

IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
 AND ZONING VARIANCE \*  
 N/S Holly Beach Road, 1070 ft. \* ZONING COMMISSIONER  
 E of c/l Henrietta Avenue \*  
 2636 and 2636A Holly Beach Road \* OF BALTIMORE COUNTY  
 15th Election District \*  
 5th Councilmanic District \* Case No. 97-551-SPHA  
 Eric W. Tipton, et ux, Petitioners

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and Petition for Variance for the properties known as 2636 and 2636A Holly Beach Road in eastern Baltimore County. The Petitions were filed by Eric W. Tipton and Helene A. Tipton, his wife, property owners. Special hearing relief is requested to approve a lot line adjustment between lot 31 (2636 Holly Beach Road) and lot 32 (2636A Holly Beach Road). Variance relief is requested from Section 1A04.B.1 of the Baltimore County Zoning Regulations (BCZR) to permit a lot area of 9,583 sq. ft. (.220 acres) in lieu of the required 1 acre and from Section 1A04.3.B.3 of the BCZR to permit building lot line setbacks of 15 ft. and 2 ft. in lieu of the required 50 ft. All of the requested relief and subject properties are more particularly shown on the site plan, received into evidence as Petitioners' Exhibit No. 1.

Appearing and testifying at the requisite public hearing held for this case was Helene A. Tipton, property owner/co-Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered was that the Petitioners own two lots, known as lot No. 31 and lot No. 32 of the Holly Beach subdivision. The subject lots are located adjacent to Holly Beach Road and on the Chesapeake Bay, near Middle River. Mrs. Tipton indicated that the Petitioners have owned the properties since 1990. Further testimony offered was that

ORDER RECEIVED FOR FILING  
 Date 12/9/97  
 By M. [Signature]

when the Petitioners acquired the properties, there was a single family dwelling on each lot. Lot No. 31 (2636 Holly Beach Road) contained a one story single family dwelling which was constructed many years ago. Lot No. 32 (2636A Holly Beach Road) also contained a single family dwelling.

Subsequent to their acquisition of the properties, the Petitioners applied for zoning relief in case No. 93-268-A for lot No. 32. In that case, relief was granted to approve a lot with an area less than the required one acre minimum. Variance relief was also granted to permit building lot setbacks less than required. Pursuant to the site plan submitted in that case and the Order issued, the Petitioners razed the existing dwelling on lot No. 32.

The Petitioners redeveloped lot No. 32 by the construction of a new single family dwelling thereon. This construction has been completed and that property is presently improved with a two story brick and siding dwelling in which the Petitioners reside. That construction was completed in 1993.

The Petitioners now wish to relocate the lot line which divides these two properties. As shown on the site plan, the lot line will be shifted in a westerly direction. Special Hearing relief is requested to approve this lot line relocation and variance relief is sought to approve the proposed setbacks. It was indicated that the lot line was being shifted so as to create a greater sized property for the lot which contains the new dwelling at 2636A Holly Beach Road. As shown on the site plan, the lot line will be adjusted so that the yard area for that lot will be greater, and that the existing wooden pier which extends into the Bay will be entirely on that property. The older house, located at 2636 Holly Beach Road, will be on a smaller lot. The Petitioners anticipate eventual-

ORDER RECEIVED FOR FILING

Date

By

ly selling that lot and house. Additionally, an existing garage which lies on the proposed lot line will be razed.

The Zoning Plans Advisory Committee (ZAC) comment from the Office of Planning indicated that that department supports the subject request. The Department of Environmental Protection and Resource Management (DEPRM) also indicated that the proposal was appropriate for so long as compliance with the Chesapeake Bay Critical Area regulations was required.

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. Clearly, the properties owned by the Petitioners have been used to support two separate dwellings for many years. The proposed lot line adjustment and variance relief is necessary to legitimize the historic use of these properties and to reflect the recent improvements thereon. In my judgement, the grant of the requested relief will not detrimentally impact the surrounding properties. Moreover, I am satisfied that the Petitioners have complied with the requirements set forth in Section 307 of the BCZR to justify the requested variance relief.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29<sup>th</sup> day of July 1997 that, pursuant to the Petition for Special Hearing, approval for a lot line adjustment between lot 31 (2636 Holly Beach Road) and lot 32 (2636A Holly Beach Road), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1A04.B.1 of the Baltimore County Zoning Regulations (BCZR) to permit a lot area of 9,583 sq. ft. (.220 acres) in lieu of the required 1 acre; and, from Section 1A04.3.B.3 of the BCZR to permit building lot line setbacks of 15 ft. and

ORDERED BY ZONING COMMISSIONER  
DATE 7/29/97  
BY J. H. GORDON

2 ft. in lieu of the required 50 ft., 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. The Petitioners shall comply with all requirements of the Department of Environmental Protection and Resource Management (DEPRM) as set forth in their comment dated June 23 1997.



LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmm

ORDER TO SHOW CAUSE  
7/29/97  
M. G. [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

July 29, 1997

Mr. and Mrs. Eric W. Tipton  
2636 Holly Beach Road  
Baltimore, Maryland 21221

RE: Petitions for Special Hearing and Variance  
Property: 2636 and 2636A Holly Beach Road  
Case No. 97-551-SPHA

Dear Mr. and Mrs. Tipton:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted, with restrictions.

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 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
att.



RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
2636 & 2636A Holly Beach Road, N/S Holly	*	ZONING COMMISSIONER
Beach Road, 1070' E of c/l Henrietta Ave.		
15th Election District, 5th Councilmanic	*	OF BALTIMORE COUNTY
Eric W. and Helen A. Tipton	*	CASE NO. 97-551-SPHA
Petitioners		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16<sup>th</sup> day of July, 1997, a copy of the foregoing Entry of Appearance was mailed to Timothy J. Lyng, 1220 Longford Road, Lutherville, MD 21093, representative for Petitioners.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN



# Petition for Special Hearing

CRITICAL AREA

## to the Zoning Commissioner of Baltimore County

27-551-SPHA

for the property located at 2636 & 2636<sup>A</sup> Holly Beach Road

which is presently zoned RC-5

This Petition shall be filed with the Department of Permits & 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A lot line adjustment between Lots 31 and 32 to create a side yard for Lot 32.

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

I, or we, agree to pay expenses of above Special Hearing 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)

Eric W. Tipton  
(Type or Print Name)

Signature

*Eric W. Tipton*  
Signature

Address

Helene A. Tipton  
(Type or Print Name)

City State Zipcode

*Helene A. Tipton*  
Signature

Attorney for Petitioner

2636 Holly Beach Road 410-574-8826  
Address Phone No

(Type or Print Name)

Baltimore Maryland 21221  
City State Zipcode

Signature

Timothy J. Lyng  
Name

Address Phone No

1220 Longford Road Lutherville Md. 21093  
Address Phone No 410-821-1139

City State Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING  
unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: *gum* DATE *6-11-97*



551

CRITICAL AREA



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

97-551-SPHA

for the property located at 2636 & 2636A Holly Beach Road

which is presently zoned RC-5

This Petition shall be filed with the Department of Permits & Development Management

(A04.3.B.1)

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.B.1 to permit a lot area of 9583 S.F. (0.220 Ac.) in lieu of the required 1 acre, and to Section 1A04.3.B.3 to permit building lot line setbacks of 15' and 2' in lieu of the required 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) As a result of Case #93-268A the owners were granted permission to enlarge their existing dwelling on Lot 32 (#2638) with a side yard setback of 0' on the west side of the lot. They wish to adjust the existing line between their two lots to give them a side yard setback of 10' for Lot 32 still leaving a 15' side yard setback on Lot 31.

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)

Eric W. Tipton

(Type or Print Name)

Signature

*Eric W. Tipton*  
Signature

Address

Helene A. Tipton

(Type or Print Name)

City

State

Zipcode

*Helene A. Tipton*  
Signature

Attorney for Petitioner

2636 Holly Beach Road

410-574-8826

Address

Phone No

(Type or Print Name)

Baltimore Md. 21221

City

State

Zipcode

Signature

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

Address

Phone No.

Timothy J. Lyng

Name

City

State

Zipcode

1220 Longford Rd. Lutherville Md. 21093

Address

Phone No. 410-821-1135

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: *jam*

DATE

*6-11-97*



Printed with Soybean Ink on Recycled Paper

Revised 9/5/95

551



**ZONING DESCRIPTION FOR 263<sup>A</sup>HOLLY BEACH ROAD**

97-551-SPHA

Beginning at a point on the North side of Holly Beach Road which is 40 feet wide at a distance of 1070 feet East of the centerline of the nearest improved intersecting street Henrietta Ave which is 40 feet wide. Being Lot #32 of Plat No.1 of Holly Beach as recorded in Baltimore County Plat Book # 4 Folio #182 containing 0.270 acres ±. Also known as 263<sup>A</sup>Holly Beach Road and located in the 15th Election District, 5th Councilmatic District.

551

**ZONING DESCRIPTION FOR 2636 HOLLY BEACH ROAD**

97-551-SPHA

Beginning at a point on the North side of Holly Beach Road which is 40 feet wide at a distance of 1020 feet East of the centerline of the nearest improved intersecting street Henrietta Ave which is 40 feet wide. Being Lot #31 of Plat No.1 of Holly Beach as recorded in Baltimore County Plat Book # 4 Folio #182 containing 0.279 acres ±. Also known as 2636 Holly Beach Road and located in the 15th Election District, 5th Councilmatic District.

551

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/26, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/26, 1997.

THE JEFFERSONIAN,

*A. Henriksen*

LEGAL AD. - TOWSON

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the

subject matter on the property identified hereinafter as follows:

Case: #07-861-0001  
2639 and 2639A Holly Beach Road  
N/S Holly Beach Road - 1070' E of 61 Henrietta Avenue  
15th Election District  
5th Councilmanic  
Legal Owners:  
Eric W. Tipton and Helen A. Tipton

Special Hearing: to approve a lot line adjustment between lots 31 and 32 to create a side yard for lot 32. Variance: to permit a lot area of 9,583 square feet in lieu of the required 1 acre; and to permit building lot line setbacks of 15 feet and 2 feet in lieu of the required 50 feet

Hearing: Wednesday, July 16, 1997 at 10:00 a.m., Room 407 Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353.  
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3351.

6/03 June 26 C153891

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

551 No. 038191

DATE 6-11-97 ACCOUNT R001-6150

AMOUNT \$ ~~500~~ 100.00

RECEIVED FROM: L. TIPTON 2636 HOLLY BEACH RD.

FOR: (010) VAR. (030) SPH.

SE - 2K

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCM

CASHIER'S VALIDATION

PAID RECEIPT

06/11/97 01 7 LBS R 15032  
DEPT 5 513 ZONING VERIFICATION  
CR NO. 038191

\$100.00 CK P-A-I-D  
Baltimore County Maryland  
Office Of Budget & Finance

**CERTIFICATE OF POSTING**

**RE: Case # 97-551-SPHA**  
**Petitioner/Developer:**  
**(Eric Tipton)**  
**Date of Hearing/Closing:**  
**(July 16, 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 \_\_\_\_\_  
2636 & 2636A Holly Beach Rd. Baltimore, Maryland 21221 \_\_\_\_\_**

**The sign(s) were posted on \_\_\_\_\_ Jun. 30, 1997 \_\_\_\_\_  
(Month, Day, Year)**

**Sincerely,**

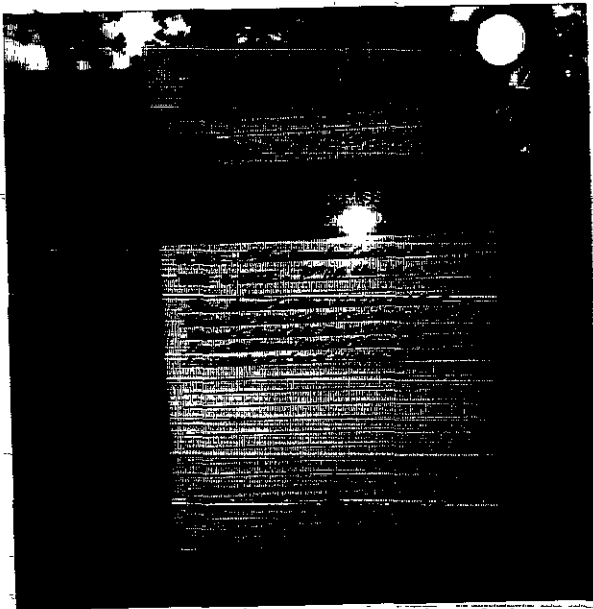
  
**(Signature of Sign Poster & Date)**

\_\_\_\_\_  
**Thomas P. Ogle, Sr.**  
**(Printed Name)**

\_\_\_\_\_  
**325 Nicholson Road**  
**(Address)**

\_\_\_\_\_  
**Baltimore, Maryland 21221**

\_\_\_\_\_  
**(410)-687-8405**  
**(Telephone Number)**



*97-551-SPHA*

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

Date to be Posted: Anytime before but no later than \*

Format for Sign Printing, Black Letters on White Background:

# ZONING NOTICE

Case No.: 97-557-A

A PUBLIC HEARING WILL BE HELD BY:  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \*

DATE AND TIME: \*

REQUEST: A SPECIAL HEARING TO PERMIT A LOT LINE  
ADJUSTMENT BETWEEN LOTS 2636 AND 2636A; AND,  
A VARIANCE TO PERMIT SIDEYARD SETBACKS OF  
15 FT AND 2 FT. IN LIEU OF THE REQUIRED 50 FT.  
AND A LOT AREA 9583 SQ-FT. (0.220 ACRE) IN LIEU  
OF THE REQUIRED 1 ACRE FOR LOT 2636 HOLLY BEACH RD.  
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**



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.: 551

Petitioner: Eric W. & Helene A. Tipton

Location: Lots 31 & 32 <sup>2636 2636A</sup> Plat of Holly Beach

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Eric W. Tipton

ADDRESS: 2636A Holly Beach Road

Baltimore Maryland 21221

PHONE NUMBER: 410-574-8826

AJ:ggs

(Revised 09/24/96)

TO: PUTUMENT PUBLISHING COMPANY  
June 26, 1997 Issue - Jeffersonian

Please forward billing to:

Eric W. Tipton  
2636A Holly Beach Road  
Baltimore, MD 21221  
410-574-8826

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-551-SPHA  
2636 and 2636A Holly Beach Road  
N/S Holly Beach Road, 1070' E of c/l Henrietta Avenue  
15th Election District - 5th Councilmanic  
Legal Owner(s): Eric W. Tipton and Helen A. Tipton

Special Hearing to approve a lot line adjustment between lots 31 and 32 to create a side yard for lot 32. Variance to permit a lot area of 9,583 square feet in lieu of the required 1 acre; and to permit built lot line setbacks of 15 feet and 2 feet in lieu of the required 50 feet.

HEARING: WEDNESDAY, JULY 16, 1997 at 10:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.





Baltimore County  
Department of Permits and  
Development Management

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

June 20, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-551-SPHA  
2636 and 2636A Holly Beach Road  
W/S Holly Beach Road, 1070' E of c/l Henrietta Avenue  
15th Election District - 5th Councilmanic  
Legal Owner(s): Eric W. Tipton and Helen A. Tipton

Special Hearing to approve a lot line adjustment between lots 31 and 32 to create a side yard for lot 32. Variance to permit a lot area of 9,583 square feet in lieu of the required 1 acre; and to permit builint lot line setbacks of 15 feet and 2 feet in lieu of the required 50 feet.

HEARING: WEDNESDAY, JULY 16, 1997 at 10:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon  
Director

cc: Eric and Helene Tipton  
Timothy J. Lyng

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 1, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

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

July 14, 1997

Mr. and Mrs. Eric Tipton  
2636 Holly Beach Road  
Baltimore, MD 21221

RE: Item No.: 551  
Case No.: 97-551-SPHA  
Petitioner: Eric Tipton, et ux

Dear Mr. and Mrs. Tipton:

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 June 11, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: July 1, 1997

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

SUBJECT: 2636 & 2636A Holly Beach Road

INFORMATION

Item Number: 551  
Petitioner: Tipton Property  
Zoning: RC-5  
Requested Action: Special Hearing & Variance

Summary of Recommendations:

Notwithstanding subsequent required DRC review and approval, this office supports the instant request.

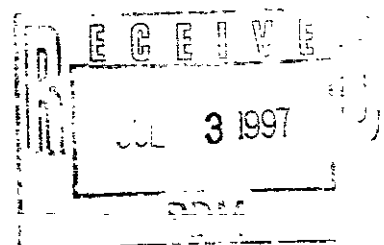
Prepared by:

*Jeffrey W. Long*

Division Chief:

*Caryl Kerns*

AFK/JL



\_\_\_\_\_ Attach original petition

Due Date 06/30/97

To: Arnold L. Jablon

From: Bruce Seeley

Subject: Zoning Item #551

Tipton Property, 2636-2636A Holly Beach Road

Zoning Advisory Committee Meeting of 6/23/97

\_\_\_\_\_ 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).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: July 1, 1997

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

~~Robert W. Bowling~~ **ROBERT W. BOWLING**

SUBJECT: Zoning Advisory Committee Meeting  
for June 30, 1997  
Item Nos. 550, 551, 552, 554, 555,  
556, 557, 558, 559, 560, & 562

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

RWB:HJO:jrb

cc: File

Baltimore County Government  
Fire Department



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

(410) 887-4500

JUNE 25, 1987

Arnold Jablon, Director  
Training Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21284  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 22, 1987

Item No.: SEE BELOW Issuing Agency:

Gentlemen:

Pursuant to your request the information liberty has been reviewed by this Bureau and the comments are as applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Department Office has no comment at this time.  
IN REFERENCE TO THE FOLLOWING ITEMS:

550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, and 562

REVIEWER: LT. ROBERT W. DALERWALL  
Fire Marshal Office, PHONE 887-4521, 887-1122





**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 6-20-97  
Item No. 551 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

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7/16/97

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: July 1, 1997

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

SUBJECT: 2636 & 2636A Holly Beach Road

INFORMATION

Item Number: 551  
Petitioner: Tipton Property  
Zoning: RC-5  
Requested Action: Special Hearing & Variance

Summary of Recommendations:

Notwithstanding subsequent required DRC review and approval, this office supports the instant request.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL



**BALTIMORE COUNTY, MARYLAND**  
**Inter-Office Memorandum**

97-551-SPHA

DATE: June 11, 1997

TO: Hearing Officer

FROM: Joseph C. Merrey  
Planner I  
Zoning Review, PDM

SUBJECT: Item #551  
2636 & 2636A Holly Beach Road

1. Applicant was advised that DRC was required for lot line adjustment.
2. Applicant was advised that a second hearing folder may be required. I advised filing as is in view of the fact that the subject properties are inextricably related due to the lot line adjustment and future referencing will be more efficient with one file number.

JCM:scj