

IN RE: PETITION FOR VARIANCE
N/S Gunpowder Road, 65' E of
the c/l of Patapsco Road
(7320 Gunpowder Road)
15th Election District
5th Councilmanic District

James G. Harris, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-248-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 7320 Gunpowder Road, located in the vicinity of Greenbank Road in Oliver Beach. The Petition was filed by the owners of the property, James G. and Mary A. Harris. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot, pursuant to Section 304 of the B.C.Z.R. In addition, the Petitioners seek relief from Section 1B02.3.C.1 of the B.C.Z.R. to permit a side yard setback of 8 feet in lieu of the required 10 feet, for the existing dwelling on the adjoining lot. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were James and Mary Harris, property owners, and Robert B. Long, Contract Purchaser. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 7,500 sq.ft., more or less, zoned D.R. 5.5 and is presently unimproved. The property is located in an older waterfront community known as Oliver Beach which was subdivided many years ago with 50-foot

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Date

By

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wide lots. The Petitioners have owned the subject property and the two adjacent lots for the past 18 years. The two adjacent lots are improved with a single family dwelling which was the Petitioners' residence for approximately 17 years. Testimony revealed that the Petitioners moved to Pennsylvania last year for health reasons and have been renting their home since. The Petitioners now desire to sell their home and the unimproved lot as two separate parcels of land. Mr. Long has contracted to buy the unimproved lot, known as Lot 173 of Oliver Beach, and wishes to construct a new single family dwelling thereon. Due to the location of the existing dwelling on the adjoining property and the narrow width of the subject lot, the relief requested is necessary in order to proceed with the proposed improvements. The Petitioners noted that the dwelling on the adjacent parcel has existed for many years with an 8-foot side setback from the property line shared with the subject lot. Thus, the relief requested is necessary in order to legitimize existing conditions and to permit the proposed improvements.

It should also be noted that the Petitioners submitted elevation drawings of the proposed dwelling to be constructed on the subject lot to the Office of Planning who approved same as being compatible with the character of the surrounding community. Furthermore, there were no adverse comments submitted by any Baltimore County reviewing agency. Thus, it appears the relief requested should be granted.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance

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6/26/77
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By

would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

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

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

3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

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

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 23rd day of January, 1997 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot, pursuant to Section 304 of the B.C.Z.R. for the proposed dwelling at 7320 Gunpowder Road, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

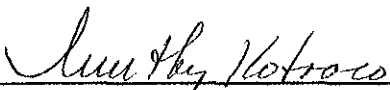
IT IS FURTHER ORDERED that a variance from Section 1B02.3.C.1 of the B.C.Z.R. to permit a side yard setback of 8 feet in lieu of the required 10 feet for the existing dwelling at 7322 Gunpowder Road, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order

has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated January 2, 1997, attached hereto and made a part hereof.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 1/23/97
By [Signature]

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

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

January 2, 1997

FROM: R. Bruce Seeley *RBS*
DEPRM

SUBJECT: Zoning Item #248 - Harris Property
7320 Gunpowder Road
Zoning Advisory Committee Meeting of December 23, 1996

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

Environmental Impact Review

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

RBS:TI:sp

OLIVERB/DEPRM/TXTSBP

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Date

By

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Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

January 23, 1997

Mr. & Mrs. James G. Harris
P.O. Box 36
Airville, PA 17302

RE: PETITION FOR VARIANCE
N/S Gunpowder Road, 65' E of the c/l of Patapsco Road
(7320 Gunpowder Road)
15th Election District - 5th Councilmanic District
James G. Harris, et ux - Petitioners
Case No. 97-248-A

Dear Mr. & Mrs. Harris:

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: Mr. Robert B. Long
3827 Annadale Road, Baltimore, Md. 21222

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

People's Counsel; DEPRM; OP

File

RECORDED

#1248



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

7320 Gunpowder Road

which is presently zoned D.R. 5.5

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3.C.1 TO

Permit A lot with A 50 ft. width in lieu of the Required 55 ft and to Approve An Undersize lot per Sect. 304 B.L.Z.R. / 1B02.3.C.1 for an existing 8' side yard in lieu of 10' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

It is an old sub-division and other houses in the area are built on 50 ft. lots. Taxes have been paid on a buildable lot for 18 years.

We had to move due to financial problems that were the result of health problems. So this lot needs to be sold due to health and financial problems. Adjacent house sits to close to the property line to do a lot line adjustment. Lot is 7500 sq. ft., 6000 required.

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:

Robert B. Long

(Type or Print Name)

Signature

3827 Annadale Road

Address

Baltimore

City

MD

State

21222

Zipcode

Attorney for Petitioner:

N/A

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

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):

James G. Harris

(Type or Print Name)

Signature

Mary A. Harris

(Type or Print Name)

Signature

P.O. Box 36

Address

Phone No.

Airville

City

PA

State

17302

Zipcode

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

Robert B. Long

Name

3827 Annadale Rd., (410) 388-1974

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: mjk

DATE 12/1/96

Printed with Soybean Ink
on Recycled Paper



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Date

By

#248

ZONING DESCRIPTION FOR 7320 Gunpowder Road

Beginning at a point on the North side of

**Gunpowder Road which is 50 feet wide at the distance of 65 feet ^{east} West of the
centerline of the nearest improved intersecting street Patapsco Road**

which is 30 feet wide. Being Lot # 174.

Block _____, Section # A in the subdivision of Oliver Beach

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

containing 7500 sq. ft. Also known as 7320 Gunpowder Road and located

in the 15 Election District 5 Councilmanic District.

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[illegible][illegible]

TOWSON, MD., 12/26, 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 12/26, 1996.

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

D. H. Emmons
LEGAL AD. - TOWSON



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.: 248 Petitioner: James G. & Mary A. Harris

Location: 7320 Gunpowder Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Robert B. Long

ADDRESS: 3827 Annadale Rd.

Baltimore, MD 21222

PHONE NUMBER: (410) 388-1974



No. 029945

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

DATE 12/10/96 ACCOUNT 01-615

By: MDL AMOUNT \$ 100.00

Itm: 248

RECEIVED FROM: Law, Robert - 7320 Gunpowder Rd.

010 - Res variance (w/ unissued l.t)

FOR: _____

11400#3089MICHRC \$100.00

PA 0002-243412-10-96

VALIDATION OR SIGNATURE OF CASHIER

DA JON PINK - AGENCY YELLOW - CUSTOMER

WAL

MICROFILMED

CERTIFICATE OF POSTING

RE: Case No.:

97-248-A

Petitioner/Developer:

Robert Long, ETAL

Date of Hearing/Closing:

1/15/97

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 # 7320 GUNPOWDER RD.

The sign(s) were posted on

12/28/96

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/28/96
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

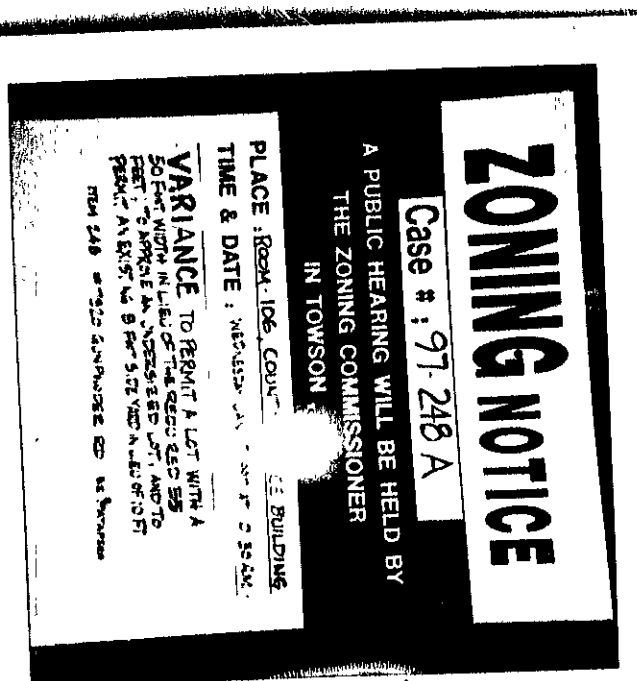
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354



97-248-A

7320 GUNPOWDER
ROAD

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

#248

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 lot width of 50' in lieu of
55', an existing 8' side yard in lieu of 10',
and approve an undersized lot per Sec. 304 BCZR

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**

MILGRO: D. 10/1/97

TO: PUTUXENT PUBLISHING COMPANY
December 26, 1996 Issue - Jeffersonian

Please forward billing to:

Robert B. Long
3827 Annadale Road
Baltimore, MD 21222
388-1974

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: 97-248-A (Item 248)
7320 Gunpowder Road
N/S Gunpowder Road, 65' E of c/l Patapsco Road
15th Election District - 5th Councilmanic
Legal Owner(s): James G. Harris and Mary A. Harris

Variance to permit a lot with a 50 foot width in lieu of the required 55 feet; to approve an undersized lot; and to permit an existing 8 foot side yard in lieu of 10 feet.

HEARING: WEDNESDAY, JANUARY 15, 1997 at 10:30 a.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 19, 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: 97-248-A (Item 248)
7320 Gunpowder Road
N/S Gunpowder Road, 65' E of c/l Patapsco Road
15th Election District - 5th Councilmanic
Legal Owner(s): James G. Harris and Mary A. Harris

Variance to permit a lot with a 50 foot width in lieu of the required 55 feet; to approve an undersized lot; and to permit an existing 8 foot side yard in lieu of 10 feet.

HEARING: WEDNESDAY, JANUARY 15, 1997 at 10:30 a.m. in Room 106, County Office Building.

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

Arnold Jablon
Director

cc: James and Mary Harris
Robert B. Long

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 31, 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.





Baltimore County
Department of Permits and
Development Management

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

January 8, 1997

Mr. and Mrs. James G. Harris
P.O. Box 36
Airville, PA 17302

RE: Item No.: 248
Case No.: 97-248-A
Petitioner: James Harris, et ux

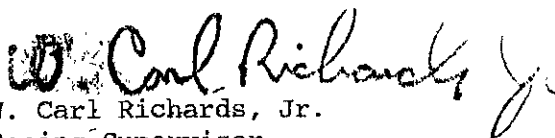
Dear Mr. and Mrs. Harris:

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 11, 1996.

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

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

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Printed with Soybean Ink
on Recycled Paper

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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 12.20.96
Item No. 248 (MJK)

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,

/s/ 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

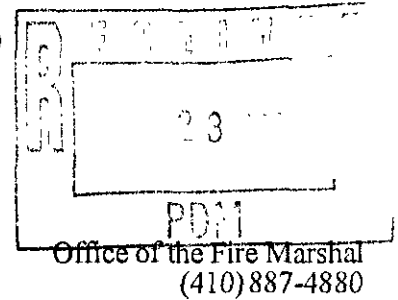
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500



DATE: 12/19/96

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. 23, 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: 245, 246, 247, 248,
249, 250, 252, 253, 254 AND 256.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: December 19, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 238, 244, 245, 247, 248, 249, 250, 252, 253, 255, and 256

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:

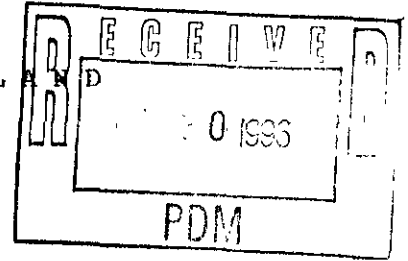
Gary L. Kerns

PK/JL

John Alexander

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE



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

Date: December 26, 1996

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

SUBJECT: Zoning Advisory Committee Meeting
for December 30, 1996
Item Nos. 246, 247, 248, 250,
252, 253, 254, 256

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

RWB:HJO:jrb

cc: File

ZONE43

1/10/97

248

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

B _____
Permit Number

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 & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ Robert B. Long 3827 Annadale Rd. (410) 850-6464(B)
Print Name of Applicant Address Telephone Number

☐ Lot Address 7320 Gunpowder Rd. Election District 15 Council District 5th Square Feet 7500

Lot Location N E S W / side / corner of Gunpowder Rd. 65 feet from N E S W corner of Patapsco Rd.
(street) (street)

Land Owner James G. + Mary A. Harris Tax Account Number 151523153141

Address P.O. Box 36, 3399 Delta Rd. Telephone Number (717) 862-3269
Airville, PA 17302

☐ **CHECKLIST OF MATERIALS:** (to be submitted for design review by the Office of Planning and Zoning)
PROVIDED?

		YES	NO
3	1. This Recommendation Form (3 copies)	<u>/</u>	___
	2. Permit Application	<u>wa</u>	___
3	3. Site Plan	<u>/</u>	___
	Property (3 copies)	<u>/</u>	___
2	Topo Map (available in Rm 206 C.O.B.) (2 copies)	<u>/</u>	___
	(please label site clearly)	<u>/</u>	___
ALL SIDES	4. Building Elevation Drawings	<u>/</u>	___
	5. Photographs (please label all photos clearly)	<u>/</u>	___
	Adjoining Buildings	<u>/</u>	___
+ LABEL PHOTOS	Surrounding Neighborhood	<u>/</u>	___

Residential Processing Fee Paid Codes 030 & 080 (\$85)
Accepted by <u>mdk</u> ZADM
Date <u>12/1/96</u>

* rest of info
in Planning f.k

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATIONS/COMMENTS:

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

Signed by: _____
for the Director, Office of Planning & Zoning

Date:

MICROFILMED

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
ZONING ADMINISTRATION AND 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: _____

CK/UNDER.LOT (TXTSOPH)

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

RECEIVED

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

DEC 12 1996

B Permit Number

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

OFFICE OF PLANNING

248

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 & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ Robert B. Long 3827 Annadale Rd., 21222 (410) 388-1974 (410) 850-6464 (B)
Print Name of Applicant Address Telephone Number

☐ Lot Address 7320 Gunpowder Rd. Election District 15 Council District 5th Square Feet 7500

Lot Location: NE S W / side / corner of Gunpowder Rd. feet from NE S W corner of Parapsco Rd.
(street) (street)

Land Owner James G. & Mary A. Harris Tax Account Number 151523153141

Address P.O. Box 36, 3399 Delta Road Telephone Number (717) 862-3269
Airville, PA 17302

☐ CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)
PROVIDED?

		YES	NO
3	1. This Recommendation Form (3 copies)	/	/
	2. Permit Application	/	/
3	3. Site Plan	/	/
	Property (3 copies)	/	/
2	Topo Map (available in Rm 206 C.O.B.) (2 copies)	/	/
	(please label site clearly)	/	/
ALL SIDES	4. Building Elevation Drawings	/	/
	5. Photographs (please label all photos clearly)	/	/
	Adjoining Buildings	/	/
4 LABEL PHOTOS	Surrounding Neighborhood	/	/

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

Accepted by: [Signature]
ZADM

Date 12/11/96

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATIONS/COMMENTS:

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

Signed by: Carol McGrooy
for the Director, Office of Planning & Zoning

Date: 12-19-96

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
ZONING ADMINISTRATION AND 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: _____

CK/UNDER.LOT (TXTSOPH)

PETITION PROBLEMS

#244 --- JRF

1. Sign form was not completed by planner - it was typed by attorney.

#248 --- MJK

1. No telephone number for legal owner.
2. Where is undersized lot package for OPCC?

#250 --- JCM

1. Back of petition form only signed by one legal owner.
2. Folder says property is 0.997 +/- square feet?????

#254 --- JRA

1. Need *original* signature of legal owner on at least one copy of petition form.

#256 --- JRF

1. No telephone number for legal owner.
2. No telephone number for contact person.

MICROFILMED

12/16/96

RE: PETITION FOR VARIANCE	*	BEFORE THE
7320 Gunpowder Road, N/S Gunpowder Road,	*	ZONING COMMISSIONER
65' E of c/l Patapsco Road	*	
15th Election District, 5th Councilmanic	*	OF BALTIMORE COUNTY
Legal Owner(s): James G. & Mary A. Harris	*	
Contract Purchaser: Robert B. Long	*	CASE NO. 97-248-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

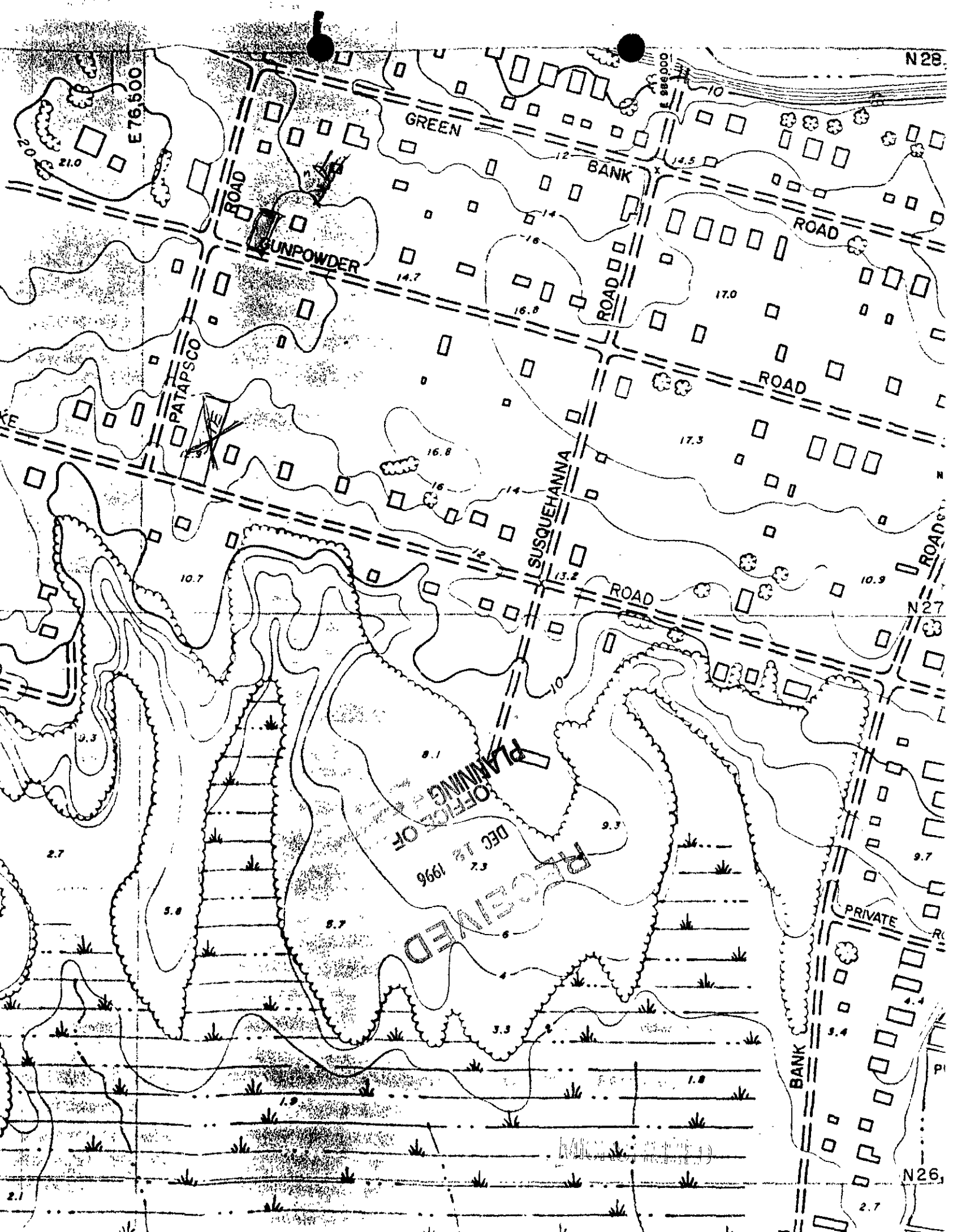
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of January, 1997, a copy of the foregoing Entry of Appearance was mailed to Legal Owners James G. & Mary A. Harris, P.O. Box 36, Airville, PA 17302, and to Contract Purchaser Robert B. Long, 3827 Annadale Road, Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED



RECEIVED
OFFICE OF PLANNING
DEC 12 1996

Pictures For :

7320 Gunpowder Rd.

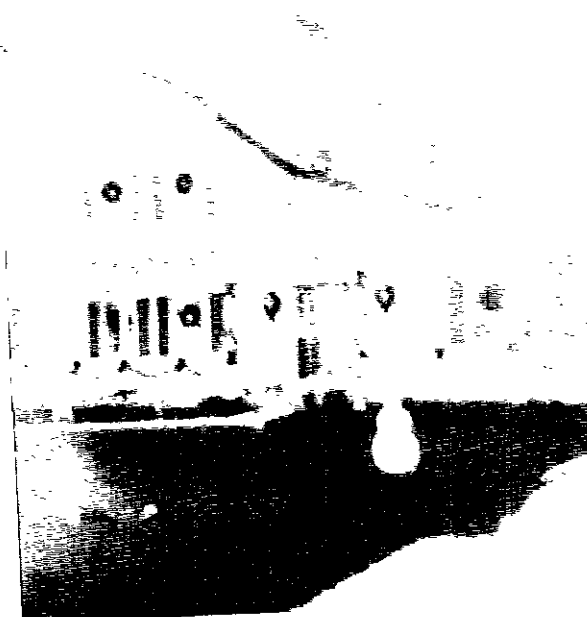
21220

UNCLASSIFIED

97-248



Site : 7320 Gunpowder Rd.







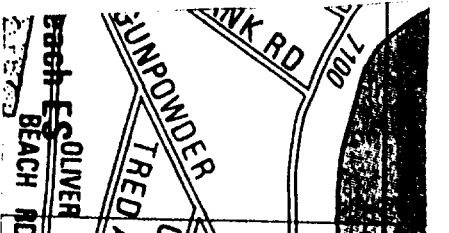
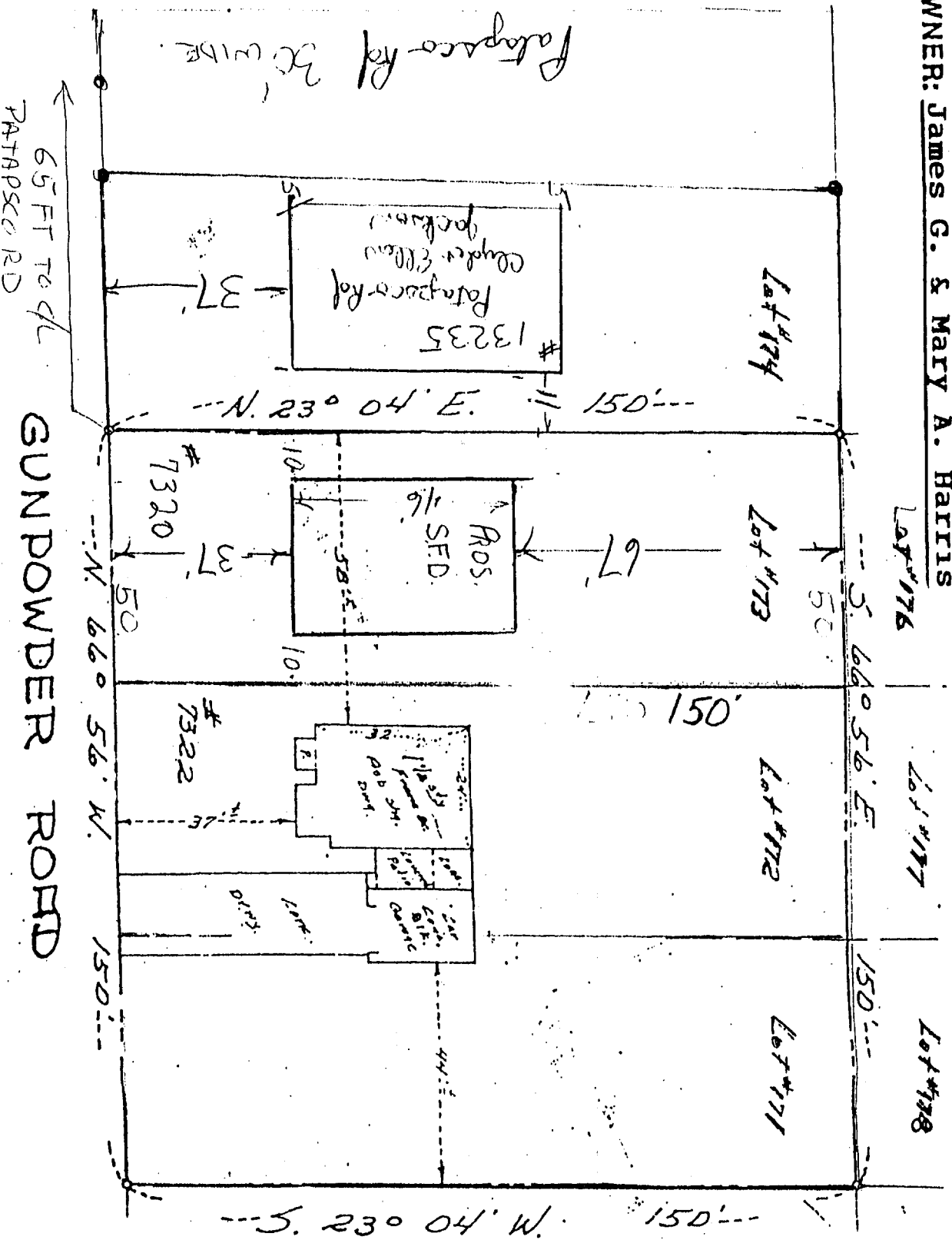
PROPERTY ADDRESS: 7320 Gunpowder Rd.

see pages 5 & 6 of the CHECKLIST for add

Subdivision name: Section A & B Oliver Beach

plat book# 12, folio# 56, lot# 173, section# A & B

OWNER: James G. & Mary A. Harris



LOCATION

Election District:
Councilmanic Di

1"=200' scale map

Zoning: DR

Lot size: .01 acres

Chesapeake Bay
Prior Zoning Hea

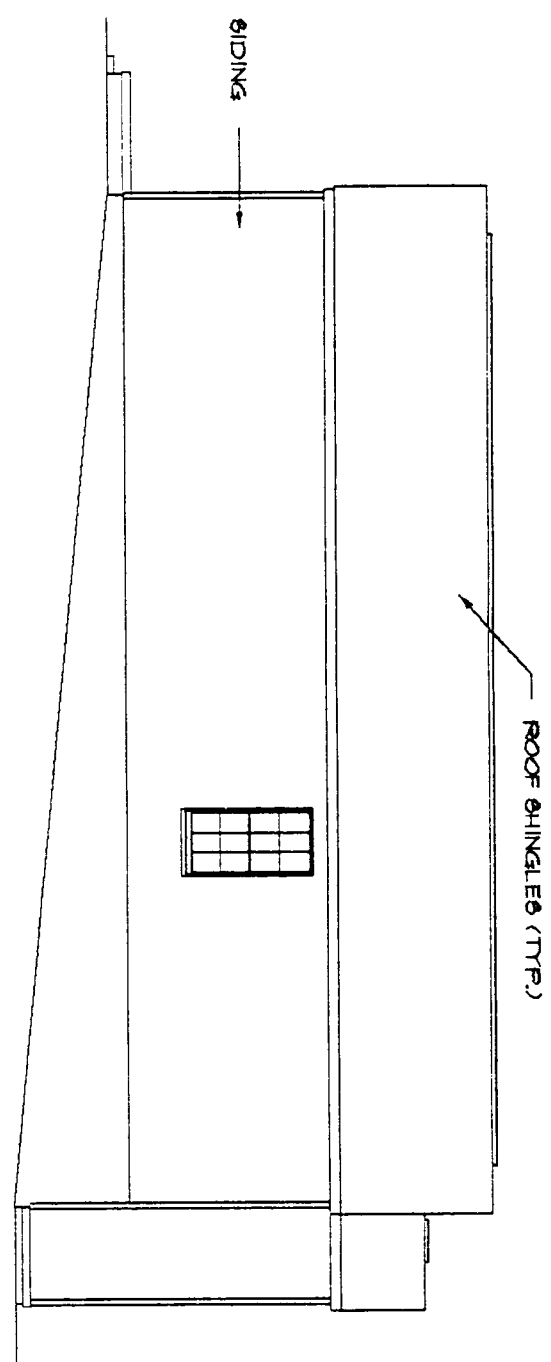
NOT IN FLOOD

Zoning Off

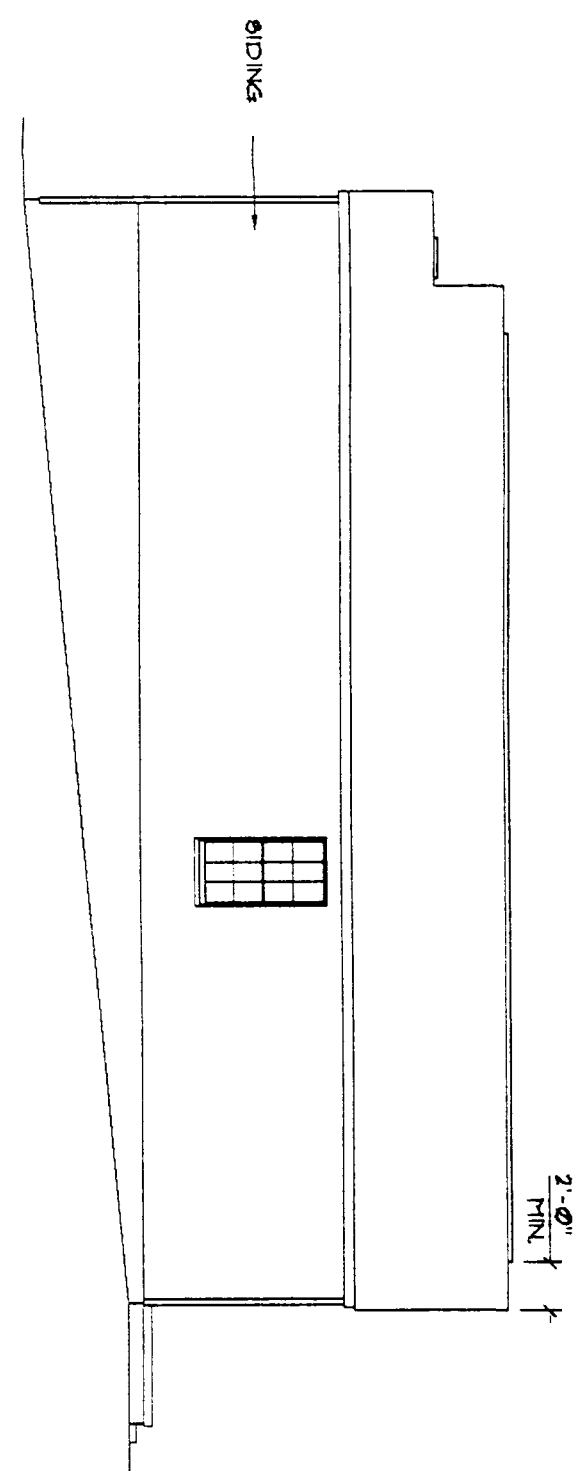
reviewed by:

North

1734-9600

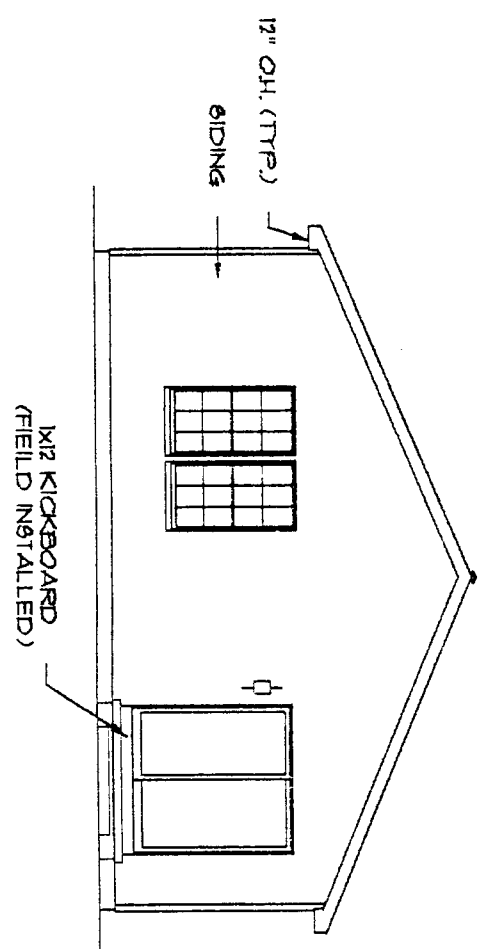


RIGHT SIDE ELEVATION

 $1/8" = 1'-0"$ 

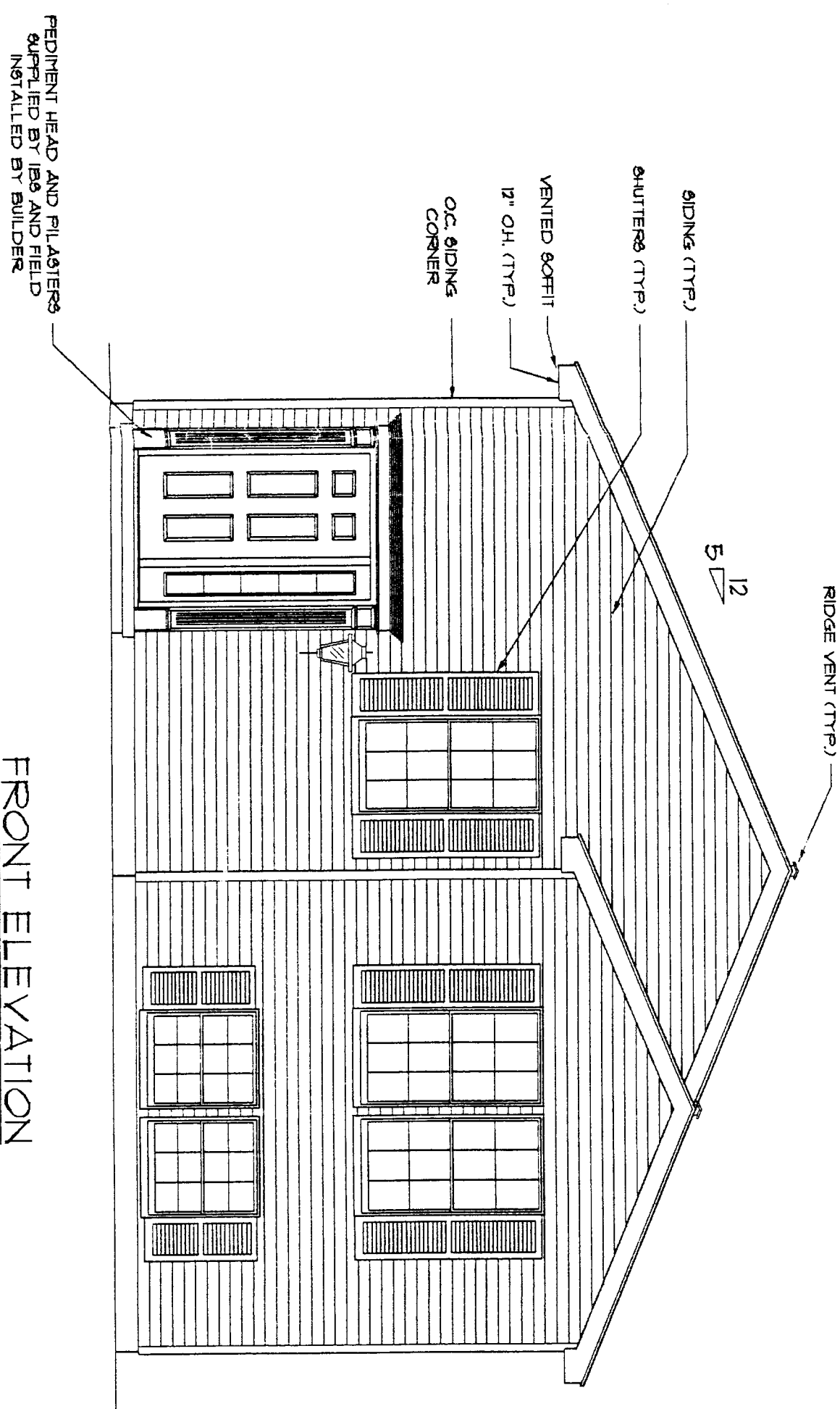
LEFT SIDE ELEVATION

1/8" - 1" - 8/1



REAR ELEVATION

1/8" - 1'-0"



FRONT ELEVATION

 $1/4" = 1'-0"$

RECEIVED

1996 12 23

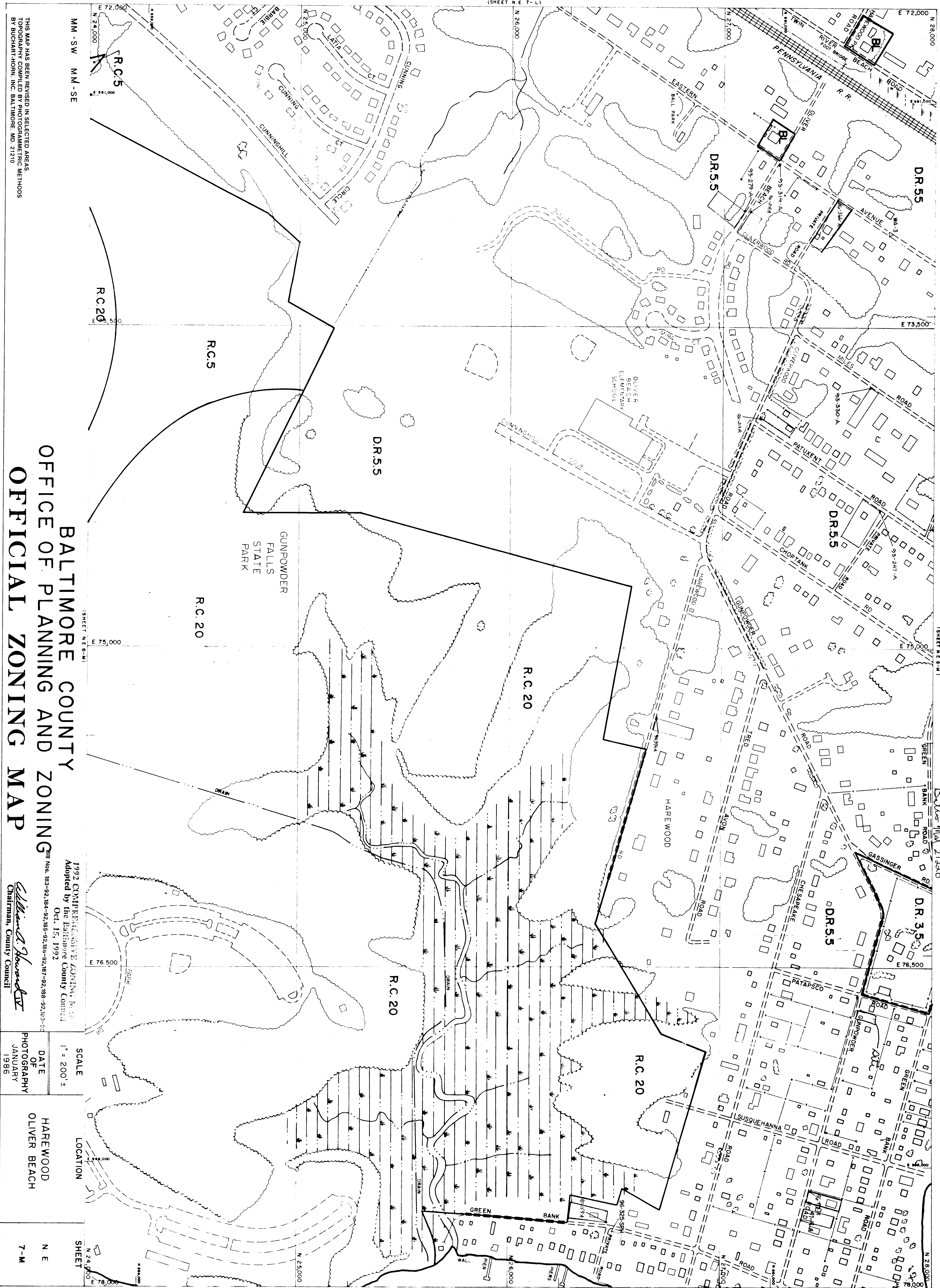
PLAINING

11:27 AM 10/21/20

BUILDER LONG DEVELOPMENT		RETAIL 		
DRAWING ELEVATIONS	MODEL ESSEX II	REV. #	DATE	REMARKS
		50249	8-17-85	ISSUED
NORTHEN REGION SALES, SERVICE & MANUFACTURING STAUFFER INDUSTRIAL PARK TAYLOR, PENNSYLVANIA 18504 SOUTHERN REGION SALES & SERVICE 44 WESTMINSTER ROAD REISTERSTOWN, MARYLAND 21136				

CONTINENTAL HOMES CERTIFIES BY USE OF THIS
VALIDATION STAMP THAT THIS DOCUMENT
CONFORMS WITH THE SYSTEMS APPROVAL AND
SPECIFICATIONS APPROVED BY TRA AND STATE/6
N.J. PA. CT. VA. WV. DE. MD. MA. ME. NH. VT. RI
DATE: _____ SIGNED: _____

MICROFILMED





PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'		
	9-7-87		HAREWOOD	76,000
			MICROFILMED	7-M
			OLIVER BEACH	
			OFFICE OF PLANNING	

Topography Compiled By Photogrammetric Methods
ASRAMS AERIAL SURVEY CORP. LANSING MICH.

MM-SW MM-SE