

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Cold Spring Road, 250' W
of the c/l of Galloway Road
(1007 Cold Spring Road)
15th Election District
5th Councilmanic District

Waring S. Justis, Jr., et al
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-512-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 the subject waterfront property known as 1007 Cold Spring Road, located in the vicinity of Galloway Road on Galloway Creek in Bowleys Quarters. The Petition was filed by the owners of the property, Waring S. Justis, Jr., and his wife, Pamela V. Justis. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 10 feet in lieu of the required 50 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

After due consideration of the evidence presented, in the opinion of this Deputy Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be

ORDER RECEIVED FOR FILING

Date

By

granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

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

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

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

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

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

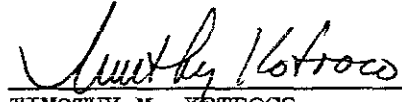
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of June, 1997 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 10 feet in lieu of the required 50 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

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

2) Compliance with the Zoning Plans Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management, dated May 29, 1997, and the Development Plans Review Division of the Department of Permits and Development Management, dated May 29, 1997, copies of which are attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING
Date 6/9/97
By [Signature]

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO

Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILMING
6/19/99
[Handwritten signature]

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: May 29, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for May 27, 1997
Item No. 512

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

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The flood protection elevation for this site is 11.2 feet.

RWB:HJO:jrb

cc: File

ZONE527.512

ORDER RECEIVED FOR FILING
Date 6/19/97
By [Signature]

___ Attach original petition

Due Date 5/29/97

To: Arnold L. Jablon

From: Bruce Seeley *BS/gj*

Subject: Zoning Item #512

1007 Cold Spring Lane

Zoning Advisory Committee Meeting of May 19, 1997

___ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

___ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

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).

X 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).

ORDER RECEIVED FOR FILING
Date 6/1/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

June 9, 1997

Mr. & Mrs. Waring S. Justis, Jr.
1007 Cold Spring Road
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Cold Spring Road, 250' W of the c/l of Galloway Road
(1007 Cold Spring Road)
15th Election District - 5th Councilmanic District
Waring S. Justis, Jr., et ux - Petitioners
Case No. 97-512-A

Dear Mr. & Mrs. Justis:

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, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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

DEPRM; People's Counsel

File

CRITICAL
AREA



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1007 Cold Spring Road

97-512-A

which is presently zoned RC-5

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

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

to allow an addition with a side yard setback of 10 ft. (existing side setback is 14 ft.) in lieu of the required setback of 50 ft.

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

See over

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

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

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

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Address

Signature

City

State

Zipcode

Address

Phone No

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: JRF

DATE: 5-9-97

ESTIMATED POSTING DATE

5-18-97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 512

ORDER RECEIVED FOR FILING
Date 5/9/97
by [Signature]

Affidavit in support of 97-512-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 1007 Cold Spring Road
address
Baltimore MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The house was originally built in the early 1940's and we wish to
convert it into our residence. The house has not changed much
since it was built and we need to extend the existing plan to meet
our present needs. Therefore, we want to expand the present plan
to the outermost addition of the existing house.

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.

[Signature]
(signature)
Waring S. Justis, Jr.
(type or print name)
City



[Signature]
(signature)
Pamula V. Justis
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of May, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Waring S. and Pamula Justis

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

AS WITNESS my hand and Notarial Seal.

5/8/97
date

[Signature]
NOTARY PUBLIC

My Commission Expires: 12/21/97

Affidavit in support of 97-512-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 1007 Cold Spring Road
address
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The house was originally built in the early 1940's and we
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much since then and we need to extend the existing plan to meet
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the outermost addition of the existing house.

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.

[Signature]
(signature)
Waring S. Justis, Jr.
(type or print name)
City



[Signature]
(signature)
Pamula V. Justis
(type or print name)

STATE OF MARYLAND, ~~COUNTY~~ OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of May, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Waring S. and Pamula V. Justis

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(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.

5/8/97
date

[Signature]
NOTARY PUBLIC

My Commission Expires: 12/31/97



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1007 Cold Spring Road
97-512-A which is presently zoned RC-5

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

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

to allow an addition with a side yard setback of 10 ft. (existing side setback is 14 ft.) in lieu of the required setback of 50 ft.

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

See over

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)

Waring S. Justis, Jr.
(Type or Print Name)

Signature

Pamula V. Justis
(Type or Print Name)

Pamula V. Justis
Signature

1007 Cold Spring Rd
Address

City

Baltimore

State

MD

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JRF DATE: 5-9-97

ESTIMATED POSTING DATE: 5-18-97



Printed with Soybean Ink
on Recycled Paper

ITEM #: _____

-- Zoning Description

97-512-A

ZONING DESCRIPTION FOR 1007 GOLD SPRING ROAD, BOWLEYS QUARTERS
Maryland (address) 21220

Beginning at a point on the SOUTH side of
(north, south, east or west)
GOLD SPRING ROAD which is 16 FEET
name of street on which property fronts (number of feet of right-of-way width)
wide at the distance of 250 FEET WEST of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street GALLOWAY ROAD
(name of street)
which is 16 FEET wide. *Being Lot # 68
(number of feet of right-of-way width)
Block _____, Section # _____ in the subdivision of Bowleys Quarters
(name of subdivision)
as recorded in Baltimore County Plat Book # 1, Folio # 12,
containing .27 acres Also known as 1007 GOLD SPRING ROAD
(square feet or acres) (property address)
and located in the 15 Election District, 5 Councilmanic District.

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

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

035850

DATE 5-9-97 ACCOUNT R-001-615-000

AMOUNT \$ 50.00

RECEIVED
FROM:

Verning Justis

-- Variance

Item # 512

FOR:

1 Cold Spring Rd.

Taken by: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

05/09/97 04 7 LBS R 5831

Dept 5 513 ZONING VERIFICATION

CR NO. 035850

\$50.00 CK P-A-I-D

Baltimore County Maryland
Office Of Budget & Finance

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case # 97-512-A

Petitioner/Developer:
(Pam Justis)
Date of ~~Hearing~~/Closing:
(June 2, 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 _____

____ 1007 Cold Spring Road Baltimore, Maryland 21220 _____

The sign(s) were posted on _____ May 16, 1997 _____
(Month, Day, Year)

Sincerely,

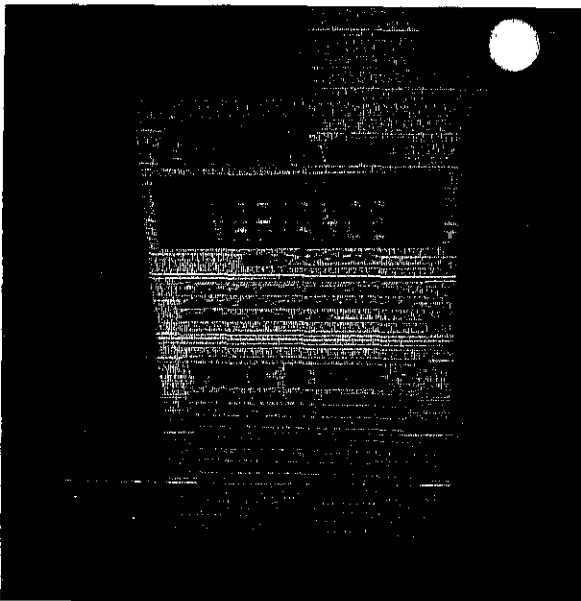

(Signature of Sign Poster & Date)

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

____ 325 Nicholson Road _____
(Address)

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
(Telephone Number)



97-512-A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 5-18-97

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-512-A

ADM. VARIANCE: TO ALLOW AN ADDITION WITH A
SIDE YARD SETBACK OF 10' (EX. SIDE SETBACK IS
14') IN LIEU OF THE REQUIRED SETBACK 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**
Mon. June 2, 1997

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

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

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

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

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

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

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 512

Petitioner: Waring S. and Pamela V. Justis, Jr.

Location: 1007 Cold Spring Road, Baltimore, MD
21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Waring S. and Pamela V. Justis, Jr.

ADDRESS: 1007 Cold Spring Road
Baltimore, MD 21220

PHONE NUMBER: 410-242-4480

AJ:ggs

(Revised 09/24/96)

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

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

OWNER: _____

North
date: _____
prepared by: _____

Scale of Drawing: 1" = _____

 North
Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"-200' scale map#: _____

Zoning: _____

Lot size: _____

acreage _____ square feet _____

public private
SEWER: ☐ ☐

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

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



Baltimore County
Department of Permits and
Development Management

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

May 22, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-512-A
1007 Cold Spring Road
S/S Cold Spring Road, 250' W of c/l Galloway Road
15th Election District - 5th Councilmanic
Legal Owner(s): Waring S. Justis, Jr. and Pamula V. Justis
Post by Date: 05/18/97
Closing Date: 06/02/97

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: Waring and Pamula Justis





Baltimore County
Department of Permits and
Development Management

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

June 2, 1997

Mr. and Mrs. Waring Justis
1007 Cold Spring Road
Baltimore, MD 21220

RE: Item No.: 512
Case No.: 97-512-A
Petitioner: Waring Justis, et ux

Dear Mr. and Mrs. Justis:

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 May 9, 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 (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a circular stamp.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



___ Attach original petition

Due Date 5/29/97

To: Arnold L. Jablon

From: Bruce Seeley *BS/97*

Subject: Zoning Item #512

1007 Cold Spring Lane

Zoning Advisory Committee Meeting of May 19, 1997

___ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

___ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

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

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X 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).

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: May 29, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for May 27, 1997
Item No. 512

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

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The flood protection elevation for this site is 11.2 feet.

RWB:HJO:jrb

cc: File

ZONE527.512



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 5-16-97
Item No. 512 JRF

Dear Ms. Eubanks:

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

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

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

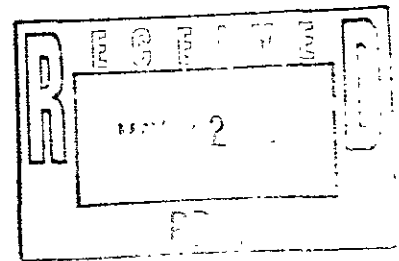
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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

Baltimore County Government
Fire Department



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



(410) 887-4500

May 20, 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 May 27, 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:

501, 502, 505, 506, 507, 508, 509, 510, 511, and 512

REVIEWER: LT. ROBERT P. SAUERWALD

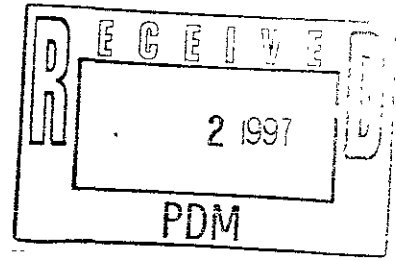
Fire Marshal Office, PHONE 887-4881, M5-1102F

cc: File



97-2565 GS

6/2/97
ag



May 20, 1997

Baltimore County Zoning Department
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 97-512-A

Dear Zoning Commission:

My property is adjacent to 1007 Cold Spring Road where Waring and Pam Justis have requested an Administrative Variance for their residence. We have no objections to the proposal submitted, i.e., "to allow an addition with a side yard setback of 10' in lieu of the required setback of 50'" since this will have no impact on our residence and property.

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Brothers".

John Brothers
Anna Brothers
1005 Cold Spring Road
Baltimore, MD 21220

Pam & Waring Justis
Rick Miron & John Reisinger

8/20/97

1007 Cold Spring Rd.

① New constr.
+
Rehab.

① RAISE FIRST FLOOR

② ELIMINATE BASEMENT.

③ FLOODPROOF BASEMENT.

④ No utilities in basement.

⑤ Greenbank Road -
Kept basement.

② 1922

③ Not sure for DEPM.

④ Bearing walls.

⑤ Reconstruct whole works.

⑥ Flood Plain leg.

⑦ Substantial improvement - 50%

① First Floor Raised

② Basement - not allowed. - Keeping Basement
One side at grade (Miron)

③ Impracticality -

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1007 COLD SPRING ROAD

see pages 5 & 6 of the CHECKLIST for additional requirements

Subdivision name: BOWLEY'S QUARTER

plat book # 1, folio 12, lot # 68, section #

OWNER: PAM and MARINE JUSTIS JR.

INFORMATION FROM LOCATION
DRAWING 95-041 (7/11/95)
BY WITZ & ASSOCIATES
410.597.9995

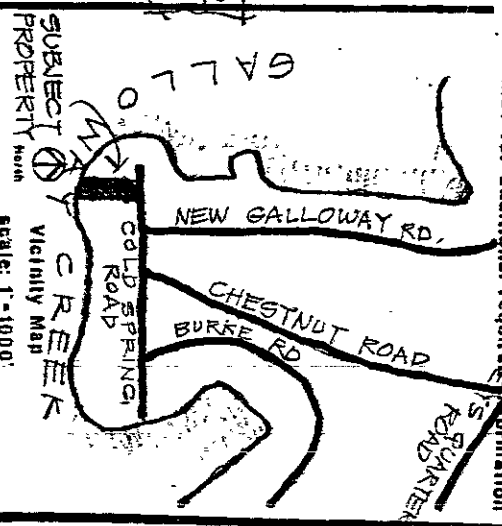
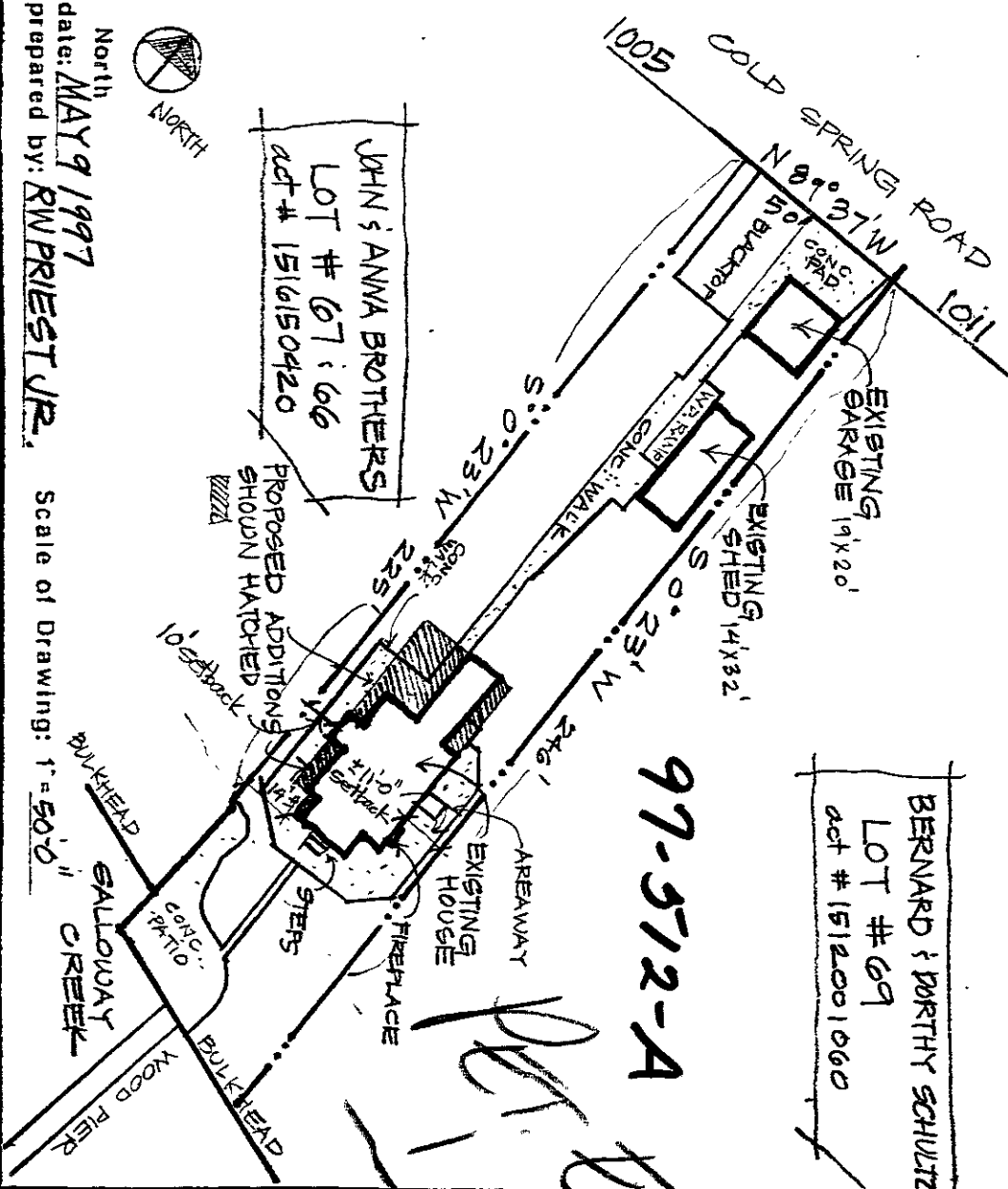
BERNARD & BORTHY SCHULTZ
LOT # 69
act # 1512001060

97-512-A



North
date: MAY 9 1997
prepared by: RW PRIEST JR.

Scale of Drawing: 1" = 50'-0"



LOCATION INFORMATION

Election District: 15
Councilmanic District: 5

1" = 200' scale map:
Zoning: RC-5
Lot size: 27± 11,750
acreage square feet

SEWER: ☐ ☒
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

JEP 512



VIEW FROM WATER



VIEW FROM STREET SIDE

512

97-512-A



VIEW FROM WATER SIDE

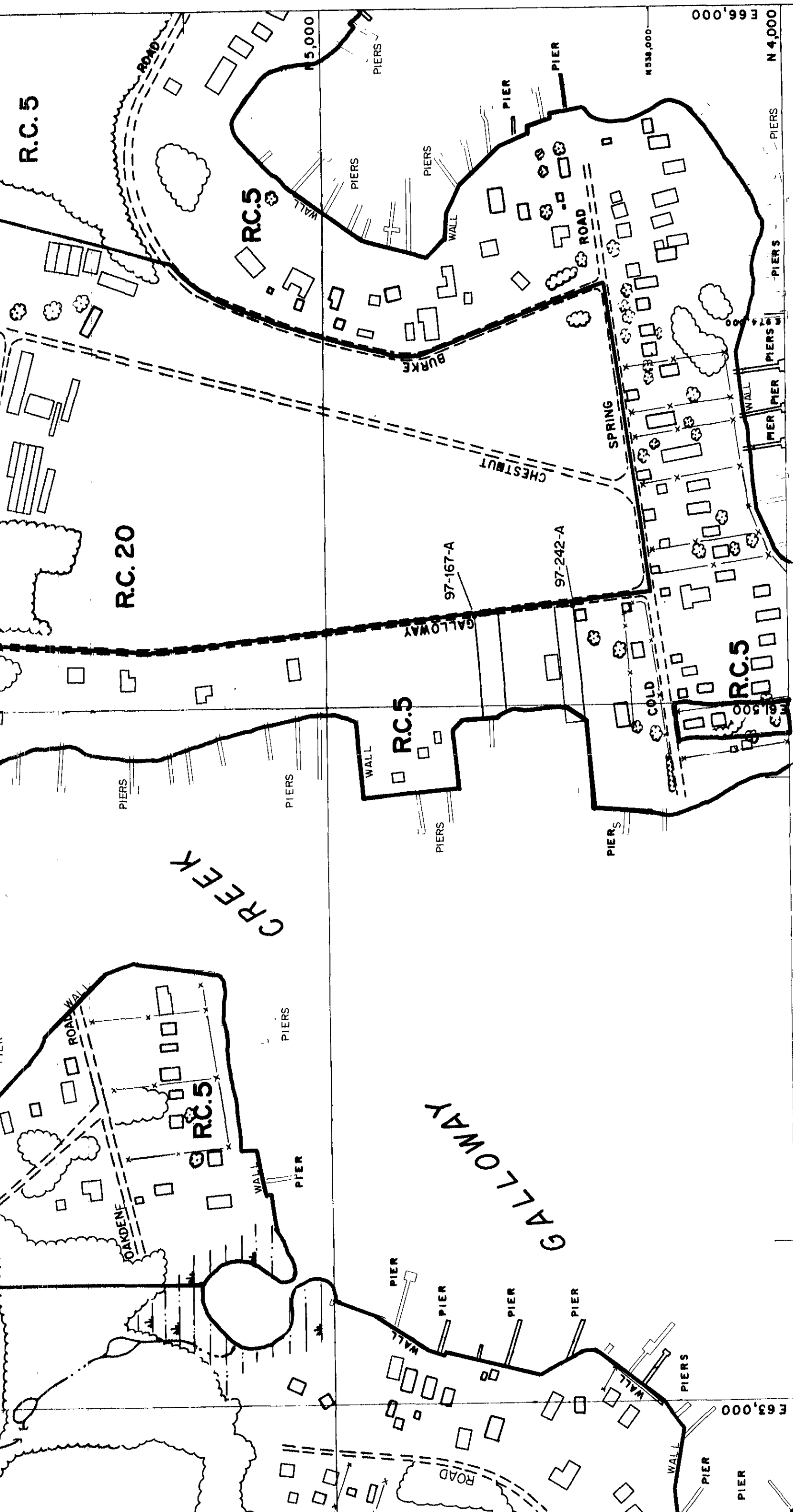


VIEW FROM STREET SIDE

proposed extension of
existing projection

512

97-512-A



(SHEET N.E. 1K)

MORE COUNTY ZONING AND ZONING L ZONING MAP

512

SCALE

1" = 200' ±

LOCATION

BOWLEYS
QUARTERS
97-512-A

SHEET

N.E.
2-K

DATE
OF
PHOTOGRAPHY
JANUARY
1986