

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Tall Tree Court, 210' N of
the c/l of Stone Mill Court
(4 Tall Tree Court)
3rd Election District
2nd Councilmanic District

Marilyn R. Levin
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-460-A
*

* * * * *

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 4 Tall Tree Court, located in the vicinity of Old Court Road in Pikesville. The Petition was filed by the owner of the property, Marilyn R. Levin. The Petitioner seeks relief from Section 1B01.2.C.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a window to property line setback of 12 feet in lieu of the required 15 feet for a proposed addition and to amend the Third Amended Partial Development Plan, Plat Two, Section One, Lot 72 thereof, to reflect the proposed improvements. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

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 a 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 variances would adversely affect the health, safety or general welfare of the surrounding community

ORDER RECEIVED FOR FILING
Date 5/21/97
By [Signature]

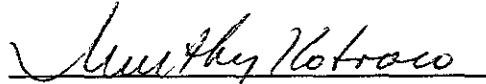
and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical 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 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 20th day of May, 1997 that the Petition for Administrative Variance seeking relief from Section 1B01.2.C.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a window to property line setback of 12 feet in lieu of the required 15 feet for a proposed addition, and to amend the Third Amended Partial Development Plan, Plat Two, Section One, Lot 72 thereof, 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.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
DATE 5/21/97
BY [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

Ms. Marilyn R. Levin
4 Tall Tree Court
Baltimore, Maryland 21208

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Tall Tree Court, 210' N of the c/l of Stone Mill Court
(4 Tall Tree Court)
3rd Election District - 2nd Councilmanic District
Marilyn R. Levin - Petitioner
Case No. 97-460-A

Dear Ms. Levin:

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,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Richard Matz, Colbert Matz Rosenfelt, Inc.
3723 Old Court Road, Suite 206, Baltimore, Md. 21208

People's Counsel

File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4 Tall Tree Court

97-460-A

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) 1.B01.2.C.2 of the Baltimore County Zoning Regulations and Sec. V.B.6.b of the CMDP, for a window to property line setback of 12 feet in lieu of the required 15 feet and to amend the Third Amended Partial Development Plan, Plat Two, Section ONE, Rockland.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the Property. Practical difficulty and unreasonable hardship result from the disproportionate impact of the zoning regulations caused by the property's uniqueness.

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

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

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

Contract Purchaser/Lessee.

Legal Owner(s):

(Type or Print Name)

Marilyn Reicher Levin

(Type or Print Name)

Signature

Marilyn Reicher Levin
Signature

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner

4 Tall Tree Court 410-828-0822

Address Phone No

(Type or Print Name)

Baltimore, MD 21208

City State Zipcode

Signature

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

Address Phone No.

Richard E. Matz, P.E.
Colbert Matz Rosenfelt, Inc.

City State Zipcode

3723 Old Court Rd Suite 206

Address Phone No.

Baltimore, MD 21208 410-653-3838

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: JUM DATE: 4-18-97

Printed with Soybean Ink
on Recycled Paper

ITEM #: 460

ESTIMATED POSTING DATE: 4-27-97

ORDER RECEIVED FOR FILING
Date 5/1/97
By [Signature]

Affidavit in support of 97-460-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 4 Tall Tree Court
address
Baltimore, MD 21208
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 uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property.
Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

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.

Marilyn Reicher Levin
(signature)
Marilyn Reicher Levin
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of April, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARILYN REICHER LEVIN

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.

4/11/97
date

Rosemary A. Worley
NOTARY PUBLIC

My Commission Expires: 7/1/99

Affidavit in support of 97-460-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 4 Tall Tree Court
address
Baltimore, MD 21208
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 uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property.
Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

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.

Marilyn Reicher Levin (signature)
Marilyn Reicher Levin (type or print name)
 (signature)
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 14th day of April, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
MARILYN REICHER LEVIN

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.
4/14/97 date
[Signature] NOTARY PUBLIC

My Commission Expires:



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4 Tall Tree Court
97-460-A 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) 1.B01.2.C.2 of the Baltimore County Zoning Regulations and Sec. V.B.6.b of the CMDP, for a window to property line setback of 12 feet in lieu of the required 15 feet and to amend the Third Amended Partial Development Plan, Plat Two, Section ONE, Rockland.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the Property. Practical difficulty and unreasonable hardship result from the disproportionate impact of the zoning regulations caused by the property's uniqueness.

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

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

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

Contract Purchaser/Lessee:

(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):

Marilyn Reicher Levin

(Type or Print Name)
Marilyn Reicher Levin
Signature

(Type or Print Name)

Signature

4 Tall Tree Court 410-828-0822

Address Phone No

Baltimore, MD 21208

City State Zipcode

Name, Address and phone number of representative to be contacted

Richard E. Matz, P.E.
Colbert Matz Rosenfelt, Inc.

Name

3723 Old Court Rd Suite 206

Address Phone No.

Baltimore, MD 21208 410-653-3838

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

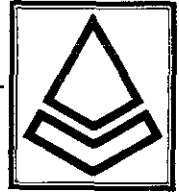
REVIEWED BY: *JAM*

DATE: *4-18-97*

ESTIMATED POSTING DATE: *4-27-97*

Printed with Soybean Ink on Recycled Paper

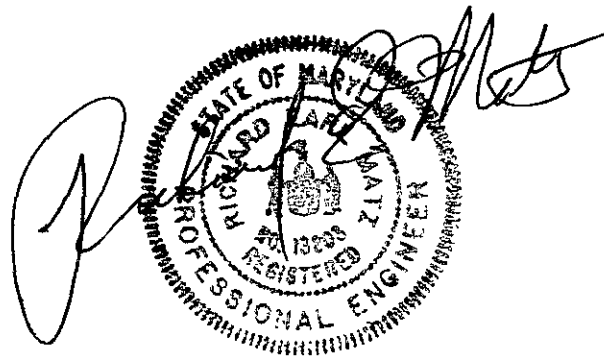
ITEM #: *460*



97-460-A

ZONING DESCRIPTION FOR 4 TALL TREE COURT

Beginning at a point on the west side of Tall Tree Court, a private road with varying right-of-way width, which is 210 feet north of the centerline of the nearest improved intersecting street, Stone Mill Road, a private road, which is 50 feet wide. Being Lot 72, Section #1 in the fourth resubdivision of Rockland, as recorded in Baltimore County Plat Book #48, Folio #22, containing 11,541 square feet. Also known as 4 Tall Tree Court and located in the 3rd Election District, 2nd Councilmanic District.



4/11/97.

460

BALTIMORE COUNTY, MARYLAND 460
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

035900

DATE 4-15-97 ACCOUNT Pool 6150

AMOUNT \$100.⁰⁰

RECEIVED FROM: MARILYN LEMMON - 4 TALL TREE CL.

FOR: Ad UPR (CIC) 50.⁰⁰
AMEND (ADPT) 50.⁰⁰
100.⁰⁰

DISTRIBUTION
TE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCM

PAID RECEIPT
04/16/97 02 4 OML R 7932
DEPT 5 502 MISCELLANEOUS CASH
OP 10 725980
\$100.00 ON P-A-I-D
Baltimore County Maryland
Office Of Budget & Finance

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN. VARIANCE

RE: Case No.: 97-460-A

Petitioner/Developer: RICHARD MATZ, ETAL
ON BEHALF OF OWNERS

Date of Hearing/Closing: 5/12/97

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 #4 - TALL TREE COURT
ROCKLAND SUBDIV.

The sign(s) were posted on 4/21/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 4/25/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

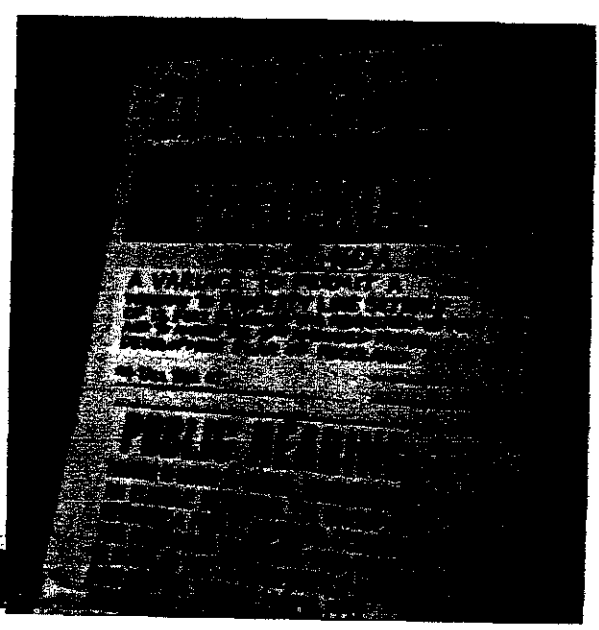
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 4-27-97

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-460-A

A VARIANCE TO PERMIT A WINDOW TO PROPERTY LINE SETBACK OF 12 FT. IN LIEU OF THE REQUIRED 15', AND TO AMEND THE 3RD AMENDED PARTIAL DEVELOPMENT PLAN OF ROCKLAND.

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

* 5-12-97

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

650-7453



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.: 460

Petitioner: MARILYN R. LEVIN

Location: 4 TALL TREE CL. BALD. MD. 21208

PLEASE FORWARD ADVERTISING BILL TO:

NAME: _____

ADDRESS: SAME

PHONE NUMBER: 410-828-0822

AJ:ggs

(Revised 09/24/96)



Baltimore County
Department of Permits and
Development Management

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

April 25, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-460-A

4 Tall Tree Court

W/S Tall Tree Court, 210' N of c/l Stone Mill Court

Legal Owner(s): Marilyn Reicher Levin

Post by Date: 04/27/97

Closing Date: 05/12/97

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 black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Marilyn Reicher Levin
Richard E. Matz, P.E.



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: May 5, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for May 5, 1997
Item Nos. 443, 444, 445, 446, 447, 448, 451, 455, 457, 458, 459
and 460

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

RWB:HJO:cab

cc: File

ZONE505.NOC

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: _____

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

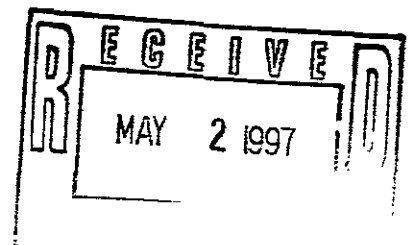
SUBJECT: Zoning Advisory Committee
Meeting Date: April 28, 97

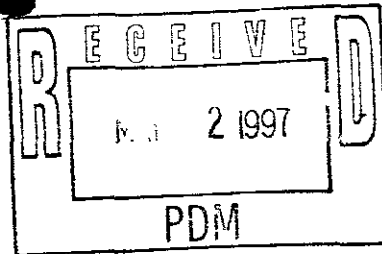
The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	443	451	457	458
	445	452	459	
	448	454	460	
	449	455	461	
	450	456		

RBS:sp

BRUCE2/DEPRM/TXTSBP





April 28, 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 April 28, 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.

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

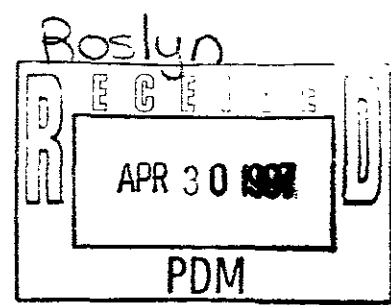
443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 457, 458,

459, 460, and 461

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

cc: File

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: April 25, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

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

Item Nos. 447, 451, 455, 457, 459, 460, and 461

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

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kline

AFK/JL



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 4-29-97
Item No. 460 JCM

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 'R. J. Burns'.

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

ADMINISTRATIVE
VARIANCE

Case No.: 97-460-A

A VARIANCE TO PERMIT A WINDOW TO
PROPERTY LINE SETBACK OF 12 FT. IN
LIEU OF THE REQUIRED 15', AND TO AMEND
THE 3RD AMENDED PARTIAL DEVELOPMENT PLAN
OF ROCKLAND.

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**

*

5-12-97

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

MEMORANDUM

NOTE TO FILE: 4/18

THIS WAS A DROP-off
PETITION. DICK MATZ'S
(APPLICANT) OFFICE WAS
NOTIFIED 4/18 THAT
HE NEEDS TO ARRANGE
POSTING. A COPY OF
~~THE~~ EXHIBIT "A" (SIGN TRANS-
MITAL) WAS FAX'ED TO MATZ'S
OFFICE.

Joe

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: April 22, 1997

TO: File

FROM: W. Carl Richards, Jr.
Supervisor
Zoning Review, PDM

SUBJECT: Item #460
4 Tall Tree Court

This petition was dropped-off by Dick Matz. The two required questions were not answered and the petition was rejected as a drop-off.

Apparently on 4/18/97 Joe Merrey took in the petition for Dick Matz. Therefore, this petition is not considered a "drop-off" as indicated on Joe's note attached to the posting sign.

scj

RE: 4 TALL TREE COURT

THIS DROP-OFF PETITION IS BEING RETURNED AS TWO QUESTIONS MUST BE ANSWERED BEFORE ANY PETITION CAN BE DROPPED-OFF. THE QUESTIONS THAT NEED TO BE ANSWERED ARE: (1) ARE THERE ANY VIOLATIONS ON THIS PROPERTY AND (2) HAS ANYONE IN THIS OFFICE REVIEWED THIS BEFORE.

1. THERE ARE NO VIOLATIONS TO THE BEST OF OUR KNOWLEDGE
2. JOE MERREY HAS REVIEWED THIS PETITION.
WE ONLY NEEDED SIGNATURES OF PETITIONER/OWNER

IF YOU HAVE ANY QUESTIONS REGARDING THIS POLICY, CONTACT CARL RICHARDS IN THE ZONING OFFICE AT 410-887-3391.

Richard E. Metz
4/16/97.

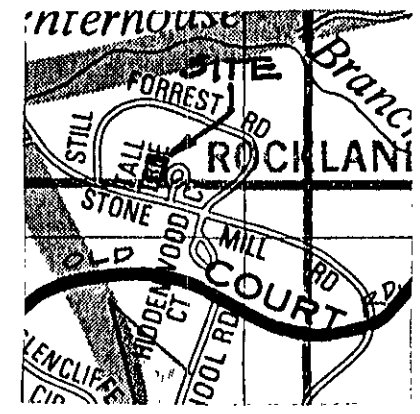
Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 4 TALL TREE COURT

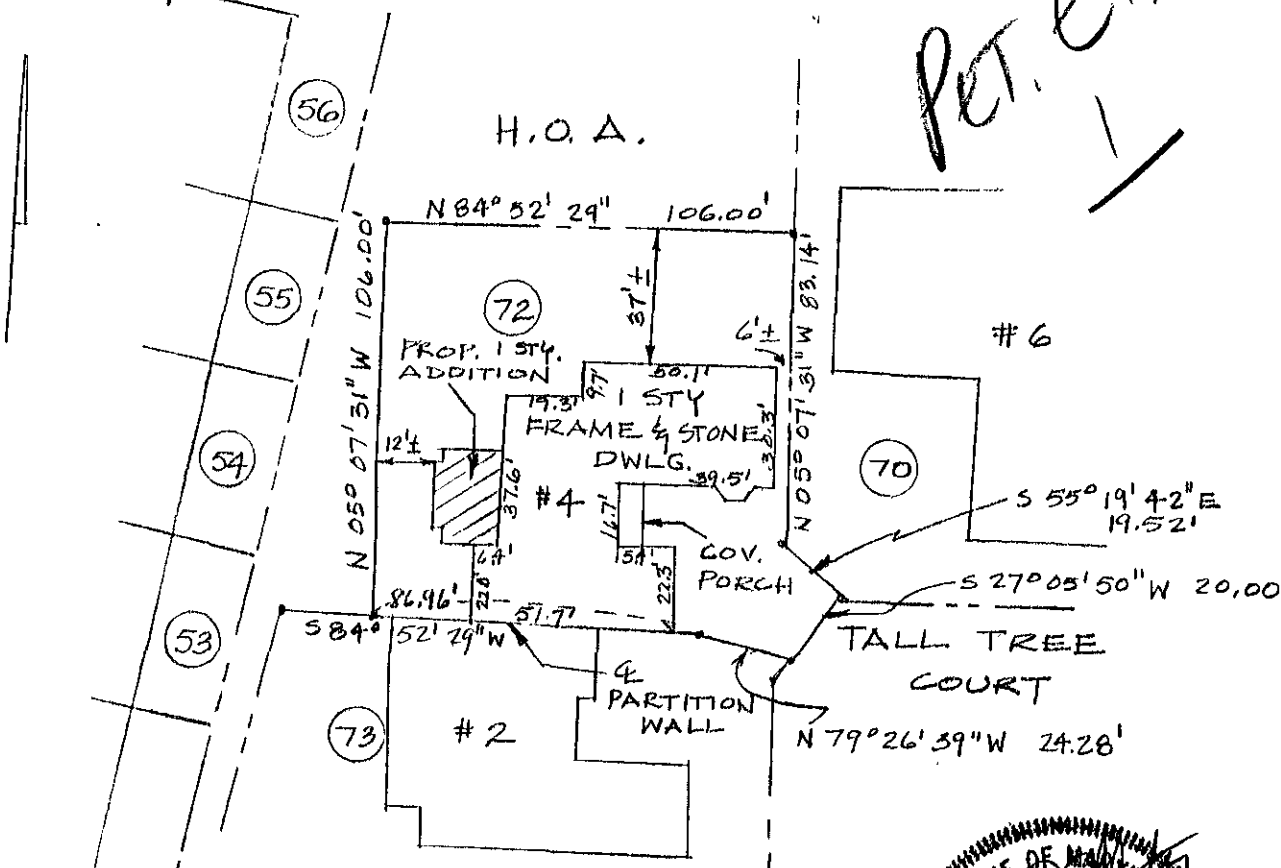
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: ROCKLAND
 plat book# 4B, folio# 22, lot# 72, section# 1

OWNER: MARILYN R. LEVIN



North
 Vicinity Map
 scale: 1"=1000'



PET. EX. 1

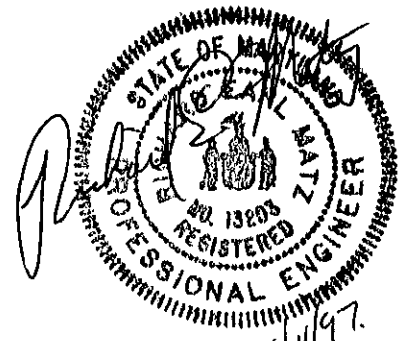
LOCATION INFORMATION

Councillmanic District: 2
 Election District: 3
 1"=200' scale map#: N.W. 10-C
 Zoning: D.R.-1
 Lot size: 0.26 AC. 11,541 SF
 acreage square feet

	public	private
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chesapeake Bay Critical Area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prior Zoning Hearings:	<u>NONE</u>	



97-460-A

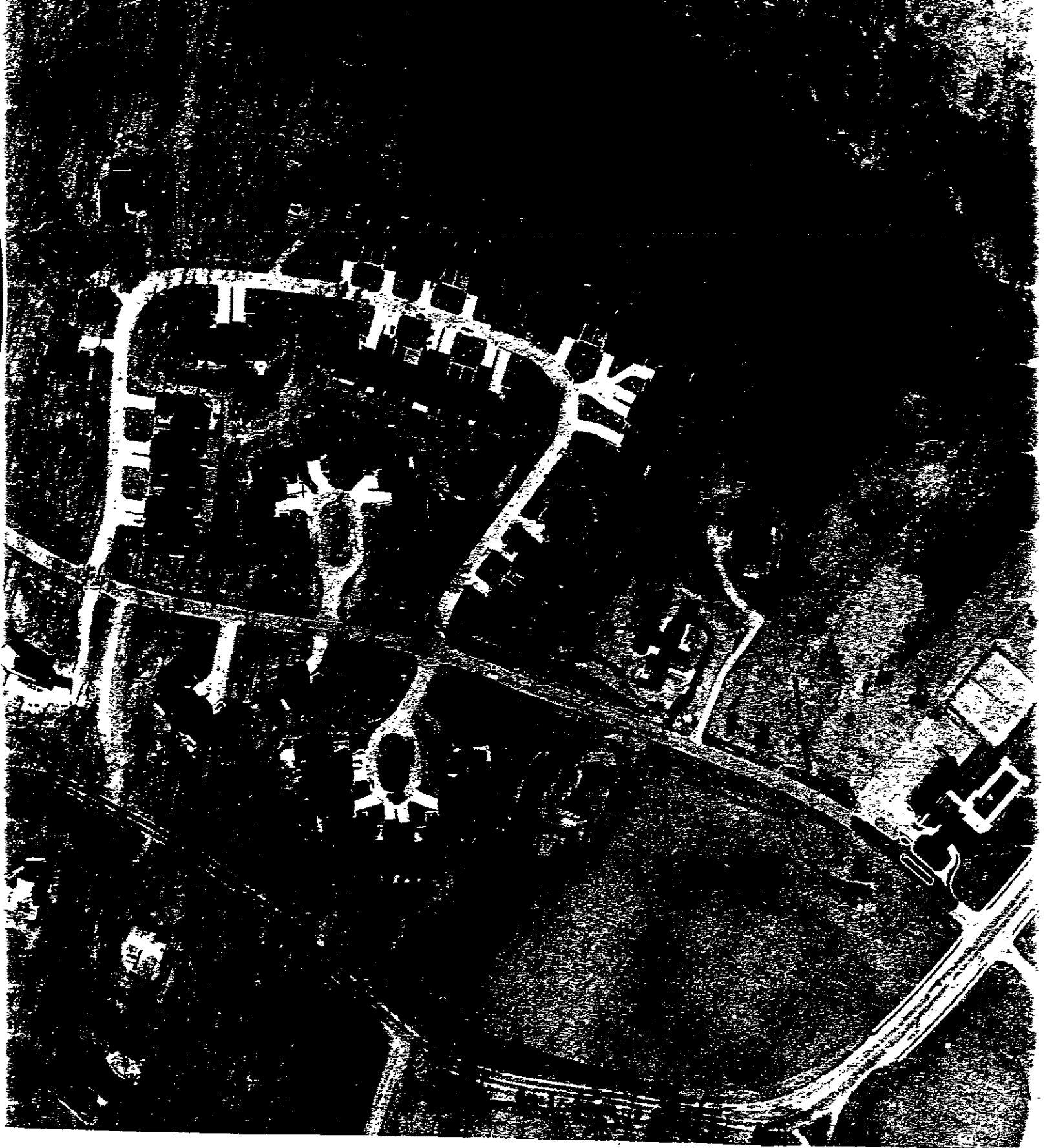


North
 date: 4-9-97
 prepared by: JUDITH FLOAM

Scale of Drawing: 1"= 50'

Zoning Office USE ONLY!

reviewed by: Jcar ITEM #: 460 CASE#:



SITE

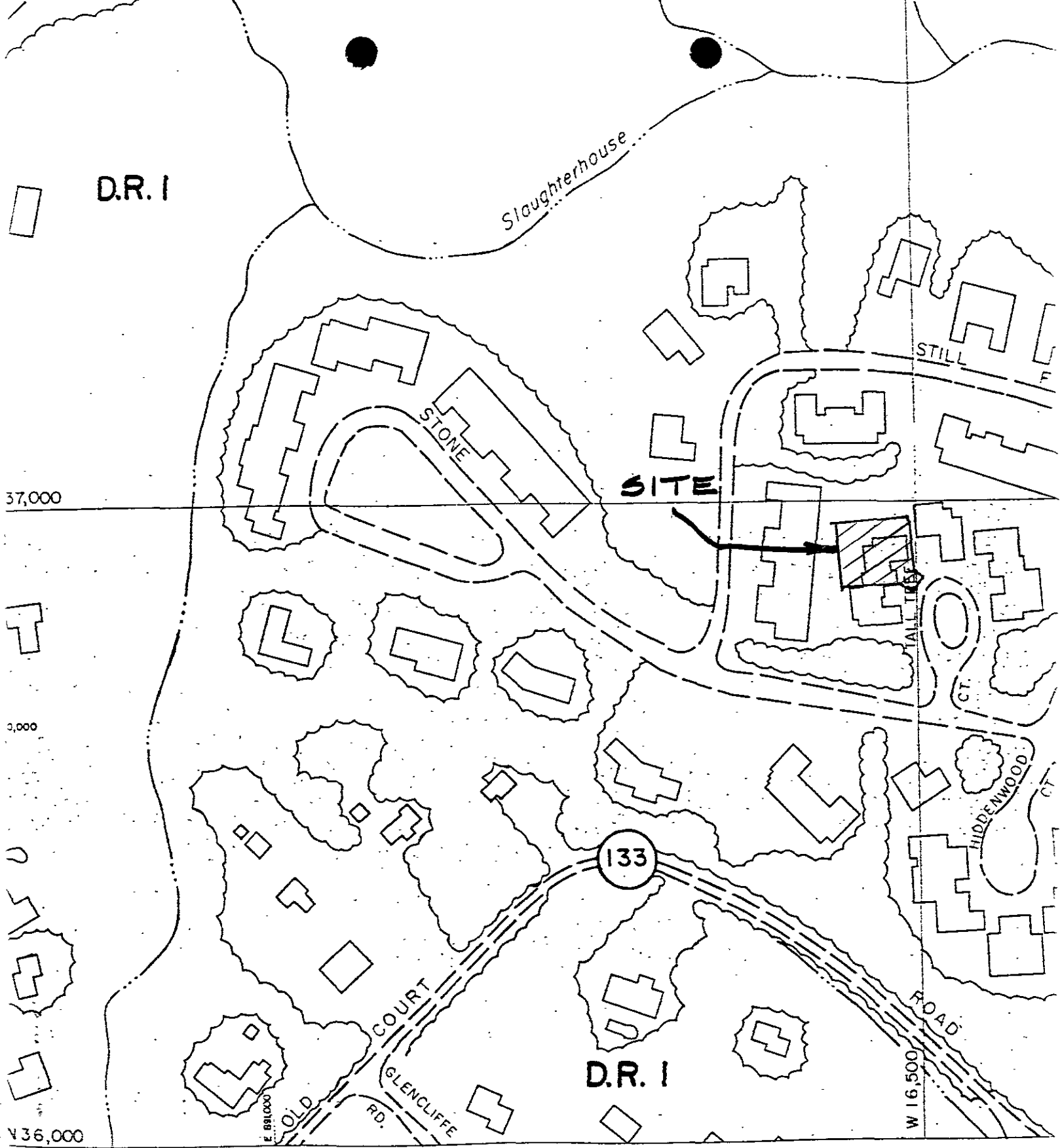
N.W. 10-c

1" = 200'

460

97-460-A

BALTIMORE
OFFICE OF PLANNING
PHOTO



O-NW O-NE N.W. 10-C
 S-SW S-SE 1" = 200'

97-460-A

1996 COMPREHENSIVE ZONING MAP
 ADOPTED by
 THE BALTIMORE COUNTY COUNCIL
 OCTOBER 8, 1996

Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96

Kevin Kammerer
 Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS

