

Date 2/3/97

By [Signature]

IN RE: PETITION FOR VARIANCE * BEFORE THE
W/S Galloway Road, 180' N of * DEPUTY ZONING COMMISSIONER
the c/l of Cold Spring Road
(3504 Galloway Road) * OF BALTIMORE COUNTY
15th Election District
5th Councilmanic District * Case No. 97-242-A
Anthony J. Russo, Jr. and
Terri L. Bussenius - Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 3504 Galloway Road, located in the vicinity of Coldspring Road and Galloway Creek in Bowleys Quarters. The Petition was filed by the owners of the property, Anthony J. Russo, Jr. and Terri L. Bussenius. The Petitioners seek relief from Sections 1A04.3.B.3 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 4 feet and 20 feet in lieu of the required 50 feet for each, and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., with any other variances deemed necessary for the proposed redevelopment of the subject property with a single family dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was Anthony J. Russo, Jr., property owner. Appearing as interested parties were Norma Bankard, Donna Frome, and Martha C. Griggs, all adjoining property owners. No one appeared in opposition to the request.

Testimony and evidence offered revealed that the subject property is a waterfront lot, consisting of 12,000 sq.ft., more or less, zoned R.C.5. The property is located in an older community which was established

many years ago with predominantly 50-foot wide lots. The subject lot is 50 feet wide and approximately 250 feet deep. At the present time, the property is improved with a dwelling which was damaged beyond repair as a result of a fire. The Petitioners are desirous of removing the existing structure and constructing a new single family dwelling in approximately the same location, maintaining approximately the same setbacks as with the original home. Side setbacks of 4 feet on the south side and 20 feet on the north side are proposed. The Petitioners submitted elevation drawings of the proposed dwelling to the Office of Planning who reviewed the plans for compatibility with the surrounding locale and have recommended approval. However, due to the narrow width of the lot and its R.C.5 zoning classification, the relief requested is necessary in order to proceed as proposed. Furthermore, as noted above, this property is a waterfront lot located on Galloway Creek, a tributary of the Chesapeake Bay. As such, compliance with Critical Areas legislation, as determined by the Department of Environmental Protection and Resource Management (DEPRM), shall be required as a condition of approval of the relief requested.

As noted above, Martha Griggs, Norma Bankard and Donna Frome, who reside on opposite sides of the subject property, appeared out of interest in the proposed development. After hearing the testimony and reviewing the evidence presented by Mr. Russo, these individuals indicated that they have no objections to the proposed improvements. In reviewing the photographs of the property and comparing the existing structure with that proposed, I believe that the entire community will benefit from 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 struc-

tures 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 Deputy Zoning Commissioner for Baltimore County this 3rd day of February, 1997, that the Petition for Variance seeking relief from Sections 1A04.3.B.3 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 4 feet and 20 feet in lieu of the required 50 feet for each, and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., with any other variances deemed necessary for the proposed redevelopment of the subject property with a single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

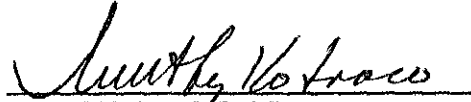
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such

ORDER RECEIVED FOR FILING
Date 2/3/97
By [Signature]

RECEIVED

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.

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 January 9, 1997, attached hereto and made a part hereof.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

Smk
97-242-A
1/8/97

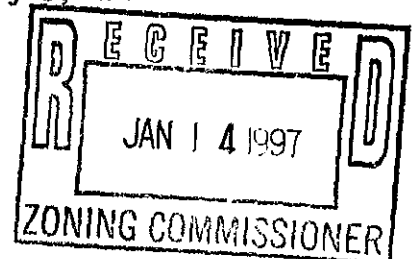
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

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

January 9, 1997

FROM: R. Bruce Seeley
DEPRM

SUBJECT: Zoning Item #242 *RBS/97*
3504 Galloway Road
Zoning Advisory Committee Meeting of December 16, 1996



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

Ground Water Management

An evaluation of the septic system must be conducted prior to approval of building permit. Contact 887-2762 to schedule.

RBS:GP:sp

GALLOWAY/DEPRM/TXTSBP

ORDER RECEIVED FOR FILING
Date 2/3/97
[Signature]

MICROFILMED

Ms. Norma Bankard & Ms. Donna Frome, 3506 Galloway Road, 21220

Case File

MICROFILMED



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

February 3, 1997

Mr. Anthony J. Russo, Jr.
Ms. Terri Lynn Bussenius
5606 Hamlet Avenue
Baltimore, Maryland 21214

RE: PETITION FOR VARIANCE
W/S Galloway Road, 180' N of the c/l of Cold Spring Road
(3504 Galloway Road)
15th Election District - 5th Councilmanic District
Anthony J. Russo, Jr. and Terri L. Bussenius - Petitioners
Case No. 97-242-A

Dear Mr. Russo & Ms. Bussenius:

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, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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

DEPRM; People's Counsel

Ms. Martha C. Griggs, 3500 Galloway Road, Baltimore, Md. 21220
Ms. Norma Bankard & Ms. Donna Frome, 3506 Galloway Road, 21220

Case File

MICROFILMED

3

CRITICAL
AREA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

3504 Galloway Rd

which is presently zoned

RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.3 & 304 (BCZR)

To permit a side yard setback of 4 ft. & 20 ft. in lieu of the required 50 ft. and to approve an undersized lot per Section 304 with any other variances deemed necessary 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)

- (1) PROPERTY IS ONLY 50 FOOT WIDE X 250 FOOT LONG
- (2) DUE TO FIRE, HOUSE CANNOT BE REBUILT TO CONFORM TO FLOOD PLAIN.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Printed with Soybean Ink
on Recycled Paper

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

Legal Owner(s):

Anthony J Russo Jr

(Type or Print Name)

Anthony Russo Jr

Signature

TERRI LYNN BUSSENIUS

(Type or Print Name)

Terri Lynn Busenius

Signature

3504 GALLOWAY Rd 335-8404

Address

Phone No

BALTO, MD 21220

City

State

Zipcode

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

Anthony J Russo Jr

Name

5606 HAMLET Ave 426-0007

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

RT

DATE

12-6-96

ITEM #242

RECEIVED

ORDER RECEIVED FOR FILING

Date

By

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 3504 GALLOWAY RD.
(address)

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

GALLOWAY RD. which is 50'
name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 180' NORTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street COLD SPRING RD
(name of street)

which is 50' wide. *Being Lot # 61
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of BOWLEYS QUARTERS
(name of subdivision)

as recorded in Baltimore County Plat Book # 1, Folio # 12,

containing 12000 SQ. FT. Also known as _____
(square feet or acres) (property address)

and located in the 15 Election District, 5 Councilmanic District.

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

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

ITEM# 242

MICROFILMED

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: #97-242-A
(Item 242)
3504 Galloway Road
W/S Galloway Road, 180' +/-
N of c/o Cold Spring Road
15th Election District
5th Councilmanic
Legal Owner(s):
Anthony J. Russo, Jr. and
Terri Lynn Bussenius

Variance: to permit a side yard setback of 4 feet and 20 feet in lieu of the required 50 feet and to approve an undersized lot per Section 304 with any other variances deemed necessary by the zoning commissioner.

Hearing: Wednesday, January 8, 1997 at 2:30 p.m. in Rm. 106, County Office Building.

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.

12/183 Dec.19 C107643

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/19, 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 12/19, 1996.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

RECORDED

ITEM # 242.

AMOUNT \$ 50.00

Anthony J Russo JR

010 - Residential Voucher

UNDERSTANDING LOT

1949 1106129 1106130

11/11/1977

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

27-71 (U)
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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/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 242 Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Anthony J. Russo Jr

ADDRESS: 5606 HAMLET AVE

BALTO, MD 21214-1717

PHONE NUMBER: 410-426-0007

MICROFILMED



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

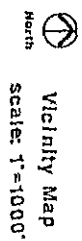
plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____ prepared by: _____ Scale of Drawing: 1" = _____



Vicinity Map
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1" = 200' scale map #: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

public private
SEWER: ☐ ☐
WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

CERTIFICATE OF POSTING

RE: Case No.: 97-242-A

Petitioner/Developer: _____

Tony Russo

Date of Hearing/Closing: 1-8-97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 3504 GALLOWAY ROAD,
BALTIMORE, MD 21220

The sign(s) were posted on JAN 8, 1997
(Month, Day, Year)

Sincerely,

Thomas P. Dyle Sr.

(Signature of Sign Poster and Date)

Thomas P. Dyle Sr.

(Printed Name)

325 NICHOLSON ROAD

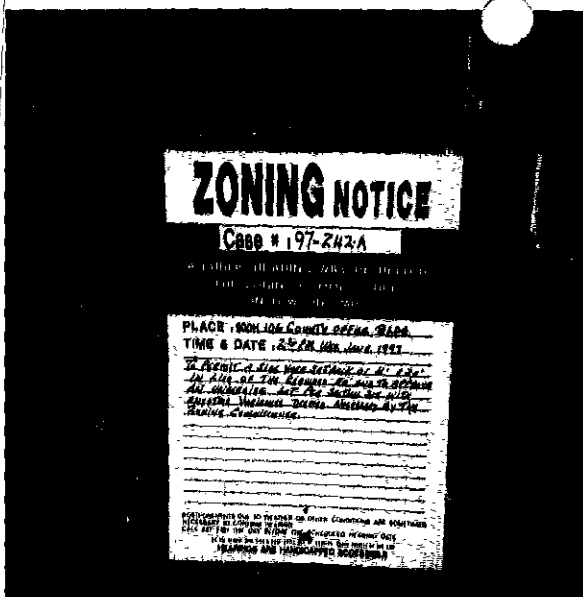
(Address)

BALTIMORE, MD 21221

(City, State, Zip Code)

(410) 687-8405

(Telephone Number)



97-242-A

97-242-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: To permit a side yard setbacks of
4 FT. & 20 FT. in lieu of the required 50 FT.
and to approve an undersize lot per
Section 304 with any other variances deemed
necessary by the Zoning Commissioner,

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY

December 19, 1996 Issue - Jeffersonian

Please forward billing to:

Anthony Russo, Jr.

5606 Hamlet Avenue

Baltimore, MD 21214-1717

426-0007

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: 97-242-A (Item 242)

3504 Galloway Road

W/S Galloway Road, 180'+/- N of c/l Cold Spring Road

15th Election District - 5th Councilmanic

Legal Owner(s): Anthony J. Russo, Jr. and Terri Lynn Bussenius

Variance to permit a side yard setback of 4 feet and 20 feet in lieu of the required 50 feet and to approve an undersized lot per Section 304 with any other variances deemed necessary by the zoning commissioner.

HEARING: WEDNESDAY, JANUARY 8, 1997 at 2:30 p.m. in Room 106 County Office Building.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

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

December 13, 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: 97-242-A (Item 242)
3504 Galloway Road
W/S Galloway Road, 180'+/- N of c/l Cold Spring Road
15th Election District - 5th Councilmanic
Legal Owner(s): Anthony J. Russo, Jr. and Terri Lynn Bussenius

Variance to permit a side yard setback of 4 feet and 20 feet in lieu of the required 50 feet and to approve an undersized lot per Section 304 with any other variances deemed necessary by the zoning commissioner.

HEARING: WEDNESDAY, JANUARY 8, 1997 at 2:30 p.m. in Room 106 County Office Building.

Arnold Jablon
Director

cc: Anthony J. Russo, Jr. and Terri Lynn Bussenius

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 24, 1996.
(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.



RECORDED



Baltimore County
Department of Permits and
Development Management

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

January 6, 1997

Mr. Anthony Russo, Jr. and Ms. Terri Bussenius
3504 Galloway Road
Baltimore, MD 21220

RE: Item No.: 242
Case No.: 97-242-A
Petitioner: A. Russo, Jr., et al

Dear Mr. Russo and Ms. Bussenius:

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 December 6, 1996.

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

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

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 12.13.96
Item No. 242 (RT)

Dear Ms. Eubanks:

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

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/18/96

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 DEC. 16, 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: 235, 236, 237, 238, 239, 240,
241 AND 242.

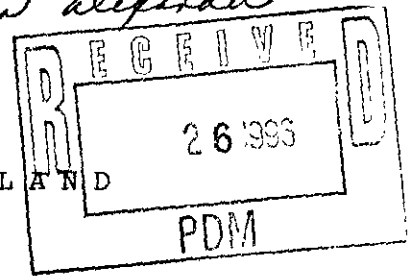
REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE



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

Date: Dec. 23, 1996

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

SUBJECT: Zoning Advisory Committee Meeting
for December 23, 1996
item Nos. 235, 237, 239, 240,
241, 242

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

RWB:HJO:jrb

cc: File

ZONE42

MICROFILMED

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

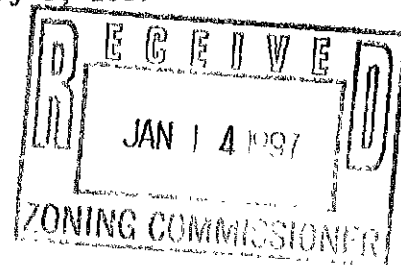
Smk
97-242-A
1/8/97

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

January 9, 1997

FROM: R. Bruce Seeley
DEPRM

SUBJECT: Zoning Item #242 *RBS/gp*
3504 Galloway Road
Zoning Advisory Committee Meeting of December 16, 1996



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

Ground Water Management

An evaluation of the septic system must be conducted prior to approval of building permit. Contact 887-2762 to schedule.

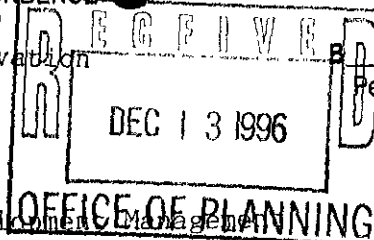
RBS:GP:sp

GALLOWAY/DEPRM/TXTSBP

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

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



Permit Number

Item #242

RE: **Undersized Lots**

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

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ Anthony Joseph Russo Jr 5606 HAMLET RD 21214 410-426-0007
Print Name of Applicant Address Telephone Number

☐ Lot Address 3504 GALLOWAY RD Election District 15 Council District 8 Square Feet 12,000.00

Lot Location: N E S W / side / corner of COLD SPRING 160 feet from N E S W corner of _____
(street) (street)

Land Owner Anthony Joseph Russo Jr Tax Account Number 15-23-357370

Address 5606 Hamlet Ave Telephone Number 410-426-0007
BALTO, MD 21214-1717

☐ **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)	___	___
2. Permit Application	___	___
3. Site Plan	___	___
Property (3 copies)	___	___
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	___	___
4. Building Elevation Drawings	___	___
5. Photographs (please label all photos clearly)	___	___
Adjoining Buildings	___	___
Surrounding Neighborhood	___	___

Residential Processing Fee Paid
Codes 030 & 080 (\$85)

Accepted by _____
ZADM

Date _____

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

RECOMMENDATIONS/COMMENTS:

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

MICROFILMED

Signed by: Carol Mc Gray
for the Director, Office of Planning & Community Conservation

Date: 12/19/96

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: _____

RE: PETITION FOR VARIANCE
3504 Galloway Road, W/S Galloway Road,
180'+/- N of c/l Cold Spring Road
15th Election District, 5th Councilmanic

Anthony Russo, Jr. and Terri Bussenius
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-242-A

* * * * *

ENTRY OF APPEARANCE

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

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of January, 1997, a copy of the foregoing Entry of Appearance was mailed to Anthony J. Russo, Jr., 5606 Hamlet Avenue, Baltimore, MD 21214 and to Terri L. Bussenius, 3504 Galloway Road, Baltimore, MD 21220, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

January 8, 1997

RE: Case: #97-242-A
3504 Galloway Road
Baltimore, Maryland 21220
Lot #61

15th Election District
5th Councilmanic
Legal Owners:

Anthony J. Russo, Jr
Terri Lynn Bussenius

Variance: To permit a side yard setback of 4 ft. and 20 feet in lieu of the required 50 ft. and to approve an undersized lot per Section 304 with other variances deemed necessary by the zoning commissioner.

Lawrence E. Schmidt
Zoning Commissioner
Baltimore County, Maryland

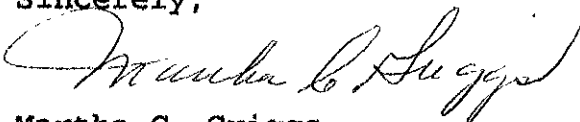
Dear Mr. Schmidt:

As property owner of 3502 Galloway Road, Baltimore, Maryland 21220, namely lot #62, I would like to give notice that I am not opposed to Mr. Russo building on his property, 3504 Galloway Road, Baltimore, Maryland 21220, lot # 61.

I would, however, like to put on record that I am opposed to Mr. Russo having any structure or part of structure closer than at least 4 ft. of my property line. The previous structure was in two parts with one section being 4.8 ft. from property line and the main section of the structure being 8.2 ft from my property line.

Since I have two buildings on my property which were built in the early part of 1940 by a prior owner within a few feet of the property line I feel at least 4 ft. is a reasonable requirement. Also, since one of my structures will be close to Mr. Russo's new building, I would likewise request that the new structure be a reasonable length away from my structure on lot #62, as not to obstruct the view from such or to block access to the rear of the structure.

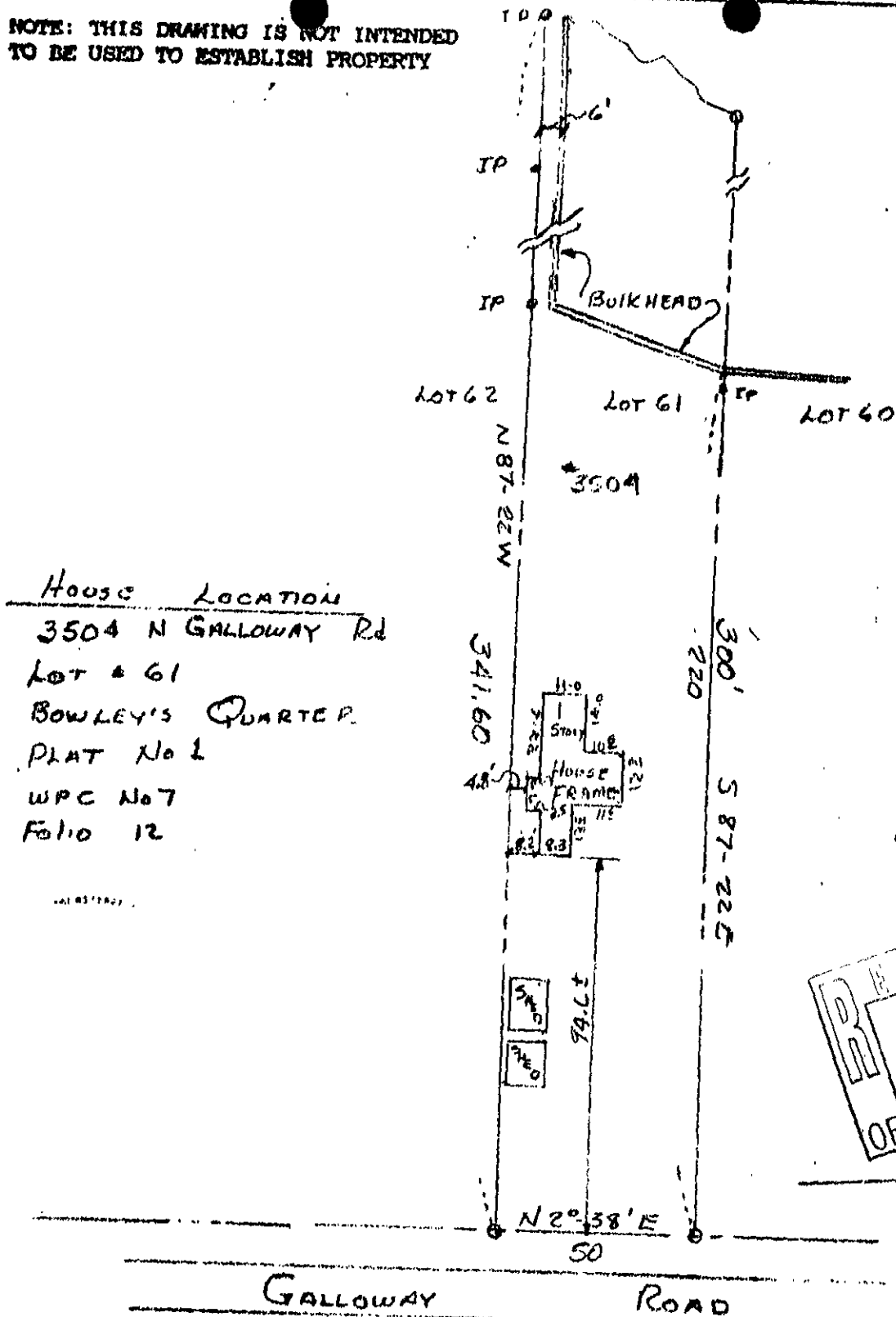
Sincerely,



Martha C. Griggs

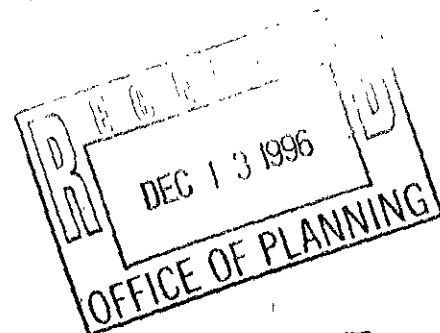
1/10/97
MICROFILMED

NOTE: THIS DRAWING IS NOT INTENDED
TO BE USED TO ESTABLISH PROPERTY



House Location
3504 N GALLOWAY Rd
Lot # 61
BOWLEY'S QUARTER
PLAT No 1
WPC No 7
Folio 12

Scale 1"=40
DATE 9-10-94



I Hereby certify this drawing
to be correct as shown

Flood Zone A10
RC5

Walter T. Tydings #150

Raphel & Assoc. Inc.
205 Courtland Ave.
Towson, Md. 21204
410-825-3908

ITEM # 242

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Anthony J. Russo Jr

3504 Galloway Rd 21220

NORMA BARKARD

3506 GALLOWAY RD 21220

Donna Frome

3506 Galloway Rd 21220

Martha C. Griggs

3500 Galloway Rd. 21220



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

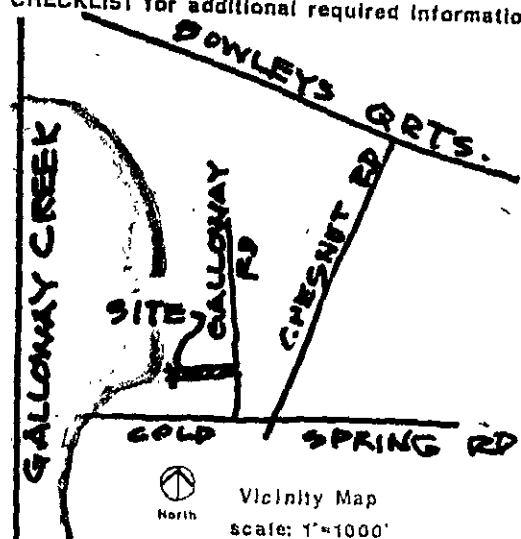
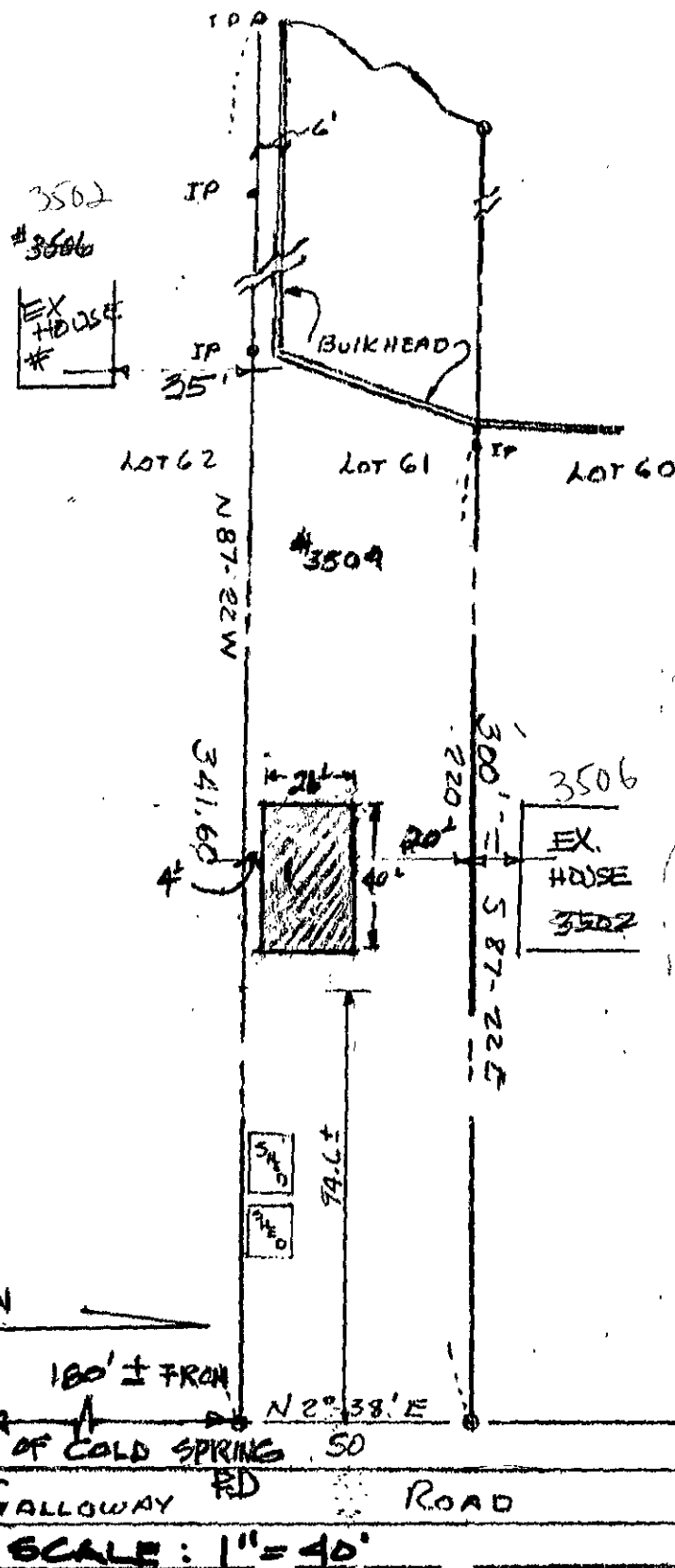
PROPERTY ADDRESS: 3504 GALLOWAY RD.

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

Subdivision name: BOWLEYS QUARTERS

plat book# 1, folio# 12, lot# 61, section#

OWNER: ANTHONY J. RUSSO &
TERRI LYNN BUSSENIUS



LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200' scale map#: NE Z-K

Zoning:

Lot size: 12000
acreage square feet

SEWER: ☐ public ☒ private
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ yes ☐ no
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

RT

242



date: Anthony Russo
prepared by: Anthony Russo

Scale of Drawing: 1"= 40'

RUSO CONTRACTOR'S
5606 Hamlet Avenue • Baltimore, MD 21214

UNCOMPLETED

1724# 242

Photo Express
3504 Gallows
and Adjacent property

WELCOME TO RITE AID #381
KERRITT PARK SHOPPING CENTER
REGISTER #7 TRANSACTOR #11792
CASHIER #381540 12/01/96 2:27PM

1 POLAROID 400 PLS NS FILM	12.00
1 ITEMS	508.70
	520.70
** CASH PAYMENT **	520.70
CASH CHANGE	0.00

THANK YOU FOR SHOPPING RITE AID
OPEN TILL MIDNITE...EVERNITE...
* TRY OUR ONE HOUR FILM SERVICE *

Photo Express



3504 Galloway Rd
8-19-94

#242



3504 Galloway Rd
8-19-94



3504 Galloway Rd
8-19-94



#243

12-3-96



Right Side of 7801
 1000 sq ft.
 #2,450 3500 NW 1/4 10000

12-8-96



Looking down 10000 ft.
 1000 sq ft.
 #2,450

12-1-96



#2,450

12-5-96



Looking down 10000 ft.

1000 sq ft. 10000

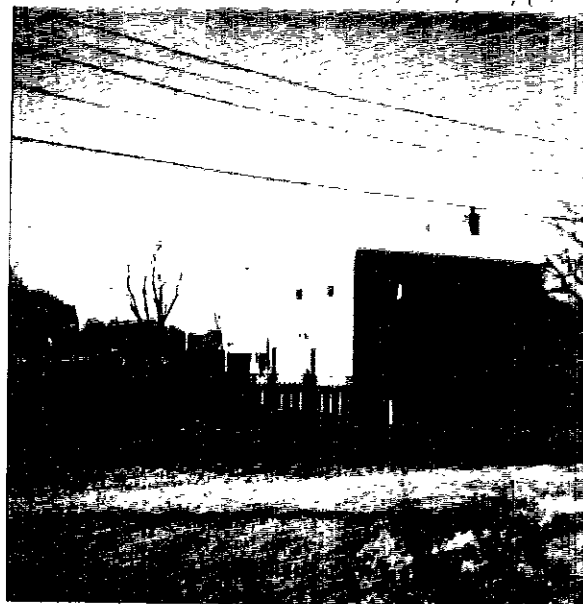
12-3-96



3806 Calloway Rd

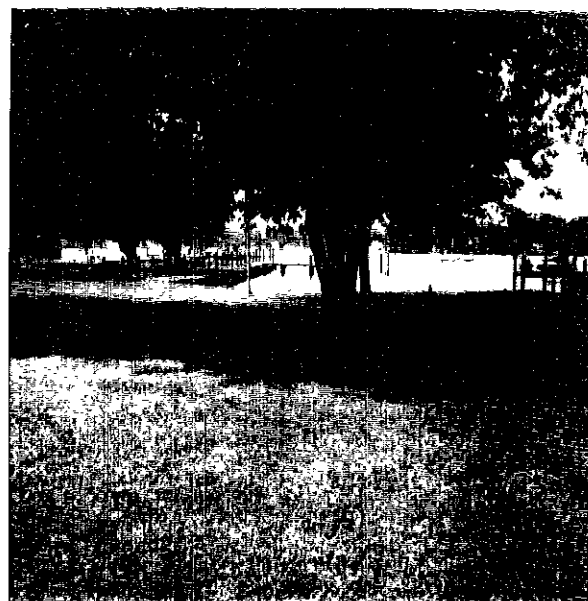
#242

11-8-96



3806 Calloway Rd

#242



3504 Calloway Rd

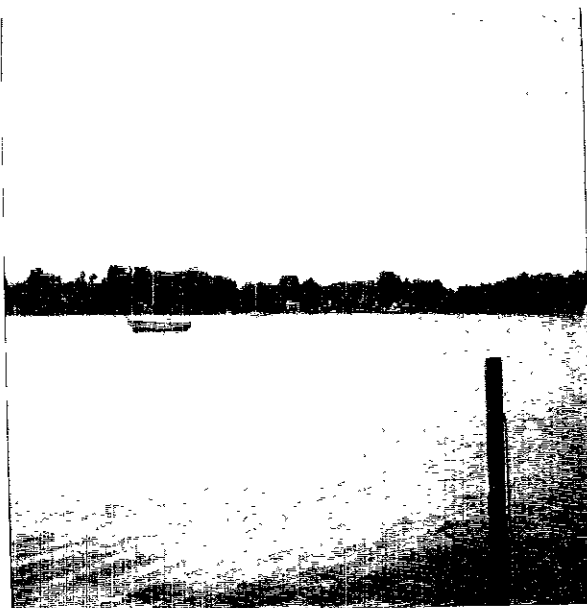
8-19-94

#242



3504 Calloway Rd

8-17-94



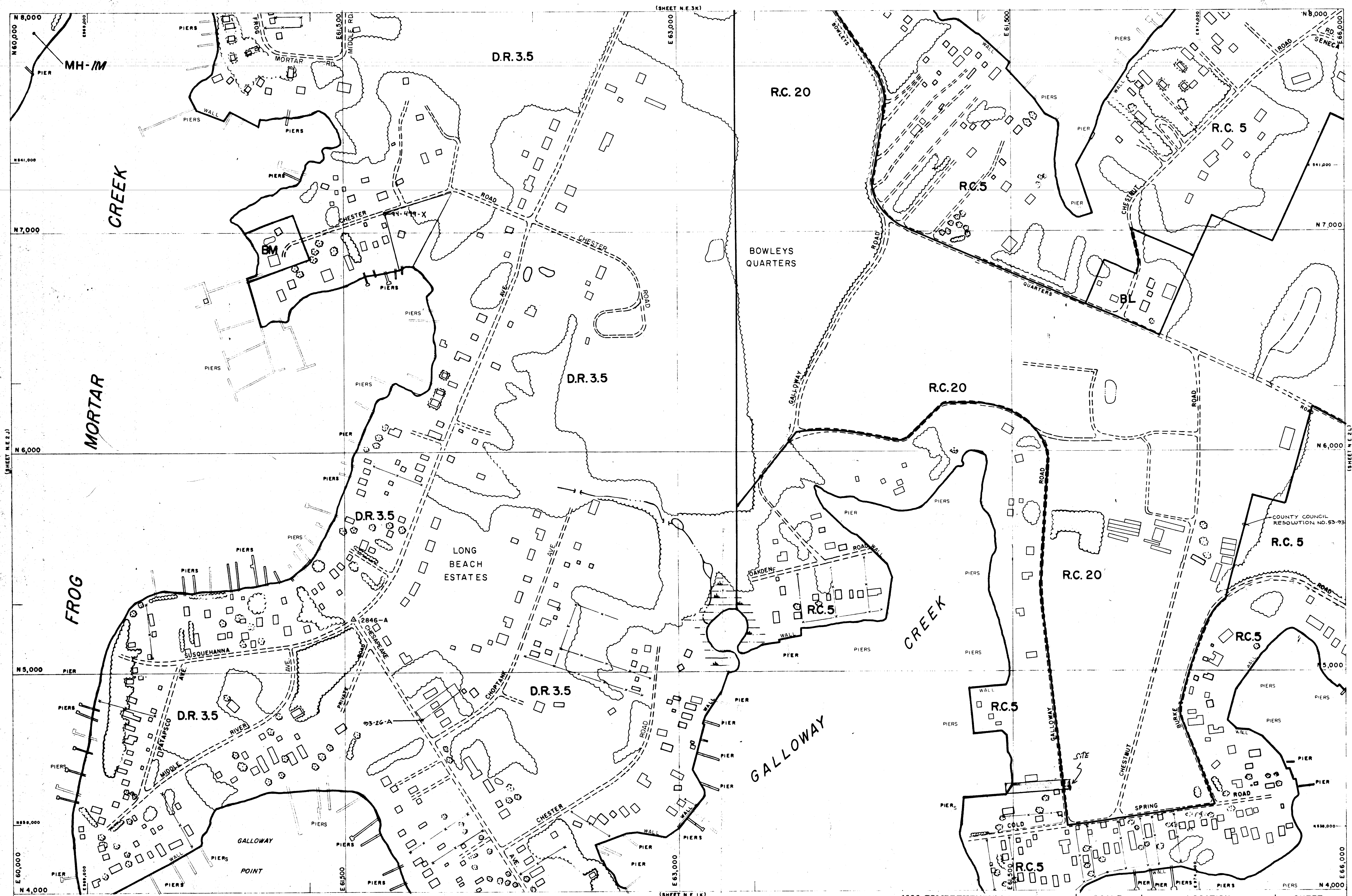
3504 Galloway Rd
8-19-94



3504 Galloway Rd
8-19-94



3504 Galloway
8-19-94



1-SE Z-SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
William Howard IV
Chairman, County Council

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
BOWLEYS
QUARTERS

SHEET
N.E.
2-K

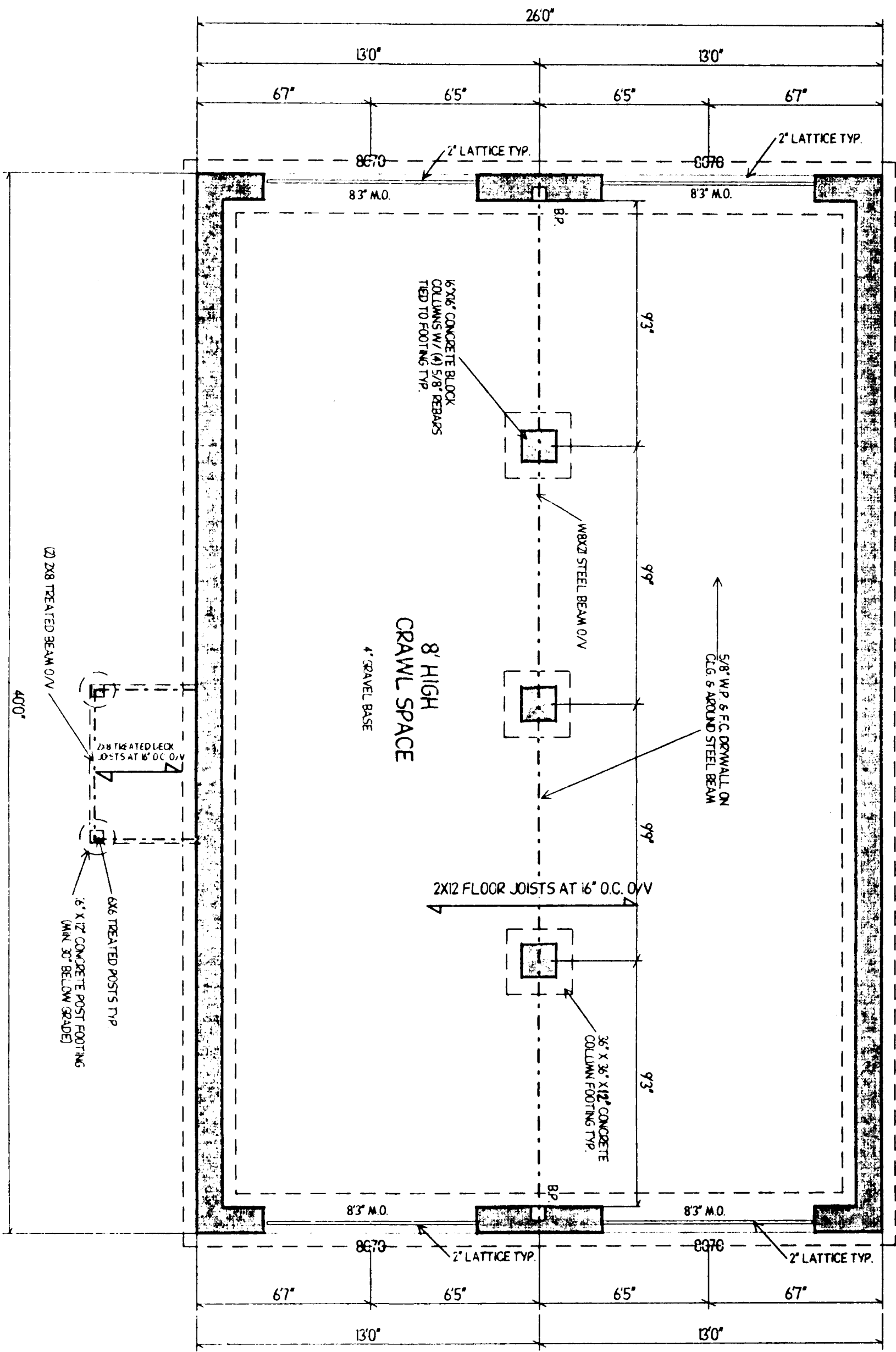
MICROFILMED,



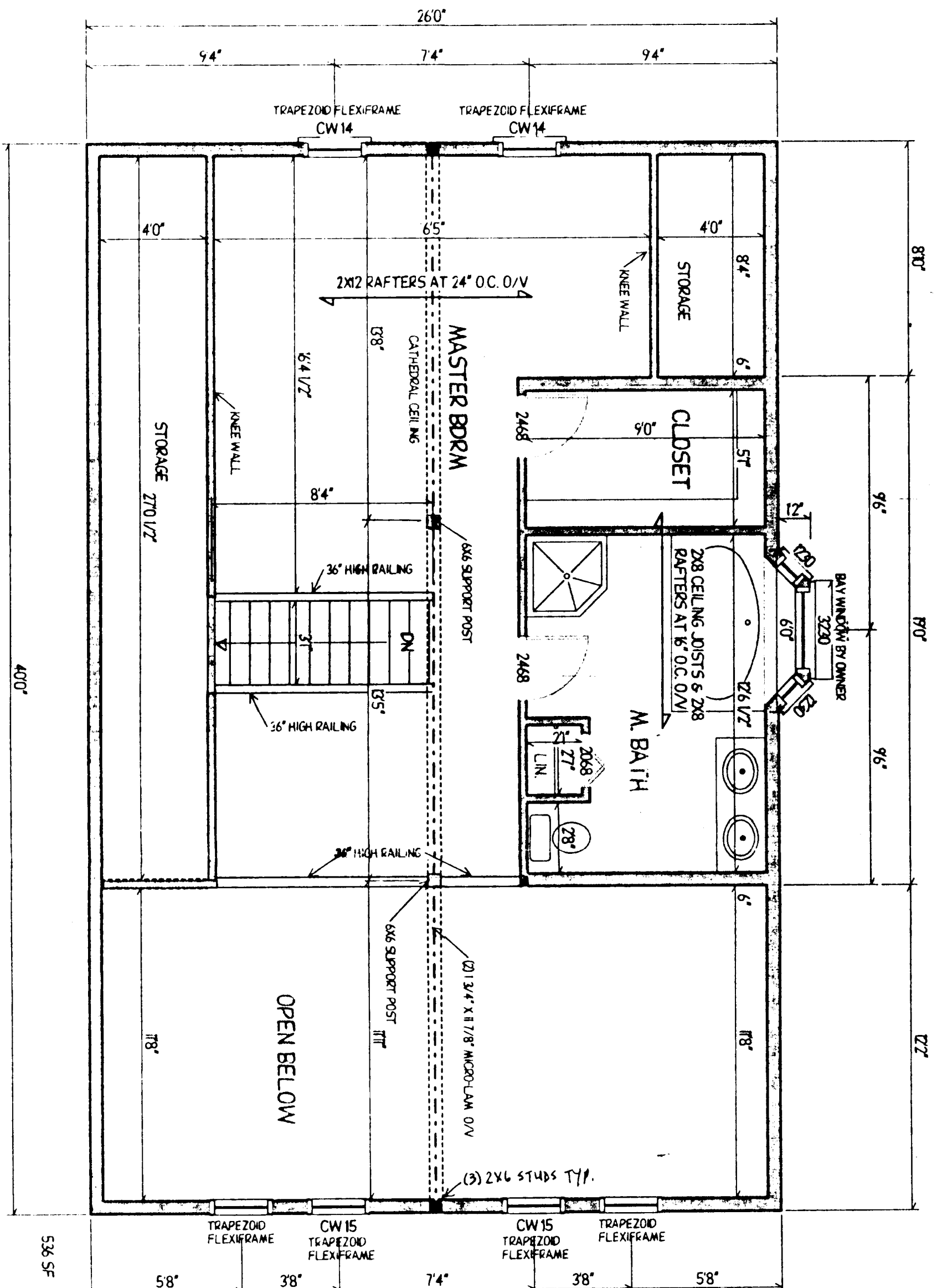
PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1:50,000	BOWLEY'S QUARTERS	N.E.
1	17 May 2012			2
		DATE OF PHOTOGRAPHIC SURVEY		
		17 May 2012		
		DATE OF PHOTOGRAPHIC SURVEY		
		17 May 2012		

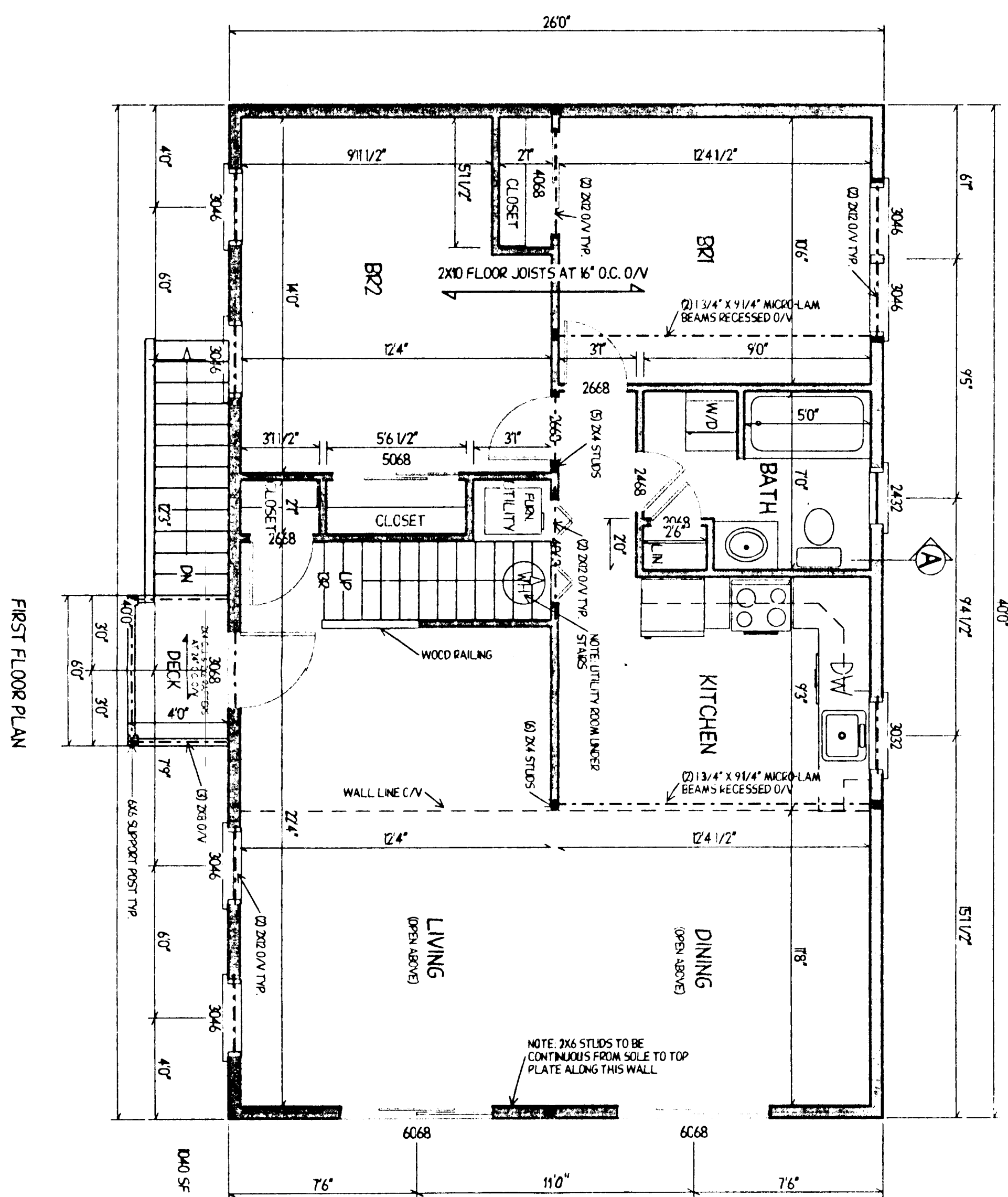
1:50,000



FOUNDATION PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

- CONSTRUCTION NOTES:
1. EXTERIOR DIMENSIONS ARE TO EXTERIOR SHEATHING. INTERIOR DIMENSIONS ARE TO STUD FACE.
 2. EXTERIOR WALLS TO BE 2x6 STUDS (6" ROUGH) AT 16" O.C. & INTERIOR WALLS TO BE 2x4 STUDS (11/2" ROUGH) AT 16" O.C. UNLESS NOTED OTHERWISE.
 3. ALL STRUCTURAL WOOD BEAMS, HEADERS, JOISTS, & RAFTERS TO BE HEHM-FR NO. 2 OR BETT. UNLESS NOTED OTHERWISE.
 4. WINDOWS TO BE ADZESEN.
 5. DOUBLE JACK (TRIMMED) STUDS UNDER BEARING WALL HEADERS FOR OPENINGS FROM 6 TO 8 FEET.
 6. DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALL PARTITIONS INCLUDING END WALLS.
 7. COVER ALL DIMENSIONS SHOWN & BUILDING CODE REQUIREMENTS BEFORE CONSTRUCTION BEGINS.
 8. NO STRUCTURAL DESIGN INTENDED. CONFIRM ALL BEAM, HEADER, JOIST & RAFTER SIZES WITH A REGISTERED OR LICENSED ENGINEER.
 9. PROVIDE SOLID WOOD BLOCKING UNDER ALL LOAD BEARING POINTS DOWN TO FOUNDATION.
 10. ALL STAIRS SHOWN HAVE 7" TREADS W/ 11/8" NOSING.
 11. MAINTAIN 6" MIN. HEADROOM CLEARANCE IN ALL STAIRWELLS.
- SPAN OPENINGS
- | SPAN | SUPPORTING ONE FLOOR OR ROOF | SUPPORTING TWO FLOORS OR ROOFS |
|----------|------------------------------|--------------------------------|
| UP TO 4' | 0/2 X 4 | 0/2 X 6 |
| 4 TO 6' | 0/2 X 6 | 0/2 X 8 |
| 6 TO 8' | 0/2 X 8 | 0/2 X 10 |
| 8 TO 10' | 0/2 X 10 | 0/2 X 12 |
1. NOMINAL WOOD SIZES SHOWN

RUSSO RESIDENCE	
SCALE 1/4" = 1'-0"	DATE 1-8-96
FLOOR PLANS	DRAWN BY DGP
SHEET 1 OF 3	26.96

ITEM # 242

MICROFILMED

