

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
 NE/S L'Hirondelle Club Rd. 450' SW of c/l Lake Roland Drive
 7512 L'Hirondelle Club Road
 9th Election District
 4th Councilmanic District
 Pierce J. Flanigan III, et ux
 Petitioners

* BEFORE THE
 * ZONING COMMISSIONER
 * OF BALTIMORE COUNTY
 * Case No. 97-386-A
 *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Pierce J. Flanigan III and Susan W. Flanigan, his wife, for that property known as 7512 L'Hirondelle Club Road in the Ruxton section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit side yard and rear yard setbacks of 2-1/2 ft. and 15 ft., in lieu of 20 ft. and 50 ft., respectively; and a side yard sum of 17-1/2 ft. in lieu of 50 ft., for a proposed addition, in a D.R.1 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

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

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

ORDER REQUIRED FOR FILING
 Date 4/9/97
 By M. D. [Signature]

100 100


Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of April 1997 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit side yard and rear yard setbacks of 2-1/2 ft. and 15 ft., in lieu of 20 ft. and 50 ft., respectively; and a side yard sum of 17-1/2 ft. in lieu of 50 ft., for a proposed addition, in a D.R.1 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, The Department of Environmental Protection and Resource Management (DEPRM) dated April 1, 1997, are adopted in their entirety and made a part of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

4/9/97
M. G. G. G.
Date

LES:mmn



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

April 9, 1997

Mr. and Mrs. Pierce J. Flanigan III
7512 L'Hirondelle Club Road
Ruxton, Maryland 21204

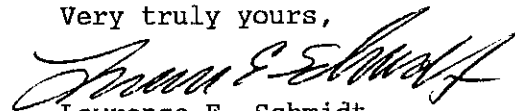
RE: Petition for Administrative Variance
Case No. 97-386-A
Property: 7512 L'Hirondelle Club Road

Dear Mr. and Mrs. Flanigan:

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

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

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Ziger/Snead, Inc., Architects, 1006 Morton St., Balto. Md. 21201





Petition for Administrative Variance

97-386-A

to the Zoning Commissioner of Baltimore County

for the property located at 7512 L' HIRONDELLE CLUB ROAD
RUXTON, MD 21204

which is presently zoned D.R. 1

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)

ARTICLE 1B - DENSITY RESIDENTIAL ZONES:

SECTION 1B02.3, C, 1 to permit side + rear setbacks of 2 1/2' and 15' in lieu of 20' and 50'; and a side yard sum of 17 1/2' in lieu of 50'.

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

EXISTING HOUSE SITED ON STEEPLY SLOPING TOPOGRAPHY AND ITS CONSTRUCTION PREDATES ZONING REQUIREMENTS. SEE ATTACHED "AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE".

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

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)

MR. PIERCE J. FLANIGAN III

(Type or Print Name)

Signature

MRS. SUSAN W. FLANIGAN

(Type or Print Name)

Signature

7512 L'HIRONDELLE CLUB ROAD

Address Phone No

RUXTON, MD 21204 (410) 583-7639 (H)

City State Zipcode (410) 467-5900 (W)

Name, Address and phone number of representative to be contacted

ZIGER/SNEAD, INC. ARCHITECTS

Name

1006 MORTON STREET (410) 576-9131

Address Phone No

BALTIMORE, MD 21201

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 repasted.

Zoning Commissioner of Baltimore County

REVIEWED BY: *ML*

DATE: 3/12/97

ESTIMATED POSTING DATE: 3/23/97



Printed with Soybean Ink on Recycled Paper

ITEM #: 386

Affidavit in support of Administrative Variance

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

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

That the Affiant(s) does/do presently reside at 7512 L'HIRONDELLE CLUB ROAD
address
RUXTON, MD 21204
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)

SEE ATTACHED EXPLANATION

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.

Pierce J. Flanigan III
(signature)
PIERCE J. FLANIGAN III
(type or print name)



Susan W. Flanigan
(signature)
SUSAN W. FLANIGAN
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of March, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Pierce J. Flanigan, III & Susan W. Flanigan

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

AS WITNESS my hand and Notarial Seal.

March 4, 1997
date

Jill Z. Kiefer
NOTARY PUBLIC

My Commission Expires: July 27, 1998

February 24, 1997

RE: Application for Zoning Variance

ATTACHMENT TO
AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE

7512 L'Hirondelle Club Road
Ruxton, Maryland 21204

The construction of the existing house, listed as 1936 in County tax records, predates current Baltimore County zoning requirements. Located on a large, irregularly shaped lot with predominately steep topography, the house is arranged in a linear fashion, parallel to the site contours. It has, largely out of necessity, large portions of its footprint lying adjacent to and within those zones which are now defined as the "Side-Yard" and "Rear-Yard".

In order to suit the organization of the existing house, the proposed Family Room addition should be located adjacent to the end of the house which already happens to be within the Rear-Yard zone. The addition is itself shown partially within this zone, however it is further from the rear lot line than the existing house. To locate this construction somewhere actually within the required setbacks would create numerous organizational, aesthetic, and other difficulties and raise construction costs significantly.

Similarly, the proposed accessory structures, a Swimming Pool and a Garage with attached porch must be laid out roughly along the same elevation contours as the existing house in order to avoid making large changes to the existing site grades. This will only be possible if they are situated within the Side-Yard setback zone.

In summary, both the particular siting of the existing house and the steep grades encountered on the property dictate that, to be in strict conformance with the Zoning Regulations, any alternate layout of the new required amenities on the site would require an inconvenient arrangement adversely impacting the aesthetics of the existing house, and would involve significant and unwarranted, additional expense.

386

February 24, 1997

97-386-A

RE: Application for Zoning Variance

ZONING DESCRIPTION FOR 7512 L'Hirondelle Club Road, Ruxton, MD 21204

Beginning for Parcel No.1 at a point in the last line of the land where it is intersected by the center line of a private road leading from the property adjoining the property on the north, said beginning being at the distance of 498'9", more or less, easterly from the beginning of the land running thence binding on the center of a said private road the four following courses and distances as now surveyed: S47°53'E 50', S36°32'E 50', S32°09'E 100' and S29°19'E 59'4" thence leaving said road N66°42'E 228'9", to the center line of a said private road thence binding on the said center line the two following courses and distances N15°25'W 55'3" and N11°58'W 50' to intersect the last line of the land and thence binding on part of said last line N87°W 334'9" to the beginning. Containing 1 acre of land, more or less.

Beginning for Parcel No.2 at the center of a private road at the beginning of the last line of a parcel of land thence running with and binding on said last line and binding reversely on a part of the third line of a parcel of land, N89°W 334.98' to the center of a private road N58°46'41"W 13.22' thence still running for lines of division the four following courses and distances, viz. N31°13'19"E 21.81' thence N73°49'46"E 15.28' to a point distant 30' measured northerly at right angles to the first line of the lot now being described thence S89°E 313.48' to the center of the private road thence binding on the center of said private road S12°47' 30.89' to the place of beginning. Containing 0.23 acres of land, more or less.

As recorded in Deed Liber 6439 Page 333 and 334. Also known as 7512 L'Hirondelle Club Road, Ruxton, MD 21204 and located in the 9th Election District, 4th Councilmanic District.

111

CERTIFICATE OF POSTING

RE: Case # 97-386-A

Petitioner/Developer:
(Pierce J. Flanigan III)
Date of Posting/Closing:
(April 7, 1997)

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

_____ 7512 L'hirondelle Club Road Baltimore, Maryland 21204 _____

The sign(s) were posted on _____ March 20, 1997 _____
(Month, Day, Year)

Sincerely,

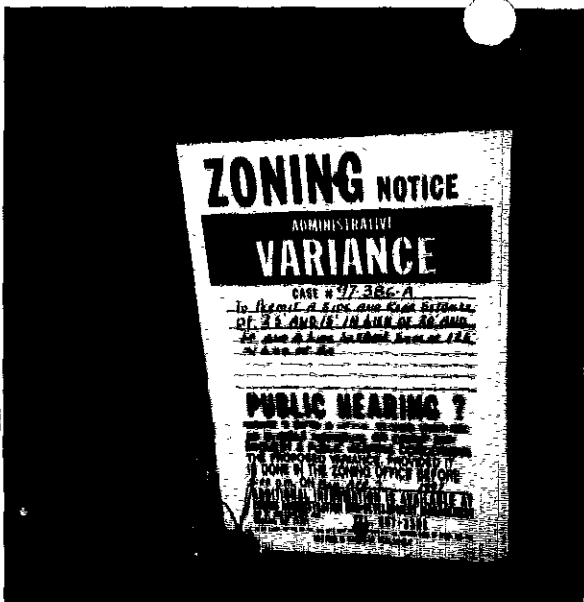
Thomas P. Ogle 3/20/97
(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____
(Printed Name)

_____ 325 Nicholson Road _____
(Address)

_____ Baltimore, Maryland 21221 _____

(410) 487-3400
(Telephone Number)



97-386-A

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

No. 028709

97-386-A

DATE 3/12/97 ACCOUNT 01-615

Item: 386

Bv: MTK

AMOUNT \$ 50.00

RECEIVED FROM: Ziger/Snead - 7512 L'Abromeille Club Rd

FOR: 010-Rcs Var (Admin) - \$50.00

03A91#0084MICHRC

BA COLL#25AM03-12-97

\$50.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER



Baltimore County
 Department of Permits and
 Development Management

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

47-386-A

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

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

 ARNOLD JABLON, DIRECTOR

 For newspaper advertising:

Item No.: 386 Petitioner: Pierce J. Flanigan III
 Location: 7512 L'Hirondelle Club Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PIERCE J. FLANIGAN III

ADDRESS: 7512 L'HIRONDELLE CLUB ROAD

RUXTON, MD 21204

PHONE NUMBER: (410) 583-7639

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3/23/97.

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-386-A

to permit side + rear setbacks of 2 1/2' and 15'
in lieu of 20' and 50'; and a side yard sum
of 17 1/2' in lieu of 50'.

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**

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

97-386-A

March 21, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-386-A
7512 L'Hirondell Club Road
NE/S L'Hirondelle Club, 450' SW of c/l Lake Roland Drive
Legal Owner(s): Pierce J. Flanigan, II and Susan W. Flanigan
Post by Date: 3/23/97
Closing Date: 4/7/97

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.

Arnold Jablon
Director

cc: Pierce and Susan Flanigan
Ziger Snead, Inc.





Baltimore County
Department of Permits and
Development Management

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

April 1, 1997

Mr. and Mrs. Pierce Flanigan
7512 L'Hirondelle Club Road
Ruxton, MD 21204

RE: Item No.: 386
Case No.: 97-386-A
Petitioner: Pierce Flanigan, et ux

Dear Mr. and Mrs. Flanigan:

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 March 12, 1997.

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

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

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Attach original petition

Due Date 4/1/97

To: Arnold L. Jablon

From: Robert A. Wirth *RAW/gp*

Subject: Zoning Item _____ #386

7512 L'Hirondelle Club Road, Ruxton

Zoning Advisory Committee Meeting of _____ March 24

_____ 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.

X 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).

X Ground Water Management: The proposed structure must be 20ft. from the septic system and septic reserve area.



**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 4-1-97
Item No. 386 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,

A handwritten signature in cursive script, appearing to read 'P. J. Gredlein'.

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

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

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 21, 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. 378, 380, 381, 382, 383, 385, (386), 391, and 392

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. Kern


PK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: March 31, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for March 31, 1997
Item Nos. 378, 379, 380, 381, 382, 383, 384, 385, 386, 387 & 391

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

RWB:HJO:cab

cc: File

ZONE331.NOC

Baltimore County Government
Fire Department



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

(410) 887-4500

March 31, 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 24, 1997

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

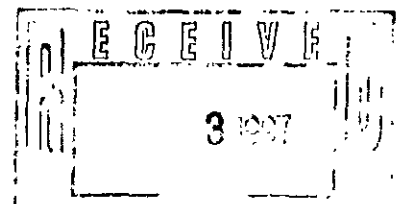
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

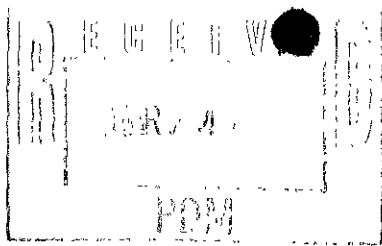
8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

380, 381, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392

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

cc: File





ZIGER/SNEAD

ZIGER/SNEAD INCORPORATED ARCHITECTS

1006 Morton Street

Baltimore, Maryland 21201

410.576.9131

Fax: 576.9159

97-386

TRANSMITTAL

To:	Zoning Review	Date:	03.21.97
	Dept. of Permits & Development Management	Project:	Flanigan Residence (Case 97-386)
	111 West Chesapeake Avenue, Rm 111	Z/S #	000101 9628.00
	Towson, MD 21204	Subject:	Zoning Variance
Attention:	Mitch Kellman	Sent via:	Mail

Copies	Date	Item	Action
12	3.17.97	Plat to Accompany Petition	A/B

#386
 Not Revised -
 Better Copy
 of Plat
 NO FEE PER WCR
 3/25/97

Sophia - 3/25/97
 As per Carl's request
 newer copy 12 plans

M. Loh

Total number of sheets including Transmittal:

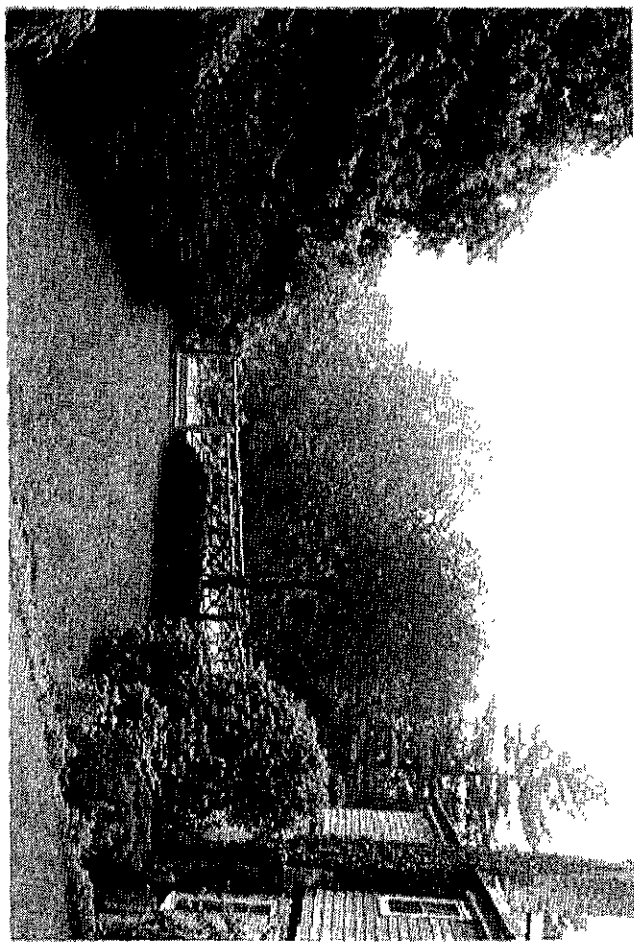
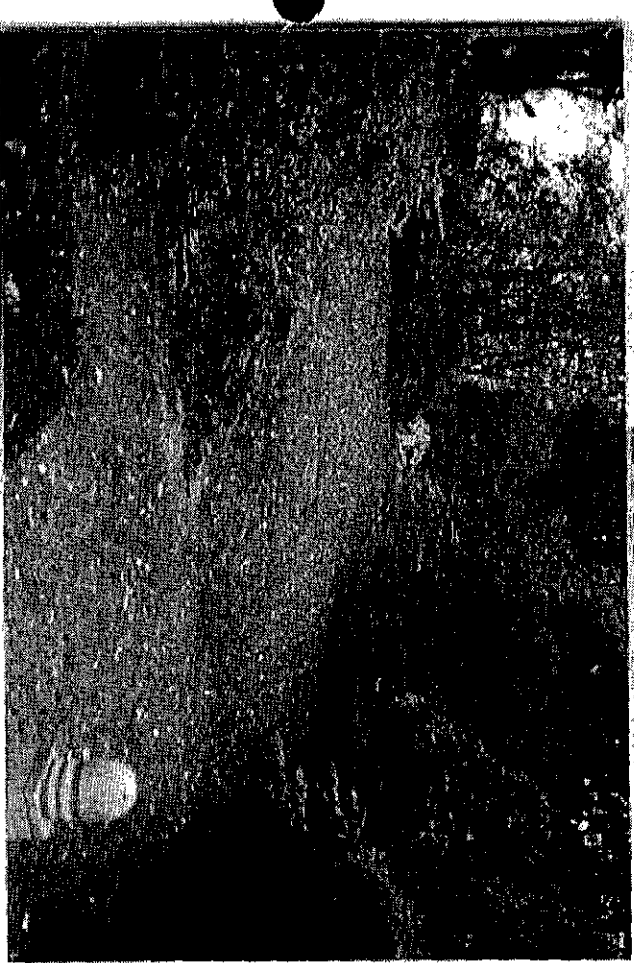
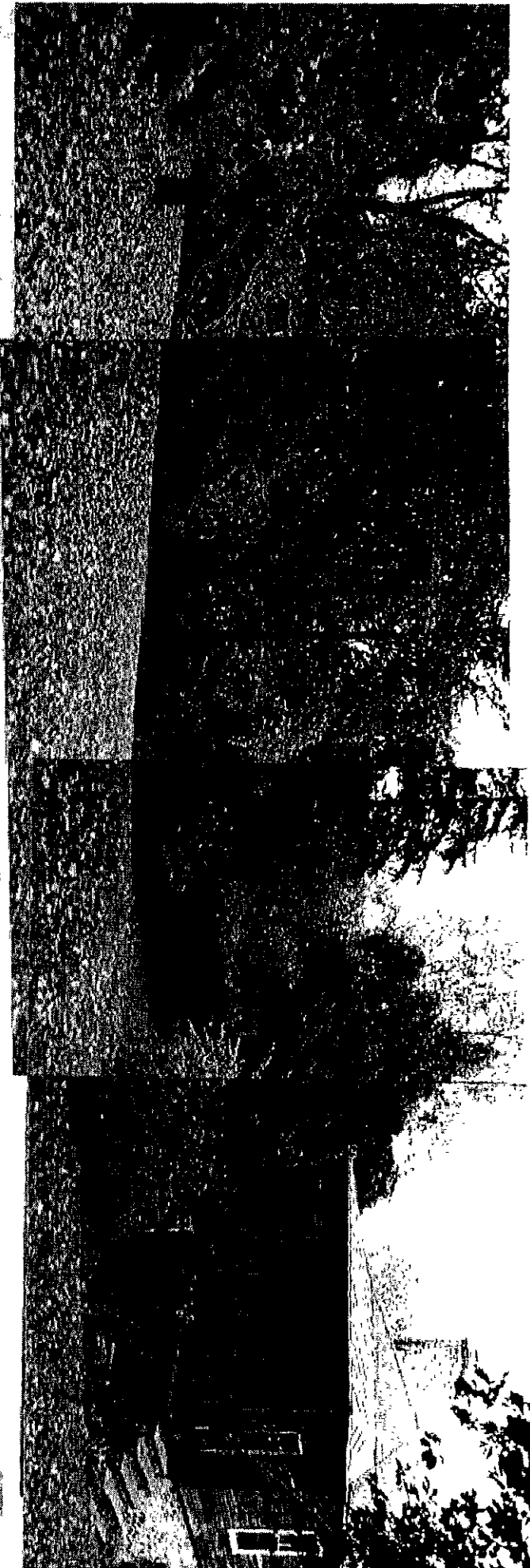
- Action Codes: A. As Requested B. For Your Information C. For Review & Comment D. For Approval E. Other (See Remarks)
 F. Approved G. Approved As Noted H. Revise & Resubmit I. Not Approved J. Not Reviewed

Remarks: If you have any questions at all, please feel free to call me. Thank you.

From: Ju Tan

Copies to:

9386

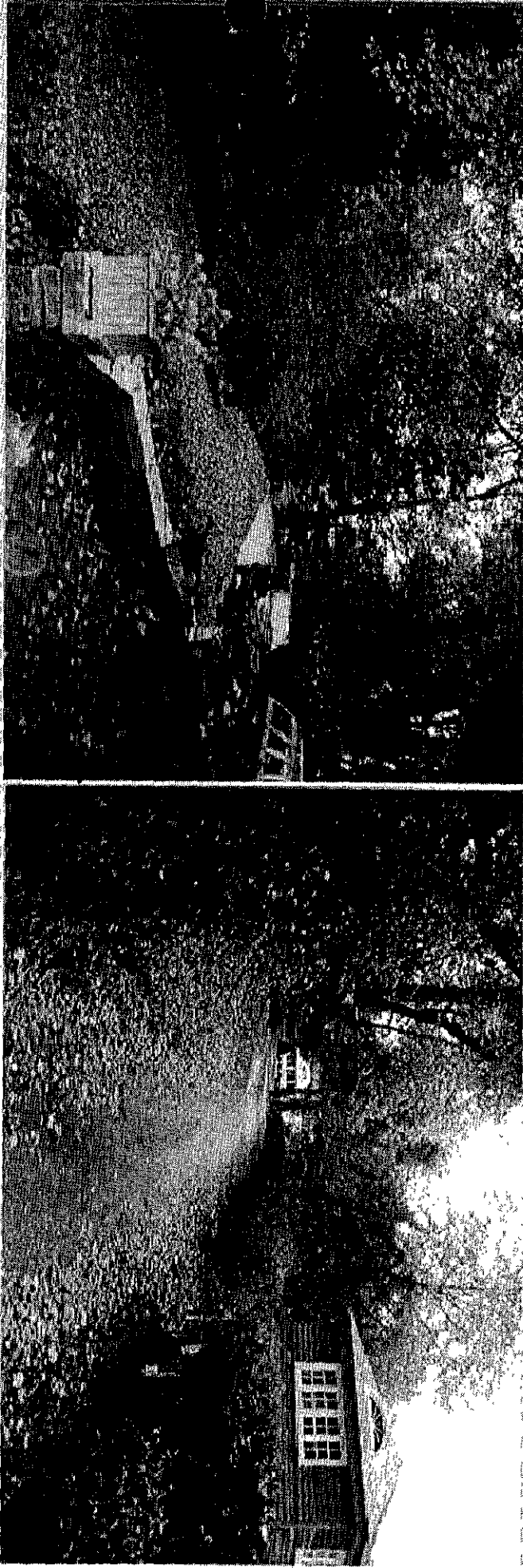


MICROFILMED

SITE PHOTOS FOR GARAGE AND POOL ADDITIONS

97-386-A

FLANIGAN RESIDENCE



SITE PHOTOS FOR FAMILY ROOM ADDITION

97.386-A

FLANIGAN RESIDENCE

286-2071-3/1/11
 reviewed
 marked 10/11

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 7512 L'HIRONDELLE CLUB ROAD, FORTON, MD 21044 see pages 5 & 6 of the CHECKLIST for additional required information

SUBDIVISION: N.A.

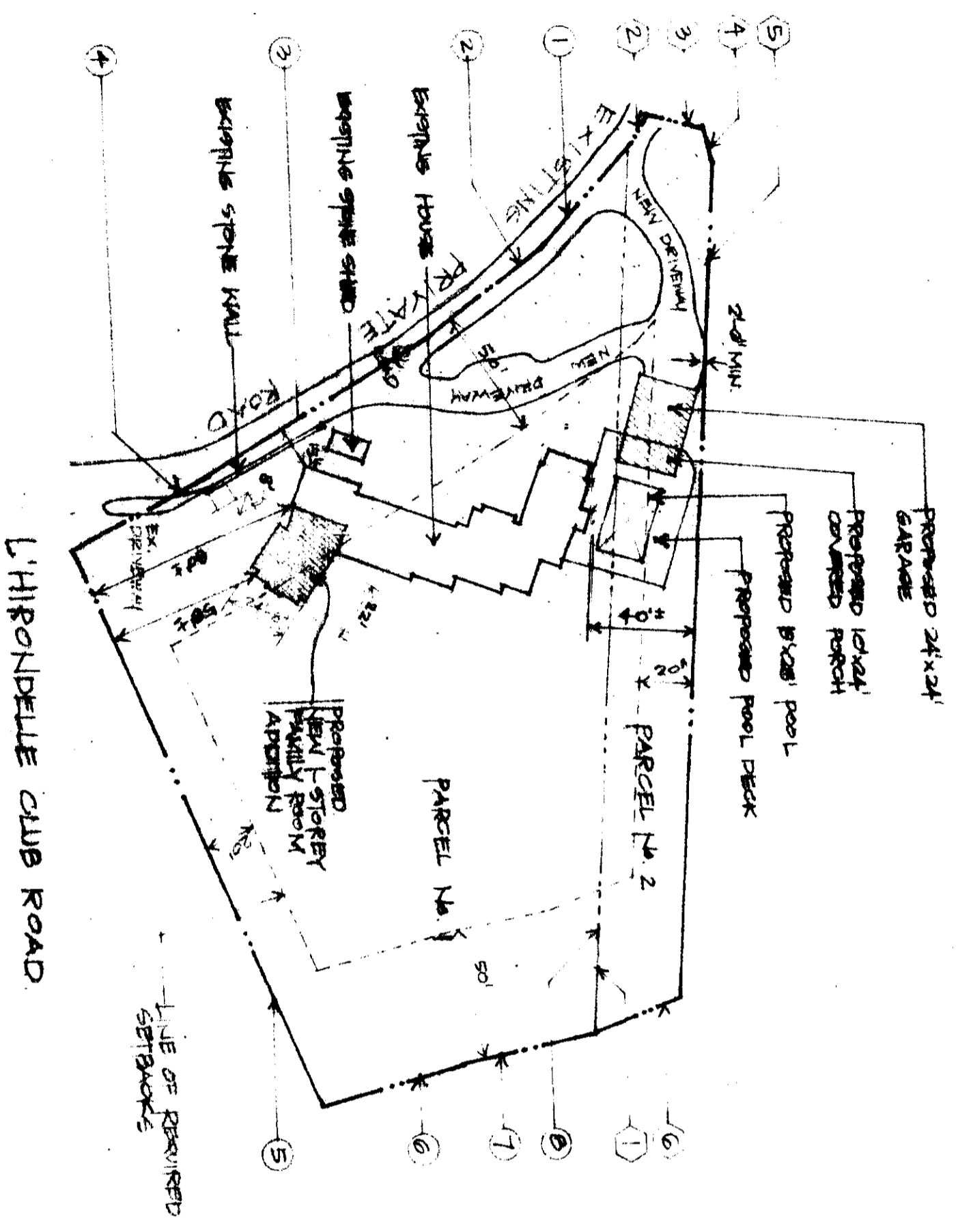
MAP: 69 SPUR # 16 PROJECT: 751 SPUR # 01


OWNER: PERCE J. PLATON III & SUSAN M. PLATON

CURBS & DISTANCES

PROJECT ID	1	2	3	4	5	6	7	8
5475.32	50'	50'	50'	50'	50'	50'	50'	50'
5363.24	50'	50'	50'	50'	50'	50'	50'	50'
5320.03	50'	50'	50'	50'	50'	50'	50'	50'
5297.17	50'	50'	50'	50'	50'	50'	50'	50'
5258.45	50'	50'	50'	50'	50'	50'	50'	50'
5254.1	50'	50'	50'	50'	50'	50'	50'	50'
5254.1	50'	50'	50'	50'	50'	50'	50'	50'
NSP W.	50'	50'	50'	50'	50'	50'	50'	50'

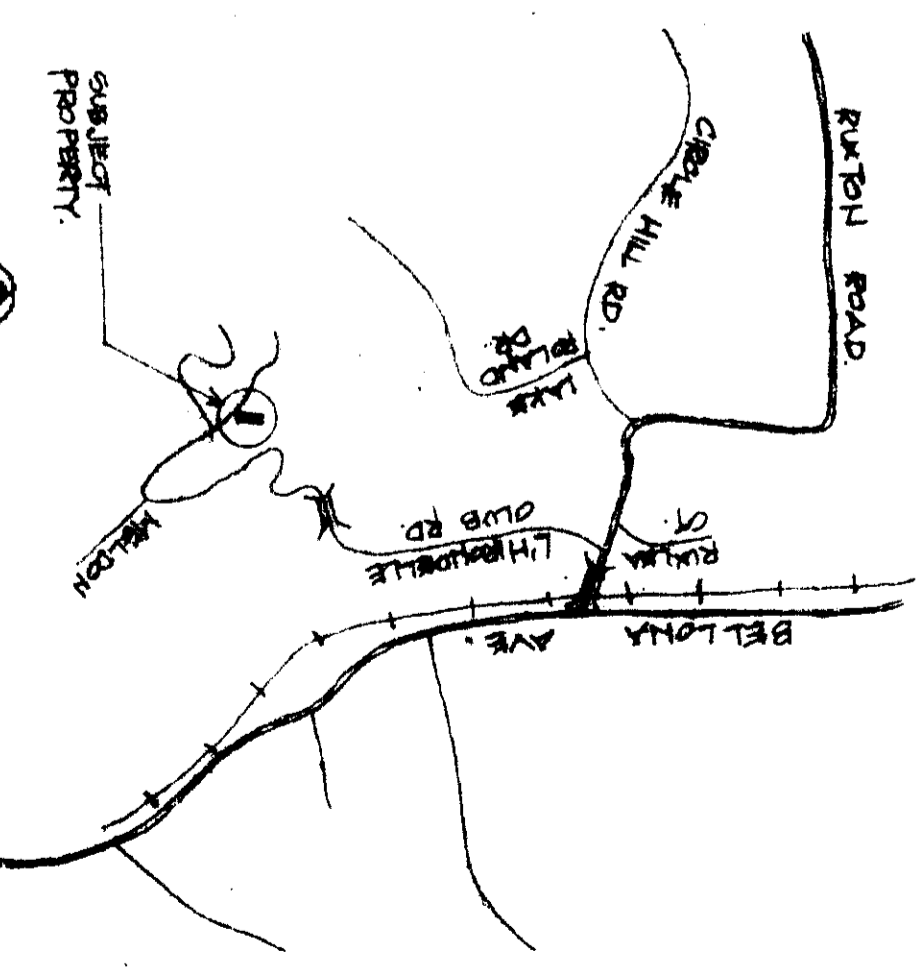
PARCEL NO.	1	2	3	4	5	6
494' N	54'	45'	54'	45'	54'	45'
151' 3.41'	15'	15'	15'	15'	15'	15'
119' 44.46'	15'	15'	15'	15'	15'	15'
520.15	23'	23'	23'	23'	23'	23'
512.471	30'	30'	30'	30'	30'	30'



North 

date: 3.12.97

prepared by: ZIGER/SHARP, INC. ARCHITECTS Scale of Drawing: 1"=50'-0"



LOCATION INFORMATION

Election District: **9**

Councilmanic District: **4**

1"=200 scale map: **MM-98**

Zoning: **P.R.1**

Lot size: **1.23** **53,578** square feet

SEWER: public private

WATER: public private

Chesapeake Bay Critical Area: YES NO

Prior Zoning Hearings: **NONE**

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 7512 CHESTERFIELD CANY ROAD, RUSTON, MISSISSIPPI. see pages 5 & 6 of the CHECKLIST for additional required information

OWNER: U.A.

DATE OF APPLICABLE ZONING ORDINANCE:

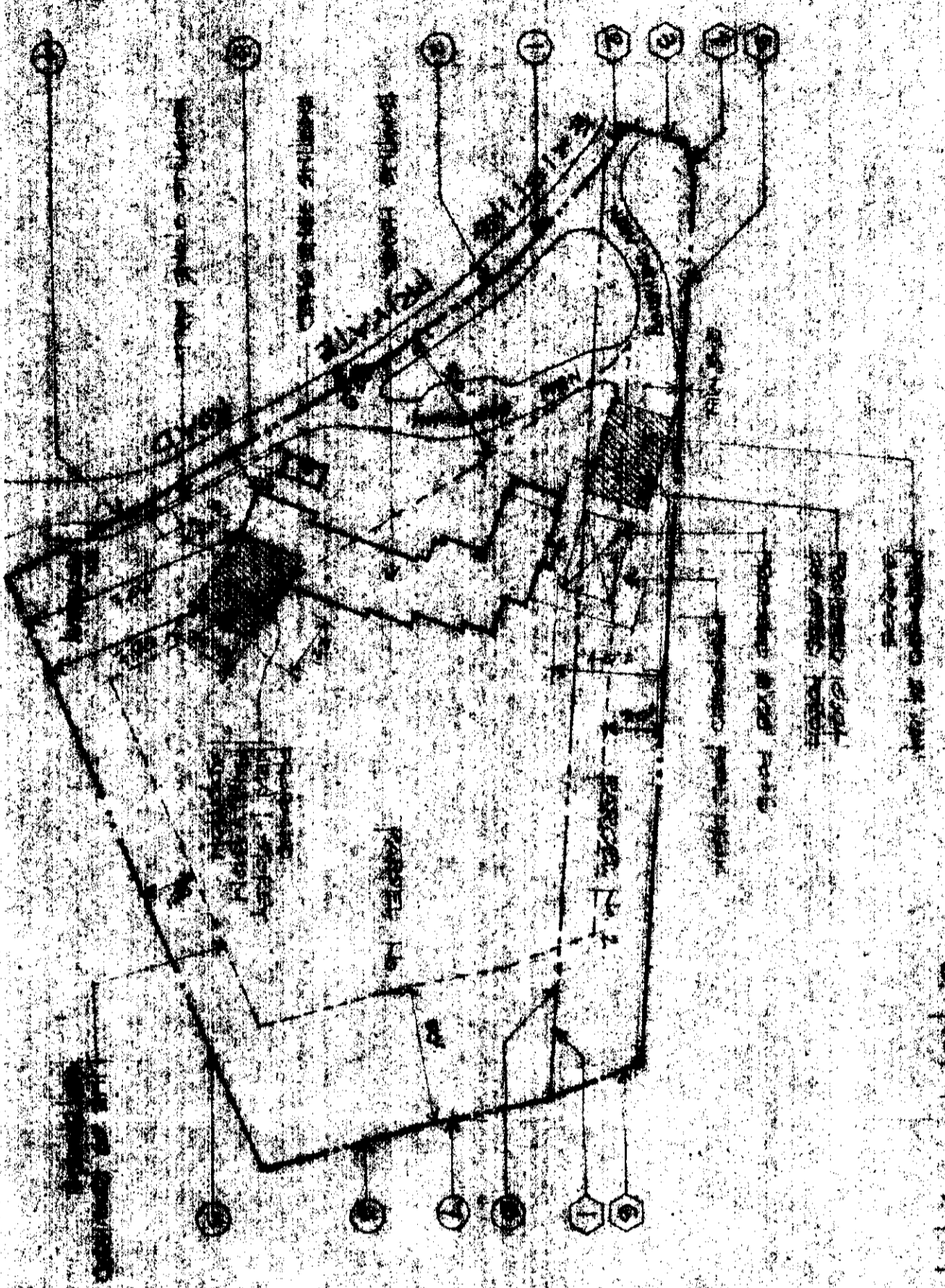
COMMENTS & REFERENCES:

PARCEL No. 1

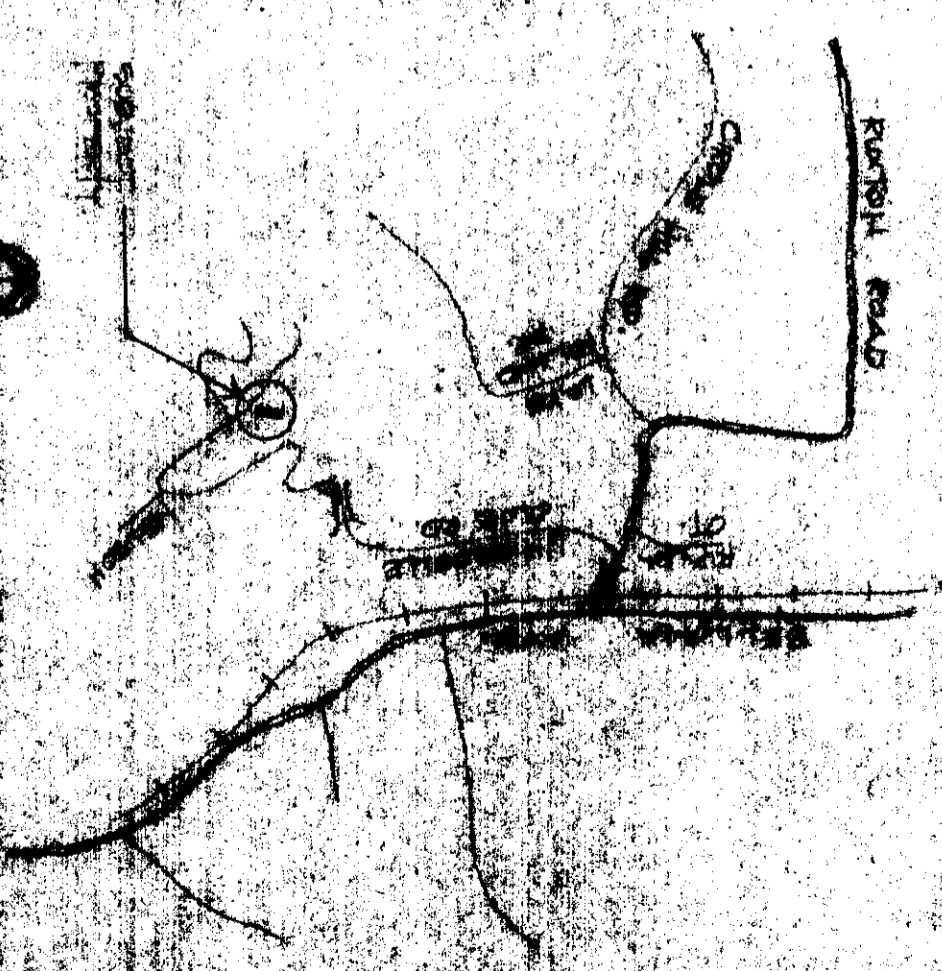
- 1. 0.25 AC
- 2. 0.25 AC
- 3. 0.25 AC
- 4. 0.25 AC
- 5. 0.25 AC
- 6. 0.25 AC
- 7. 0.25 AC
- 8. 0.25 AC
- 9. 0.25 AC
- 10. 0.25 AC
- 11. 0.25 AC
- 12. 0.25 AC
- 13. 0.25 AC
- 14. 0.25 AC
- 15. 0.25 AC
- 16. 0.25 AC
- 17. 0.25 AC
- 18. 0.25 AC
- 19. 0.25 AC
- 20. 0.25 AC

PARCEL No. 2

- 1. 1.00 AC
- 2. 1.00 AC
- 3. 1.00 AC
- 4. 1.00 AC
- 5. 1.00 AC
- 6. 1.00 AC
- 7. 1.00 AC
- 8. 1.00 AC
- 9. 1.00 AC
- 10. 1.00 AC
- 11. 1.00 AC
- 12. 1.00 AC
- 13. 1.00 AC
- 14. 1.00 AC
- 15. 1.00 AC
- 16. 1.00 AC
- 17. 1.00 AC
- 18. 1.00 AC
- 19. 1.00 AC
- 20. 1.00 AC



91-386-A



LOCATION INFORMATION

Block: District 1

Comprehensive Zoning: R-1

1-1/2 acre tract, 100' x 100'

Tract: 12.5

Lot: 12.5

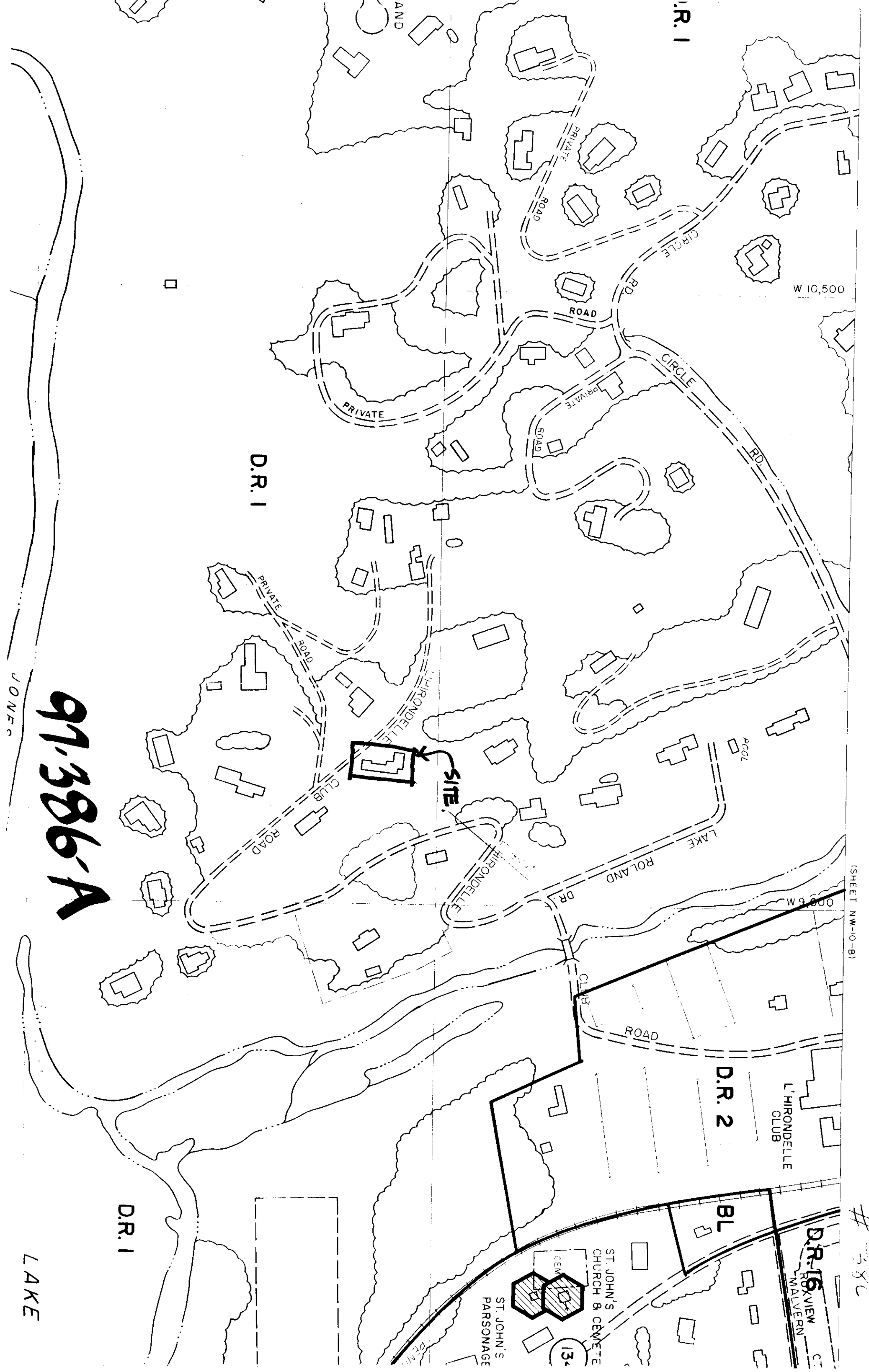
John P. ...

Consistent with original zoning
Prior Zoning: Residential Single-Family

ZONING OFFICE USE ONLY

Applicant: [Signature]

286



91-386-A

(SHEET NW-10-B)

386

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
NE/S L'Hirondelle Club Rd. 450' SW of c/1 Lake Roland Drive
7512 L'Hirondelle Club Road
9th Election District
4th Councilmanic District
Pierce J. Flanigan III, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-386-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Pierce J. Flanigan III and Susan W. Flanigan, his wife, for that property known as 7512 L'Hirondelle Club Road in the Ruxton section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit side yard and rear yard setbacks of 2-1/2 ft. and 15 ft., in lieu of 20 ft. and 50 ft., respectively; and a side yard sum of 17-1/2 ft. in lieu of 50 ft., for a proposed addition, in a D.R.1 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

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

Section 207.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of April 1997 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit side yard and rear yard setbacks of 2-1/2 ft. and 15 ft., in lieu of 20 ft. and 50 ft., respectively; and a side yard sum of 17-1/2 ft. in lieu of 50 ft., for a proposed addition, in a D.R.1 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, The Department of Environmental Protection and Resource Management (DEPRM) dated April 1, 1997, are adopted in their entirety and made a part of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

UPHELD BY THE ZONING COMMISSIONER
DATE 4/9/97
BY [Signature]

LES:mmm



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

April 9, 1997

Mr. and Mrs. Pierce J. Flanigan III
7512 L'Hirondelle Club Road
Ruxton, Maryland 21204

RE: Petition for Administrative Variance
Case No. 97-386-A
Property: 7512 L'Hirondelle Club Road

Dear Mr. and Mrs. Flanigan:

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

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

Very truly yours,
[Signature]
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.
cc: Ziger/Snead, Inc., Architects, 1006 Morton St., Balto. Md. 21201



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 7512 L'HIRONDELLE CLUB ROAD
RUXTON, MD 21204
which is presently zoned D.R. 1

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

ARTICLE 1B - DENSITY RESIDENTIAL ZONES
SECTION 1B02.3.C.1 to permit side + rear setbacks of 2 1/2' and 15' in lieu of 20' and 50', and a side yard sum of 17 1/2' in lieu of 50' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

EXISTING HOUSE SITED ON STEEPLY SLOPING TOPOGRAPHY AND ITS CONSTRUCTION PREDATES ZONING REQUIREMENTS. SEE ATTACHED "AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE".

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.

Contact Person/Ressee
Type or Print Name: MR. PIERCE J. FLANIGAN III
Signature: [Signature]
Address: 7512 L'HIRONDELLE CLUB ROAD
City: RUXTON, MD 21204
State: MD
Zip Code: 21204
Phone No: (410) 583-7639 (H)
(410) 462-5900 (W)
Name, Address and phone number of representative to be contacted:
ZIGER/SNEAD, INC. ARCHITECTS
1006 MORTON STREET (410) 576-9131
BALTIMORE, MD 21201

A Public Hearing having been requested (which should be required) an order by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1997, that the subject matter of this petition be set for a public hearing, advertised, or referred to the Zoning Regulations of Baltimore County, in the new location of the office of the Zoning Commissioner of Baltimore County, and that the property be recorded.

REVIEWED BY: [Signature] DATE: 3/20/97
ESTIMATED POSTING DATE: 3/20/97
ITEM #: 386

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with respect thereto.

That the Affiant(s) does/do presently reside at:
7512 L'HIRONDELLE CLUB ROAD
RUXTON, MD 21204

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: (include names or practice address)

SEE ATTACHED EXPLANATION

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

[Signatures of Pierce J. Flanigan III and Susan W. Flanigan]
PIERCE J. FLANIGAN III
SUSAN W. FLANIGAN

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:
I HEREBY CERTIFY, this 4th day of March, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notary Seal
March 4, 1997
[Signature]
My Commission Expires July 27, 1998

February 24, 1997

RE: Application for Zoning Variance

ATTACHMENT TO
AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE

7512 L'Hirondelle Club Road
Ruxton, Maryland 21204

The construction of the existing house, listed as 1936 in County tax records, predates current Baltimore County zoning requirements. Located on a large, irregularly shaped lot with predominately steep topography, the house is arranged in a linear fashion, parallel to the site contours. It has, largely out of necessity, large portions of its footprint lying adjacent to and within those zones which are now defined as the "Side-Yard" and "Rear-Yard".

In order to suit the organization of the existing house, the proposed Family Room addition should be located adjacent to the end of the house which already happens to be within the Rear-Yard zone. The addition is itself shown partially within this zone, however it is further from the rear lot line than the existing house. To locate this construction somewhere actually within the required setbacks would create numerous organizational, aesthetic, and other difficulties and raise construction costs significantly.

Similarly, the proposed accessory structures, a Swimming Pool and a Garage with attached porch must be laid out roughly along the same elevation contours as the existing house in order to avoid making large changes to the existing site grades. This will only be possible if they are situated within the Side-Yard setback zone.

In summary, both the particular siting of the existing house and the steep grades encountered on the property dictate that, to be in strict conformance with the Zoning Regulations, any alternate layout of the new required amenities on the site would require an inconvenient arrangement adversely impacting the aesthetics of the existing house, and would involve significant and unwarranted, additional expense.

February 24, 1997

RE: Application for Zoning Variance

ZONING DESCRIPTION FOR 7512 L'Hirondelle Club Road, Ruxton, MD 21204

Beginning for Parcel No.1 at a point in the last line of the land where it is intersected by the center line of a private road leading from the property adjoining the property on the north, said beginning being at the distance of 489'9", more or less, easterly from the beginning of the land running thence binding on the center of a said private road the four following courses and distances as now surveyed: S47°53'E 50', S36°32'E 50', S32°09'E 100' and S29°19'E 58'4" thence leaving said road N65°42'E 228'9", to the center line of a said private road thence binding on the said center line the two following courses and distances N15°25'W 55'3" and N11°58'W 50' to intersect the last line of the land and thence binding on part of said last line N87°W 334'9" to the beginning. Containing 1 acre of land, more or less.

Beginning for Parcel No.2 at the center of a private road at the beginning of the last line of a parcel of land thence running with and binding on said last line and binding reversely on a part of the third line of a parcel of land, N89°W 334'9" to the center of a private road N58°45'41"W 13'22" thence still running for lines of division the four following courses and distances, viz. N31°13'19"E 21.81' thence N73°49'46"E 15.28' to a point distant 30' measured northerly at right angles to the first line of the lot now being described thence S89°E 313.45' to the center of the private road thence binding on the center of said private road S12°47' 30.89' to the place of beginning. Containing 0.23 acres of land, more or less.

As recorded in Deed Liber 6439 Page 333 and 334. Also known as 7512 L'Hirondelle Club Road, Ruxton, MD 21204 and located in the 9th Election District, 4th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 028709
DATE 3/12/97 ACCOUNT 01-615
Item: 386
AMOUNT \$ 50.00
RECEIVED Ziger/Snead - 7512 L'Hirondelle Club Rd
FOR: 010-Res Var (Adm) - \$50.00
0369180094MCHRC \$50.00
BA L31125AM03-12-97
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

RE: Case # 97-386-A

Petitioner/Developer:
(Pierce J. Flanigan III)
Date of Issuance/Closing:
(April 7, 1997)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21284

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

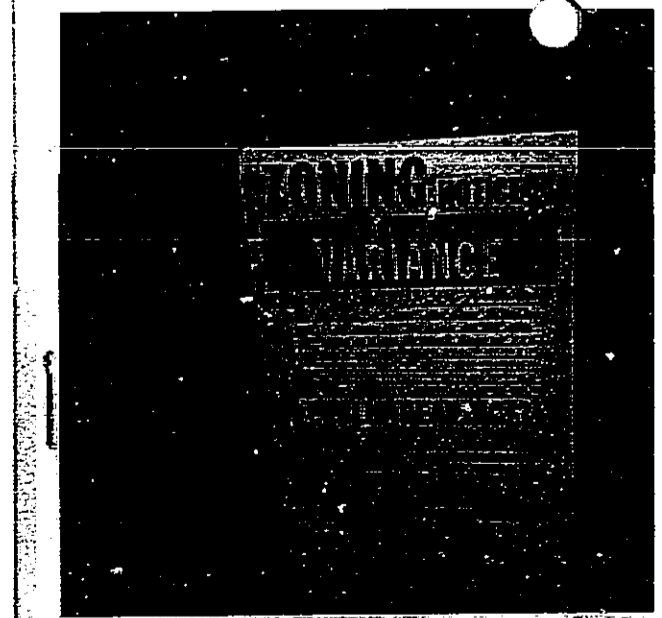
7512 L'Hirondelle Club Road Baltimore, Maryland 21284

The sign(s) were posted on March 28, 1997
(Month, Day, Year)

Sincerely,

[Signature]
(Signature of Sign Poster & Date)

Thomas F. Ogil, Sr.
(Printed Name)
325 Nicholson Road
(Address)
Baltimore, Maryland 21221
(410) 687-8485
(Telephone Number)



97386-A



Baltimore County
Department of Permits and
Development Management

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

47-386-A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

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

PAYMENT WILL BE MADE AS FOLLOWS:

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

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

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 386 Petitioner: Pierce J. Flanigan III
Location: 7512 L'Hirondelle Club Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PIERCE J. FLANIGAN III
ADDRESS: 7512 L'HIRONDELLE CLUB ROAD
RUXTON, MD 21204
PHONE NUMBER: (410) 583-7639

Printed with Soybean Ink on Recycled Paper

12

Exhibit A

386

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3/23/97

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

ZONING NOTICE

**ADMINISTRATIVE
VARIANCE**

Case No.: 47-386-A

To permit side + rear setbacks of 2 1/2' and 15'
in lieu of 20' and 50'; and a side yard set
of 17 1/2' in lieu of 50'.

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

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
post.doc



Baltimore County
Department of Permits and
Development Management

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

47-386-A

March 21, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-386-A
7512 L'Hirondelle Club Road
NE/S L'Hirondelle Club, 450' SW of c/j Lake Roland Drive
Legal Owner(s): Pierce J. Flanigan, II and Susan W. Flanigan
Post by Date: 3/23/97
Closing Date: 4/7/97

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. In 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
Director

cc: Pierce and Susan Flanigan
Ziger Seesd, Inc.

Printed with Soybean Ink on Recycled Paper



Baltimore County
Department of Permits and
Development Management

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

April 1, 1997

Mr. and Mrs. Pierce Flanigan
7512 L'Hirondelle Club Road
RUXTON, MD 21204

RE: Item No.: 386
Case No.: 97-386-A
Petitioner: Pierce Flanigan, et ux

Dear Mr. and Mrs. Flanigan:

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 March 12, 1997.

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

Attach original petition Due Date 4/1/97

To: Arnold L. Jablon

From: Robert A. Wirth *RW*

Subject: Zoning Item #386

7512 L'Hirondelle Club Road, Ruxton

Zoning Advisory Committee Meeting of March 24

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).

Ground Water Management. The proposed structure must be 20ft. from the septic system and septic reserve area.

996
post.doc



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 4-1-97
Item No. 386 M JLC

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,

R. Burns
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Individuals
1-800-735-2288 Statewide
Mailing Address: P.O. Box 717 • Baltimore, MD 21204
Street Address: 707 North Calvert Street

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 21, 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. 378, 380, 381, 382, 383, 385, 385, 391, and 392

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: *Carry L. Kerns*

PK/JL

ITEH378/EZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: March 31, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for March 31, 1997
Item Nos. 378, 379, 380, 381, 382, 383, 384, 385, 386, 387 & 391

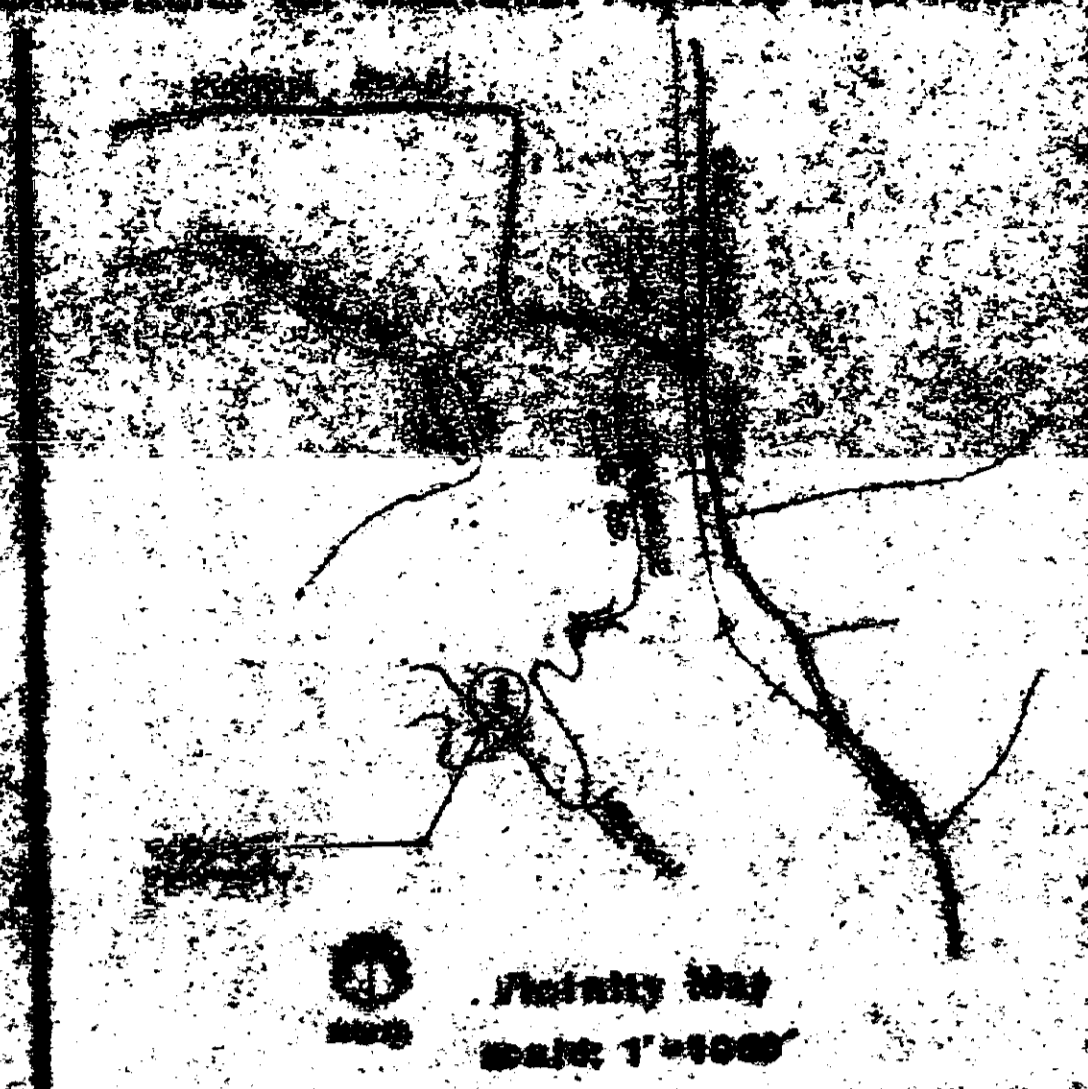
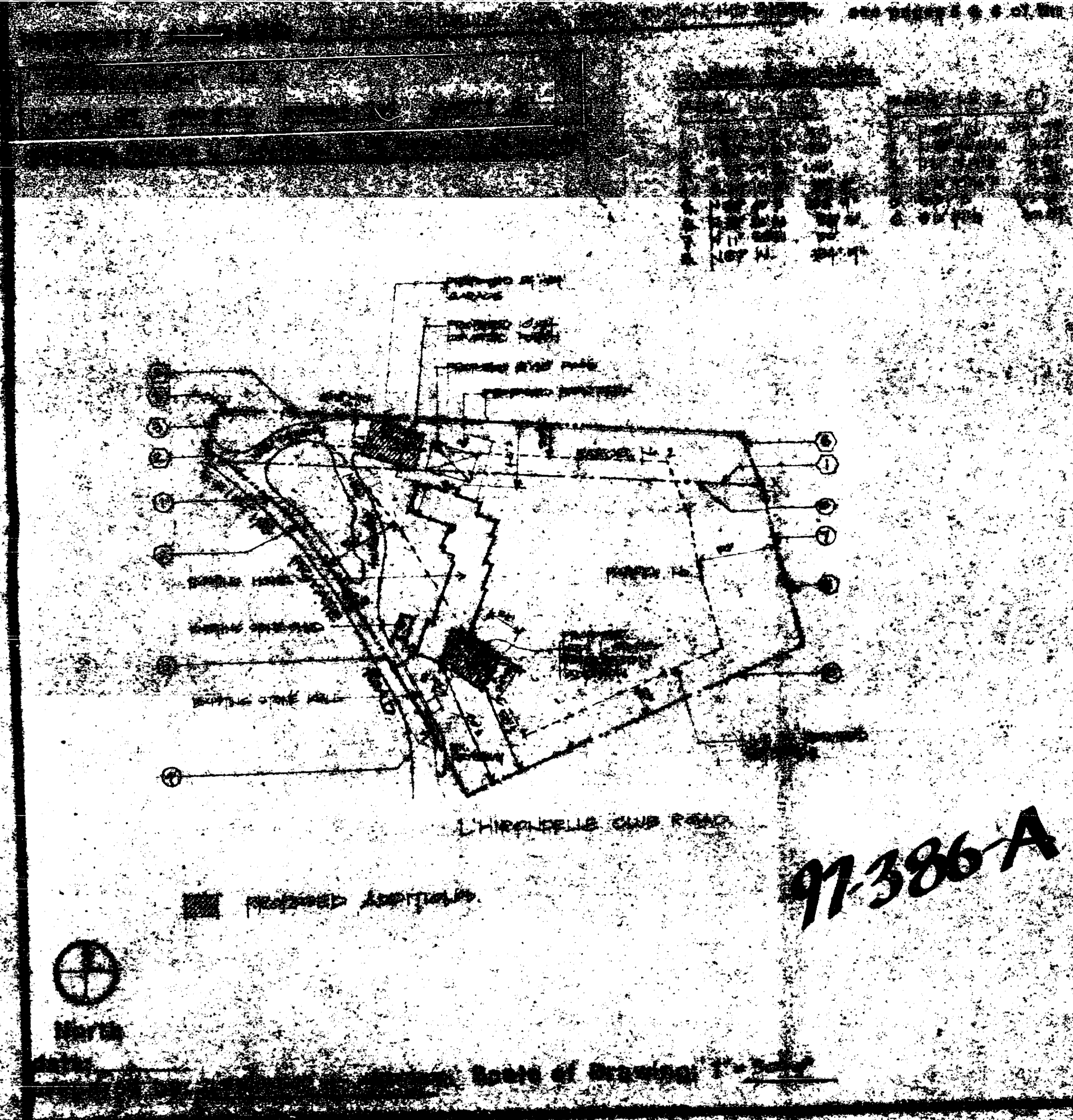
The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE331.NOC

Plan to accompany Petition for Zoning Variance Special Hearing

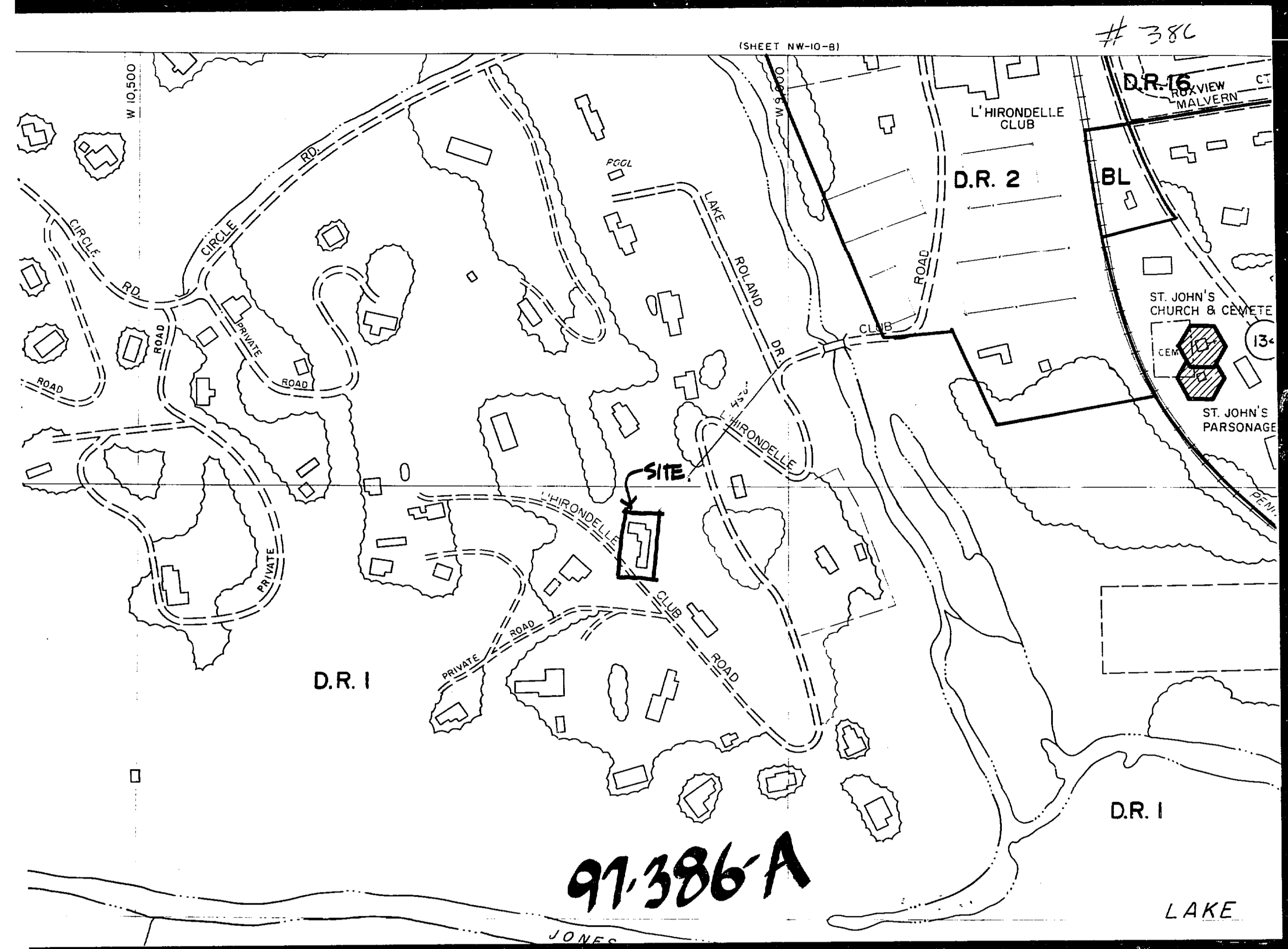


LOCATION INFORMATION

Section: District 1
 Development: Single-Family
 Zoning: R-1
 Lot Area: 1.23
 Subdiv: []
 Sewer: []
 Water: []
 Conditions: []
 After Zoning Mapright Laws.

ZONING OFFICE USE ONLY

Reviewed by: [] Date: []



Baltimore County Government
 Fire Department
 700 East Joppa Road Suite 901
 Towson, MD 21286-5300 (410) 887-4500

March 31, 1997

Arnold Jablon, Director
 Zoning Administration and Development Management
 Baltimore County Office Building
 Towson, MD 21204
 MAIL STOP-1105

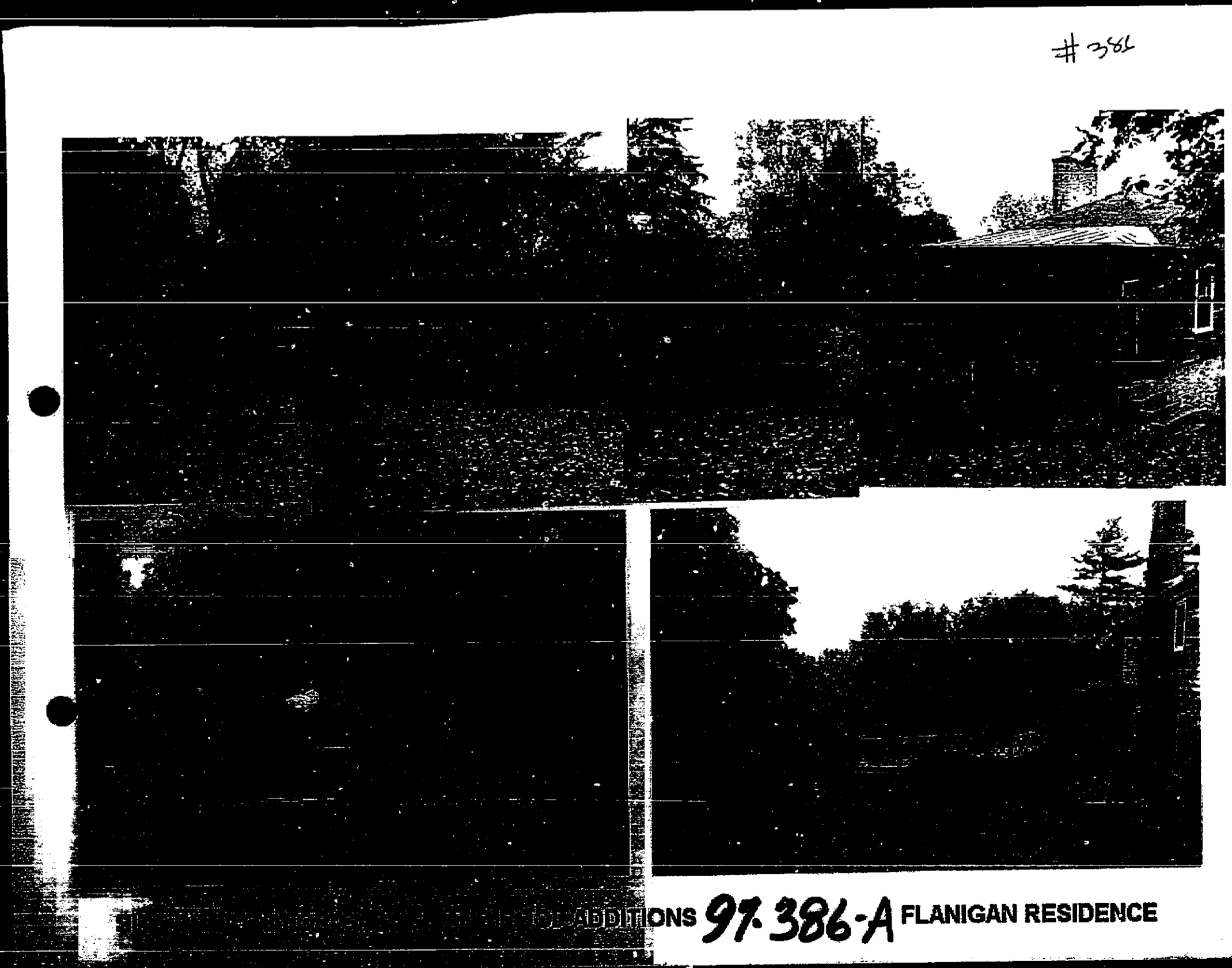
RE: Property Owner: SEE BELOW
 Location: DISTRIBUTION MEETING OF March 24, 1997
 Item No.: SEE BELOW Zoning Agenda:
 Gentlemen:

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.

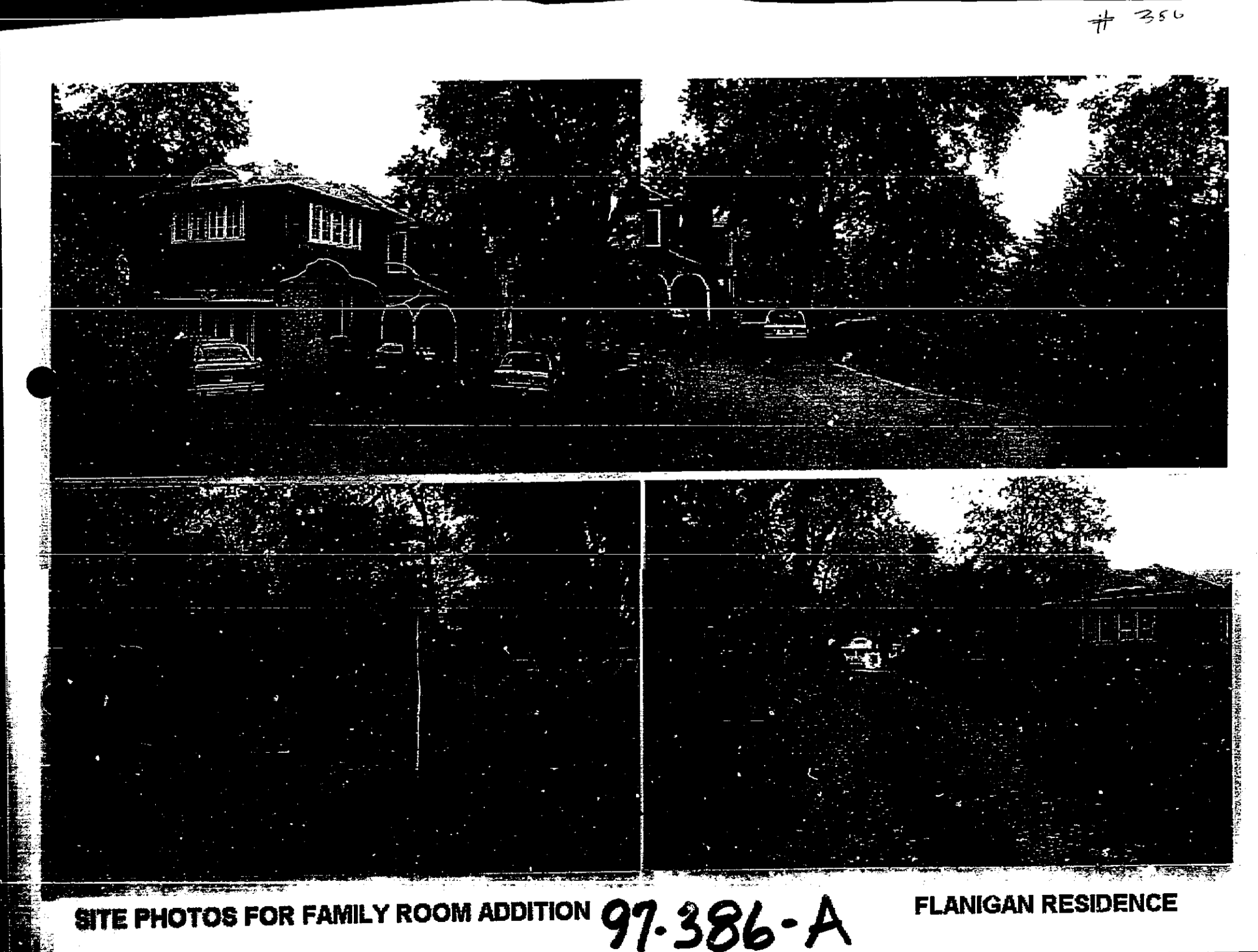
8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:
 380, 381, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392

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

RECEIVED
 3 1997



ADDITIONS 97-386-A FLANIGAN RESIDENCE



SITE PHOTOS FOR FAMILY ROOM ADDITION 97-386-A FLANIGAN RESIDENCE

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
NE/S L'Hirondelle Club Rd. 450' SW of c/1 Lake Roland Drive
7512 L'Hirondelle Club Road
9th Election District
4th Councilmanic District
Pierce J. Flanigan III, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-386-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Pierce J. Flanigan III and Susan W. Flanigan, his wife, for that property known as 7512 L'Hirondelle Club Road in the Ruxton section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit side yard and rear yard setbacks of 2-1/2 ft. and 15 ft., in lieu of 20 ft. and 50 ft., respectively; and a side yard sum of 17-1/2 ft. in lieu of 50 ft., for a proposed addition, in a D.R.1 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

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

Section 207.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of April 1997 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit side yard and rear yard setbacks of 2-1/2 ft. and 15 ft., in lieu of 20 ft. and 50 ft., respectively; and a side yard sum of 17-1/2 ft. in lieu of 50 ft., for a proposed addition, in a D.R.1 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, The Department of Environmental Protection and Resource Management (DEPRM) dated April 1, 1997, are adopted in their entirety and made a part of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

CHIEF CLERK
DATE 4/9/97
BY [Signature]

LES:mm



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

April 9, 1997

Mr. and Mrs. Pierce J. Flanigan III
7512 L'Hirondelle Club Road
Ruxton, Maryland 21204

RE: Petition for Administrative Variance
Case No. 97-386-A
Property: 7512 L'Hirondelle Club Road

Dear Mr. and Mrs. Flanigan:

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

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

Very truly yours,
[Signature]
Lawrence E. Schmidt
Zoning Commissioner

LES:mm
encl.
cc: Ziger/Snead, Inc., Architects, 1006 Morton St., Balto. Md. 21201



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 7512 L'HIRONDELLE CLUB ROAD RUXTON, MD 21204 which is presently zoned D.R. 1

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

ARTICLE 1B - DENSITY RESIDENTIAL ZONES
SECTION 1B02.3.C.1 to permit side + rear setbacks of 2 1/2' and 15' in lieu of 20' and 50', and a side yard sum of 17 1/2' in lieu of 50' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

EXISTING HOUSE SITED ON STEEPLY SLOPING TOPOGRAPHY AND ITS CONSTRUCTION PREDATES ZONING REQUIREMENTS. SEE ATTACHED "AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE".

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.

Contact Person/Ressee
Type or Print Name: MR. PIERCE J. FLANIGAN III
Signature: [Signature]
Address: 7512 L'HIRONDELLE CLUB ROAD
City: RUXTON, MD 21204
State: MD
Zip Code: 21204
Phone No: (410) 583-7639 (H)
(410) 462-5900 (W)
Name, Address and phone number of representative to be contacted: ZIGER/SNEAD, INC. ARCHITECTS
1006 MORTON STREET (410) 576-9131
BALTIMORE, MD 21201

A Public Hearing having been requested (either orally or in writing) an order by the Zoning Commissioner of Baltimore County, this petition, and any other information submitted by the petitioner, shall be subject to a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in the new location of the hearing throughout Baltimore County, and that the property be recorded.

REVIEWED BY: [Signature] DATE: 3/2/97
ESTIMATED POSTING DATE: 3/2/97
ITEM #: 386

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with respect thereto.

That the Affiant(s) does/do presently reside at: 7512 L'HIRONDELLE CLUB ROAD
RUXTON, MD 21204

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: (include names or practices if necessary)

SEE ATTACHED EXPLANATION

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a repositing and advertising fee and may be required to provide additional information.
Pierce J. Flanigan III
Susan W. Flanigan

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:
I HEREBY CERTIFY, this 4th day of March, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notary Seal
March 4, 1997
Jill A. Kiehl
My Commission Expires July 27, 1998

February 24, 1997

RE: Application for Zoning Variance

ATTACHMENT TO
AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE

7512 L'Hirondelle Club Road
Ruxton, Maryland 21204

The construction of the existing house, listed as 1936 in County tax records, predates current Baltimore County zoning requirements. Located on a large, irregularly shaped lot with predominately steep topography, the house is arranged in a linear fashion, parallel to the site contours. It has, largely out of necessity, large portions of its footprint lying adjacent to and within those zones which are now defined as the "Side-Yard" and "Rear-Yard".

In order to suit the organization of the existing house, the proposed Family Room addition should be located adjacent to the end of the house which already happens to be within the Rear-Yard zone. The addition is itself shown partially within this zone, however it is further from the rear lot line than the existing house. To locate this construction somewhere actually within the required setbacks would create numerous organizational, aesthetic, and other difficulties and raise construction costs significantly.

Similarly, the proposed accessory structures, a Swimming Pool and a Garage with attached porch must be laid out roughly along the same elevation contours as the existing house in order to avoid making large changes to the existing site grades. This will only be possible if they are situated within the Side-Yard setback zone.

In summary, both the particular siting of the existing house and the steep grades encountered on the property dictate that, to be in strict conformance with the Zoning Regulations, any alternate layout of the new required amenities on the site would require an inconvenient arrangement adversely impacting the aesthetics of the existing house, and would involve significant and unwarranted, additional expense.

February 24, 1997

RE: Application for Zoning Variance

ZONING DESCRIPTION FOR 7512 L'Hirondelle Club Road, Ruxton, MD 21204

Beginning for Parcel No.1 at a point in the last line of the land where it is intersected by the center line of a private road leading from the property adjoining the property on the north, said beginning being at the distance of 489'9", more or less, easterly from the beginning of the land running thence binding on the center of a said private road the four following courses and distances as now surveyed: S47°53'E 50', S36°32'E 50', S32°09'E 100' and S29°19'E 58'4" thence leaving said road N65°42'E 228'9", to the center line of a said private road thence binding on the said center line the two following courses and distances N15°25'W 55'3" and N11°58'W 50' to intersect the last line of the land and thence binding on part of said last line N87°W 334'9" to the beginning. Containing 1 acre of land, more or less.

Beginning for Parcel No.2 at the center of a private road at the beginning of the last line of a parcel of land thence running with and binding on said last line and binding reversely on a part of the third line of a parcel of land, N89°W 334'9" to the center of a private road N58°45'41"W 13'22" thence still running for lines of division the four following courses and distances, viz. N31°13'19"E 21.81' thence N73°49'46"E 15.28' to a point distant 30' measured northerly at right angles to the first line of the lot now being described thence S89°E 313.48' to the center of the private road thence binding on the center of said private road S12°47' 30.89' to the place of beginning. Containing 0.23 acres of land, more or less.

As recorded in Deed Liber 6439 Page 333 and 334. Also known as 7512 L'Hirondelle Club Road, Ruxton, MD 21204 and located in the 9th Election District, 4th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 028709
DATE 3/12/97 ACCOUNT 01-615
Item: 386
By: [Signature] AMOUNT \$ 50.00
RECEIVED Ziger/Snead - 7512 L'Hirondelle Club Rd
FOR: 010-Res Var (Adm) - \$50.00
0369180094MCHRC \$50.00
BA L31125AM03-12-97
VALIDATION OR SIGNATURE OF CASHIER
DATE CODE: FEB. AGENT YELLOW-OCTOBER

CERTIFICATE OF POSTING

RE: Case # 97-386-A

Petitioner/Developer:
(Pierce J. Flanigan III)
Date of Issuance/Closing:
(April 7, 1997)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21284

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

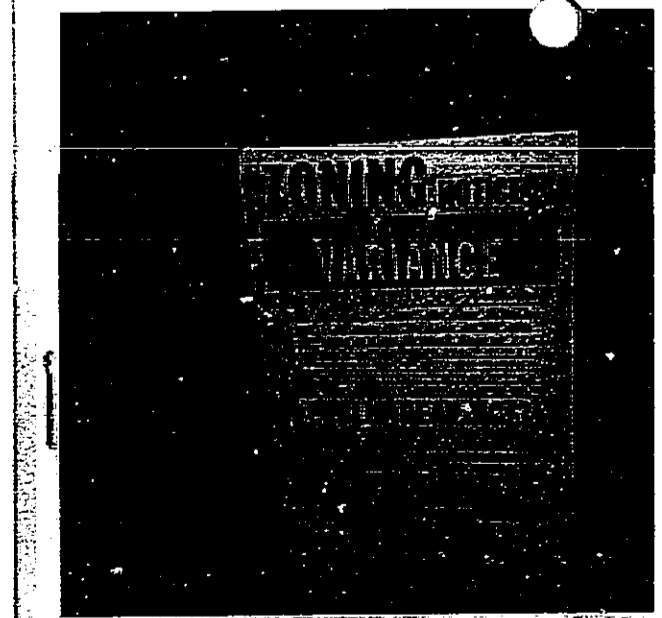
7512 L'Hirondelle Club Road Baltimore, Maryland 21284

The sign(s) were posted on March 28, 1997
(Month, Day, Year)

Sincerely,

[Signature]
(Signature of Sign Poster & Date)

Thomas F. Ogil, Sr.
(Printed Name)
325 Nicholson Road
(Address)
Baltimore, Maryland 21221
(410) 687-8485
(Telephone Number)



97386-A



Baltimore County
Department of Permits and
Development Management

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

47-386-A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

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

PAYMENT WILL BE MADE AS FOLLOWS:

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

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

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 386 Petitioner: Pierce J. Flanigan III
Location: 7512 L'Hirondelle Club Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PIERCE J. FLANIGAN III
ADDRESS: 7512 L'HIRONDELLE CLUB ROAD
RUXTON, MD 21204
PHONE NUMBER: (410) 583-7639

Printed with Soybean Ink on Recycled Paper

12

Exhibit A

386

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3/23/97

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

ZONING NOTICE

**ADMINISTRATIVE
VARIANCE**

Case No.: 47-386-A

To permit side + rear setbacks of 2 1/2' and 15'
in lieu of 20' and 50'; and a side yard set
of 17 1/2' in lieu of 50'.

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

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
post.doc



Baltimore County
Department of Permits and
Development Management

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

47-386-A

March 21, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-386-A
7512 L'Hirondelle Club Road
NE/S L'Hirondelle Club, 450' SW of c/j Lake Roland Drive
Legal Owner(s): Pierce J. Flanigan, II and Susan W. Flanigan
Post by Date: 3/23/97
Closing Date: 4/7/97

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. In 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
Director

cc: Pierce and Susan Flanigan
Ziger Seesd, Inc.

Printed with Soybean Ink on Recycled Paper



Baltimore County
Department of Permits and
Development Management

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

April 1, 1997

Mr. and Mrs. Pierce Flanigan
7512 L'Hirondelle Club Road
Ruxton, MD 21204

RE: Item No.: 386
Case No.: 97-386-A
Petitioner: Pierce Flanigan, et ux

Dear Mr. and Mrs. Flanigan:

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 March 12, 1997.

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

Attach original petition Due Date 4/1/97

To: Arnold L. Jablon

From: Robert A. Wirth *RW*

Subject: Zoning Item #386

7512 L'Hirondelle Club Road, Ruxton

Zoning Advisory Committee Meeting of March 24

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.

X 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).

X Ground Water Management. The proposed structure must be 20ft. from the septic system and septic reserve area.

996
post.doc



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 4-1-97
Item No. 386 MJC

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,

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is

Maryland Relay Service for Impaired Individuals
1-800-735-2288 Statewide
Mailing Address: P.O. Box 717 • Baltimore, MD 21204
Street Address: 707 North Calvert Street

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 21, 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. 378, 380, 381, 382, 383, 385, 385, 391, and 392

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: Cary L. Kerns

PK/JL

ITEH378/EZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: March 31, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for March 31, 1997
Item Nos. 378, 379, 380, 381, 382, 383, 384, 385, 386, 387 & 391

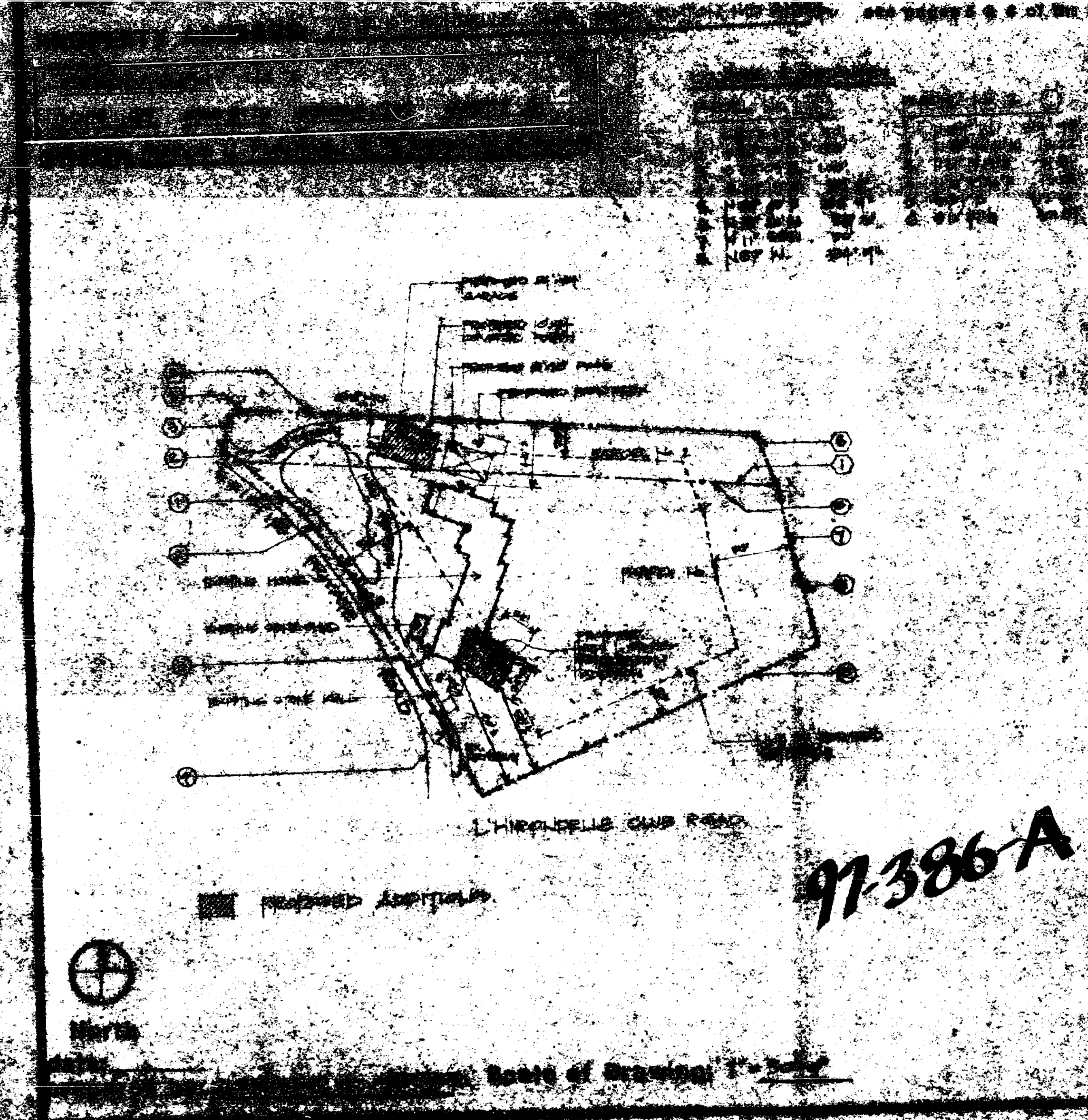
The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE331.NOC

Plan to accompany Petition for Zoning Variance Special Hearing



LOCATION INFORMATION

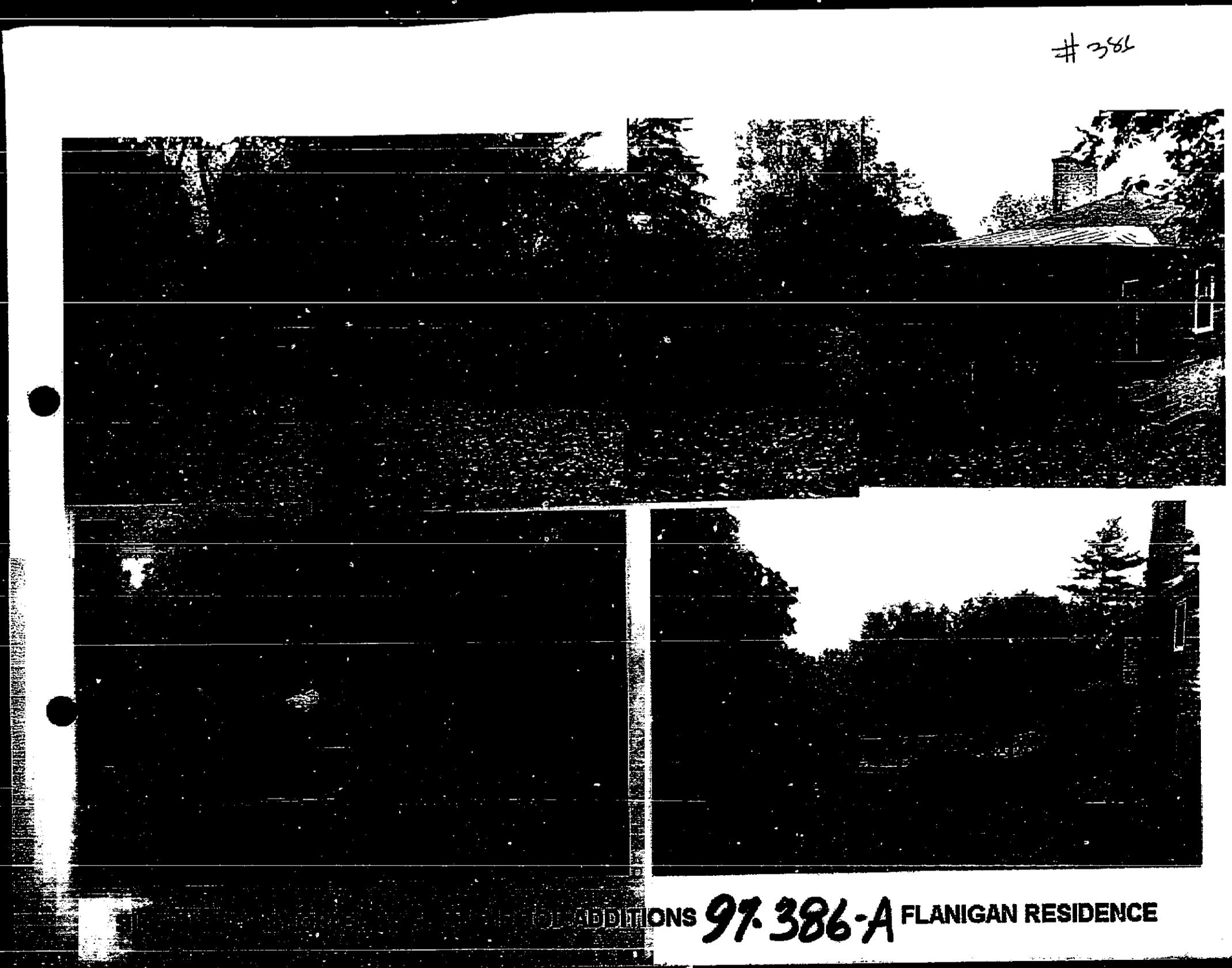
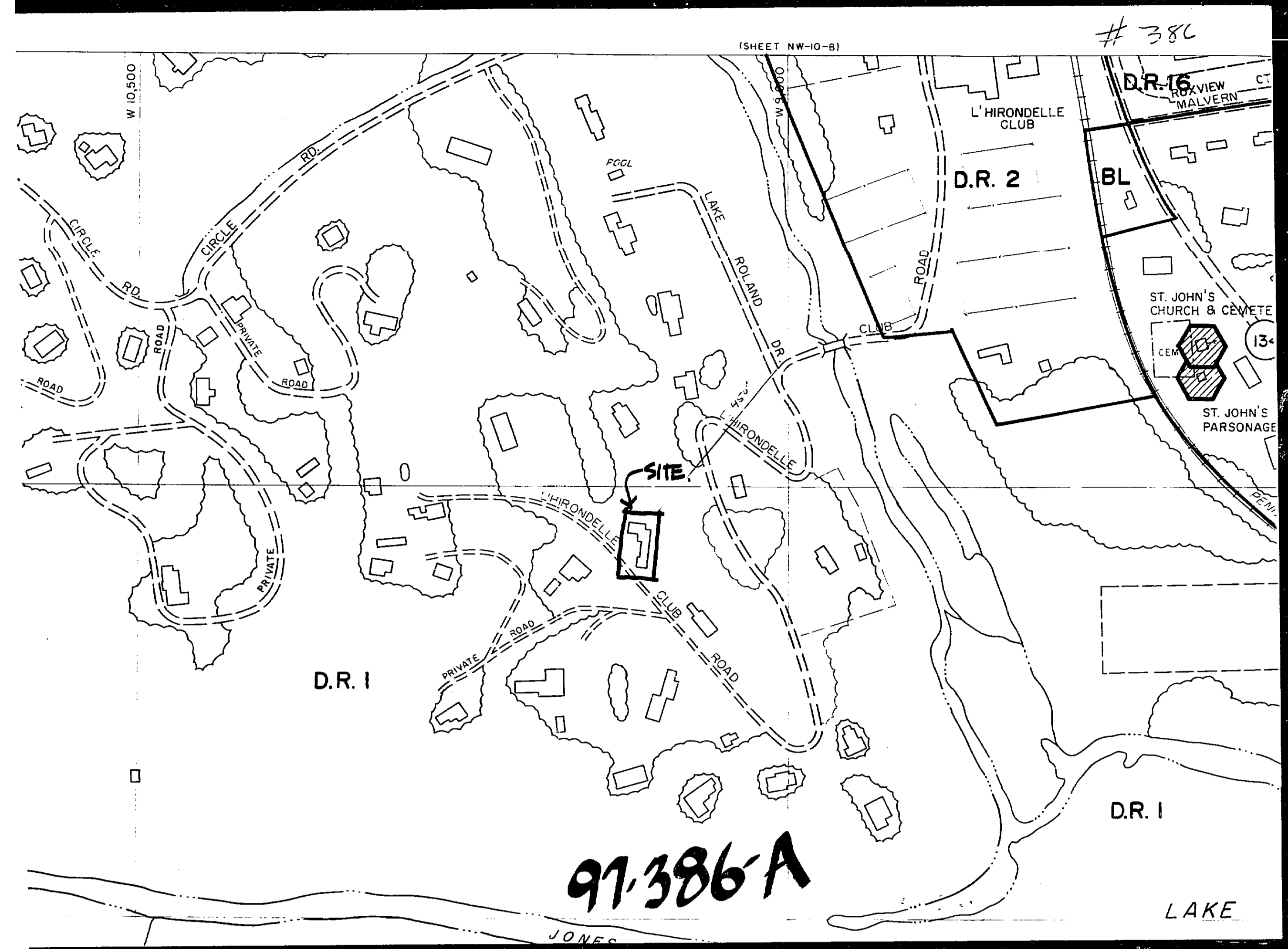
Section District: 1
 Development District: A
 Zoning District: D.R. 1
 Lot Area: 1.22
 Zoning District: D.R. 1

Utilities: Sewer Water Gas

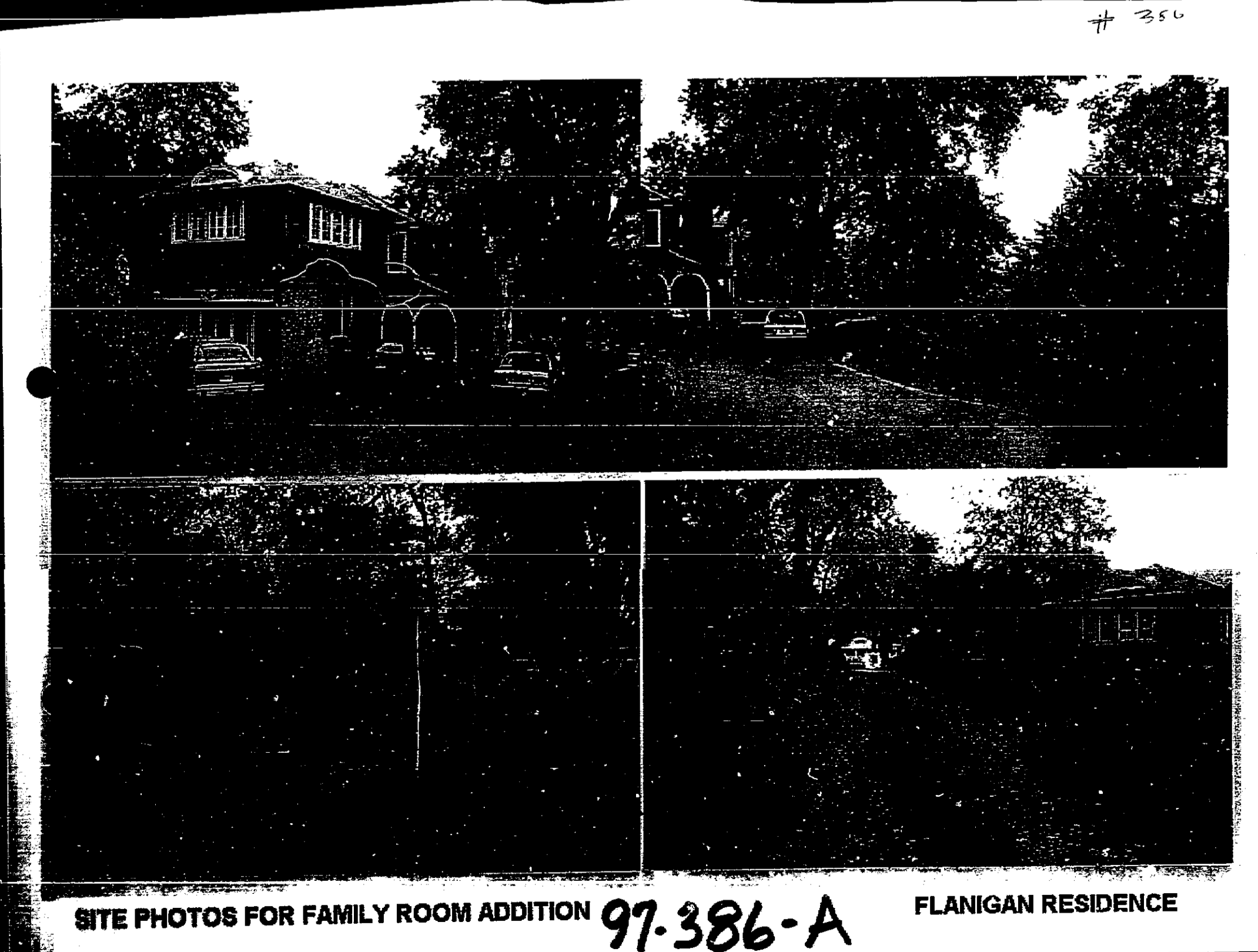
Checkmarks for Sewer, Water, and Gas are present.

ZONING OFFICE USE ONLY

Reviewed by: [Signature] Date: 3/22/97



ADDITIONS 97-386-A FLANIGAN RESIDENCE



SITE PHOTOS FOR FAMILY ROOM ADDITION 97-386-A FLANIGAN RESIDENCE

Baltimore County Government
 Fire Department
 700 East Joppa Road Suite 901
 Towson, MD 21286-5500 (410) 887-4500

March 31, 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 24, 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:
 380, 381, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392

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

RECEIVED
 3 1997