

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Leslie Road, 576' E of the
c/l of Bird Avenue
(6872 Leslie Road)
15th Election District
5th Councilmanic District

George A. Sheckells, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-16-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the property, George A. and Virginia H. Sheckells. The Petitioners seek relief from Sections 1A01.3.B.3 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open porch with a street centerline setback of 53 feet in lieu of the required 56.25 feet. The property is a waterfront lot fronting on Nottingham Creek, and is located on the south-east side of Leslie Road, not far from Earls Beach Road in Chase. The subject property and relief sought are more particularly described on the site plan submitted which has been 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.

In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that 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 granted. There is no evidence in the

ORDER RECEIVED FOR FILING

Date 8/15/97

By [Signature]

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.

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

In accordance with Section 500.14 of the B.C.Z.R., the 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

ORDER RECEIVED FOR FILING
Date 8/14/92
By [Signature]

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 Zoning Commissioner for Baltimore County this 14th day of August, 1997 that the Petition for Administrative Variance seeking relief from Sections 1A01.3.B.3 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an open porch with a street centerline setback of 53 feet in lieu of the required 56.25 feet, 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Compliance with the recommendations made by DEPRM, pursuant to their comments dated August 1, 1997, a copy of which has been attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date

By

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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/14/91
By REP

Attach original petition

Date: August 1, 1997

To: Arnold L. Jablon

From: R. Bruce Seeley *RB/SP*

Subject: Zoning Item #16

Sheckells Property - 6872 Leslie Road

Zoning Advisory Committee Meeting of: July 28, 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.

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

☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

☐ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

GP:sp

Jablon, loc

ORDER RECEIVED FOR FILING

Date

By

8/14/97
[Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

August 14, 1997

Mr. & Mrs. George A. Sheckells
6872 Leslie Road
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Leslie Road, 576' E of the c/l of Bird Avenue
(6872 Leslie Road)
15th Election District - 5th Councilmanic District
George A. Sheckells, et ux - Petitioners
Case No. 98-16-A

Dear Mr. & Mrs. Sheckells:

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 black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

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

DEPRM
People's Counsel
Case File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

6872 LESLIE ROAD

which is presently zoned

RC 2

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A01.3.B.3 & 301.1A

To allow an open porch with a setback of 53 ft. in lieu of the required setback of 56.25 ft. from the centerline of the street.

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

See back sheet

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

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s):

GEORGE A. SHECKELLS
(Type or Print Name)

Signature

(Type or Print Name)

Signature

6872 LESLIE ROAD 410 335-0166
Address Phone No

BALTIMORE MD 21220-1224
City State Zipcode
Name, Address and phone number of representative to be contacted

Name

Address

Phone No

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

Zoning Commissioner of Baltimore County

REVIEWED BY: JRF

DATE:

7-14-97

ESTIMATED POSTING DATE

7-27-97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 16

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

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

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

That the Affiant(s) does/do presently reside at 6872 LESLIE ROAD
address
BALTIMORE MD 21220-1224
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)

TO CONSTRUCT OPEN COVERED PORCH
TO HAVE PROTECTION FROM THE
ELEMENTS WHEN ENTERING AND
LEAVING THE HOME

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.

George A. Sheckells
(signature)
GEORGE A. SHECKELLS
(type or print name)



Virginia H. Sheckells
(signature)
VIRGINIA H. SHECKELLS
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

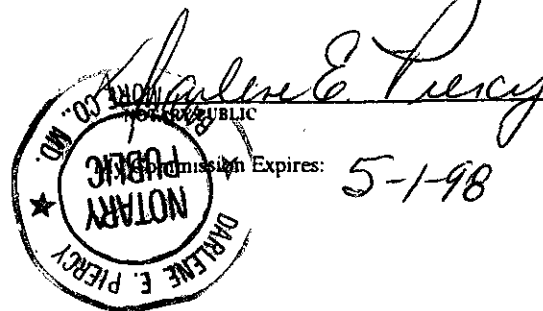
I HEREBY CERTIFY, this 13th day of May, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

George A. Sheckells and Virginia H. Sheckells

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.

May 13, 1997
date



Affidavit in support of Administrative Variance

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

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

That the Affiant(s) does/do presently reside at 6872 LESLIE ROAD
address
BALTIMORE MD 21220-1224
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)

TO CONSTRUCT OPEN COVERED PORCH
TO HAVE PROTECTION FROM THE
ELEMENTS WHEN ENTERING AND
LEAVING THE HOME

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.

George A. Sheckells
(signature)
GEORGE A. SHECKELLS
(type or print name)



Virginia A. Sheckells
(signature)
VIRGINIA A. SHECKELLS
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

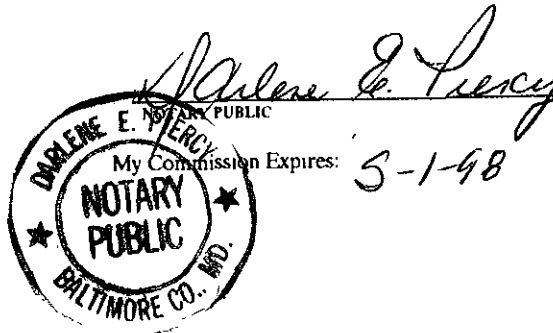
I HEREBY CERTIFY, this 13th day of May, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

George A. Sheckells and Virginia A. Sheckells

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.

May 13, 1997
date





Petition for Administrative Variance

98-16-A

to the Zoning Commissioner of Baltimore County

for the property located at 6872 LESLIE ROAD

which is presently zoned RC 2

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1001.3 and 301.1A to allow an open porch with a setback of 55 ft. in lieu of the required setback of 56.25 ft. from the centerline of the street.

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

~~STATE~~ BACK SHEET

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

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

GEORGE A. SHECKELLS
(Type or Print Name)

Signature

VIRGINIA H. SHECKELLS
(Type or Print Name)

Signature

6872 LESLIE ROAD 410 335-0166
Address Phone No

BALTIMORE MD 21220-1224
City State Zipcode
Name, Address and phone number of representative to be contacted

Name

Address

Phone No

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

Zoning Commissioner of Baltimore County

REVIEWED BY: JRP DATE: 7-14-97

ESTIMATED POSTING DATE: 7-27-97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 16

98-16A

ZONING DESCRIPTION FOR 6872 LESLIE ROAD

Beginning at a point on the EAST side
of LESLIE ROAD which is 30 FEET wide
at the distance of 576+-FEET EAST of the
centerline of the nearest improved intersecting
street BIRD AVE. which is 30 FEET wide.
Being Lot# 7 & 8, Block# _____, Section _____ in
the subdivision of PLAT OF EARL as
recorded in the Baltimore County Plat Book# 7, Folio# 144
containing 22176 SQUARE FEET. Also known
as 6872 LESLIE ROAD and located
in the 15th Election District, 5th Councilmanic District.

16

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

041025

DATE 7-14-97 ACCOUNT R-001-015-000

AMOUNT \$ 50.00

RECEIVED
FROM: George A. Shooteils
01 - Variance Item # 16
FOR: 6872 Leslie Rd. Taken by: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
7/14/1997 7/14/1997 10:57:35

REG MSC2 CASHIER JRIC JMR DRAWER 2

\$ MISCELLANEOUS CASH RECEIPT

Receipt # 004174

CR NO. 041025

CLN

50.00 CHECK: FV
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case # 98-16-A

**Petitioner/Developer:
(George Sheckells)**

**Date of Hearing/Closing:
(August 11, 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 _____
6872 Leslie Road Baltimore, Maryland 21220 _____**

**The sign(s) were posted on _____ July 25, 1997 _____
(Month, Day, Year)**

Sincerely,

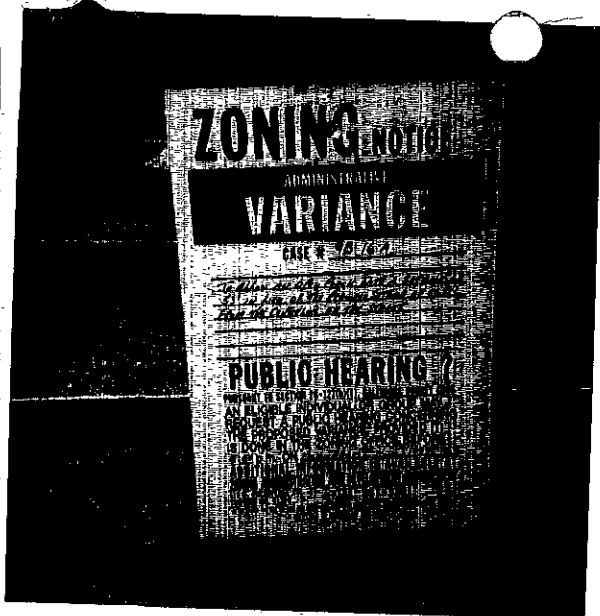

(Signature of Sign Poster & Date)

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

_____**325 Nicholson Road**_____
(Address)

_____**Baltimore, Maryland 21221**_____

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



98-16-A

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 7/27/97

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 98-16-A

Administrative Variance - To allow an open porch
with a setback of 53' in lieu of the required
setback of 56.25' from the centerline of the street

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

* AUGUST 11, 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 Proc.
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.: 16

Petitioner: GEORGE A. SHECKELLS

Location: 6872 LESLIE ROAD BALTO, MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: GEORGE A. SHECKELLS

ADDRESS: 6872 LESLIE RD
BALTO. MD 21220

PHONE NUMBER: 410 335-0166

AJ:ggs

(Revised 09/24/96)

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

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

OWNER: _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
acreage square feet

SEWER: ☐ public ☐ private

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

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



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____



Baltimore County
Department of Permits and
Development Management

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

July 24, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-16-A
6872 Leslie Road
E/S Leslie Road, 576' +/- E of centerline Bird Avenue
15th Election District - 5th Councilmanic District
Legal Owner(s): George A. Sheckells & Virginia H. Sheckells
Post by Date: 7/27/97
Closing Date: 8/11/97

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: George A. Sheckells & Virginia H. Sheckells





Baltimore County
Department of Permits and
Development Management

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

August 8, 1997

Mr. and Mrs. George Sheckells
6872 Leslie Road
Baltimore, MD 21220-1224

RE: Item No.: 016
Case No.: 97-16-A
Petitioner: George Sheckells, et ux

Dear Mr. and Mrs. Sheckells:

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 July 14, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp. The stamp contains the text "W. Carl Richards, Jr." and "Zoning Supervisor".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



_____ Attach original petition

Date: August 1, 1997

To: Arnold L. Jablon

From: R. Bruce Seeley *RB/JP*

Subject: Zoning Item #16

Sheckells Property - 6872 Leslie Road

Zoning Advisory Committee Meeting of: July 28, 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 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).

GP:sp

jablon.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 29, 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. 10, 11, 12, 13, 16, and 19

If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

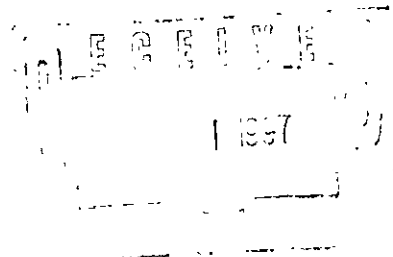
Prepared by:

Jeffrey M. Long

Division Chief:

Pat Keller

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 7.25.97
Item No. 016 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

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

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

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

Date: August 4, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for August 4, 1997
 Item Nos. 010, 011, 016, 017, 018,
 & 019

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

August 6, 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 July 28, 1997

Item No.: SEE BELOW Zoning Agendas

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.

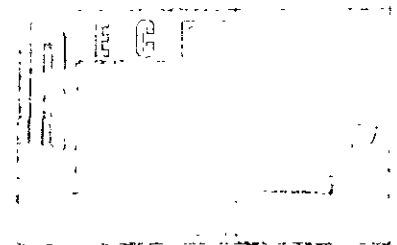
8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

011, 012, 014, 016, 018, and 019

REVIEWER: LT. ROBERT P. SAUERWALD

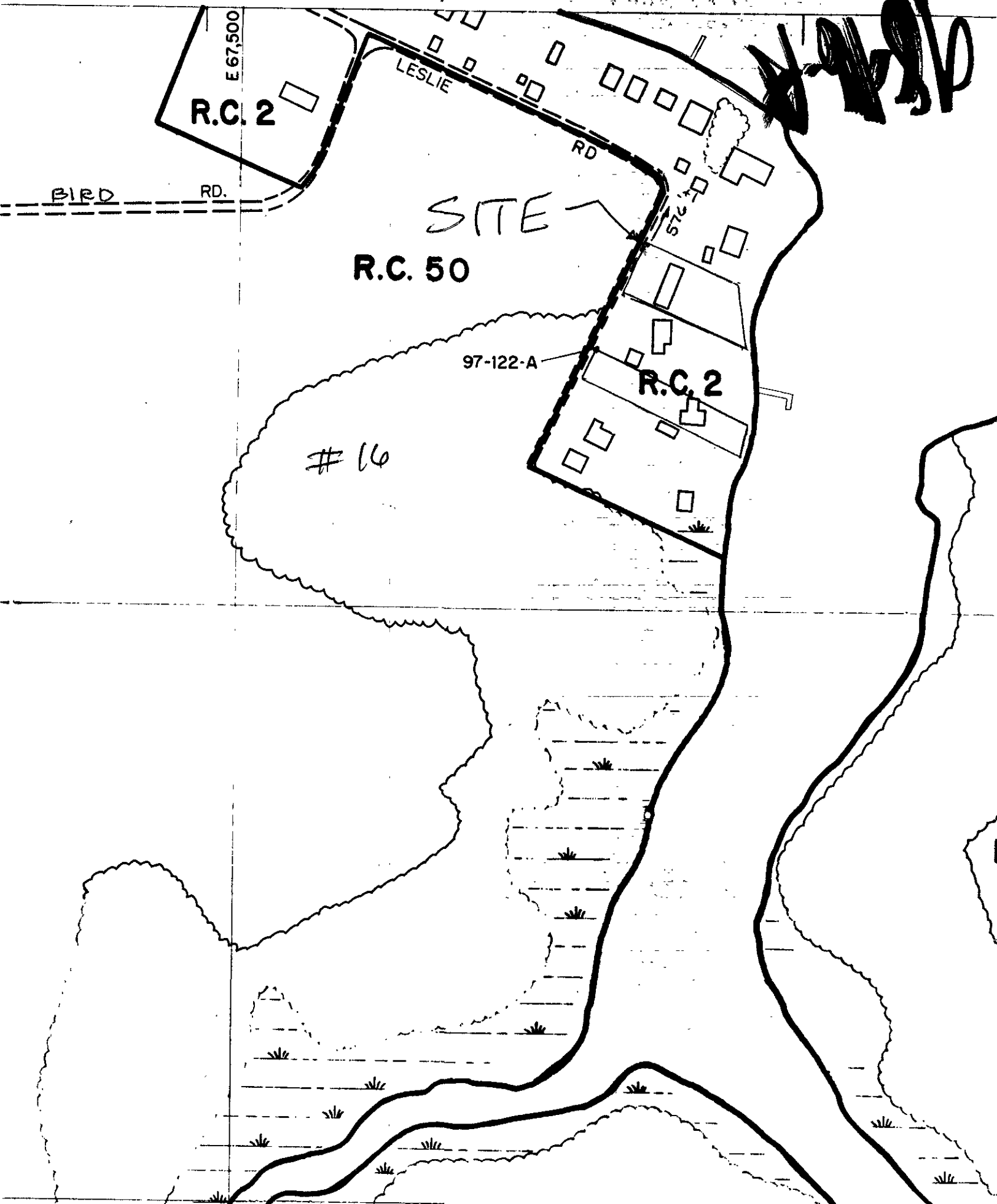
Fire Marshal Office, PHONE 887-4881, MS-1105F

cc: File



NE 7-L

[Handwritten signature]



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

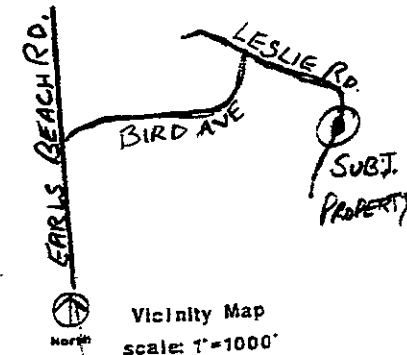
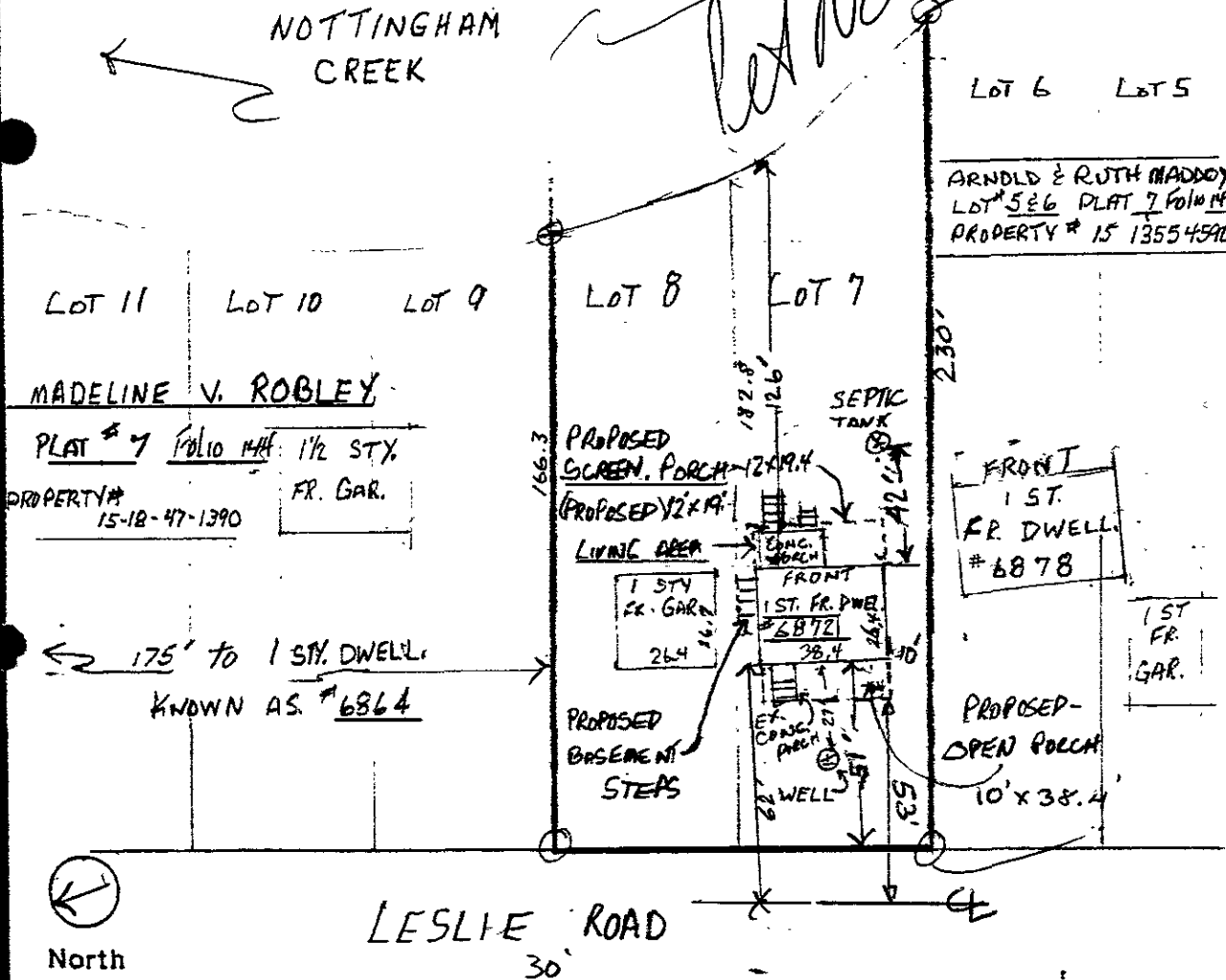
PROPERTY ADDRESS: 6872 LESLIE ROAD

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

Subdivision name: PLAT OF EARL

plat book# 7, folio# 44, lot# 7 & 8, section#

OWNER: GEORGE & VIRGINIA SHECKELLS



LOCATION INFORMATION

Election District: 15

Councilmanic District: 5 NE #7L

1" = 200' scale map#: 30 H-11-63

Zoning: RC 2

Lot size: .5 acreage 221.76 square feet

SEWER: ☐ public ☒ private

WATER: ☐ public ☒ private

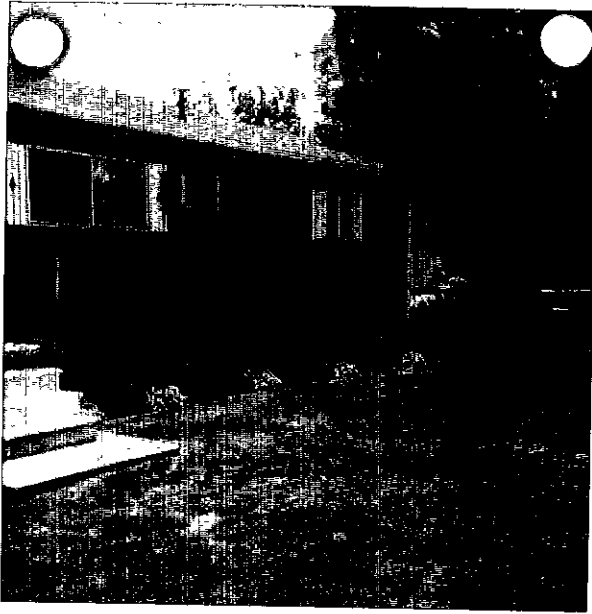
Chesapeake Bay Critical Area: ☒ YES ☐ NO

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: JRF ITEM #: 16 CASE#:

A-16-A



PROPOSED LOCATION OF
OPEN PORCH



PROPOSED LOCATION OF
OPEN PORCH



BACK OF HOUSE - TAKEN
FROM ACROSS LESLIE RD.

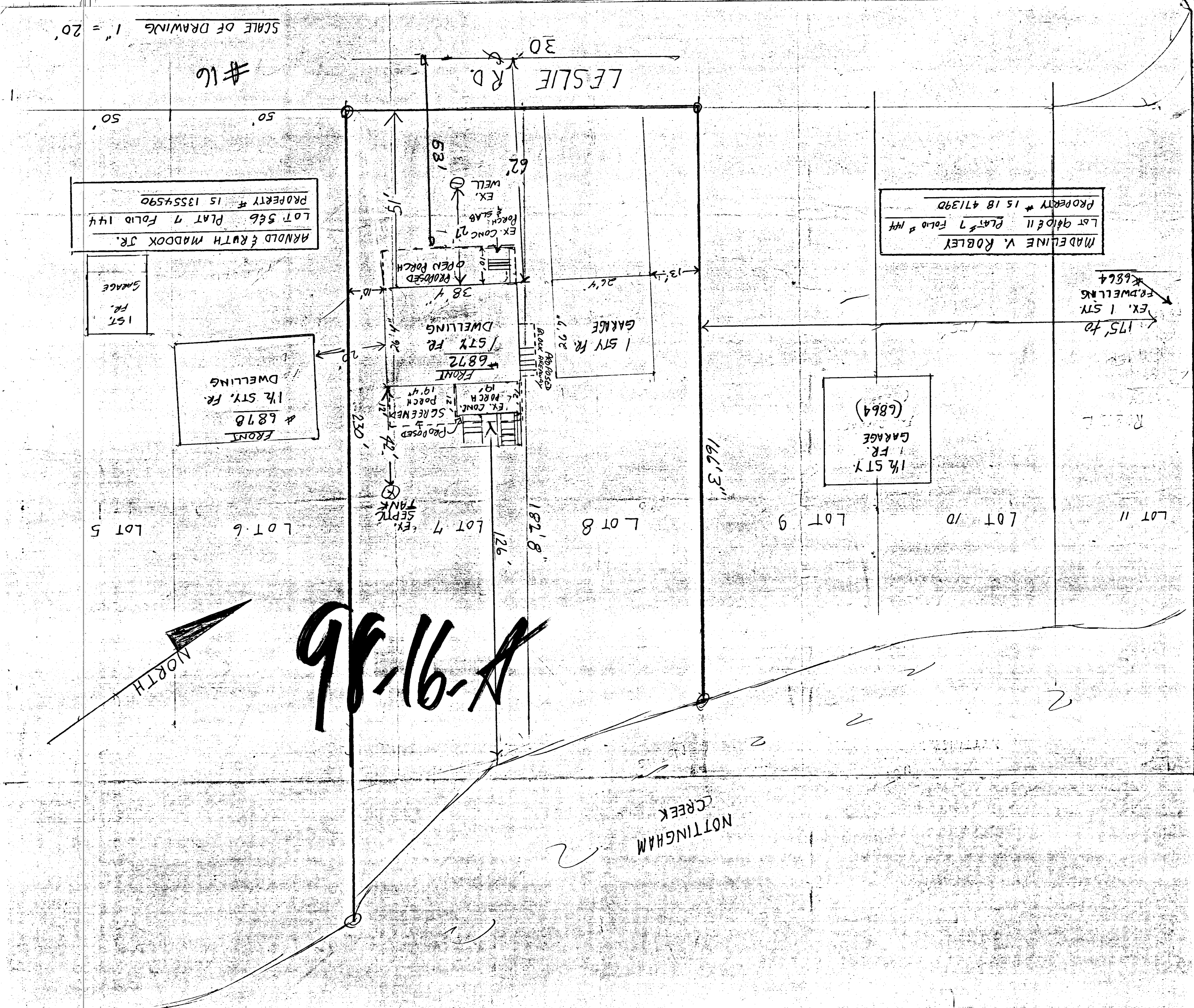
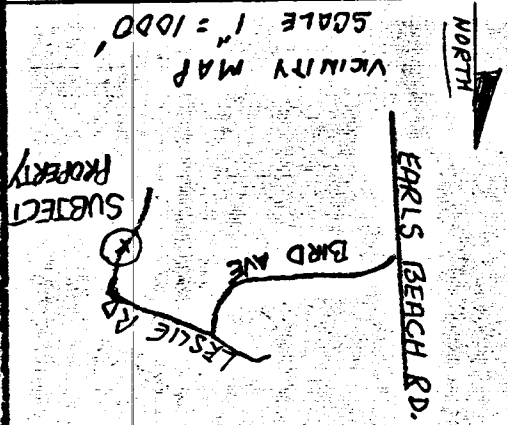
PLAT TO ACCOMPANY PETITION FOR ZONING

☒ VARIANCE

☐ SPECIAL HEARING

PROPERTY ADDRESS 6872 LESLIE ROAD
SUBDIVISION PLAT OF EARL
PLAT BOOK # 7 FOLIO # 144 LOT # 7 & 8
OWNER GEORGE & VIRGINIA SHECKELLS

ELECTION DISTRICT: 15	
COUNCILMANIC DISTRICT: 5	
1" - 200' SCALE MAP: 30 A-11	
ZONING: RC 2	
LOT SIZE: 22785	ACRES: .5
SEWER - PRIVATE	
WATER - PRIVATE	
CHESAPEAKE BAY CRITICAL AREA - YES	
PRIOR ZONING HEARINGS - NONE	
ZONING OFFICE USE ONLY	
REVIEWED BY: J. TEM	CASE #



SCALE OF DRAWING 1" = 20'

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE	LOCATION	SHEET
BY	DATE		1" = 200'		
JSC	4/5/53			HAREWOOD PARK CHASE	NE 7-L
Topography compiled by Photogrammetric Methods AERO SERVICE CORPORATION, PHILADELPHIA, PA.					

