

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE *
S/S Corbett Road, 10,000 ft. * ZONING COMMISSIONER
(+/-) NW of c/l Falls Road *
1433 Corbett Road * OF BALTIMORE COUNTY
8th Election District *
3rd Councilmanic District * Case No. 97-30-A
R. Bruce Hamilton III
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by R. Bruce Hamilton III for that property known as 1433 Corbett Road in Monkton, Baltimore County. The Petitioner herein seeks a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a detached garage with a height of 21 ft. 6 inches, in lieu of the required 15 ft., and to be in the side yard in lieu of the rear yard, in an R.C.4 zone. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

ORDER RECEIVED FOR FILING

Date

By

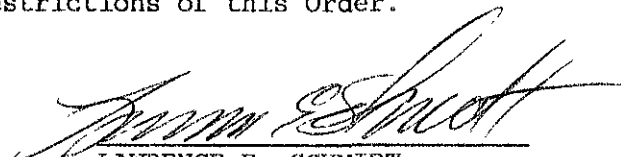
MICROFILMED

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of August, 1996 that the Petition for a Zoning Variance from Section 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a detached garage with a height of 21 ft. 6 inches, in lieu of the required 15 ft., and to be in the side yard in lieu of the rear yard, in an R.C.4 zone, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
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.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING
Date 8/21/96
By M. Nord

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 20, 1996

Mr. R. Bruce Hamilton III
1433 Corbett Road
Monkton, Maryland 21111

RE: Petition for Administrative Variance
Case No. 97-30-A
Property: 1433 Corbett Road

Dear Mr. Hamilton:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

MICROFILMED



Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1433 Corbett Road
address

Monkton, Maryland 21111
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The owner requires this accessory structure to store and house equipment and vehicles for use on his property. The septic reserve area to the south (opposite side yard from proposed) and the proximity of the western property line in the rear yard prohibit these areas from use. To place the structure in the front yard would go against RC-4 zoning and would be aesthetically undesirable. The height of the structure is the product of aesthetic considerations in that it responds to the existing and adjacent architecture.
That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

R. Bruce Hamilton III
(signature)
R. BRUCE HAMILTON III
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of JULY, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

R. BRUCE HAMILTON III

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7/8/96
date

Mandy Reamer
NOTARY PUBLIC

My Commission Expires: 2/14/00





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

97-30-A

1433 Corbett Road

which is presently zoned

RC-4

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) 400.1 and 400.3:

To permit an accessory structure to be inside yard in lieu of rear yard and to permit a height of 21'-6" in lieu of the required 15'.

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

See Back

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

Legal Owner(s)

(Type or Print Name)

R. BRUCE HAMILTON III
(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

1433 CORBETT RD. (410) 771-4279
Address Phone No

Signature

MONKTON MD. 21111
City State Zipcode
Name, Address and phone number of representative to be contacted

Address Phone No

AL RUBELING 337-2886
Name
401 JEFFERSON AVE
Address Phone No
21286

City State Zipcode

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of ____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: DATE:

Printed with Soybean Ink
on Recycled Paper

ITEM #:

3C

ESTIMATED POSTING DATE:

97-30-A

ZONING DESCRIPTION FOR: 1433 CORBETT ROAD, MONKTON, MARYLAND 21111

Beginning at a point on the south side of Corbett road which is 40' wide at a distance of approximately 10,000' northwest of the centerline of the nearest improved intersecting street, Falls road, which is 50' wide. Being Deed Reference Number 7268 as recorded in the Baltimore County Folio Number 101 containing 5.28 AC.. Also known as 1433 Corbett Road and located in the 8th Election District, 3rd Councilmanic District.

The Metes and Bounds are as follows: S 40° 25' 28" W 73.81', L=115.98' R=200, S 7° 12' 00" W 42.52', L=184.70' R=604.70, L=76.91' R=100, L=76.91' R=100, S 33° 45' 48" W 55.57', L=95.16' R=400, S 20° 08' 04" W 216.13', L=231.00' R=150, N 77° 02' 17" W 212.32', S 65° 00' 00" W 70.00', S 43° 01' 45" W 142.00', S 6° 57' 58" E 438.97', S 84° 05' 54" W 292.45', N 30° 33' 00" W 122.67', N 0° 42' 04" E 226.40', S 46° 33' 24" E 66.00', N 43° 01' 45" E 474.93', N 40° 26' 88" E 410.88', S 58° 20' 48" E 240.29', N 33° 45' 48" E 505.36', N 55° 51' 02" W 197.52', N 40° 26' 88" E 410.88'.

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39

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
97-30-A

District: 87A

Posted for: Lawrence

Date of Posting: 8/10/06

Petitioner: R. Bruce Howitt, III

Location of property: 1433 Corbett Rd

Location of Sign: Facing roadway on property being zoned

Remarks:

Posted by

M. Kelly
Signature

Date of return:

8/10/06

Number of Signs: 1

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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.: 36 Petitioner: R. Bruce Hamilton

Location: 1433 Corbett Road, Monkton, Maryland 21111

PLEASE FORWARD ADVERTISING BILL TO:

NAME: R. Bruce Hamilton

ADDRESS: 1433 Corbett Road

Monkton, Maryland 21111

PHONE NUMBER: (410) 363-9020

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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 2, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-30-A (Item 36)
1433 Corbett Road
S/S Corbett Road, 10,000' +/- NW of c/l Falls Road
8th Election District - 3rd Councilmanic
Legal Owner(s): R. Bruce Hamilton, III

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

- 1) Your property will be posted on or before August 4, 1996. The closing date (August 19, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: R. Bruce Hamilton, III
Al Ruberling

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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 12, 1996

Mr. R. Bruce Hamilton, III
1433 Corbett Road
Monkton, MD 21111

RE: Item No.: 36
Case No.: 97-30-A
Petitioner: R. Bruce Hamilton, III

Dear Mr. Hamilton:

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 25, 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,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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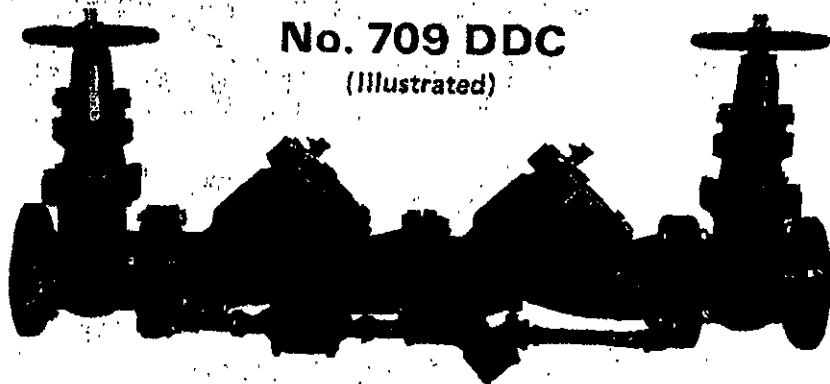


DOUBLE CHECK ASSEMBLY DETECTOR

Backflow Preventer

No. 709 DDC

(Illustrated)



709DDC or 909DDC Series are designed to prevent the reverse flow of fire protection system substances, i.e., glycerin wetting agents, stagnant water and water of non-potable quality from being pumped or syphoned into the potable water line.

Detects leaks . . . with emphasis on the cost of unaccountable water; incorporates a meter which allows the water utility to:

- Detect leaks underground that historically create great annual cost due to waste.
- It provides a detection point for unauthorized use. It can help locate illegal taps.

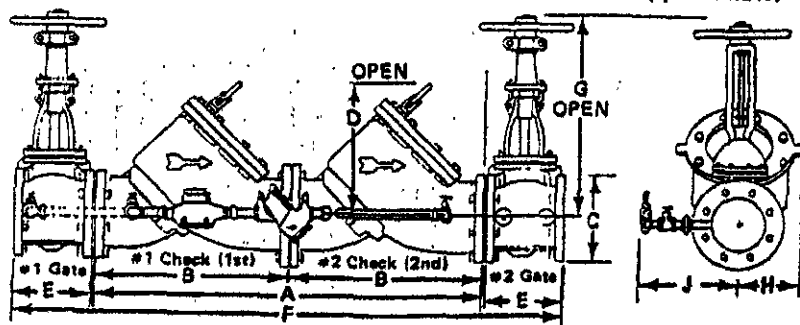
Modular check design concept facilitates maintenance and assembly access. All 709DDC sizes are standardly equipped with AWWA epoxy coated UL/FM listed OS&Y gate valves, CFM (cubic feet per minute) 5/8" x 3/4" meter and ball type test cocks. 709DDC Series can be installed horizontally or vertically. 909DDC Series must be installed horizontally.

Series 909DDC Reduced Pressure Detector Assembly: When applications call for maximum protection, use 909DDC with relief vent to atmosphere.

FEATURES

- Body construction epoxy coated cast iron
- Removeable bronze seats
- Stainless steel internal parts
- Max. flow at low pressure drop
- Compact for economy combined with performance
- Design simplicity for easy maintenance
- Furnished with Recordall 3/4" meter model 25, bronze CFM meter

DIMENSIONS-WEIGHTS (are approximate)



DIMENSIONS (Inches)

WEIGHT (Lbs.)

Size	709DDC				909DDC				709DDC				909DDC	
	A	B	C	D	E	F	F	G	H	J	OS&Y	OS&Y	OS&Y	OS&Y
3"	24	26	12	8	7	8	40	42 1/4	18 3/4	3	14	190	250	
4"	34	37	17	8	10	9	52	55 1/8	23 3/4	6	15	403	490	
6"	42	44	21	11	15	11	63	65 1/2	32 3/4	8	16	727	820	
8"	52	55	26	13	19	12	75	78 3/4	39 3/4	9	17	1327	1656	
10"	64	67	32	16	22	13	80	93 5/8	48	10 1/4	18	2093	2250	

* UL, FM approved backflow preventers must include FM approved OS&Y gate valves.

MATERIALS

Epoxy coated cast iron body, bronze seat and disc holder, stainless steel trim and durable, tight-seating rubber check valve discs.

Series 709DDC sizes 3" - 10"

All sizes furnished with bronze body ball valve test cocks.

Furnished with outside stem and yoke (OS&Y) gate valves.

No. 709DDC by-pass line unit consists of an approved No. 709 double check valve assembly and water meter.

Send for PL-BPDL for illustrated price list.

OPTIONS: (Options can be combined)

Suffix:

RW - resilient wedge shut-off valves

GPM - furnished with gallons per minute meter.

LF - less gate valves (4" thru 10")

PRESSURE-TEMP

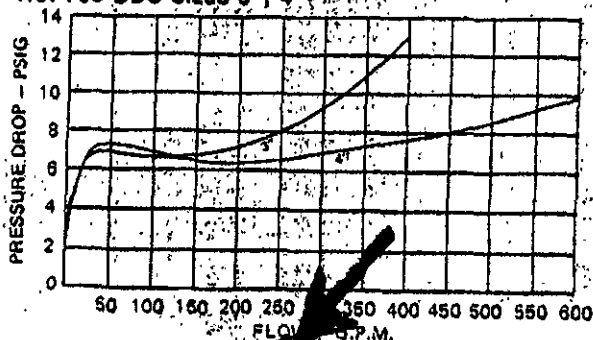
Sizes 3" through 10" are suitable for supply pressures up to 175 PSI and water temperatures to 110°F maximum.

STANDARDS

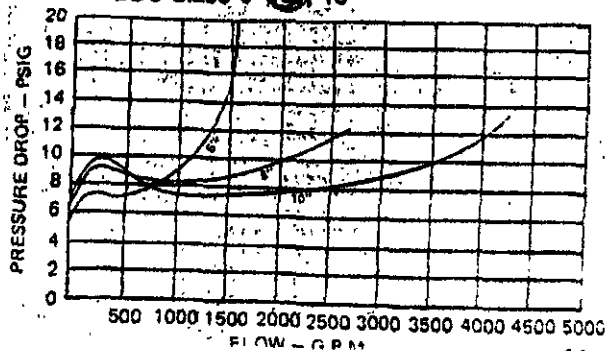
709DDC meets or exceeds the following standards for double check valve assemblies: A.S.S.E. Standard No. 1015, AWWA Standard C506, FCCHR or USC Manual Section 10, U.L. classified file No. EX3185 (sizes 2 1/2" thru 10") and are listed under CSA B 64 standard.

CAPACITY

No. 709 DDC Sizes 3", 4"



No. 709 DDC Sizes 6", 8", 10"



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

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: August 1, 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. 18, 26, 29, 31, 32, 34, 35, 36, 37, 39, 40, 41, and 42

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

Prepared by:

Jeffrey W. Long

Division Chief:

Sam L. Lewis

PK/JL

MARYLAND STATE HIGHWAY ADMINISTRATION
MASTER PERMIT FOR DISTRICT #4
BALTIMORE COUNTY AND HARFORD COUNTY
PERMISSION IS HEREBY GIVEN TO:

so far as the State Highway Administration has the right and power to grant same, to perform limited work within various state rights-of-way as assigned by individual permit applications submitted and approved for the YEAR 1995. All work described on various applications shall be performed in accordance with the provisions of this permit and the special requirements outlined in the assignment permit.

A COPY OF THIS PERMIT MUST BE ON ALL JOB SITE AT ALL TIMES DURING PERFORMANCE OF WORKED COVERED UNDER THIS PERMIT.

WORKING HOURS OF THIS PERMIT SHALL BE 09:00 AM TO 03:00 PM WHEN NOT AFFECTING TRAFFIC. WHEN WORKING IN OR NEAR NORMAL TRAFFIC PATTERNS THESE HOURS ARE RESTRICTED TO 09:00 AM TO 03:00 PM. EXCEPTIONS TO THESE HOURS MAY BE SPECIFIED IN THE ASSIGNMENT PERMIT.

WORK DAYS OF THIS PERMIT SHALL BE MONDAY THROUGH FRIDAY. NO WORK IS ALLOWED ON MAJOR HOLIDAYS, THE DAY BEFORE MAJOR HOLIDAYS, OR THE DAY AFTER MAJOR HOLIDAYS. EXCEPTIONS TO THESE DAYS MAY BE SPECIFIED IN THE ASSIGNMENT PERMIT.

THE PERMITTEE IS RESPONSIBLE FOR COMPLIANCE WITH ALL COUNTY AND STATE SEDIMENT CONTROL REGULATIONS.

GENERAL PROVISIONS

1. NOTIFICATIONS

a. Permittee shall notify the State Highway Administration District Office, in accordance with the assignment permit requirements, with the name of its representative on the job and shall give at least 48 hours notice, prior to starting any work operations under this master permit.

b. The Permittee must call "Miss Utility", 1-800-257-7777, 48 hours in advance of any work under this permit.

c. The permittee is responsible to contact the Maryland Forest Service, prior to the start of construction, in order to comply with the Roadside Tree Care Section of the Annotated Code of Maryland.



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-5-96

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

RE: ~~Baltimore County~~
Item No. 036 (CAM)

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

Enclosed

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 5, 96

DATE: Aug 8, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 26
27
29
30
31
32
34
36
37
40
41
42

RBS:sp

BRUCE2/DEPRM/TXTSBP

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BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

C. J. Jabb
DIRECTOR

John R. Reing
BUILDINGS ENGINEER

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/07/96

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 AUGUST 05, 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: 26, 27, 28, 29, 30, 31, 32, 34,
35, 36, 37, 38, 39 AND 41.

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

cc: File



Printed with Soybean Ink
on Recycled Paper

MICROFILMED



[Signature]
DIRECTOR

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

[Signature]
BUILDINGS ENGINEER

PETITION PROBLEMS

#26 --- JJS

1. Where is receipt -- not in folder.

#31 --- JRA

1. Need title of person signing for legal owner.
2. No telephone number for legal owner.

#33 --- ????

1. Where is it????

#35 --- JCM?

1. Review information says JCM - handwriting is JRF. Which is correct???

#36 --- CAM

1. No description on folder.
2. No acreage on folder.
3. No election/councilmanic district on folder.

#37 --- CAM

1. No item number on petition forms.
2. No undersized lot package in folder.

#38 --- JJS

1. Need authorization for personal representative.
2. No address for legal owner.
3. No telephone number for legal owner.

July 30, 1996

MAILED 11 1996

Baltimore County Government
Department of Community Development



One Investment Place Suite 800
Towson, MD 21204

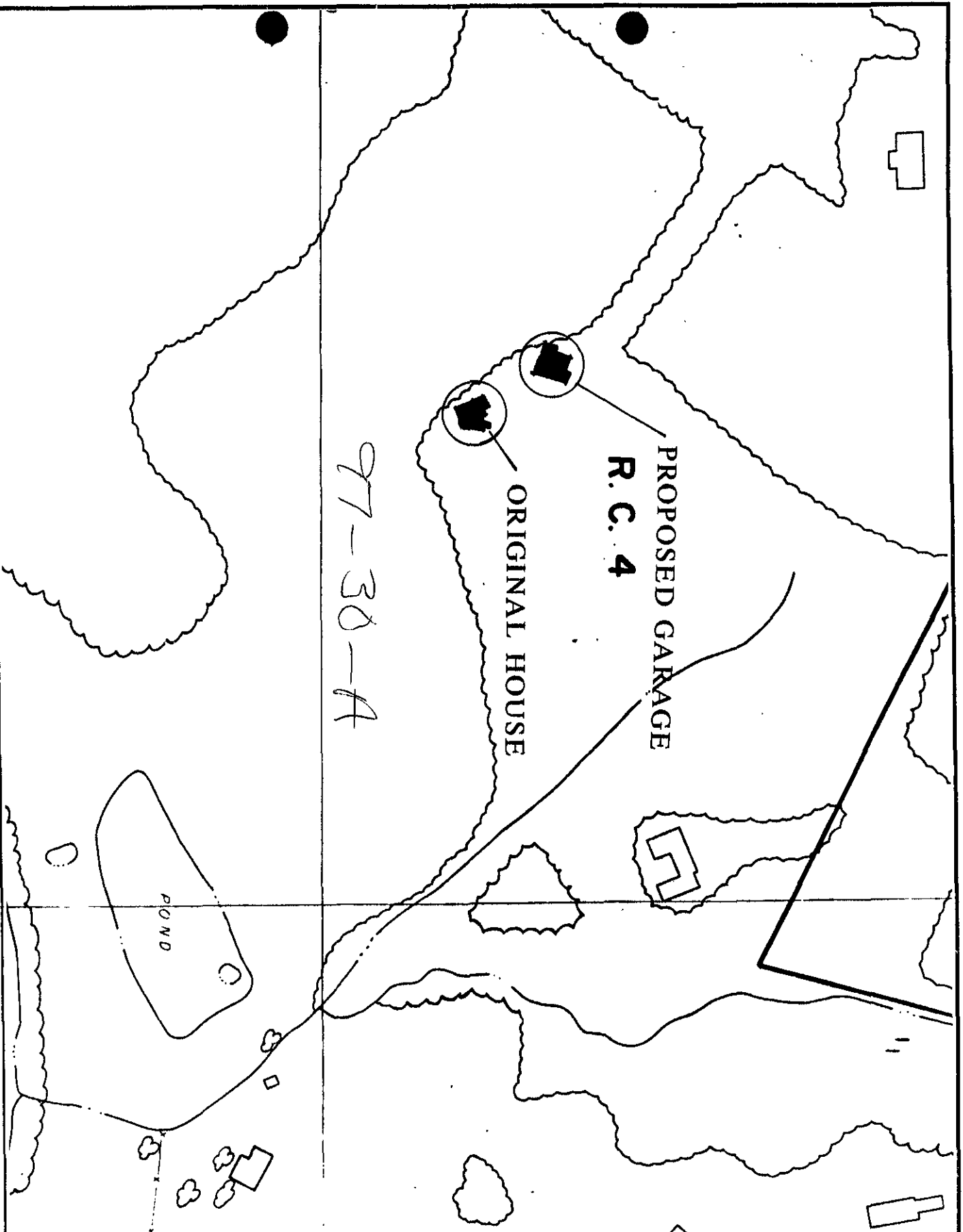
887-3317
Fax 887-5696

TITLE - ZONING MAP NW-25A

SCALE - 1" = 200'

3C

NORTH



RUBELING
& ASSOCIATES
ARCHITECTS

401 JEFFERSON AVE.
TOWSON, MARYLAND 21286-590604
410/397-2886

HAMILTON GARAGE

1433 CORBETT ROAD, MONKTON, MARYLAND 21111

OWNER: R. BRUCE HAMILTON

DEED REFERENCE: 8/1986 T243-FOLIO 207, REVISED T268-FOLIO 101

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TITLE - AERIAL PHOTO MAP

NU-25A

SCALE - 1" = 200'

NORTH



RUBELING
& ASSOCIATES
ARCHITECTS

401 JEFFERSON AVE.
TOWSON, MARYLAND 21286-630804
410/337-2886

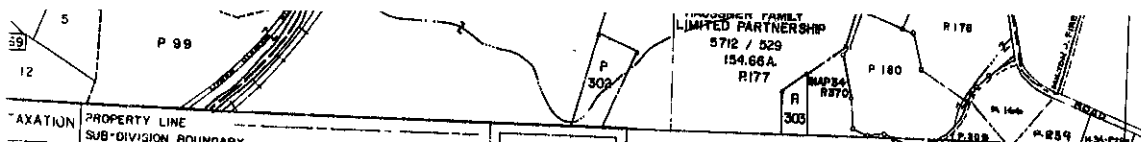
HAMILTON GARAGE

1433 CORBETT ROAD, MONKTON, MARYLAND 21111
OWNER: R. BRUCE HAMILTON

DEED REFERENCE: 8/1986 T243-FOLIO 007, REVISED T268-FOLIO 101

3C

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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

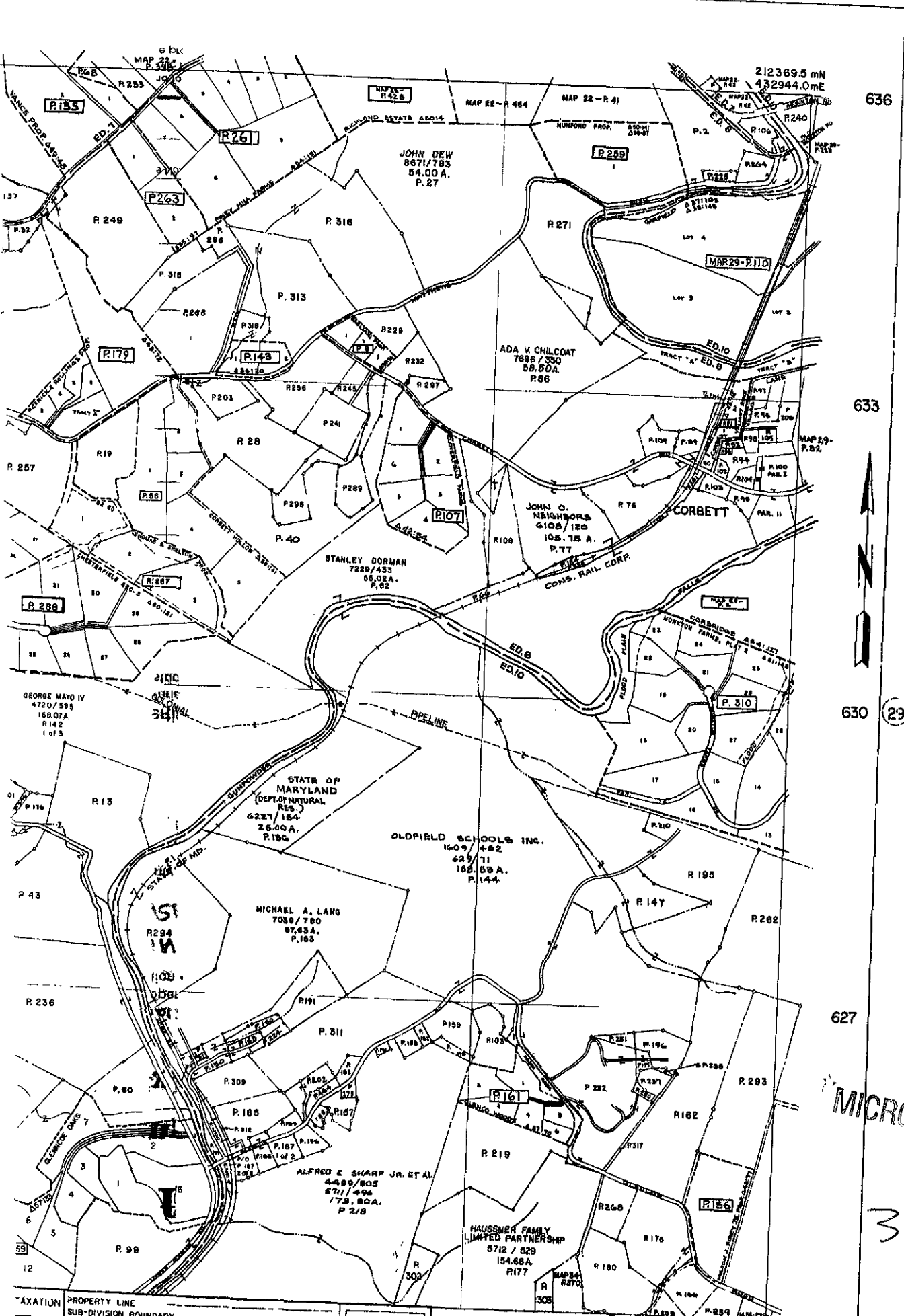
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting

for September 11, 1995
Items 082, 083, 084, 088, 090, and 091

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw



97-30-A

MICROFILMED

36

BALTIMORE COUNTY, MARYLAND
IN THE OFFICE OF CORRESPONDENCE

TO: Arnold Jablon, Director
DATE: Sept. 15, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting

For September 11, 1995
Items 082, 083, 084, 088, 090, and 091

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
 ZONING VARIANCE *
 S/S Corbett Road, 10,000 ft. * ZONING COMMISSIONER
 (+/-) NW of c/l Falls Road *
 1433 Corbett Road * OF BALTIMORE COUNTY
 8th Election District *
 3rd Councilmanic District * Case No. 97-30-A
 R. Bruce Hamilton III
 Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by R. Bruce Hamilton III for that property known as 1433 Corbett Road in Monkton, Baltimore County. The Petitioner herein seeks a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a detached garage with a height of 21 ft. 6 inches, in lieu of the required 15 ft., and to be in the side yard in lieu of the rear yard, in an R.C.4 zone. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

ORDER RECEIVED FOR FILING

Date

By

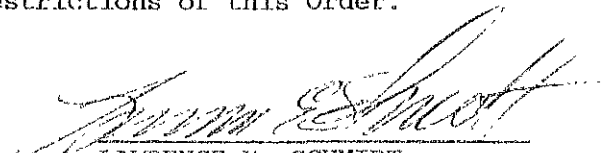
MICROFILMED

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of August, 1996 that the Petition for a Zoning Variance from Section 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a detached garage with a height of 21 ft. 6 inches, in lieu of the required 15 ft., and to be in the side yard in lieu of the rear yard, in an R.C.4 zone, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
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.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 20, 1996

Mr. R. Bruce Hamilton III
1433 Corbett Road
Monkton, Maryland 21111

RE: Petition for Administrative Variance
Case No. 97-30-A
Property: 1433 Corbett Road

Dear Mr. Hamilton:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

MAILED 10 1 1996





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

97-30-A

1433 Corbett Road

which is presently zoned

RC-4

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) 400.1 and 400.3:

To permit an accessory structure to be inside yard in lieu of rear yard and to permit a height of 21'-6" in lieu of the required 15'.

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

See Back

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.

(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)

R. BRUCE HAMILTON III
(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

1433 CORBETT RD. (410) 771-4279
Address Phone No

Signature

MONKTON MD. 21111
City State Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No

AL RUBELING 337-2886
Name

City

State

Zipcode

401 JEFFERSON AVE 21286
Address Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE:

Printed with Soybean Ink
on Recycled Paper

ITEM #:

36

ESTIMATED POSTING DATE:

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1433 Corbett Road
address

Monkton, Maryland 21111
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The owner requires this accessory structure to store and house equipment and vehicles for use on his property. The septic reserve area to the south (opposite side yard from proposed) and the proximity of the western property line in the rear yard prohibit these areas from use. To place the structure in the front yard would go against RC-4 zoning and would be aesthetically undesirable. The height of the structure is the product of aesthetic considerations in that it responds to the existing and adjacent architecture.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

R. Bruce Hamilton III
(signature)
R. BRUCE HAMILTON III
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of JULY, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

R. BRUCE HAMILTON III

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7/8/96
date

Mandy Reamer
NOTARY PUBLIC

My Commission Expires: 2/14/00



97-38-A

ZONING DESCRIPTION FOR: 1433 CORBETT ROAD, MONKTON, MARYLAND 21111

Beginning at a point on the south side of Corbett road which is 40' wide at a distance of approximately 10,000' northwest of the centerline of the nearest improved intersecting street, Falls road, which is 50' wide. Being Deed Reference Number 7268 as recorded in the Baltimore County Folio Number 101 containing 5.28 AC.. Also known as 1433 Corbett Road and located in the 8th Election District, 3rd Councilmanic District.

The Metes and Bounds are as follows: S 40° 25' 28" W 73.81', L=115.98' R=200, S 7° 12' 00" W 42.52', L=184.70' R=604.70, L=76.91' R=100, L=76.91' R=100, S 33° 45' 48" W 55.57', L=95.16' R=400, S 20° 08' 04" W 216.13', L=231.00' R=150, N 77° 02' 17" W 212.32', S 65° 00' 00" W 70.00', S 43° 01' 45" W 142.00', S 6° 57' 58" E 438.97', S 84° 05' 54" W 292.45', N 30° 33' 00" W 122.67', N 0° 42' 04" E 226.40', S 46° 33' 24" E 66.00', N 43° 01' 45" E 474.93', N40° 26' 88" E 410.88', S 58° 20' 48" E 240.29', N 33° 45' 48" E 505.36', N55° 51' 02" W 197.52', N40° 26' 88" E 410.88'.

MICROFILMED

39

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
97-30-A

District: 87A

Posted for: Vordence

Date of Posting: 8/19/96

Petitioner: R. Bruce Howitt, III

Location of property: 1433 Conkelt Rd

Location of Sign: Facing roadway on property being zoned

Remarks:

Posted by

Signature

Number of Signs: 1

Date of return:

8/19/96

UNRECORDED



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.: 36 Petitioner: R. Bruce Hamilton

Location: 1433 Corbett Road, Monkton, Maryland 21111

PLEASE FORWARD ADVERTISING BILL TO:

NAME: R. Bruce Hamilton

ADDRESS: 1433 Corbett Road

Monkton, Maryland 21111

PHONE NUMBER: (410) 363-9020





Baltimore County
Department of Permits and
Development Management

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

August 2, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-30-A (Item 36)
1433 Corbett Road
S/S Corbett Road, 10,000' +/- NW of c/l Falls Road
8th Election District - 3rd Councilmanic
Legal Owner(s): R. Bruce Hamilton, III

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

- 1) Your property will be posted on or before August 4, 1996. The closing date (August 19, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: R. Bruce Hamilton, III
Al Ruberling

MICROFILMED





Baltimore County
Department of Permits and
Development Management

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

August 12, 1996

Mr. R. Bruce Hamilton, III
1433 Corbett Road
Monkton, MD 21111

RE: Item No.: 36
Case No.: 97-30-A
Petitioner: R. Bruce Hamilton, III

Dear Mr. Hamilton:

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 25, 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,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED

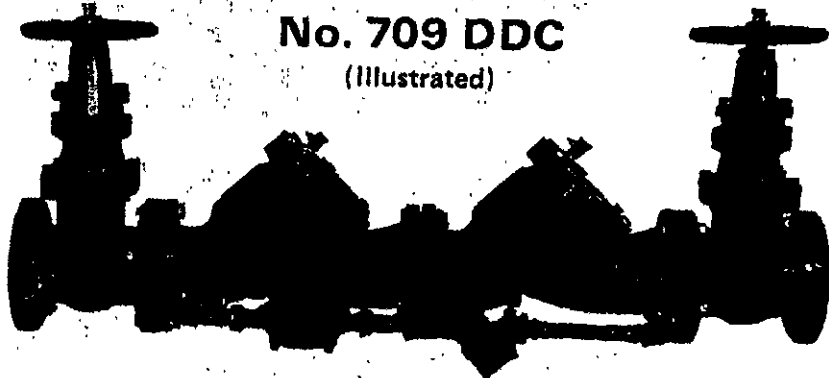


DOUBLE CHECK ASSEMBLY DETECTOR

Backflow Preventer

No. 709 DDC

(Illustrated)



709DDC or 909DDC Series are designed to prevent the reverse flow of fire protection system substances, i.e., glycerin wetting agents, stagnant water and water of non-potable quality from being pumped or syphoned into the potable water line.

Detects leaks . . . with emphasis on the cost of unaccountable water; incorporates a meter which allows the water utility to:

- Detect leaks underground that historically create great annual cost due to waste.
- It provides a detection point for unauthorized use. It can help locate illegal taps.

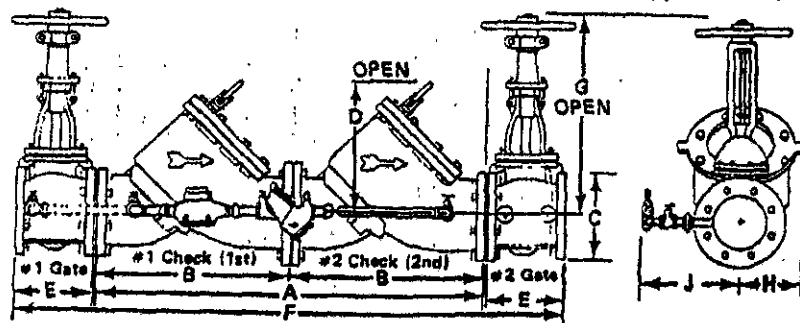
Modular check design concept facilitates maintenance and assembly access. All 709DDC sizes are standardly equipped with AWWA epoxy coated UL/FM listed OS&Y gate valves, CFM (cubic feet per minute) 5/8" x 3/4" meter and ball type test cocks. 709DDC Series can be installed horizontally or vertically. 909DDC Series must be installed horizontally.

Series 909DDC Reduced Pressure Detector Assembly: When applications call for maximum protection, use 909DDC with relief vent to atmosphere.

FEATURES

- Body construction epoxy coated cast iron
- Removeable bronze seats
- Stainless steel internal parts
- Max. flow at low pressure drop
- Compact for economy combined with performance
- Design simplicity for easy maintenance
- Furnished with Recordall 3/4" meter model 25, bronze CFM meter

DIMENSIONS-WEIGHTS (are approximate)



<u>DIMENSIONS (Inches)</u>												<u>WEIGHT (Lbs.)</u>	
Size	709DDC		8	C	D	E	909DDC		G'	H	J	OS&Y	OS&Y
	A	A					F	F					
3"	24	26	12	8	7	8	40	42 1/4	18%	3	14	190	250
4"	34	37	17	8	10	9	52	55 1/8	23%	6	15	403	490
6"	42	44	21	11	15	11	63	65 1/2	32%	8	16	727	820
8"	52	55	26	13	19	12	75	78 3/4	39%	9	17	1327	1656
10"	64	67	32	16	22	13	90	93 5/8	48	10 1/4	18	2093	2250

* UL, FM approved backflow preventers must include FM approved OS&Y gate valves.

MATERIALS

Epoxy coated cast iron body, bronze seat and disc holder, stainless steel trim and durable, tight-seating rubber check valve discs.

Series 709DDC sizes 3" - 10"

All sizes furnished with bronze body ball valve test cocks.

Furnished with outside stem and yoke (OS&Y) gate valves.

No. 709DDC by-pass line unit consists of an approved

No. 709 double check valve assembly and water meter.

Send for PL-BPDL for illustrated price list.

OPTIONS: (Options can be combined)

Suffix:

RW - resilient wedge shut-off valves

GPM - furnished with gallons per minute meter.

LF - less gate valves (4" thru 10")

PRESSURE-TEMP

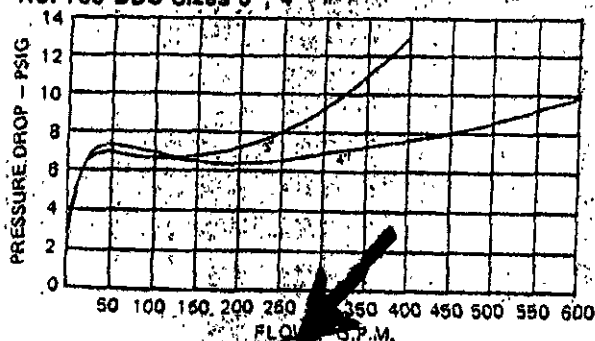
Sizes 3" through 10" are suitable for supply pressures up to 175 PSI and water temperatures to 110°F maximum.

STANDARDS

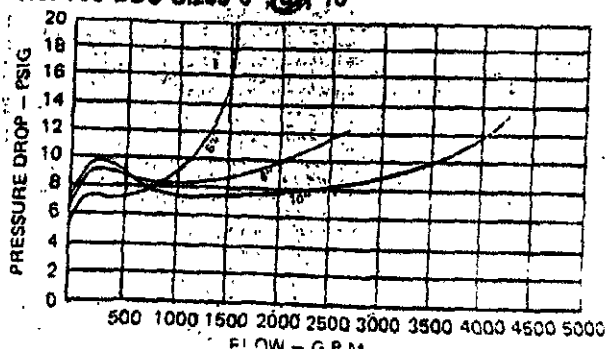
709DDC meets or exceeds the following standards for double check valve assemblies: A.S.S.E. Standard No. 1015, AWWA Standard C506, FCCCH of USC Manual Section 10, U.L. classified file No. EX3185 (sizes 2 1/2" thru 10") and are listed under CSA B 64 standard.

CAPACITY

No. 709 DDC Sizes 3", 4"



No. 709 DDC Sizes 6", 8", 10"



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

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: August 1, 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. 18, 26, 29, 31, 32, 34, 35, 36, 37, 39, 40, 41, and 42

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

Prepared by:

Jeffrey W. Long

Division Chief:

Sam L. Lewis

PK/JL

[Faint handwritten notes]

MARYLAND STATE HIGHWAY ADMINISTRATION

MASTER PERMIT FOR DISTRICT #4
BALTIMORE COUNTY AND HARFORD COUNTY

PERMISSION IS HEREBY GIVEN TO:

so far as the State Highway Administration has the right and power to grant same, to perform limited work within various State rights-of-way as assigned by individual permit applications submitted and approved for the YEAR 1995. All work described on various applications shall be performed in accordance with the provisions of this permit and the special requirements outlined in the assignment permit.

A COPY OF THIS PERMIT MUST BE ON ALL JOB SITE AT ALL TIMES DURING PERFORMANCE OF WORK COVERED UNDER THIS PERMIT.

WORKING HOURS OF THIS PERMIT SHALL BE 09:00 AM TO 03:00 PM WHEN NOT AFFECTING TRAFFIC. WHEN WORKING IN OR NEAR NORMAL TRAFFIC PATTERNS THESE HOURS ARE RESTRICTED TO 09:00 AM TO 03:00 PM. EXCEPTIONS TO THESE HOURS MAY BE SPECIFIED IN THE ASSIGNMENT PERMIT.

WORK DAYS OF THIS PERMIT SHALL BE MONDAY THROUGH FRIDAY. NO WORK IS ALLOWED ON MAJOR HOLIDAYS, THE DAY BEFORE MAJOR HOLIDAYS, OR THE DAY AFTER MAJOR HOLIDAYS. EXCEPTIONS TO THESE DAYS MAY BE SPECIFIED IN THE ASSIGNMENT PERMIT.

THE PERMITTEE IS RESPONSIBLE FOR COMPLIANCE WITH ALL COUNTY AND STATE SEDIMENT CONTROL REGULATIONS.

GENERAL PROVISIONS

1. NOTIFICATIONS

a. Permittee shall notify the State Highway Administration District Office, in accordance with the assignment permit requirements, with the name of its representative on the job and shall give at least 48 hours notice, prior to starting any work operations under this master permit.

b. The Permittee must call "Miss Utility", 1-800-257-7777, 48 hours in advance of any work under this permit.

c. The permittee is responsible to contact the Maryland Forest Service, prior to the start of construction, in order to comply with the Roadside Tree Care Section of the Annotated Code of Maryland.



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-5-96

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

RE: Baltimore County
Item No. 036 (CAM)

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

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 5, 96

DATE: Aug 8, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 26
27
29
30
31
32
34
36
37
40
41
42

RBS:sp

BRUCE2/DEPRM/TXTSBP

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BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

[Signature]
BUILDINGS ENGINEER

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/07/96

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 AUGUST 05, 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: 26, 27, 28, 29, 30, 31, 32, 34,
35, 36, 37, 38, 39 AND 41.

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

cc: File



Printed with Soybean Ink
on Recycled Paper

MICROFILM



[Signature]
DIRECTOR

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

[Signature]
BUILDINGS ENGINEER

PETITION PROBLEMS

#26 --- JJS

1. Where is receipt -- not in folder.

#31 --- JRA

1. Need title of person signing for legal owner.
2. No telephone number for legal owner.

#33 --- ????

1. Where is it????

#35 --- JCM?

1. Review information says JCM - handwriting is JRF. Which is correct???

#36 --- CAM

1. No description on folder.
2. No acreage on folder.
3. No election/councilmanic district on folder.

#37 --- CAM

1. No item number on petition forms.
2. No undersized lot package in folder.

#38 --- JJS

1. Need authorization for personal representative.
2. No address for legal owner.
3. No telephone number for legal owner.

July 30, 1996

Baltimore County Government
Department of Community Development



One Investment Place Suite 800
Towson, MD 21204

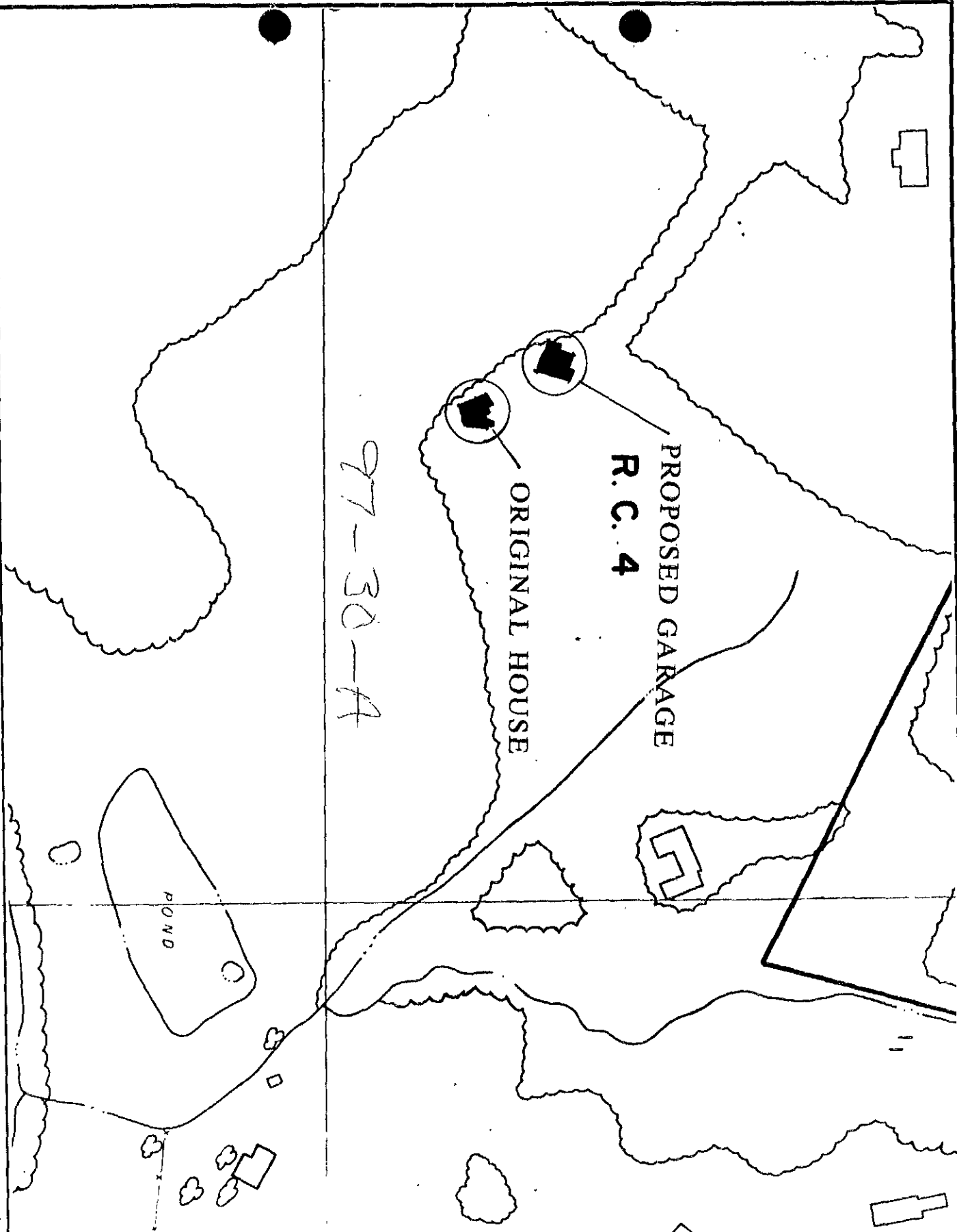
887-3317
Fax 887-5696

TITLE - ZONING MAP NW-25A

SCALE - 1" = 200'

3C

NORTH



RUBELING
& ASSOCIATES
ARCHITECTS

401 JEFFERSON AVE.
TOWSON, MARYLAND 21286-590604
410/337-2886

HAMILTON GARAGE

1433 CORBETT ROAD, MONKTON, MARYLAND 21111

OWNER: R. BRUCE HAMILTON

DEED REFERENCE #: 21886 1243-FOLIO 007, REVISED 1268-FOLIO 101

MICROFILMED

TITLE - AERIAL PHOTO MAP

NU-25A

SCALE - 1" = 200'

NORTH



RUBELING
& ASSOCIATES
ARCHITECTS

401 JEFFERSON AVE.
TOWSON, MARYLAND 21206-530804
410/337-2886

HAMILTON GARAGE

1433 CORBETT ROAD, MONKTON, MARYLAND 21111

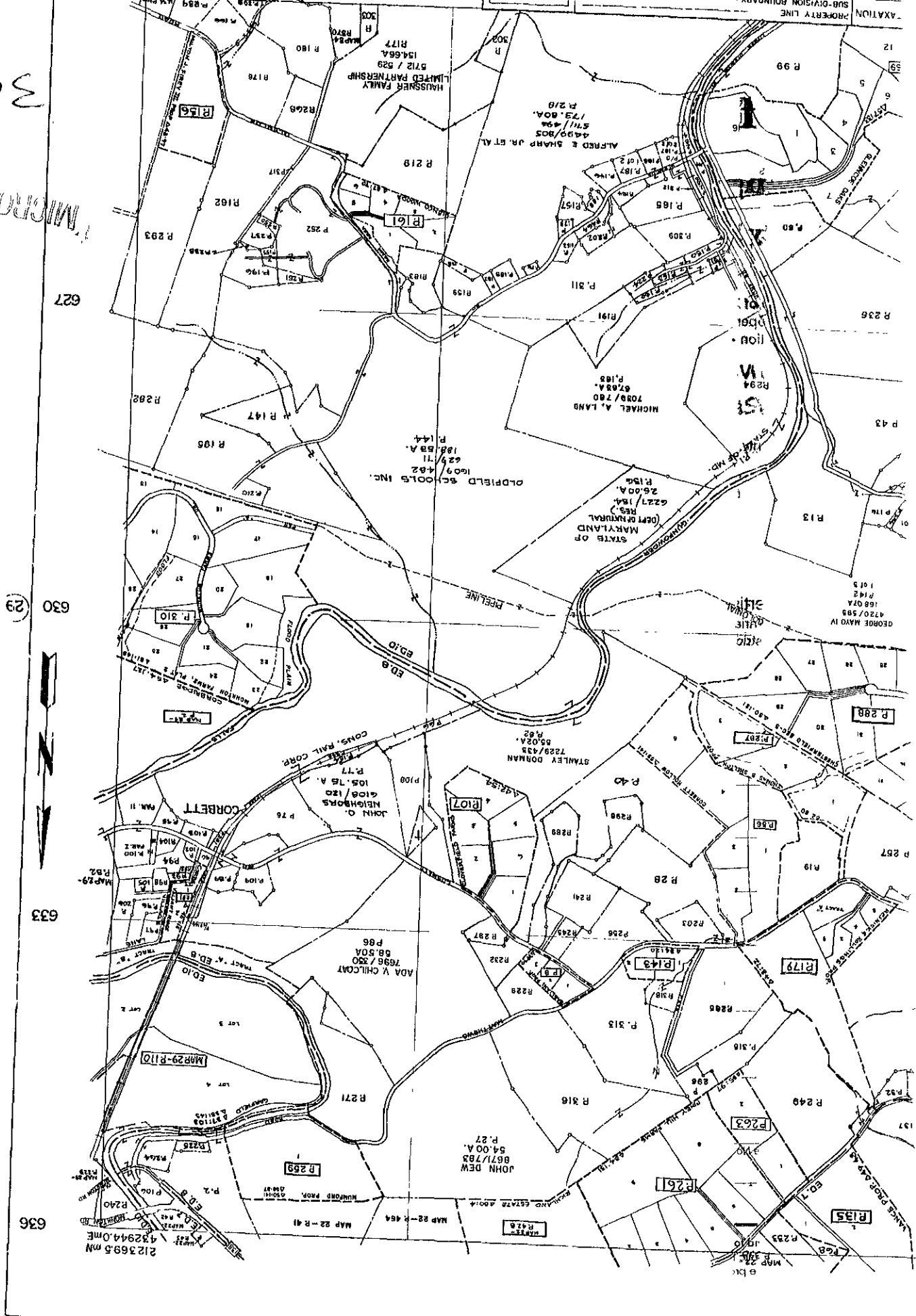
OWNER: R. BRUCE HAMILTON

DEED REFERENCE #: 81986 T243-FOLIO 001, REVISED T268-FOLIO 101

3C

MICROFILMED

11/10/31



BALTIMORE COUNTY, MARYLAND
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 DATE: Sept. 15, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

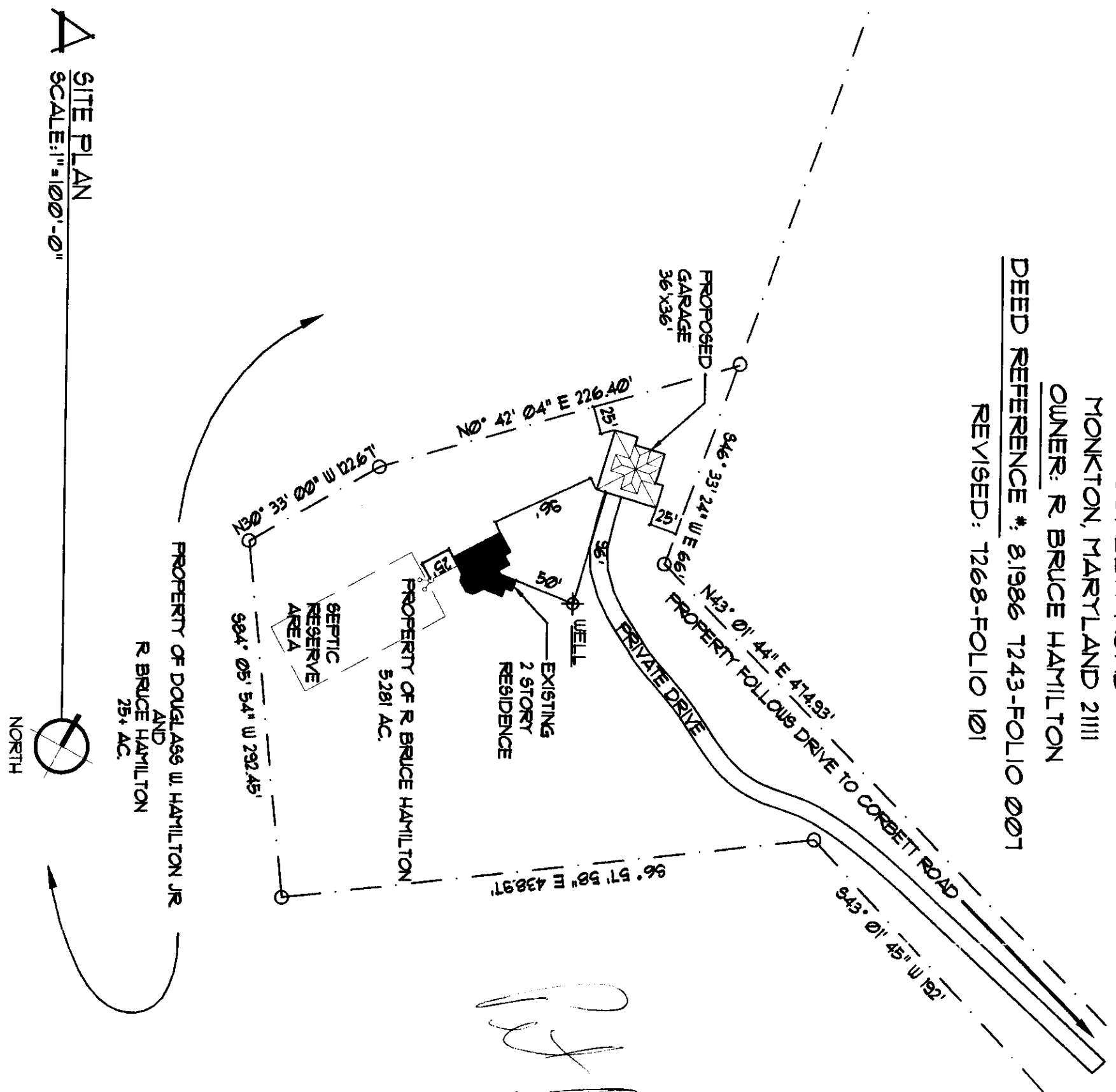
RE: Zoning Advisory Committee Meeting
for September 11, 1995
Items 082, 083, 084, (088) 090, and 091

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

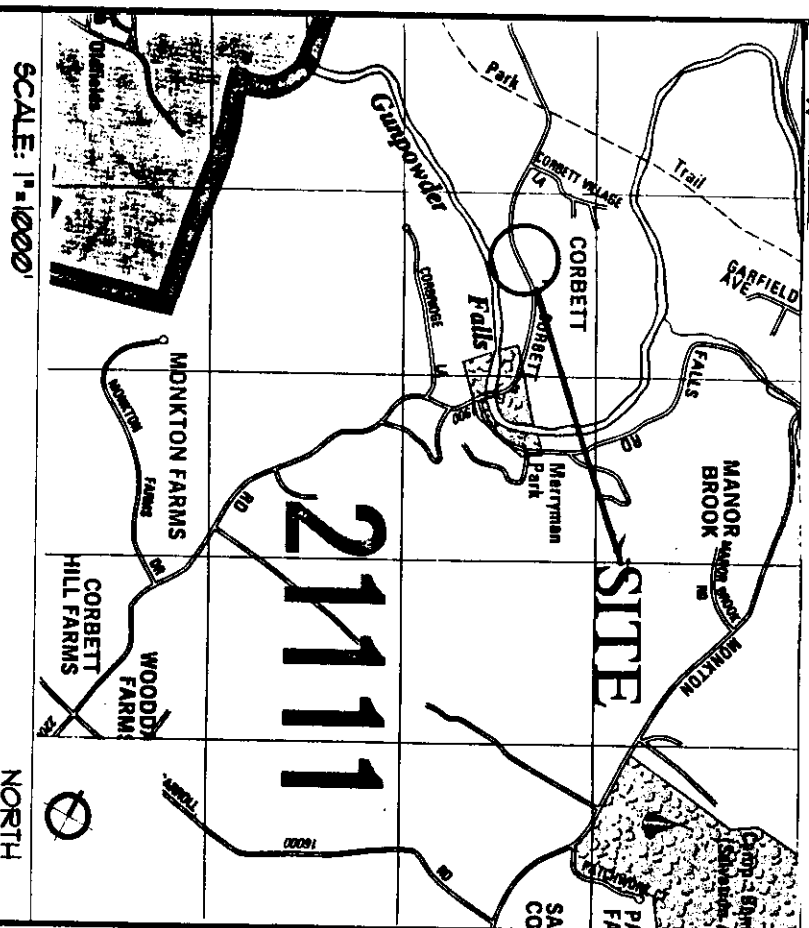
RWB:sw

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

1433 CORBETT ROAD
MONKTON, MARYLAND 21111
OWNER: R BRUCE HAMILTON
DEED REFERENCE #: 81986 1243-FOLIO 001
REVISED: 1268-FOLIO 101



VICINITY MAP



LOCATION INFORMATION

ELECTION DISTRICT: 8th
COUNCILMANIC DISTRICT: 3rd
1"=200' SCALE MAP #: NU-25A
ZONING: RC-4
LOT SIZE: 5.281 AC. 230040 SQ. FT.
ACREAGE SQUARE FEET
SEWER: PRIVATE SEPTIC
WATER: PRIVATE WELL
CHESAPEAKE BAY CRITICAL AREA: NO
PRIOR ZONING HEARINGS: NO

ZONING OFFICE USE ONLY

REVIEWED BY: ITEM # CASE #
36

MICROFILMED



RUBELING
& ASSOCIATES
ARCHITECTS
401 HAYTERSON AVE.
TOWSON, MARYLAND 21286
410/357-2886

1433 CORBETT ROAD
MONKTON, MARYLAND 21111

HAMILTON GARAGE

REV.
PROJ. NO. 96-025
DATE JULY 25 1996
SCALE 1" = 100'-0"

TITLE
SITE PLAN

SHEET

A 100

1433 CORBETT ROAD
MONKTON, MARYLAND 21111

STRUCTURAL ENGINEER
LPJ, INC.
16 WEST 25TH STREET
BALTIMORE, MARYLAND
TELEPHONE: 410-366-
FAX: 410-366-3835

MAX	MATERIAL	OVERLAY
MEAS	MEASUREMENT	
MECH	MECHANICAL	
MIN	MINIMUM	
MISC	MISCELLANEOUS	
MLDG	MOULDING	
ND	NAIL STUD	
NK	METAL	
NLWK	MILLWORK	
NAT	NATURAL	
NC	NET CONTRACT	
NT	NUMBER	
NTS	NOT TO SCALE	
OA	OVERALL	
OC	ON CENTER	
OD	OUTSIDE	
OFF	OPPOSITE	
OPF	OPENING	
PL	PLASTIC LAMINATE	
PLM	POLISHED	
PLT	PLATE	
PLY	PLYWOOD	
PLNG	PANELING	
PR	POINT	
PTD	PAINTED	
QT	QUANTITY	
R	RADIUS	
R/D	RUMPER BASE	
REF	REFERENCE	
REQD	REQUIRED	
RES	RESILIENT	
REV	REVIEWED	
RT	ROOM	
S	SOLID	
S/C	SOLID CORE	
SECT	SECTION	
S/EN	SATIN ENAMEL	
SHEN	SHEET GLASS ENAMEL	
SHET	SHEET	
SHL	SHILAR	
SOL	SOLID	
SPEC(S)	SPECIFICATIONS	
S/STL	STAINLESS STEEL	
S/TL	STAINLESS	
STL	STEEL	
STOR	STORAGE	
STR	STRUCTURAL	
SURF	SURFACED	
SV	STAIN VARNISH	
SV/C	SERVICE	
SW	SWITCH	
TEL	TELEPHONE	
TEMP	TEMPORARY	
T/G	TONGUE & GROOVE	
T/HB	TEMPERED HARDBOARD	
TYP	TYPICAL	
V/B	VARIABLE	
VCT	VANT. COMPOSITION TILE	
VERT	VERTICAL	
V/G	VERTICAL GRAIN	
W	WIDE	
W/W	WITH	
WC	WATER CLOSET	
WD	WOOD	
W/O	WITHOUT	
WT	WEIGHT	

[illegible]

EXISTING CONSTRUCTION TO REMAIN		ELEVATION		SHEET NUMBER
EXISTING CONSTRUCTION TO BE REMOVED				SECTION
NEW CONSTRUCTION				SECTION
DRAWING NOTE		BUILDING SECTION		SHEET NUMBER
ROOM NUMBER		DETAIL		DETAIL
DOOR NUMBER				SHEET NUMBER
EQUIPMENT NUMBER		COLUMN REFERENCE		
WALL TYPE				
WINDOW TYPE				

	CONCRETE		STEEL (LARGER SCALE)		WOOD (INTERMITTENT BLOCKING)		INSULATION BLANKET
	MORTAR/PLASTER		STEEL (SMALL SCALE)		WOOD (CONTINUOUS BLOCKING)		INSULATION (RIGID)
	GRAVEL/ CRUSHED STONE		CONCRETE MASONRY UNIT		WOOD (FINISHED)		GLASS (SMALL SCALE)
	ROCK		BRICK		METAL (ELEVATION)		GLASS (LARGE SCALE)
	EARTH		PRECAST CONCRETE		MARBLE		FLT WOOD

A 000 COVER SHEET

A 101 FLANS

A 102 SECTIONS AND ELEVATIONS

1. A SOIL BEARING CAPACITY OF 7000 PSF WAS ASSUMED FOR FOOTING DESIGN. THE CONTRACTOR IS TO HAVE BARE GROUND VERIFIED. BOTTOM OF ALL EXTENSION FOOTINGS SHALL BE 3'-0" MIN. BELOW FINISHED GRADE.
2. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI. REINFORCING ASTM A615 GRADE 60 WELDED WIRE FABRIC ASTM A185.
3. WOOD SHALL BE PERMIT NO. 2 WITH A MIN. P.F. 150 PSI AND E. 1400/500 PSI OR EQUAL. UNDO PL/WOOD ROOF AND WALL SHEATHING SHALL BE GRADE C-2.
4. ALL MEMBERS (PL/WOOD) SHOWN ON THESE DRAWINGS SHALL CONFORM TO THE QUALIFICATIONS AND SPECIFICATIONS AS SPECIFIED BY THE TRUSS JOINT CORPORATION.
5. ALL CONNECTIONS SHALL BE GALVANIZED AND AS MANUFACTURED BY TESCO TRUSS FABRICATION. TRUSSES SHALL BE DESIGNED TO RESIST THE LOADS INDICATED NO INCREASE IN ALLOWABLE STRESS SHALL BE PERMITTED. TRUSS DESIGN SHALL INCLUDE TEMPORARY AND PERMANENT BRACING.
6. TRUSS LOADS:
LIVE LOAD: 20 PSF
TOP CHORD DEAD: 10 PSF
BOTTOM CHORD DEAD: 5 PSF

7. ALL TRUSS CONNECTIONS TO RULY DEVELOP STRESSES IN MEMBER NO ALLOWANCE FOR END BRACING WILL BE PERMITTED. PLUS AND MINUS EIGHTY PERCENT COORDINATE WITH CONNECTIONS. CONNECTIONS TO BE USED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. ALL CONNECTIONS TO BE GALVANIZED.
8. CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
9. ANY WORK FABRICATED OR INSTALLED INCORRECTLY DUE TO THE CONTRACTOR'S LACK OF VERIFICATION SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
10. THIS BUILDING HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS:
ROOF: 20 PSF
PLATED FLOOR: 80 PSF
FLOOR: 50 PSF

"MICROFILMED"

SHEET:

Q Q Q

HAMILTON BARN

1433 CORBETT ROAD
MONTON MARYLAND 21111

PLASTIC

LAST RE

PROJECT

DATE.

DAILY.

SCALE:

TITLE:

COVER

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1

SHEETS

1

1

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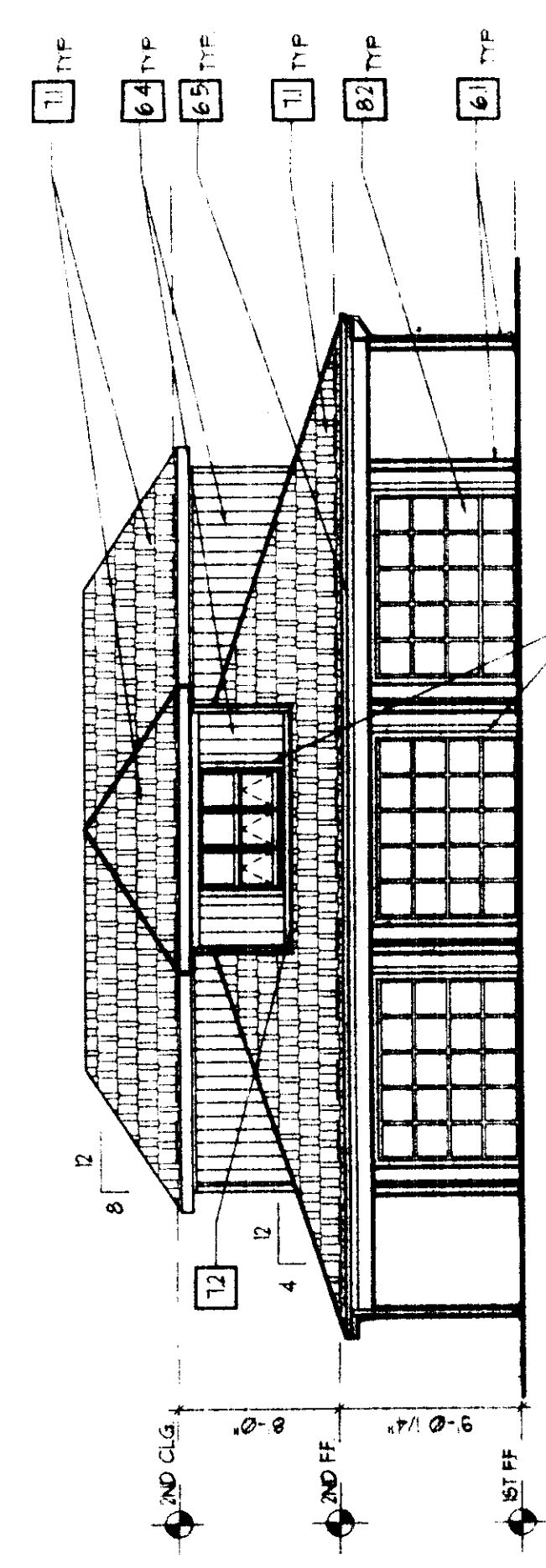
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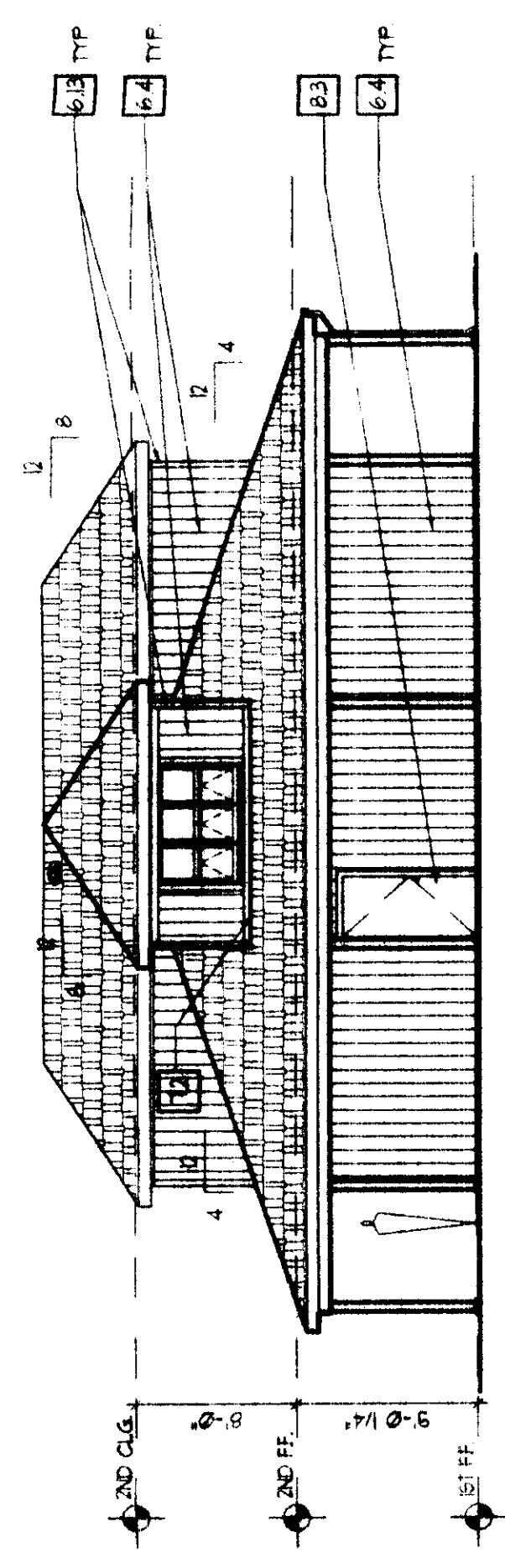
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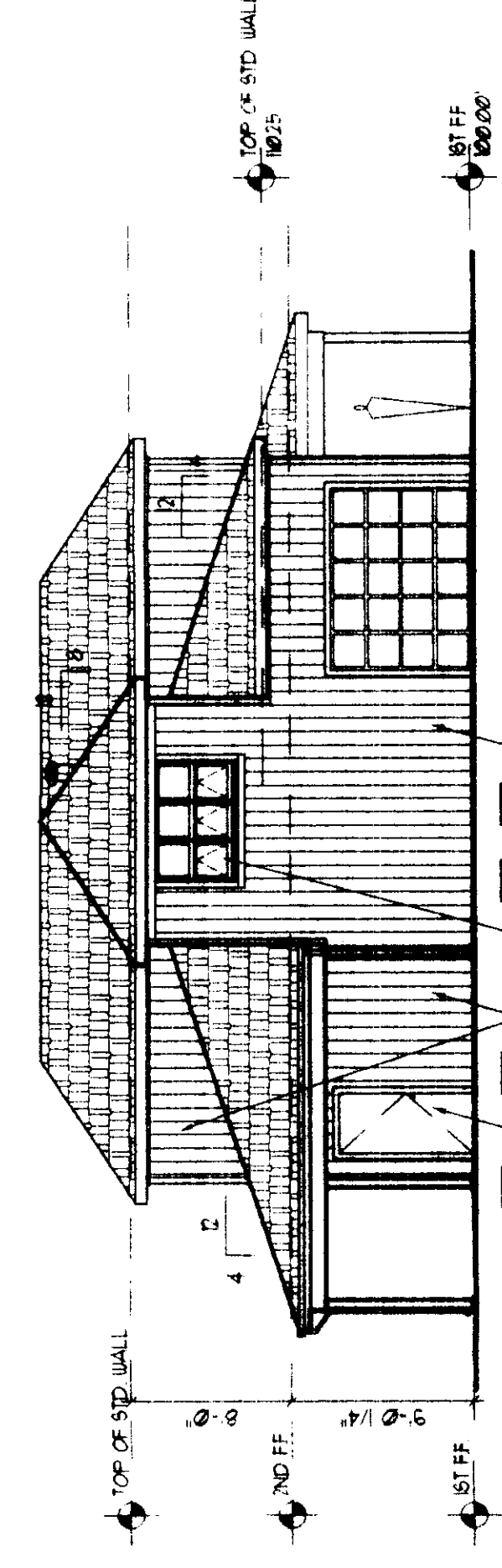
A B C D E F G H J K L M N P Q R



2A SOUTH ELEVATION
1/8"=1'-0"



5A WEST ELEVATION
1/8"=1'-0"



97-30-F

36

36

△ SITE PLAN
SCALE: 1"=200'-0"

SCALE: 1"=200'-0"

NORTH

MODIFIED

SHEET

SITE PLAN

三

1055A

KEY

PROJ. NO. 96-025

DATE JULY 25 1996

SCALE 1" = 200'-0"



**RUBELING
& ASSOCIATES
ARCHITECTS**

401 JEFFERSON AVE.
TOWSON, MARYLAND 21286
410/337-2886

III G V N V G N O T T T W V H

1433 CORBETT ROAD
MONKTON, MARYLAND 21111



Baltimore County
Department of Permits and
Development Management

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

August 2, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-30 & (Item 36)
1433 Corbett Road
5/8 Corbett Road, 10,000 +/- sq ft of c/2 Falls Road
8th Election District - 3rd Councilmanic
Legal Owner(s): R. Bruce Hamilton, III

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

1) Your property will be posted on or before August 4, 1996. The closing date (August 19, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioners), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: R. Bruce Hamilton, III
Al Ruberling



Baltimore County
Department of Permits and
Development Management

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

August 12, 1996

Mr. R. Bruce Hamilton, III
1433 Corbett Road
Monkton, MD 21111

RE: Item No.: 36
Case No.: 97-30-A
Petitioner: R. Bruce Hamilton, III

Dear Mr. Hamilton:

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 25, 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 Rubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/ce
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: August 1, 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. 18, 26, 29, 31, 32, 34, 35, 36, 37, 39, 40, 41, and 42

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

Prepared by: *Jeffrey W. Long*

Division Chief: *Paul L. Kerns*

PK/JL

ITEM18/EZONE/TXTJWL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-5-96

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

RE: Baltimore County
Item No. 036 (CAH)

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,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2288 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

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

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: *Aug 5, 96*

DATE: *Aug 8, 96*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 26
27
29
30
31
32
34
36
37
46
41
42

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-3500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/07/96

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 AUGUST 05, 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: 26, 27, 28, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39 AND 41.

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

cc: File

PETITION PROBLEMS

#26 --- JJS

- Where is receipt -- not in folder.

#31 --- JRA

- Need title of person signing for legal owner.
- No telephone number for legal owner.

#33 --- ????

- Where is it????

#35 --- JCM?

- Review information says JCM - handwriting is JRF. Which is correct???

#36 --- CAM

- No description on folder.
- No acreage on folder.
- No election/councilmanic district on folder.

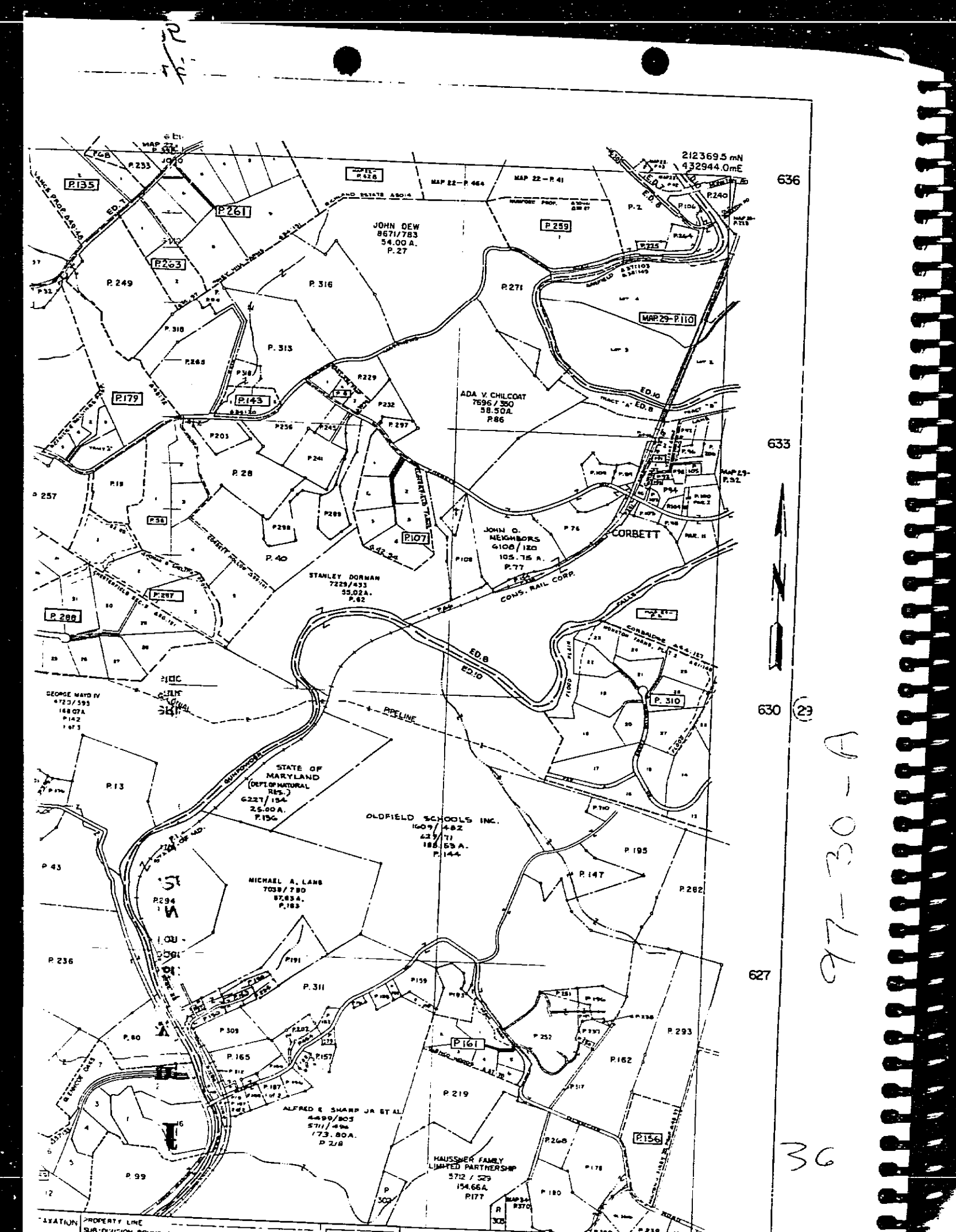
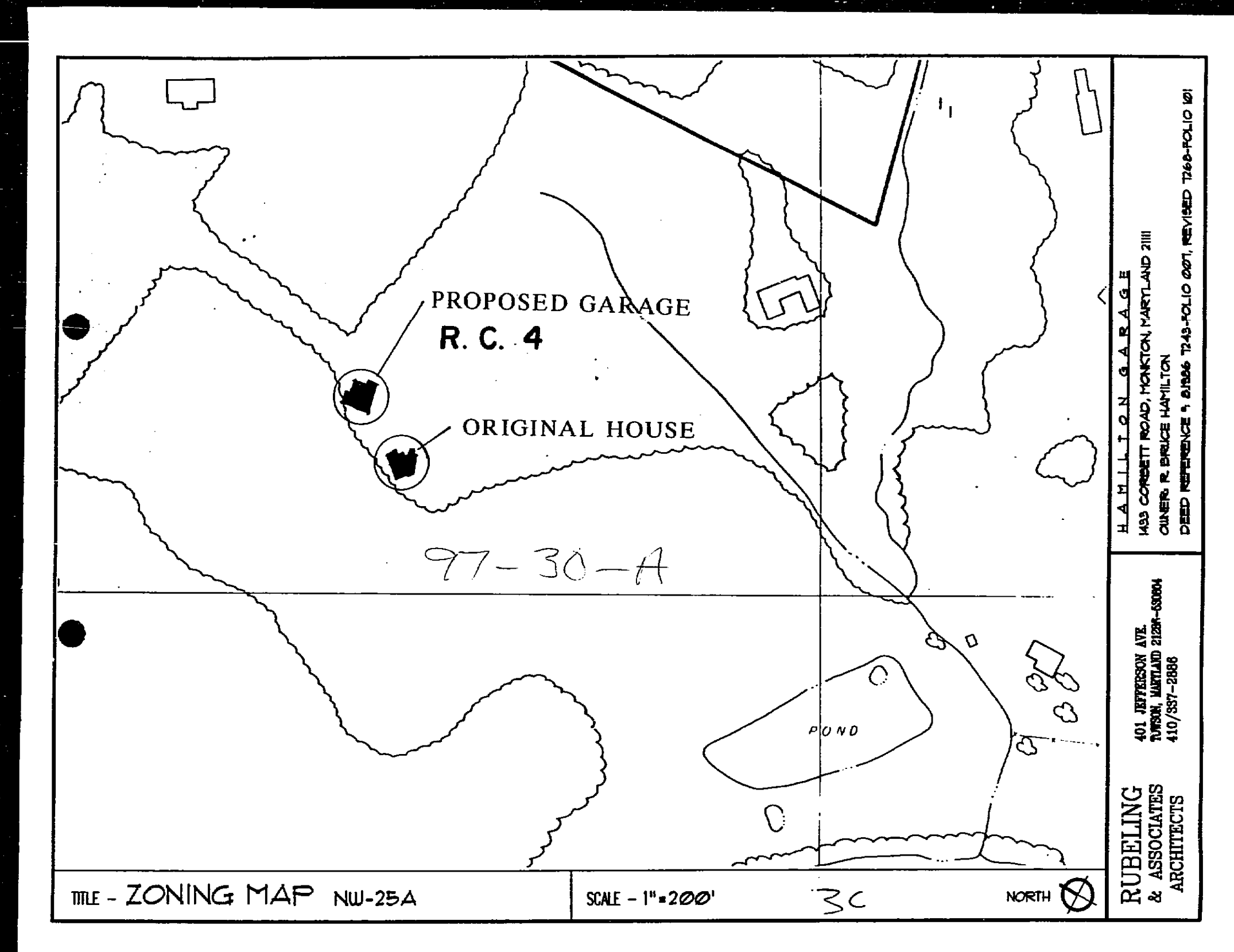
#37 --- CAM

- No item number on petition forms.
- No undersized lot package in folder.

#38 --- JJS

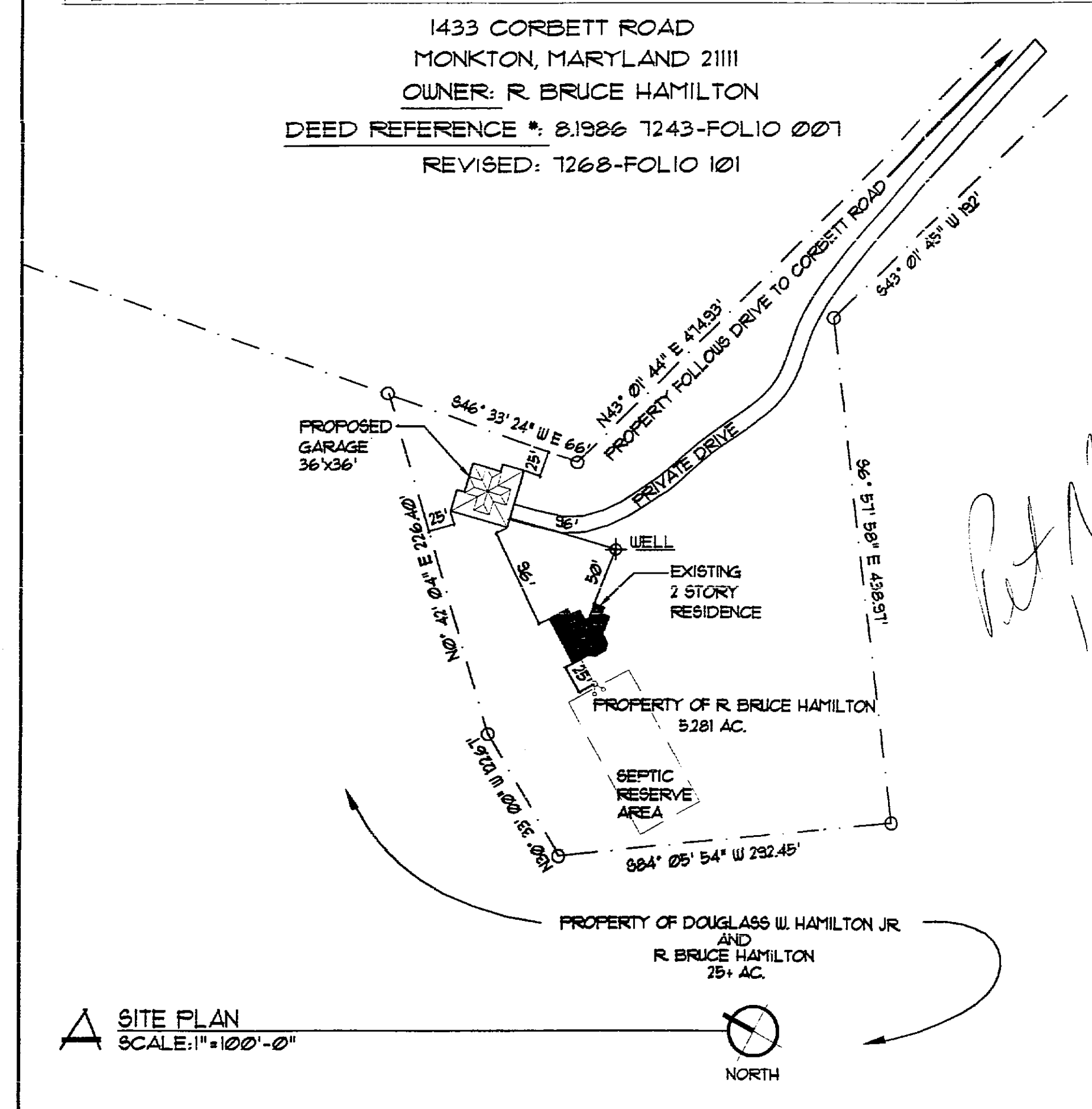
- Need authorization for personal representative.
- No address for legal owner.
- No telephone number for legal owner.

July 30, 1996

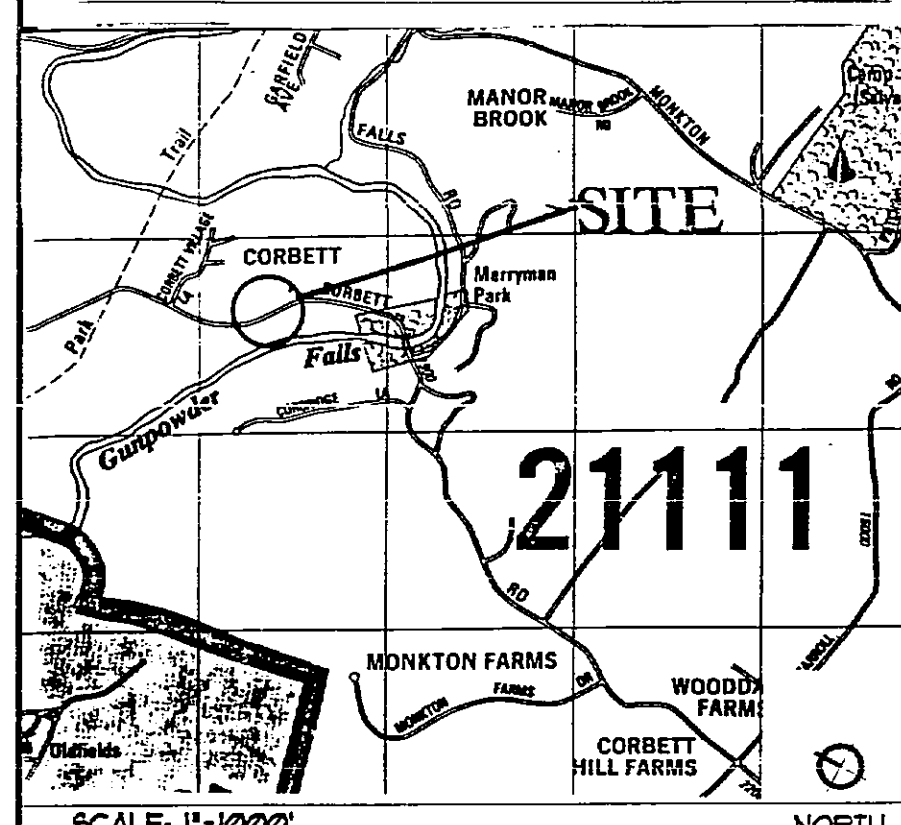


PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

1433 CORBETT ROAD
MONKTON, MARYLAND 21111
OWNER: R. BRUCE HAMILTON
DEED REFERENCE: 81986-1243-FOLIO 007
REVISED: 1268-FOLIO 101



VICINITY MAP



LOCATION INFORMATION

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COUNCILMANIC DISTRICT: 3rd
1" = 200' SCALE MAP: NU-25A
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WATER: PRIVATE WELL
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PRIOR ZONING HEARINGS: NO

ZONING OFFICE USE ONLY

REVIEWED BY: 36
ITEM #: 36
CASE #: A 100

RUBELING & ASSOCIATES ARCHITECTS

401 JEFFERSON AVE.
TOWSON, MARYLAND 21286-4000
410/337-2886

HAMILTON GARAGE

1433 CORBETT ROAD
MONKTON, MARYLAND 21111

REV. PROJ. NO. 96-025
DATE JULY 25 1996
SCALE 1" = 100'-0"

TITLE SITE PLAN

SHEET A 100

