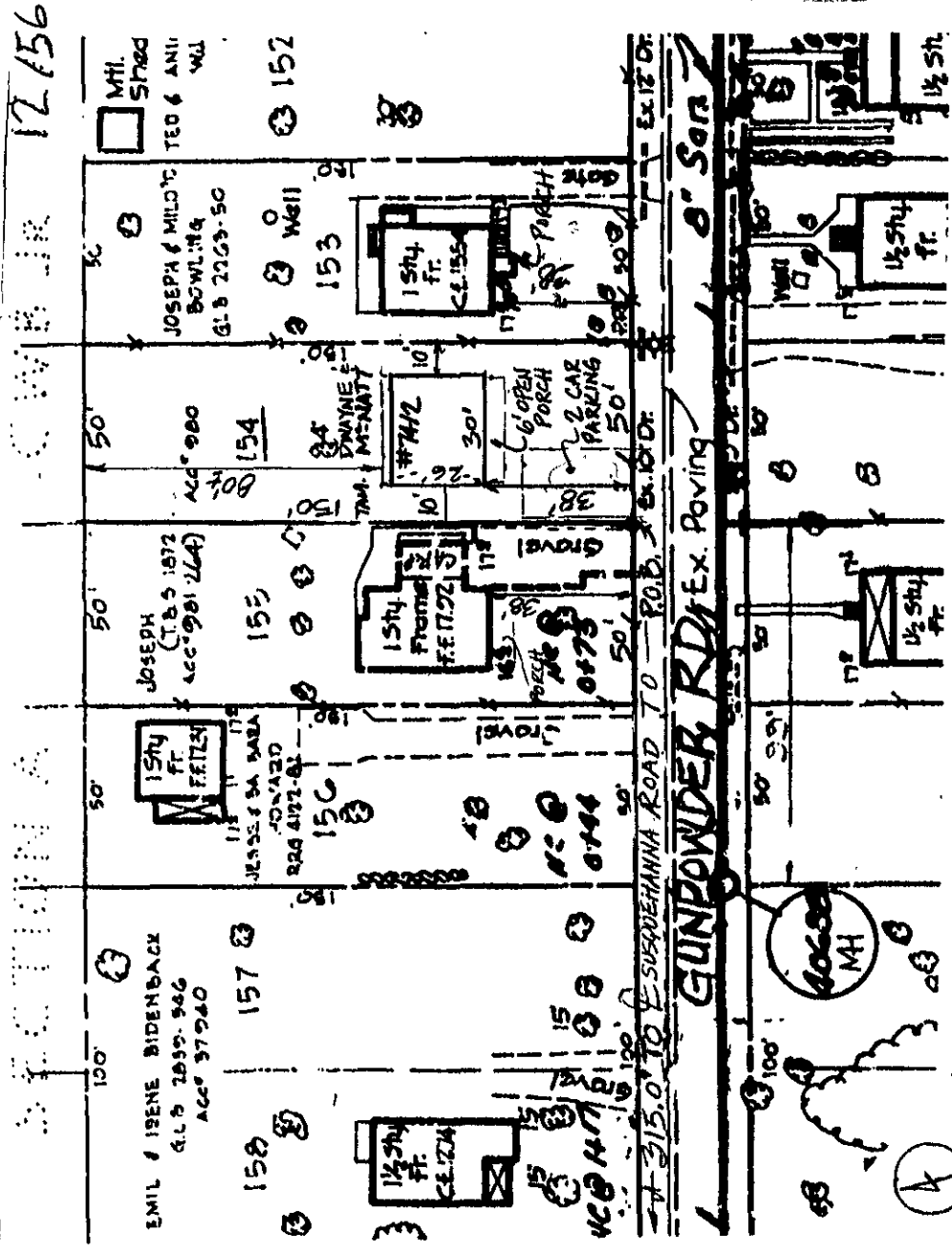
**LOCATION INFORMATION**

Election District: 15  
 Councilmanic District: 5  
 1"=200' scale map#: NE-7-M  
 Zoning: DR-5.5  
 Lot size: 0.17 AC. = 7,500 SF.  
 acreage square feet

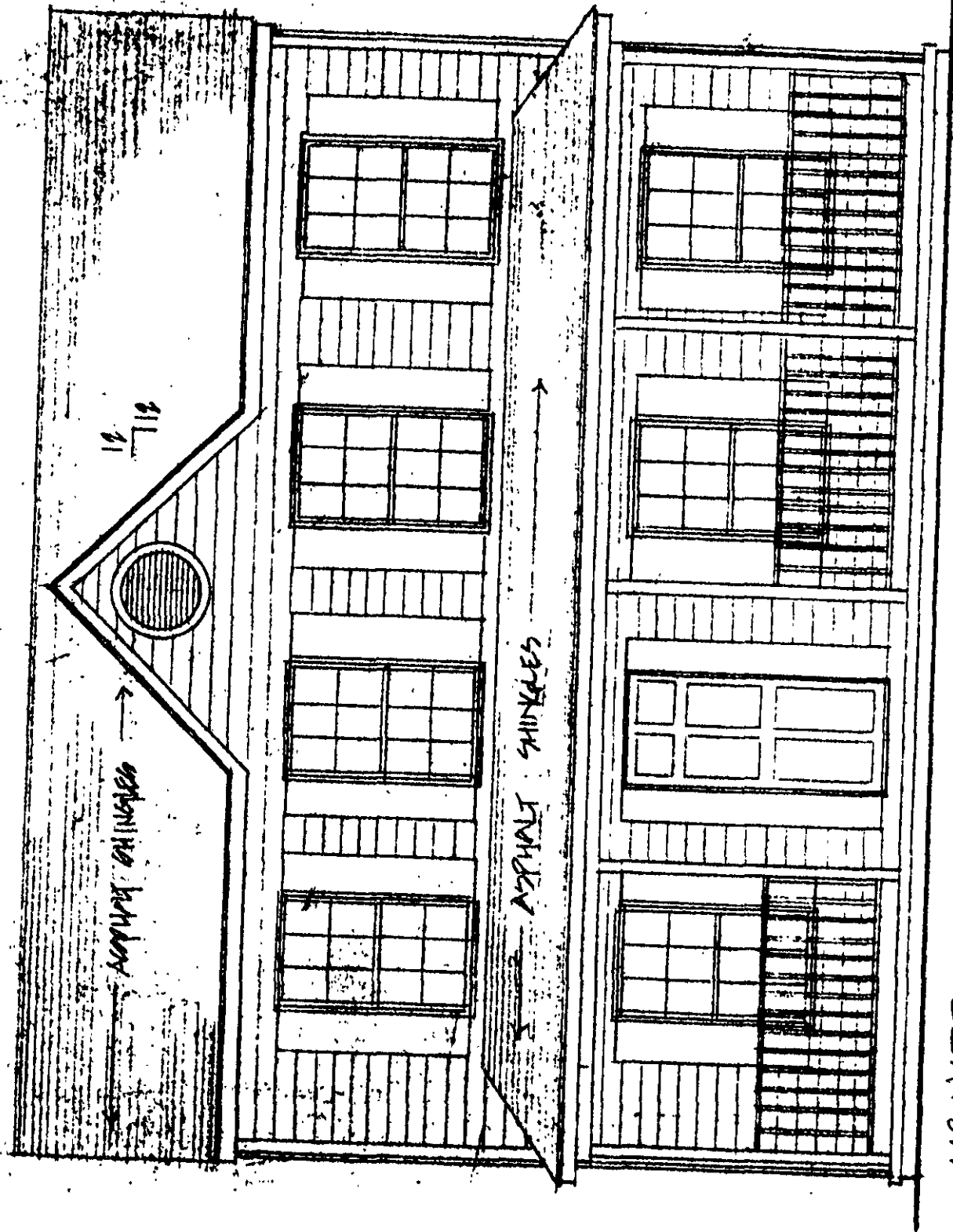
SEWER:  public  private  
 WATER:  YES  NO  
 Chesapeake Bay Critical Area:  YES  NO  
 Prior Zoning Hearings: N/A

**Zoning Office USE ONLY!**

reviewed by: Mark ITEM #: 13 CASE#:



North  
 date: 7/10/96  
 prepared by: P.M. O'KEEFE scale of Drawing: 1" = 50'  
**MICROFILMED**  
666-5366



McNATT  
#7412 GUNPOWDER RD.

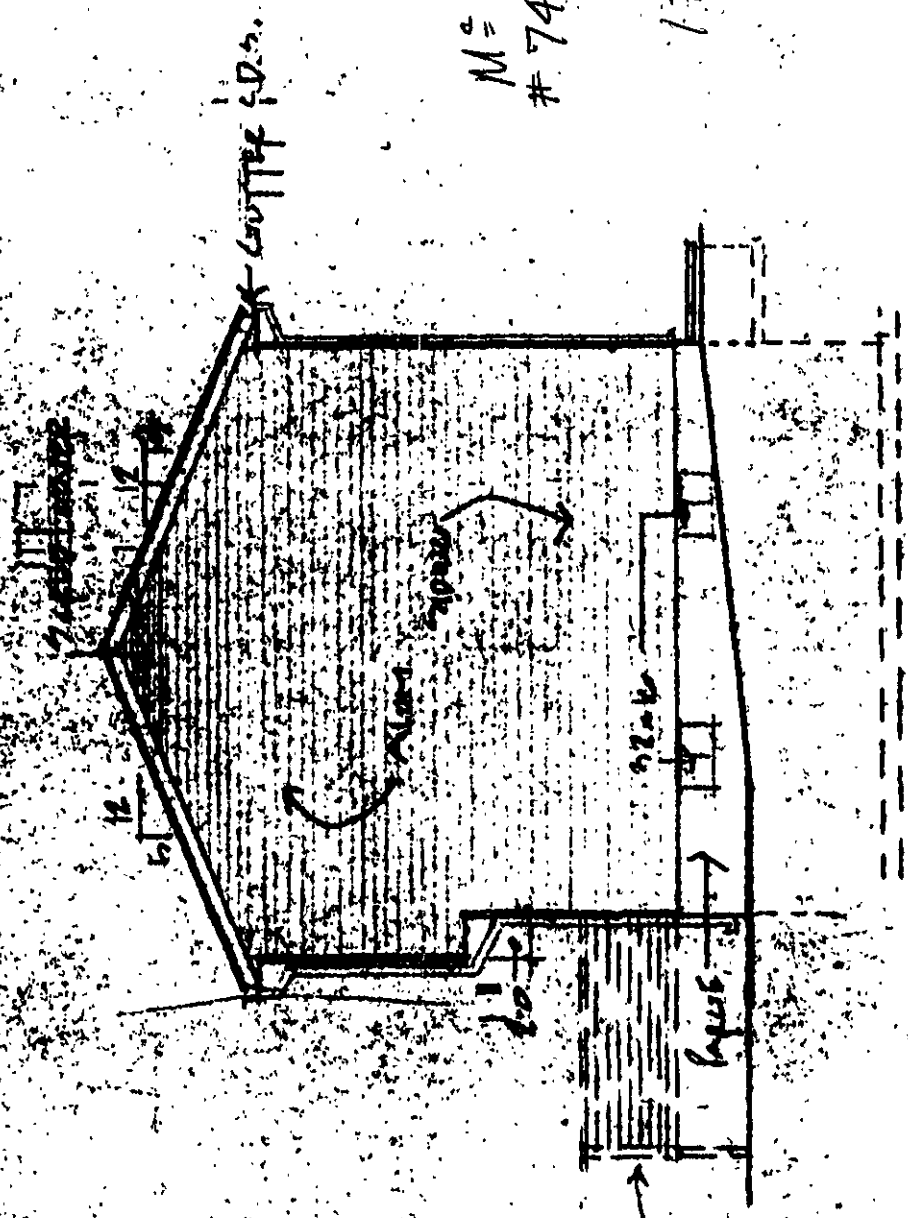
FRONT ELEVATION

ITEM # 13

MICROFILMED

M = NATT  
# 7412 GUNPOWDER  
RD.

ITEM # 13



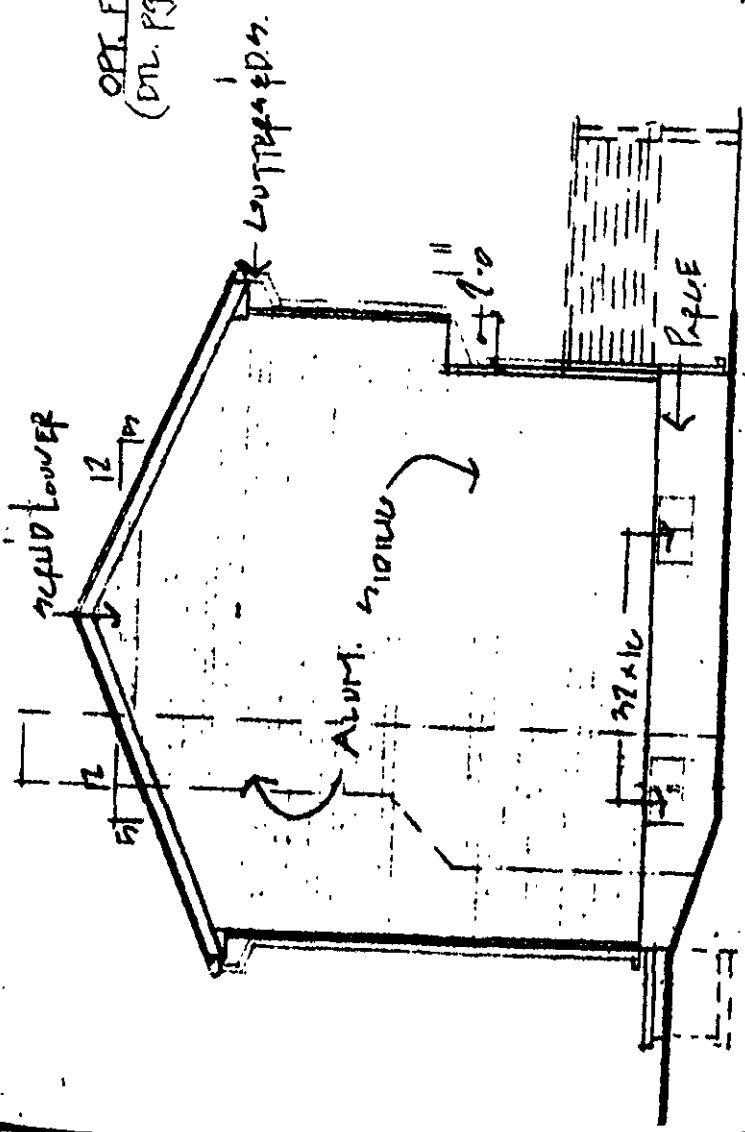
Efficient

UNRECORDED  
OR UNFILED  
IN THE  
FEDERAL BUREAU OF INVESTIGATION

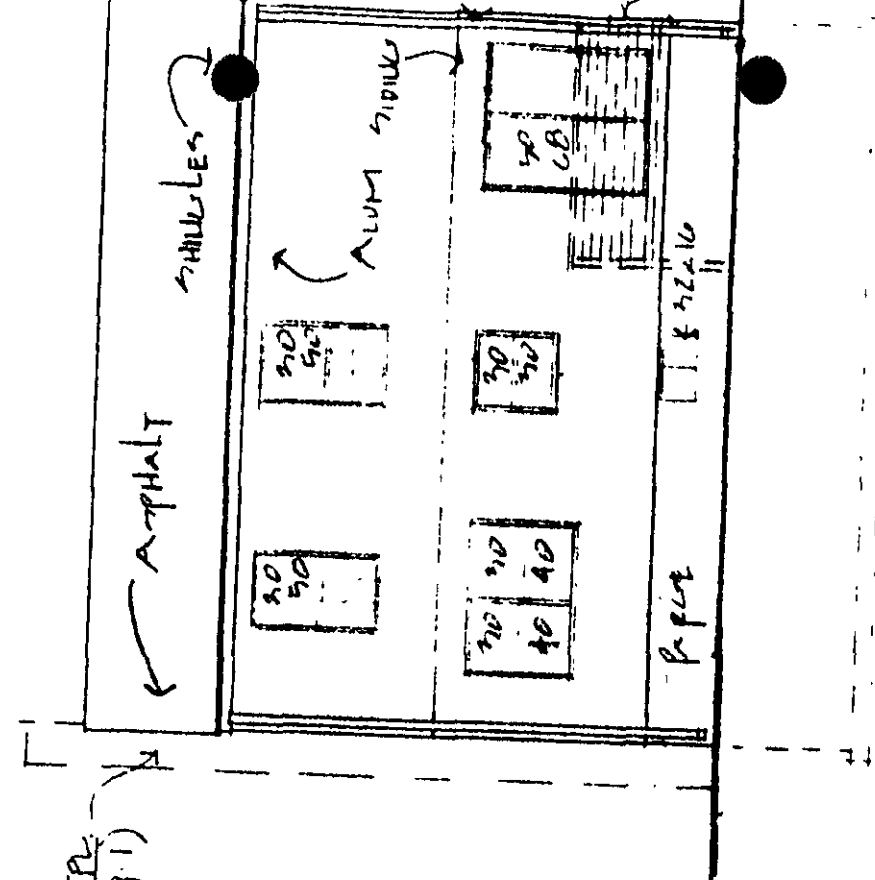
OPT. DECK  
(OR. PG. 1)

MICROFILMED





RIGHT ELEVATION  
1/8" = 1'-0"

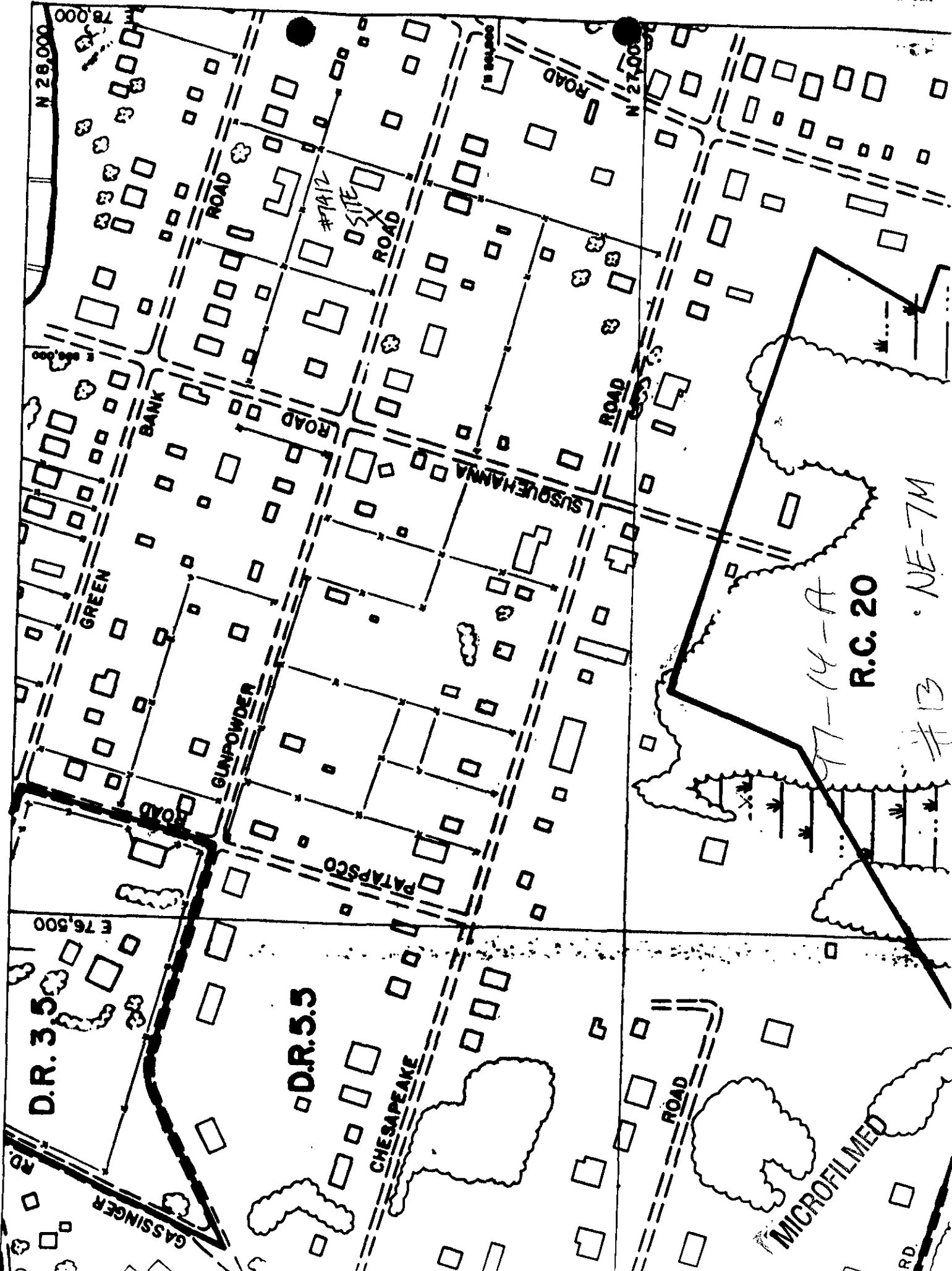


FRONT ELEVATION  
1/8" = 1'-0"

M = DATT  
# 7412 GUNPOWDER RD

ITEM # 13

MICROFILMED



N 26,000

E 76,500

D.R. 35

D.R. 55

D77-14-A

R.C. 20

#13 • NE-7M

MICROFILMED

GASSINGER

GREEN

BANK

GUNPOWDER

PATAPSCO

CHESAPEAKE

SUSQUEHANNA

#11/2  
SITE

ROAD

ROAD

ROAD

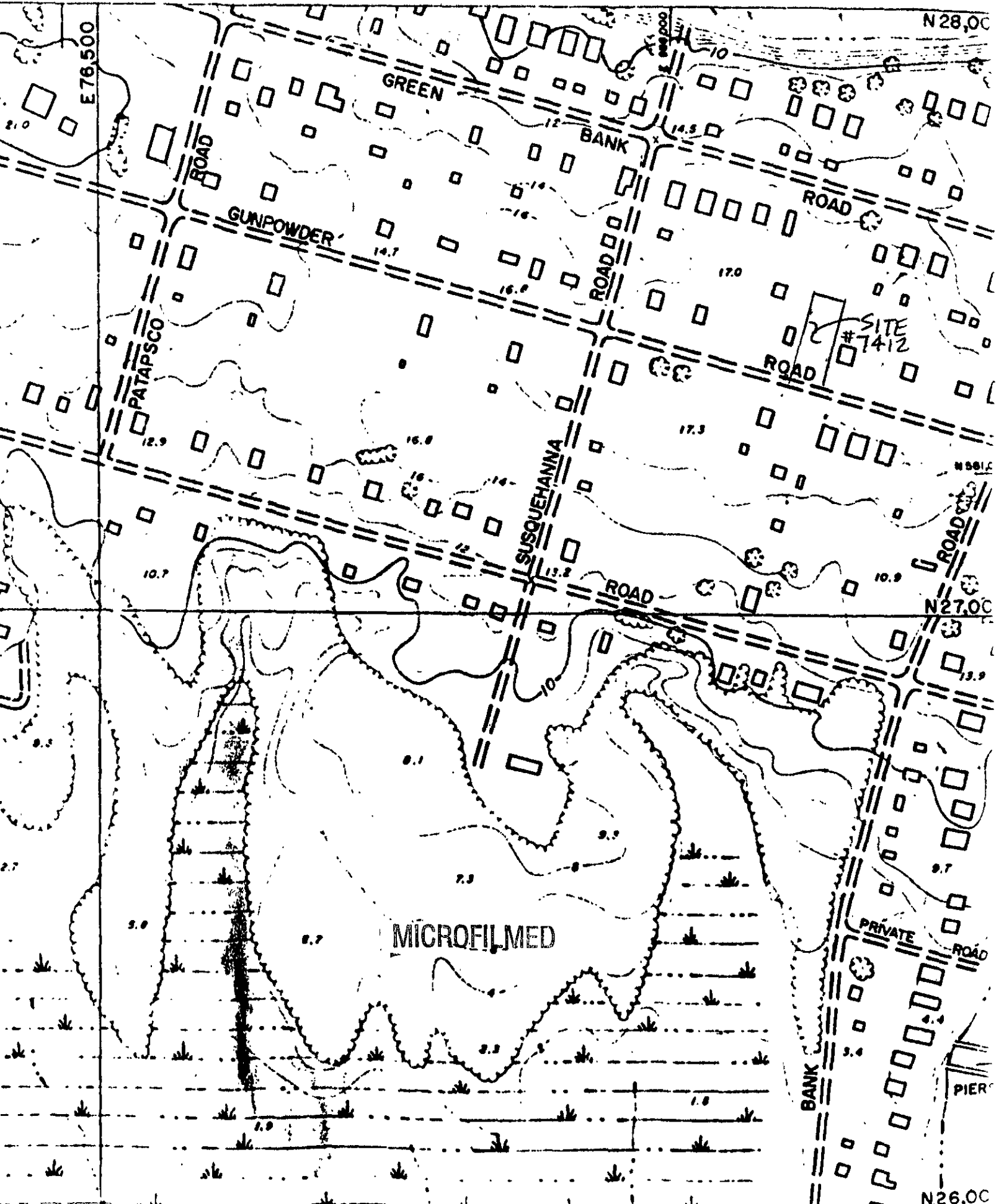
ROAD

N 27,000

RD.

#13

ME-7-M  
200 SCALE TOPO





#13

← #7410 GUNPOWDER RD.  
LOT - 155  
TO LEFT SUBJECT LOT

↑ ADJOINING BUILDINGS ↓



← #7414 GUNPOWDER RD.  
LOT - 153  
TO RIGHT OF SUBJECT LOT

Surrounding Neighborhood



← TYP. HSE  
GUNPOWDER RD

RECEIVED

JUL 15 1996

OFFICE OF PLANNING

MICROFILMED

IN RE: PETITION FOR VARIANCE \* BEFORE THE  
W/S Gunpowder Road, 315' E of \* ZONING COMMISSIONER  
the c/l of Susquehanna Road \* OF BALTIMORE COUNTY  
(7412 Gunpowder Road) \* 15th Election District  
5th Councilmanic District \* Case No. 97-14-A  
Dwayne McNatt, et ux  
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as 7412 Gunpowder Road, located in the vicinity of Greenbank Road in Oliver Beach. The Petition was filed by the owners of the property, Dwayne and Tammy McNatt. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet and to approve the subject property as an undersized lot. 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 Petitioners were Ronald Jordan, Builder, and Patrick O'Keefe, Zoning Consultant. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.17 acres, more or less, zoned D.R. 5.5 and is presently unimproved. The property is located in an older subdivision, known as Oliver Beach, which was developed many years ago with primarily 50-foot wide lots. The Petitioners are desirous of developing the property with a two-story single family dwelling in accordance with the elevation drawing submitted with the application and approved by the Office of Planning. The

proposed dwelling will be 30 feet by 26 feet in dimension with no garage, and will be served by public water and sewer. Due to the small size of the lot and its narrow width, the relief requested is necessary in order to proceed with the proposed improvements.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficient-ly complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established 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.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management 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 should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of August, 1996 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet and to approve the subject property as an undersized lot,

ORDER RECEIVED FOR FILING  
Date 8/16/96  
By [Signature]

for a proposed dwelling 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) The proposed dwelling will be constructed in accordance with the elevation drawings which were submitted with the application and approved by the Office of Planning.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated July 26, 1996, attached hereto and made a part hereof.

LES:bjc

[Signature]  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 8/16/96  
By [Signature]

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

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management July 26, 1996

FROM: Robert A. Wirth RAW/96  
DEPRM

SUBJECT: Zoning Item #13 - McNatt Property  
7412 Gunpowder Road  
Zoning Advisory Committee Meeting of July 22, 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).

RAM:SA:sp  
c: Dwayne & Tammy McNatt  
MCMATT/DEPRM/TXTSPB

ORDER RECEIVED FOR FILING  
Date 8/16/96  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 857-4386

August 16, 1996

Mr. & Mrs. Dwayne McNatt  
7410 Gunpowder Drive  
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE  
W/S Gunpowder Road, 315' E of the c/l of Susquehanna Road  
(7412 Gunpowder Road)  
15th Election District - 5th Councilmanic District  
Dwayne McNatt, et ux - Petitioners  
Case No. 97-14-A

Dear Mr. & Mrs. McNatt:

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 887-3391.

Very truly yours,

[Signature]  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjc

cc: Mr. Ronald M. Jordan  
7204 Greenbank Road, Baltimore, Md. 21220  
Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

People's Counsel: DEPRM

file

Petition for Variance  
to the Zoning Commissioner of Baltimore County  
for the property located at 7412 GUNPOWDER RD  
which is presently zoned DE 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated 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 1B02.3.C.1 TO PERMIT A 50 FOOT LOT WIDTH IN LIEU OF 55 FEET AND APPROVE AN UNDESIZED LOT AS DETERMINED BY THE ZONING COMMISSIONER.

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

ALL RECORDED LOTS ARE 50' WIDE

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.

Corrected Full Name: DWAYNE MCNATT  
Type of Petitioner: Dwelling  
Signature: [Signature]  
Address: TAMMY LYN MCNATT  
City: BALTO, MD. State: MD. Zip: 21220  
Address for Postcard: 7410 Gunpowder Rd. 535-8227  
Name, Address and phone number of representative to be contacted: RONALD M. JORDAN  
Address: 7204 GREENBANK RD. 385-5545  
ESTIMATED LENGTH OF HEARING: 2 hr  
The following date: OTHER: Next Two Months  
ALL OTHER: REVEALED BY: [Signature] DATE: 7/16/96

ORDER RECEIVED FOR FILING  
Date 8/16/96  
By [Signature]

ZONING DESCRIPTION FOR #7412 GUNPOWDER ROAD (address)

Beginning at a point on the NORTH side of  
(north, south, east or west)  
GUNPOWDER ROAD which is THIRTY FEET  
name of street on which property fronts (number of feet of right-of-way width)  
wide at the distance of THREE HUNDRED FIFTEEN FEET EAST of the  
(number of feet) (north, south, east or west)  
centerline of the nearest improved intersecting street: SUSQUEHANNA ROAD  
(name of street)  
which is THIRTY FEET wide. \*Being Lot # 154  
(number of feet of right-of-way width)  
Block Section # A in the subdivision of OLIVER BEACH  
(name of subdivision)  
as recorded in Baltimore County Plat Book # 12, Folio # 56.  
containing 0.17 ACRES. Also known as #7412 GUNPOWDER ROAD  
(square feet or acres) (property address)  
and located in the 15th Election District, 5th Councilmanic District.

#13  
97-14-A

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 1077 Date of Posting: 7/14/96  
Posted for: Various  
Petitioner: Dwayne & Tammy McNatt  
Location of property: 7412 Gunpowder Rd.  
Location of Sign: Along Gunpowder Rd property being zoned  
Remarks:  
Posted by: M. Jablon Signature Date of return: 7/14/96  
Number of Signs: 4

BALTIMORE COUNTY, MARYLAND  
OFFICE OF REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 022888  
97-14-A  
DATE: 7/14/96 ACCOUNT: 01-615  
AMOUNT: \$ 85.00  
RECEIVED: Jordan Bros Construction Co - 7412 Gunpowder Rd  
FROM: 010 Bldg. Permit - 1st Floor - 1st - \$50.00  
030 - 1st floor party - \$35.00  
FOR: BY + SIGN  
BALANCE: \$85.00  
VALIDATION OR SIGNATURE OF CASHIER  
PK-Agency YELLOW-GUTTER



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/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 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.: 13 Petitioner: DWAYNE M McNATT

Location: #7412 GUNPOWDER RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DWAYNE M McNATT

ADDRESS: 7410 GUNPOWDER RD.

BALTO. MD. 21220

PHONE NUMBER: 335-8227



12

TO: PUBLIX PUBLISHING COMPANY  
July 25, 1996 Lanna - Jeffersonian  
Please forward billing to:  
Dwayne McNatt  
7410 Gunpowder Road  
Baltimore, MD 21220  
335-8227

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: 97-14-A (Item 13)  
7412 Gunpowder Road  
W/S Gunpowder Road, 315' E of c/A Sunnyside Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Dwayne McNatt and Tammy McNatt

Variance to permit a 50-foot lot width in lieu of 55 feet and approve an undersized lot as determined by the zoning commissioner.

HEARING: MONDAY, AUGUST 12, 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 897-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 897-3391.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/25, 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 7/25, 1996.

THE JEFFERSONIAN,  
A. Henikson  
LEGAL AD. - TOWSON

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 #97-14-A  
7412 Gunpowder Road  
W/S Gunpowder Road, 315' E of c/A Sunnyside Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Dwayne McNatt and Tammy McNatt  
Variance to permit a 50-foot lot width in lieu of 55 feet and approve an undersized lot as determined by the zoning commissioner.

HEARING: MONDAY, AUGUST 12, 1996 at 9:00 a.m. in Room 118, Old Courthouse.



Baltimore County  
Department of Permits and  
Development Management

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

July 18, 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: 97-14-A (Item 13)  
7412 Gunpowder Road  
W/S Gunpowder Road, 315' E of c/A Sunnyside Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Dwayne McNatt and Tammy McNatt

Variance to permit a 50-foot lot width in lieu of 55 feet and approve an undersized lot as determined by the zoning commissioner.

HEARING: MONDAY, AUGUST 12, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: Dwayne and Tammy McNatt  
Ronald M. Jordan

- 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 897-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 897-3391.



Baltimore County  
Department of Permits and  
Development Management

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

August 5, 1996

Dwayne and Tammy McNatt  
7412 Gunpowder Drive  
Baltimore, MD 21220

RE: Item No.: 13  
Case No.: 97-14-A  
Petitioner: Dwayne McNatt, et ux

Dear Mr. and Mrs. McNatt:

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 July 10, 1996.

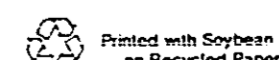
Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are 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 Roslyn Subanks in the zoning office (897-3393).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)



BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: July 22, 1996  
Department of Permits & Development Management  
FROM: Robert M. Bowling, Chief  
Development Plans Review Division  
SUBJECT: Zoning Advisory Committee Meeting  
for July 22, 1996  
Item No. 013

The Development Plans Review Division has reviewed the subject zoning item. Gunpowder Road is an existing road which shall ultimately be improved as a 48-foot street cross section on a 60-foot right-of-way.

RWB:HJO:jrb

cc: File

ZONE19C

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

TO: Mr. Arnold Jablon, Director July 26, 1996  
Zoning Administration and  
Development Management  
FROM: Robert A. Wirth  
DEPRM  
SUBJECT: Zoning Item #13 - McNatt Property  
7412 Gunpowder Road  
Zoning Advisory Committee Meeting of July 22, 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:SA:sp  
c: Dwayne & Tammy McNatt

Mcnatt/DEPRM/TATSBP



David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

7-22-96

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

RE: Baltimore County Item No. 013 (MJK)

Dear Ms. Watson:  
This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not affected by any State Highway Administration projects.

Very truly yours,  
for *Bob Small*  
Ronald Burns, 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

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management  
DATE: July 19, 1996  
FROM: Pat Keller, Director  
Office of Planning  
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):  
Item Nos. 10, 11, 12, 13, 15, and 16  
should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*  
Division Chief: *Carol L. Lewis*

PK/JL  
ITEM10/PZONE/TXTJWL

Baltimore County Government  
Fire Department

700 East Joppa Road  
Towson, MD 21286-5500  
Office of the Fire Marshal  
(410) 887-4830

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 JULY 22, 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: 008, 009, 010, 013, 014, 015 AND 016.

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

PETITION PROBLEMS

- #10 --- JCM
  1. No fee was charged for special hearing to amend the final development plan.
- #11 --- MJK
  1. No telephone number for legal owner.
- #12 --- MJK
  1. Petitioner's copy of receipt still in folder.
- #13 --- MJK
  1. No undersized lot information in folder.
- #14 --- MJK
  1. No undersized lot information in folder.
- #16 --- JRA
  1. No review information on bottom of petition form.
  2. No item number on any papers in folder.
  3. Who signed for contract purchaser? - Need authorization.

July 16, 1996

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation  
Attn: Ervin McDaniel  
County Court Sq., Rm 406  
401 Belsay Av  
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 providing recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling unit.

MINIMUM APPLICANT SUPPLIED INFORMATION:  
 O RONALD M. JORDAN 7204 GREENBANK RD. (410) 335-5535  
 O DWAYNE E. & TAMMY L. McNATT Tax account number 1513-142800  
 Address: 7410 Gunpowder Rd, 21272 Telephone Number (410) 335-8227

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

RECOMMENDATIONS/COMMENTS:	APPROVAL	DATE
1. This Recommendation form (2 copies)	YES	NO
2. Permit Application	YES	NO
3. Site Plan	YES	NO
4. Building Elevation Drawings	YES	NO
5. Photographs (taken from all street corners) showing boundaries	YES	NO

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

APPROVAL: *Ervin McDaniel* Date: 7/25/96

APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND  
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT  
TOWSON, MARYLAND 21204

DATE: 6-26-96

PERMIT # 2775414  
RECEIPT # 202100  
CONTROL # 202100  
XREF #:

PROPERTY ADDRESS 7412 Gunpowder Rd  
SUBDIV: 15-13-142800  
TAX ACCOUNT # 15-13-142800  
OWNER'S INFORMATION (LAST, FIRST)  
NAME: DWAYNE E. McNATT & TAMMY L. McNATT  
ADDR: 7410 Gunpowder Rd. 21272

APPLICANT INFORMATION  
NAME: RONALD M. JORDAN  
COMPANY: JORDAN BUS CORP.  
STREET: 7204 GREENBANK RD.  
CITY, ST, ZIP: BALTO, MD 21204  
PHONE #: 335-5535  
APPLICANT SIGNATURE: *Ronald M. Jordan*  
PLANS: CONST. 2 NOT 2 PLAT 2 DATA 2  
CONTR: *Luxor Bus Corp.*  
ENGR: *Luxor Bus Corp.*  
SELLER:

TYPE OF IMPROVEMENT  
1. NEW BLDG CONST  
2. ADDITION  
3. ALTERATION  
4. REPAIR  
5. WRECKING  
6. MOVING  
7. OTHER

RESIDENTIAL  
01. ONE FAMILY  
02. TWO FAMILY  
03. THREE AND FOUR FAMILY  
04. FIVE OR MORE FAMILY  
05. ENTER NO UNITS  
06. SWIMMING POOL  
07. OTHER

TYPE OF CONSTRUCTION  
1. MASONRY  
2. WOOD FRAME  
3. STRUCTURE STEEL  
4. REINFC. CONCRETE

TYPE OF HEATING FUEL  
1. GAS 3. ELECTRICITY  
2. OIL 4. COAL

TYPE OF WATER SUPPLY  
1. PUBLIC SYSTEM  
2. PRIVATE SYSTEM

TYPE OF SEWAGE DISPOSAL  
1. PUBLIC SEWER  
2. PRIVATE SYSTEM  
3. SEPTIC  
4. OTHER

OWNERSHIP  
1. PRIVATELY OWNED  
2. PUBLICLY OWNED  
3. SALE  
4. RENTAL

IDENTIFICATION CATEGORY:  
1. FAMILY BEDROOMS  
2. BATHROOMS  
3. KITCHENS  
4. LIBR  
5. FOLIO 56

APPROVAL SIGNATURES: \_\_\_\_\_ DATE: \_\_\_\_\_

PLEASE PRINT CLEARLY PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Gene Jensen</i>	<i>7204 Greenbank Rd Baltimore, MD 21200</i>
<i>Pat O'Keefe</i>	<i>523 Penny Ln Hunt Valley, 21038</i>

