

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
N/S Blackhead Road, 900' W of the *
c/l of Crooks Road * DEPUTY ZONING COMMISSIONER
(6512 Blackhead Road) *
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District *
Case No. 97-366-A
Henry R. Stromberger, et ux *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 6512 Blackhead Road, which is located in the vicinity of Crooks Road and fronts on Bird River in Chase. The Petition was filed by the owners of the property, Henry R. and Sandra J. Stromberger. The Petitioners seek relief from Section 1A01.1.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 17 feet in lieu of the minimum required 30 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted as evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation contained within the case file. 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 surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1, 307.2 and

ORDER RECEIVED FOR FILING

Date

By

RECORDED

500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.). 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 have established 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 posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 31st day of March, 1997 that the Petition for Administrative Variance seeking relief from Section 1A01.1.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 17 feet in lieu of the minimum required 30 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

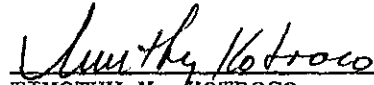
1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Compliance with the Zoning Plans Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated March 17, 1997, a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING
Date 3/31/97
By [Signature]

3) When applying for a building permit, the site plan 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 March 17, 1997, attached hereto and made a part hereof.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

3/3/97
Date
By

Attach original petition

Due Date March 17, 1997

To: Arnold L. Jablon

From: Robert A. Wirth *RAW/gp*

Subject: Zoning Item #366

Stromberger, 6512 Blackhead Road

Zoning Advisory Committee Meeting of March 10, 1997

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ✓ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
 - ✓ 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).
- ✓ The proposed addition is partially within the 100 foot tidal buffer. Consequently, an administrative variance must be requested from and granted by DEPRM in order for the addition to be built in the buffer. The petitioner should contact Mr. Glenn Shaffer of DEPRM at 887-3980 for further details.

Henry & Sandra Stromberger

ORDER RECEIVED FOR FILING

Date

366.doc

RECEIVED



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

March 31, 1997

Mr. & Mrs. Henry R. Stromberger
6512 Blackhead Road
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Blackhead Road, 900' W of the c/l of Crooks Road
(6512 Blackhead Road)
15th Election District - 5th Councilmanic District
Henry R. Stromberger, et ux - Petitioners
Case No. 97-366-A

Dear Mr. & Mrs. Stromberger:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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 Permits and Development Management Office at 887-3391.

Very truly yours,


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

Case File



CRITICAL
AREA

Petition for Administrative Variance

97-366-A

to the Zoning Commissioner of Baltimore County

for the property located at 6512 BLACKHEAD ROAD

which is presently zoned RC 2

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) 1A01.1.3.B.3 (BCZR)

To allow an addition with a side yard setback of 17 feet in lieu of the minimum required 35 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) **REASONS ZONING REQUIREMENTS CANNOT BE MET FOR PRACTICAL DIFFICULTY:**

1. BASED ON PRIOR ZONING REGULATIONS, DWELLING IN 22' FROM PROPERTY LINE AND CANNOT BE BROUGHT INTO COMPLIANCE.
2. A 5' ADDITION, BRINGING THE DWELLING WITHIN 17' OF THE PROPERTY LINE IS THE MINIMUM AMOUNT NEEDED TO CREATE SUITABLE SPACE FOR A 2ND BEDROOM/BATH.
3. 17' SETBACK WOULD STILL ALLOW ADEQUATE SPACE BETWEEN DWELLINGS AND NOT IMPACT PUBLIC SAFETY OR WELFARE.

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

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

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

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s):

HENRY R STROMBERGER
(Type or Print Name)

Signature

SANDRA J. STROMBERGER
(Type or Print Name)

Signature

6512 BLACKHEAD RD (410) 335 5149
Address Phone No

BALTIMORE MD 21226
City State Zipcode

Name, Address and phone number of representative to be contacted

Name

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: JRF

DATE: 2-26-97

ESTIMATED POSTING DATE:

3-9-97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 366

ORDER RECEIVED FOR FILING

Date

By

3/31/97

[Signature]

Affidavit in support of 97-366-A 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 6512 BLACKHEAD ROAD
address
BALTIMORE MD 21220
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 CURRENT DWELLING IS WITHIN 22 FEET OF PROPERTY LINE.
REPAIR/REMODELING PLANS REQUIRE AN ADDITION TO WITHIN
17 FEET OF PROPERTY LINE TO CREATE SUFFICIENT SPACE FOR
OPTIMUM USE OF DWELLING. WITH ADDITION, THERE WOULD
STILL BE APPROXIMATELY 80 FEET BETWEEN DWELLINGS. THIS
WOULD BE CONSISTENT WITH THE SPIRIT OF THE ORDINANCE AND
HAVE NO IMPACT ON PUBLIC SAFETY AND WELFARE

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.

Henry R. Stromberger
(signature)
HENRY R. STROMBERGER
(type or print name)



Sandra J. Stromberger
(signature)
SANDRA J. STROMBERGER
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, the 26 day of February, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Henry R. Stromberger and Sandra J. Stromberger

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.

February 26, 1997
date

Patricia Smith
NOTARY PUBLIC

My Commission Expires:

PATRICIA SMITH
BALTIMORE COUNTY, MARYLAND
My Commission Expires: April 6, 1999

97-366-A

ZONING DESCRIPTION

Zoning description for 6512 Blackhead Road.

Beginning at a point on the north side of Blackhead Road which is 25 feet wide at the distance of approximately 900 feet west of the centerline of the nearest improved intersecting street Crooks Road which is 30 feet wide. Being lots 3, 4, 5, 6 as recorded in Baltimore County Plat Book #7 Folio #70 containing approximately 56620 square feet. Also know as 6512 Blackhead Road and located in the 15th Election District and 5th Councilmanic District.

366

MICROFILMED

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

No. 002250

DATE 2-26-97 ACCOUNT R-001-615-000

AMOUNT \$ 50.00

RECEIVED FROM: Stromlenger
4512 Blocthead Rd. ITEM 306
FOR: 01 Variance \$50.00 TAKEN BY JRF

03A9180209MICHRC \$50.00
BA 0002132PH02-26-97

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CERTIFICATE OF POSTING

RE: Case No.: 97-366-A

Petitioner/Developer: _____

HENRY STROMBERGER

Date of ~~Hearing~~/Closing: 3/24/97

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 _____

6512 BLACKHEAD ROAD BALTIMORE, MD 21220

The sign(s) were posted on 3-7-97
(Month, Day, Year)

Sincerely,

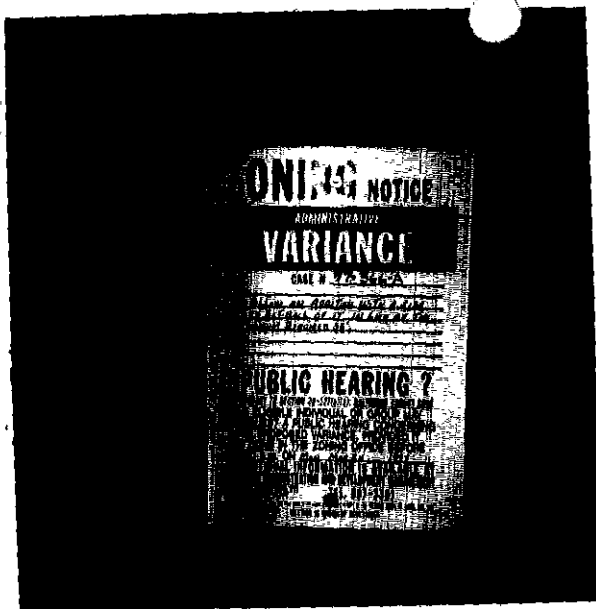
Thomas P. Ogle 3/7/97
(Signature of Sign Poster and Date)

THOMAS P. OGLE SR
(Printed Name)

325 NICHOLSON ROAD
(Address)

BALTIMORE, MARYLAND 21221
(City, State, Zip Code)

(410) 687-8405
(Telephone Number)



97-366-A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3-9-97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-366-A

TO ALLOW AN ADDITION WITH A SIDE
YARD SETBACK OF 17' IN LIEU OF THE
MINIMUM REQUIRED 35'

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

MARCH 24, 1997

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 366

Petitioner: HENRY STROMBERGER

Location: 10512 BLACKHEAD RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: HENRY STROMBERGER

ADDRESS: 6512 BLACKHEAD RD
BALT MD 21226

PHONE NUMBER: (410) 335 5149

AJ:ggs

(Revised 09/24/96)

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: _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map #: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

SEWER: ☐ public ☐ private
WATER: ☐ yes ☐ no
Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____

Zoning Office USE ONLY!

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



Baltimore County
Department of Permits and
Development Management

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

March 7, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-366-A

6512 Blackhead Road

N/S Blackhead Road, 900' W of c/l Crooks Road

15th Election District - 5th Councilmanic

Legal Owner(s): Henry R. Stromberger and Sandra J. Stromberger

Post by Date: 3/9/97

Closing Date: 3/24/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, 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, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Henry and Sandra Stromberger





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 3-11-97
Item No. 366 JRF

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 10, 1997

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. 339, 357, 360, 361, 364, 365, 366, and 367

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:

Carol L. Kerns

PK/JL

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

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

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

Date: March 17, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for March 17, 1997
 Item No. 366

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development. The Flood Protection Elevation (FPE) is 11.2 feet for this site.

RWB:HJO:jrb

cc: File

ZONE317.366

Baltimore County Government
Fire Department



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

(410) 887-4500

March 12, 1997

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 March 10, 1997.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

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

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

355, 356, 357, 358, 359, 360, 361, 362, 364, 365, 366, & 367



_____ Attach original petition

Due Date March 17, 1997

To: Arnold L. Jablon

From: Robert A. Wirth *RAW/gp*

Subject: Zoning Item #366

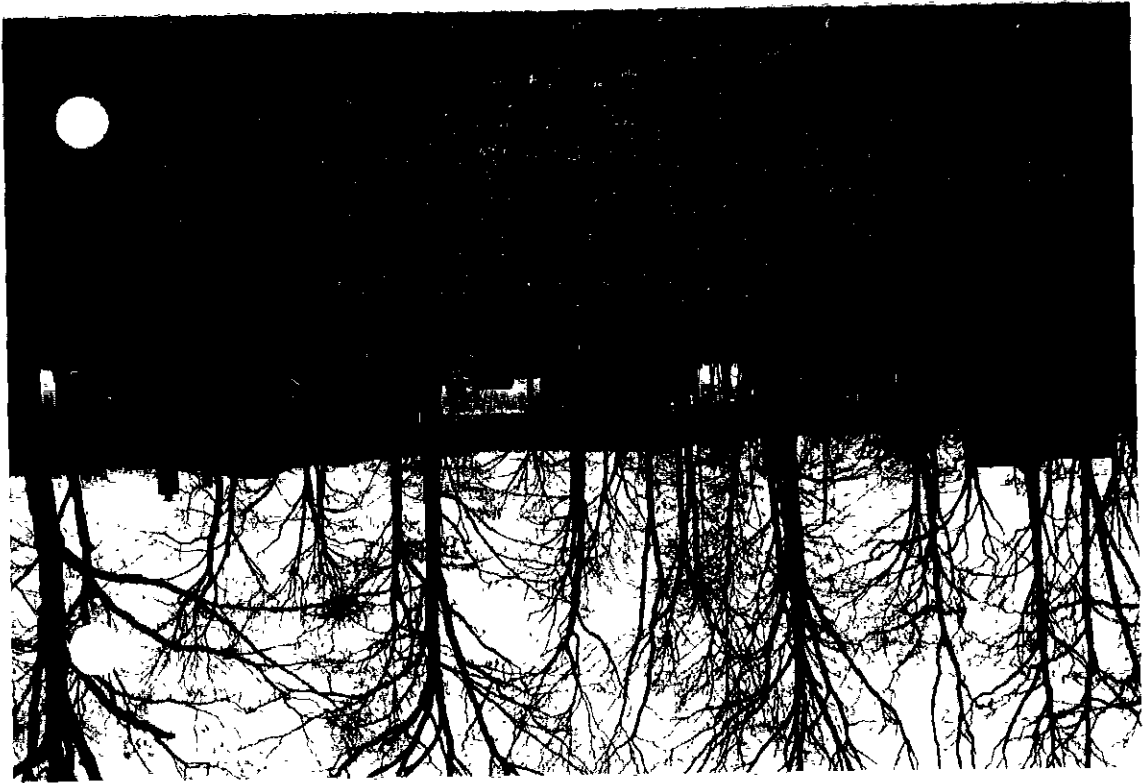
Stromberger, 6512 Blackhead Road

Zoning Advisory Committee Meeting of March 10, 1997

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- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
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c: Henry & Sandra Stromberger





2/18/97

Plani 7 16410 70

Score 12

67.

٢٥

5.

$\square$

2770 11/11/2011

VICINITY MAP
SCALE 1" = 1000'

①

1000

5000 Piccadilly

1000

Figure 1. Schematic diagram of the experimental setup.

CORRECTION
6516 BENTON

EXISTING
MILLION
1803-1893
1800-1898
1800-1898
1800-1898

[illegible]

This site plan shows the layout of the proposed addition and the existing building. The addition is a rectangular structure with a width of 15' and a depth of 10'. The existing building is a larger structure with a width of 15' and a depth of 10'. The plan also shows the location of the existing building, the proposed addition, and the proposed parking area. The plan is oriented with North at the top.

ZONED RC-2

2

14

298:

422

/ LOT 3

LOT 4

1015

Lot 2

LOCATION: IN FERTILE
COUNTRYSIDE DISTRICT
LUCERNE DISTRICT
P. 200 SOUTH 1001# NE SK
LOT 276 13300

56600 mi
Hills
Hills

202

36

275'

75'-0"
SETBACK

900' TC CLOCKS ROAD

W
L
A
C
K

I
E
A
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R
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A
D

97-366-A



97-366-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

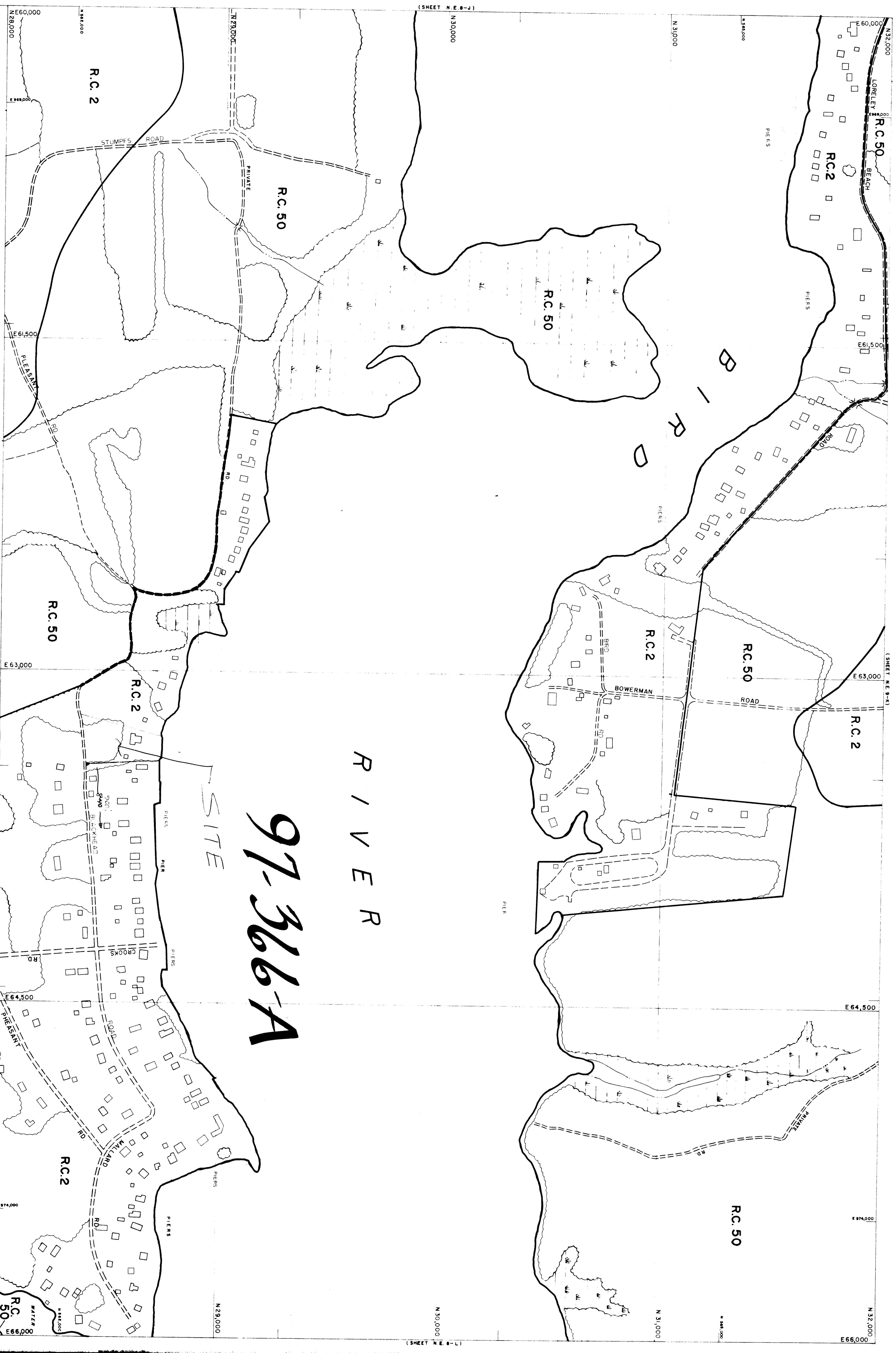
SCALE
1" = 200' ±

LOCATION
BIRD RIVER
VICINITY

SHEET
366

NE
8-K
MICROFILMED

DATE
OF
PHOTOGRAPHY
JANUARY
1986



M - NE MM - NW
M - SE MM - SW

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

#366

SCALE	LOCATION	SHEET
1" = 200' ±	BIRD RIVER	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	VICINITY	8-K

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
N/S Blackhead Road, 500' W of the c/l of Crooks Road * DEPUTY ZONING COMMISSIONER
(6512 Blackhead Road) * OF BALTIMORE COUNTY
15th Election District
5th Councilmanic District * Case No. 97-366-A
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FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 6512 Blackhead Road, which is located in the vicinity of Crooks Road and fronts on Bird River in Chase. The Petition was filed by the owners of the property, Henry R. and Sandra J. Stromberger. The Petitioners seek relief from Section 1A01.1.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 17 feet in lieu of the minimum required 30 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted as evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property has been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation contained within the case file. 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 surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1, 307.2 and

500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.). 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 have established 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 posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 31st day of March, 1997 that the Petition for Administrative Variance seeking relief from Section 1A01.1.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 17 feet in lieu of the minimum required 30 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, 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) Compliance with the Zoning Plans Advisory Committee elements submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated March 17, 1997, a copy of which is attached hereto and made a part hereof.

- 3) When applying for a building permit, the site plan 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 March 17, 1997, attached hereto and made a part hereof.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 3/31/97
By [Signature]

ORDER RECEIVED FOR FILING
Date 3/31/97
By [Signature]

ORDER RECEIVED FOR FILING
Date 3/31/97
By [Signature]

ORDER RECEIVED FOR FILING
Date 3/31/97
By [Signature]

- 4 -

Attach original petition Due Date March 17, 1997
To: Arnold L. Jablon
From: Robert A. Wirth RAC/jgg
Subject: Zoning Item #366
Stromberger, 6512 Blackhead Road
Zoning Advisory Committee Meeting of March 10, 1997

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ✓ - The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
 - ✓ - 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).

The proposed addition is partially within the 100 foot tidal buffer. Consequently, an administrative variance must be requested from and granted by DEPRM in order for the addition to be built in the buffer. The petitioner should contact Mr. Glenn Shaffer of DEPRM at 887-3980 for further details.

Henry & Sandra Stromberger

Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

March 31, 1997

Mr. & Mrs. Henry R. Stromberger
6512 Blackhead Road
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Blackhead Road, 900' W of the c/l of Crooks Road
(6512 Blackhead Road)
15th Election District - 5th Councilmanic District
Henry R. Stromberger, et ux - Petitioners
Case No. 97-366-A

Dear Mr. & Mrs. Stromberger:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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 Permits and Development Management Office at 887-3391.

Very truly yours,

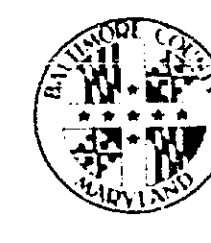
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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

DEPRM; People's Counsel

Case File



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 6512 BLACKHEAD ROAD which is presently zoned RC 2

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Sections 1A01.1.1.B.3 (BCZR)

To allow an addition with a side yard setback of 17 feet in lieu of the minimum required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty. REASON: ZONING REGULATIONS CHANGE & NOT FOR PRACTICAL DIFFICULTY. 1. BASED ON PRIOR ZONING REGULATIONS, DWELLING IS 22 FEET FROM PROPERTY LINE AND CANNOT BE BROUGHT INTO COMPLIANCE. 2. A 5' ADDITION BRINGING THE DWELLING WITHIN 17' OF THE PROPERTY LINE IS THE MINIMUM AMOUNT NEEDED TO CREATE SUFFICIENT SPACE FOR A 2ND BEDROOM/BATH. 3. 17' SETBACK WOULD STILL ALLOW ADEQUATE SPACE BETWEEN DWELLINGS AND NOT IMPACT PUBLIC SAFETY OR WELFARE. Property is to be posted and advertised as prescribed by Zoning Regulations. I/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.

Contact/Plaintiff/Lessee

Type of Petitioner

Signature

Address

City

State

Zip Code

Signature

Address

City

State

Zip Code

Signature

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97-366-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±		# 366
DATE	BIRD RIVER	N.E.
OF	VICINITY	8-K
PHOTOGRAPHY		
JANUARY		
1986		

97-366-A
ZONING DESCRIPTION

Zoning description for 6512 Blackhead Road.

Beginning at a point on the north side of Blackhead Road which is 25 feet wide at the distance of approximately 900 feet west of the centerline of the nearest improved intersecting street Crooks Road which is 30 feet wide. Being lots 3, 4, 5, 6 as recorded in Baltimore County Plat Book #7 Folio #70 containing approximately 56620 square feet. Also known as 6512 Blackhead Road and located in the 15th Election District and 5th Councilmanic District.

366

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

No. 032650

DATE 2-26-97 ACCOUNT P-001-615-000

AMOUNT \$ 50.00

RECEIVED FROM: Strohberger
6512 Blackhead Rd. ITEM 366

FOR: 01 Variance \$50.00 TAKEN BY JDF

03491#0209#1CHRC \$50.00
PA 002-32PH02-26-97

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

RE: Case No.: 97-366-A
Petitioner/Developer: HENRY STROMBERGER
Date of Hearing/Closing: 3/24/97

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
6512 Blackhead Road Baltimore, MD 21220

The sign(s) were posted on 3-7-97
(Month, Day, Year)

Sincerely,

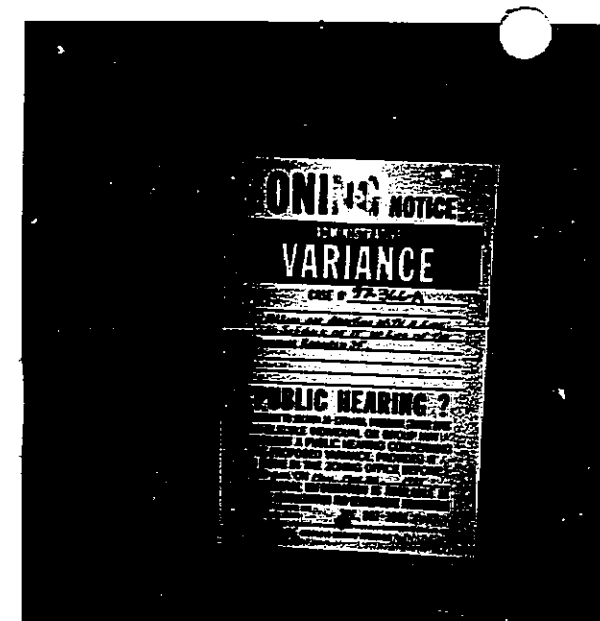
Thomas P. Ode, Jr.
(Signature of Sign Poster and Date)

Thomas P. Ode, Jr.
(Printed Name)

325 Nicholson Road
(Address)

Baltimore, Maryland 21211
(City, State, Zip Code)

(410) 687-8485
(Telephone Number)



97-366-A

Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3-9-97

Format for Sign Printing: Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE
VARIANCE

Case No.: 97-366-A

TO ALLOW AN ADDITION WITH A SIDE
YARD SETBACK OF 17' IN LIEU OF THE
MINIMUM REQUIRED 35'

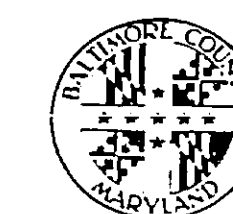
PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON
MARCH 24, 1997.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

996
post2.doc



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 366

Petitioner: HENRY STROMBERGER

Location: 6512 BLACKHEAD RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: HENRY STROMBERGER

ADDRESS: 6512 BLACKHEAD RD

BALTIMORE, MD 21220

PHONE NUMBER: (410) 335 5149

AJ:ggs

(Revised 09/24/96)

-16-



Baltimore County
Department of Permits and
Development Management

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

March 7, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-366-A
6512 Blackhead Road
W/S Blackhead Road, 900' W of 471 Crooks Road
15th Election District - 5th Councilmanic
Legal Owner(s): Henry R. Strohberger and Sandra J. Strohberger
Post by Date: 3/9/97
Closing Date: 3/24/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.

2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.

3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. By the end of the review period, (a) deny the requested relief; or (b) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.

4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, 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
Arnold Jablon
Director

cc: Henry and Sandra Strohberger



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 3-11-97
Item No. 366 JRF

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 Gredein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is
Maryland Relay Service for the hearing impaired
1-800-735-2258
Mailing Address: P.O. Box 7175, Baltimore, MD 21207-0717
Street Address: 707 North Calvert Street, Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 10, 1997

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. 339, 357, 360, 361, 364, 365, 366, and 367

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: *Carol L. Kerns*

PK/JL

ITEM339/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: March 17, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for March 17, 1997
Item No. 366

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to Tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development. The Flood Protection Elevation (FPE) is 11.2 feet for this site.

RWB:HCO:jrb

cc: File

ZONE317.366

Baltimore County Government
Fire Department

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

(410) 887-4500

March 12, 1997

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 MEETINGS of March 10, 1997.

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:

355, 356, 357, 358, 359, 360, 361, 362, 364, 365, 366, & 367



Printed on Recycled Paper

Attach original petition

Due Date March 17, 1997

To: Arnold L. Jablon

From: Robert A. Wirth *RAW/jg*

Subject: Zoning Item #366

Stromberger, 6512 Blackhead Road

Zoning Advisory Committee Meeting of March 10, 1997

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ✓ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
 - ✓ 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).

The proposed addition is partially within the 100 foot tidal buffer. Consequently, an administrative variance must be requested from and granted by DEPRM in order for the addition to be built in the buffer. The petitioner should contact Mr. Glenn Shaffer of DEPRM at 887-3380 for further details.

c: Henry & Sandra Stromberger

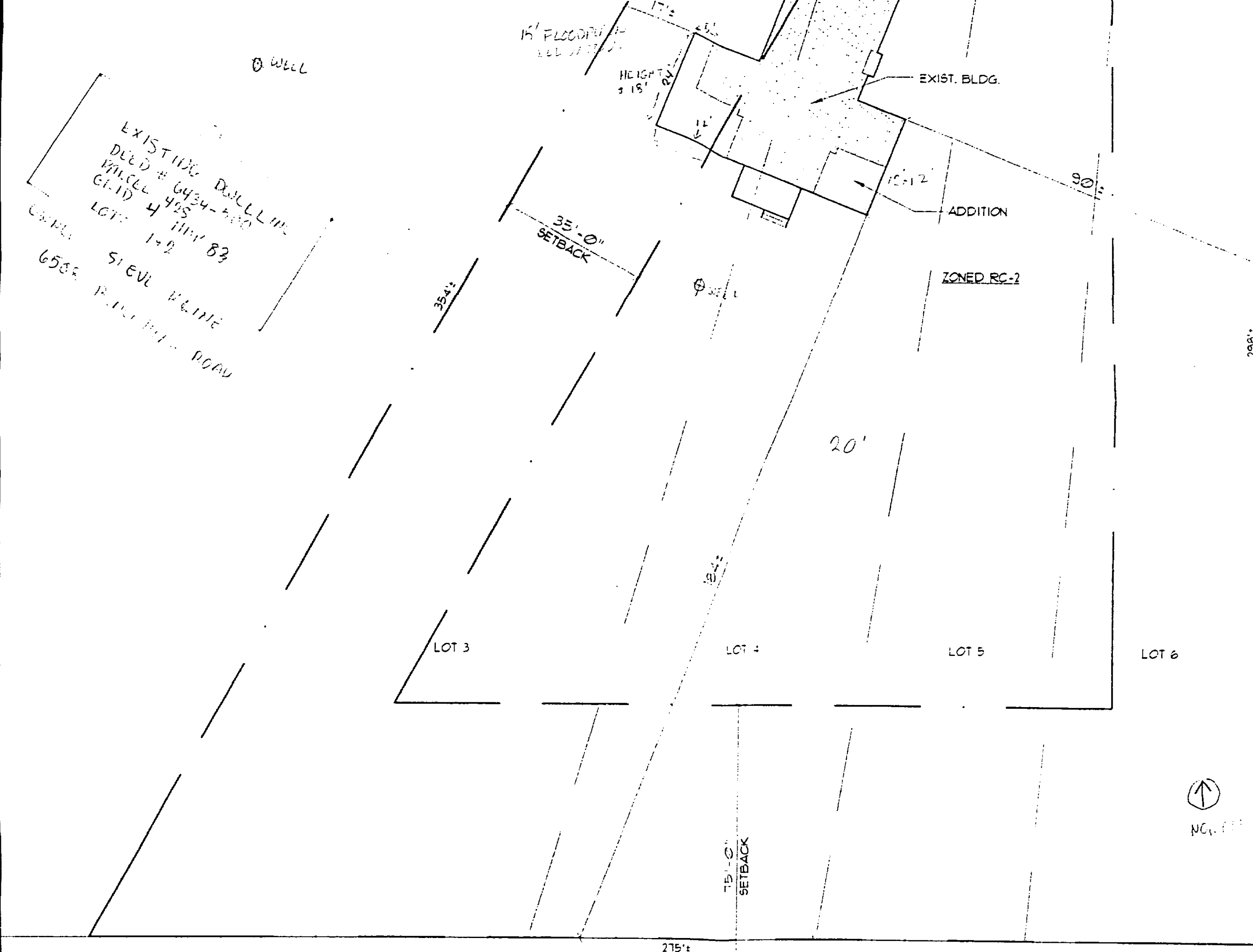
366.doc

PLAT TO ACCOMPLISH PETITION FOR BIRD RIVER ZONING VARIANCE
2/18/97

PROPOSED ADDRESS 6512 BLACKHEAD ROAD
DIST. 15
MAY 88
MAY 11 4:28
LOT 3 4 5 6

PLAT 7 1610 70

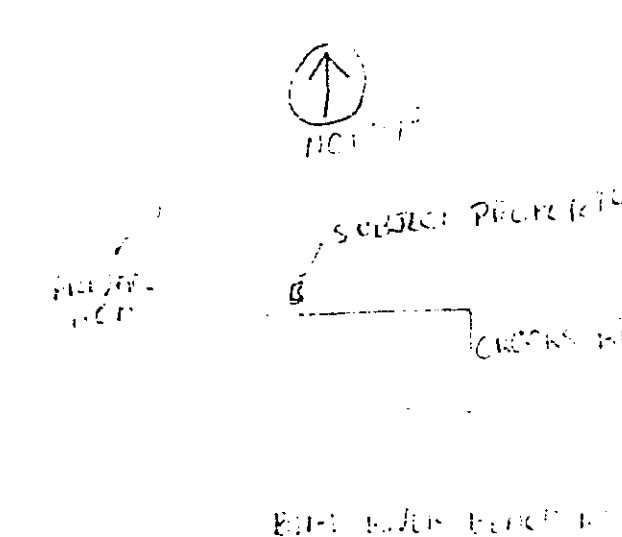
SCALE 1" = 20'



EXISTING
DWELLING
DIST. 1503-04
MAY 478
MAY 4
MAY 88
LOT 78

COWNER JOHN SPILLER
6516 BLACKHEAD RD

VICINITY MAP
SCALE 1" = 1000'

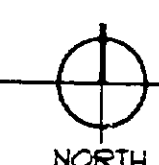


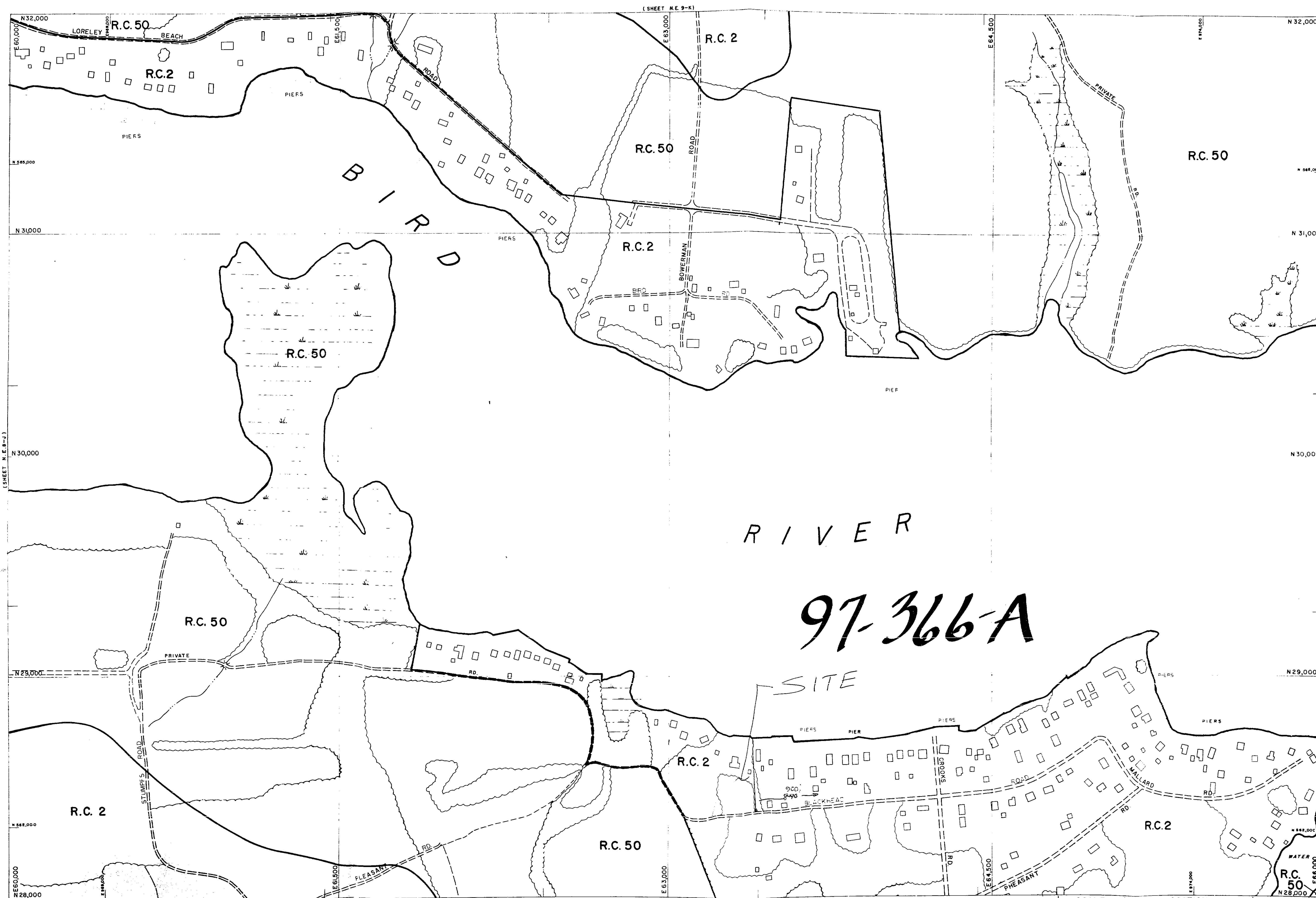
LOCATION INFORMATION:
CHESAPEAKE BAY DISTRICT 5
ELECTRIC DISTRICT 1E
1" 200' TIDE MAY # NL SK
LOT 3 4 5 6
51000 5000
SLOPE 1:1
RC 2

366

BLACK HEAD ROAD

97-366-A





M-NE MM-NW
M-SE MM-SW

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

#366

SCALE 1" = 200' ±	LOCATION BIRD RIVER	SHEET N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	VICINITY	8-K



97-366-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±		# 36
DATE	BIRD RIVER	N.E.
OF	VICINITY	8-K
PHOTOGRAPHY		
JANUARY		
1986		

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
N/S Blackhead Road, 500' W of the c/l of Crooks Road * DEPUTY ZONING COMMISSIONER
(6512 Blackhead Road) * OF BALTIMORE COUNTY
15th Election District
5th Councilmanic District * Case No. 97-366-A
Henry R. Stromberger, et ux
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 6512 Blackhead Road, which is located in the vicinity of Crooks Road and fronts on Bird River in Chase. The Petition was filed by the owners of the property, Henry R. and Sandra J. Stromberger. The Petitioners seek relief from Section 1A01.1.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 17 feet in lieu of the minimum required 30 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted as evidence and marked as Petitioner's Exhibit 1.

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- 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 posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 31st day of March, 1997 that the Petition for Administrative Variance seeking relief from Section 1A01.1.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 17 feet in lieu of the minimum required 30 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, 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) Compliance with the Zoning Plans Advisory Committee elements submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated March 17, 1997, a copy of which is attached hereto and made a part hereof.

- 3) When applying for a building permit, the site plan 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 March 17, 1997, attached hereto and made a part hereof.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 3/31/97
By [Signature]

ORDER RECEIVED FOR FILING
Date 3/31/97
By [Signature]

ORDER RECEIVED FOR FILING
Date 3/31/97
By [Signature]

ORDER RECEIVED FOR FILING
Date 3/31/97
By [Signature]

- 4 -

Attach original petition Due Date March 17, 1997
To: Arnold L. Jablon
From: Robert A. Wirth RAC/jgg
Subject: Zoning Item #366
Stromberger, 6512 Blackhead Road
Zoning Advisory Committee Meeting of March 10, 1997

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ✓ - The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
 - ✓ - 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).

The proposed addition is partially within the 100 foot tidal buffer. Consequently, an administrative variance must be requested from and granted by DEPRM in order for the addition to be built in the buffer. The petitioner should contact Mr. Glenn Shaffer of DEPRM at 887-3980 for further details.

Henry & Sandra Stromberger

Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

March 31, 1997

Mr. & Mrs. Henry R. Stromberger
6512 Blackhead Road
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Blackhead Road, 900' W of the c/l of Crooks Road
(6512 Blackhead Road)
15th Election District - 5th Councilmanic District
Henry R. Stromberger, et ux - Petitioners
Case No. 97-366-A

Dear Mr. & Mrs. Stromberger:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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 Permits and Development Management Office at 887-3391.

Very truly yours,

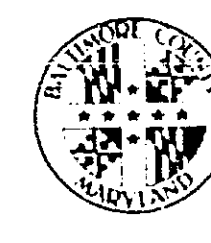
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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

DEPRM; People's Counsel

Case File



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 6512 BLACKHEAD ROAD which is presently zoned RC 2

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 1A01.1.1, B.3 (B.C.Z.R.)

To allow an addition with a side yard setback of 17 feet in lieu of the minimum required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty. REASON: ZONING REGULATIONS CHANGE & NOT FOR PRACTICAL DIFFICULTY. 1. BASED ON PRIOR ZONING REGULATIONS, DWELLING IS 22 FEET FROM PROPERTY LINE AND CANNOT BE BROUGHT INTO COMPLIANCE. 2. A 5' ADDITION BRINGING THE DWELLING WITHIN 17' OF THE PROPERTY LINE IS THE MINIMUM AMOUNT NEEDED TO CREATE SUFFICIENT SPACE FOR A 2ND BEDROOM/BATH. 3. 17' SETBACK WOULD STILL ALLOW ADEQUATE SPACE BETWEEN DWELLINGS AND NOT IMPACT PUBLIC SAFETY OR WELFARE. Property is to be posted and advertised as prescribed by Zoning Regulations. I/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.

Contact/Plaintiff/Lessee

Type of Petitioner

Signature

Address

City

State

Zip Code

Signature

Address

City

State

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97-366-A
ZONING DESCRIPTION

Zoning description for 6512 Blackhead Road.

Beginning at a point on the north side of Blackhead Road which is 25 feet wide at the distance of approximately 900 feet west of the centerline of the nearest improved intersecting street Crooks Road which is 30 feet wide. Being lots 3, 4, 5, 6 as recorded in Baltimore County Plat Book #7 Folio #70 containing approximately 56620 square feet. Also known as 6512 Blackhead Road and located in the 15th Election District and 5th Councilmanic District.

366

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

No. 032650

DATE 2-26-97 ACCOUNT P-001-615-000

AMOUNT \$ 50.00

RECEIVED FROM: Strohberger
6512 Blackhead Rd. ITEM 366

FOR: 01 Variance \$50.00 TAKEN BY JDF

03491#0209#1CHRC \$50.00
PA 002-32PH02-26-97

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

RE: Case No.: 97-366-A
Petitioner/Developer: HENRY STROMBERGER
Date of Hearing/Closing: 3/24/97

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
6512 Blackhead Road Baltimore, MD 21220

The sign(s) were posted on 3-7-97
(Month, Day, Year)

Sincerely,

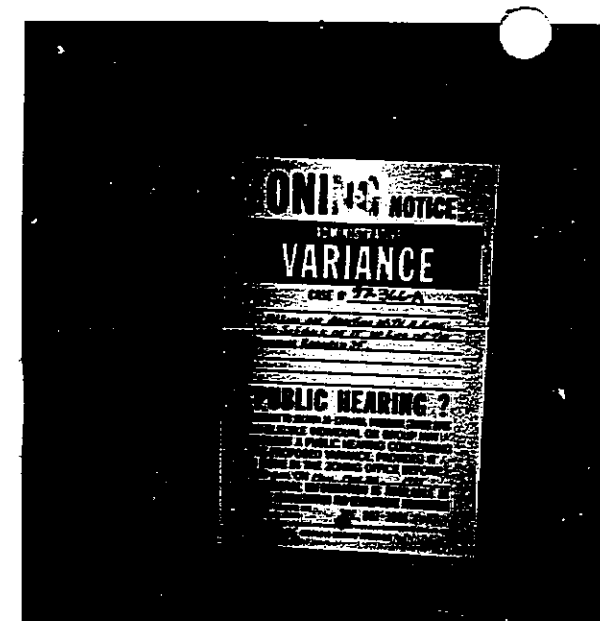
Thomas P. Ode, Jr.
(Signature of Sign Poster and Date)

Thomas P. Ode, Jr.
(Printed Name)

325 Nicholson Road
(Address)

Baltimore, Maryland 21211
(City, State, Zip Code)

(410) 687-8485
(Telephone Number)



97-366-A

Exhibit A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3-9-97

Format for Sign Printing: Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE
VARIANCE

Case No.: 97-366-A

TO ALLOW AN ADDITION WITH A SIDE
YARD SETBACK OF 17' IN LIEU OF THE
MINIMUM REQUIRED 35'

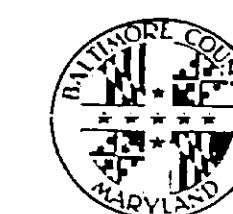
PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON
MARCH 24, 1997.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

996
post2.doc



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 366

Petitioner: HENRY STROMBERGER

Location: 6512 BLACKHEAD RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: HENRY STROMBERGER

ADDRESS: 6512 BLACKHEAD RD

BALTIMORE, MD 21220

PHONE NUMBER: (410) 335 5149

AJ:ggs

(Revised 09/24/96)

-16-



Baltimore County
Department of Permits and
Development Management

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

March 7, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-366-A
6512 Blackhead Road
W/S Blackhead Road, 900' W of 471 Crooks Road
15th Election District - 5th Councilmanic
Legal Owner(s): Henry R. Strohberger and Sandra J. Strohberger
Post by Date: 3/9/97
Closing Date: 3/24/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.

2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.

3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. By the end of the review period, (a) deny the requested relief; or (b) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.

4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, 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
Arnold Jablon
Director

cc: Henry and Sandra Strohberger



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 3-11-97
Item No. 366 JRF

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 Gredein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is
Maryland Relay Service for Individuals with Hearing Loss
1-800-735-2258
Mailing Address: P.O. Box 7175, Baltimore, MD 21207-0717
Street Address: 707 North Calvert Street, Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 10, 1997

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. 339, 357, 360, 361, 364, 365, 366, and 367

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: *David L. Winstead*

PK/JL

ITEM339/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: March 17, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for March 17, 1997
Item No. 366

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to Tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development. The Flood Protection Elevation (FPE) is 11.2 feet for this site.

RWB:HCO:jrb

cc: File

ZONE317.366

Baltimore County Government
Fire Department

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

(410) 887-4500

March 12, 1997

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 MEETINGS of March 10, 1997.

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:

355, 356, 357, 358, 359, 360, 361, 362, 364, 365, 366, & 367



Printed on Recycled Paper

Attach original petition

Due Date March 17, 1997

To: Arnold L. Jablon

From: Robert A. Wirth *RAW/jg*

Subject: Zoning Item #366

Stromberger, 6512 Blackhead Road

Zoning Advisory Committee Meeting of March 10, 1997

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ✓ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
 - ✓ 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).

The proposed addition is partially within the 100 foot tidal buffer. Consequently, an administrative variance must be requested from and granted by DEPRM in order for the addition to be built in the buffer. The petitioner should contact Mr. Glenn Shaffer of DEPRM at 887-3380 for further details.

c: Henry & Sandra Stromberger

366.doc

PLAT TO ACCOMPLISH PETITION FOR BIRD RIVER ZONING VARIANCE
2/18/97

PROPOSED ADDRESS 6512 BLACKHEAD ROAD

DIST. 15
MAY 88
MAY 11 4:28
LOT 3 4 5 6

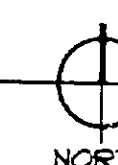
PLAT 7 1610 70

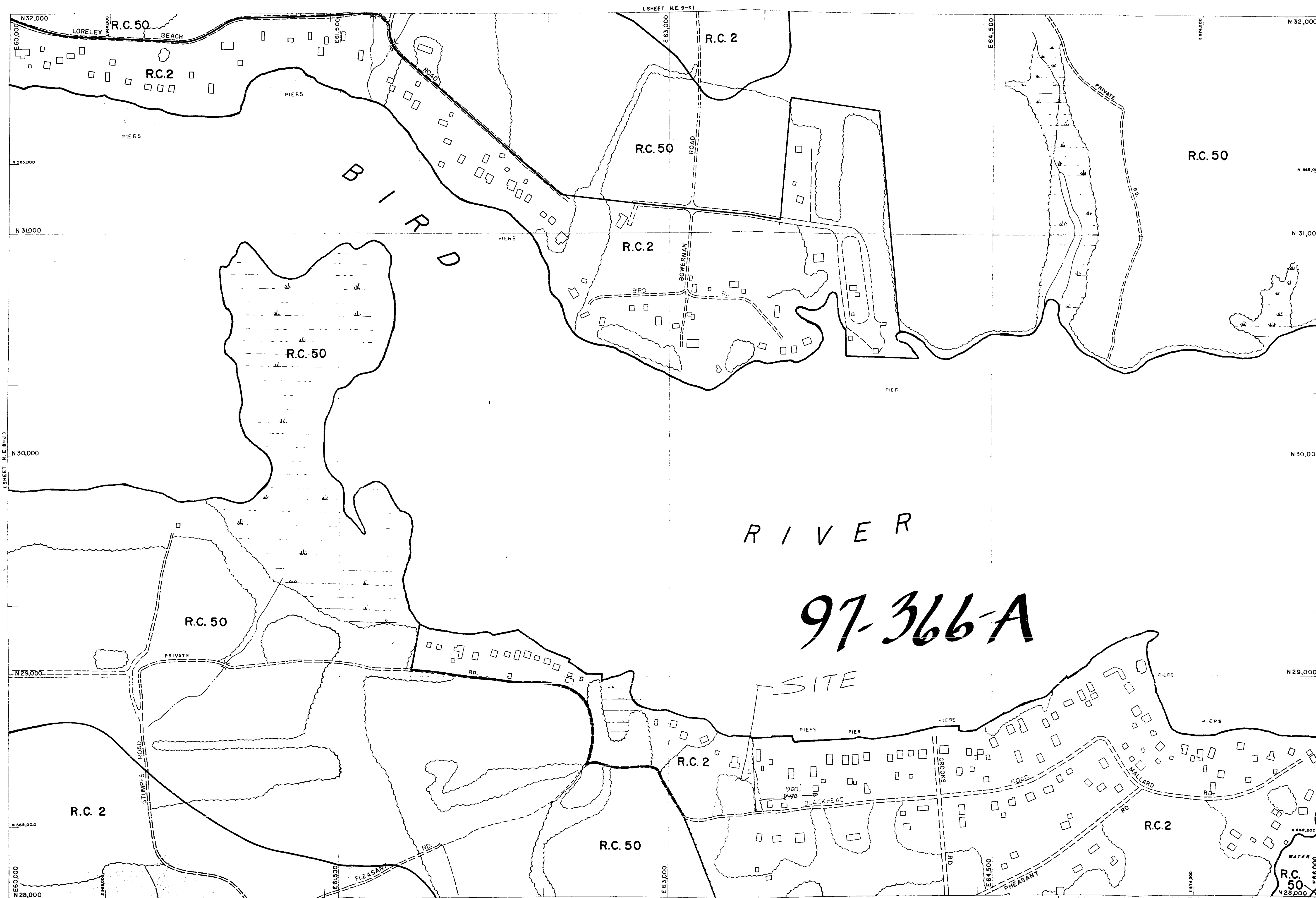
SCALE 1" = 20'



BLACK HEAD ROAD

97-366-A





M-NE MM-NW
M-SE MM-SW

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

#366

SCALE 1" = 200' ±	LOCATION BIRD RIVER	SHEET N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	VICINITY	8-K