

IN RE: PETITION FOR VARIANCE	* BEFORE THE
E/S Maple Road, 575' N of the	
c/l Holly Neck Road	* ZONING COMMISSIONER
(1127 Maple Road)	
15th Election District	* OF BALTIMORE COUNTY
5th Councilmanic District	
	* Case No. 98-30-A
William Brady, Sr., et ux	
Petitioners * * * * *	* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for Baltimore County for consideration of a Petition for Variance filed by the owners of the subject property, William Brady, Sr., and his wife, Lillian Brady, and the Contract Purchasers, Vernon J. Suman, Sr., and his wife, Elizabeth M. Suman. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street centerline setback of 50 feet in lieu of the required 75 feet, and side yard setbacks of as close as 10 feet in lieu of the required 50 feet, for a proposed single family dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Vernon and Elizabeth Suman, Contract Purchasers of the subject property, and Robert Nicholson, Jr., a representative of Comprehensive Construction, the Builder. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an unimproved, rectangularly shaped parcel, 100 feet wide and 150 feet deep, consisting of a gross area of .344 acres, zoned R.C.5. The property is comprised of four lots, namely, Lots 162, 163, 164 and 164 of the subdivision known as Cedar Beach. Each lot is 25 feet wide and 150 feet deep. Mr. & Mrs. Brady have contracted to sell the property to Mr. & Mrs. Suman

ORDER RECEIVED FOR FILING

Date

By

who propose to construct a single family dwelling thereon, in accordance with the building envelope shown on Petitioner's Exhibit 1. A drawing of the proposed dwelling reveals that it will be a rancher with an attached two-car garage. Variance relief is being requested due to insufficient setbacks. The site plan shows that the building envelope is 80 feet wide. Thus, 10-foot side yard setbacks on each side are proposed. Additionally, the front face of the proposed dwelling will be set back 50 feet from the centerline of Maple Road, in lieu of the required 75 feet. Further testimony and evidence offered revealed that public water and sewer are available to this site. It was also noted that the adjoining properties are unimproved. Moreover, in support of the Petition, the Petitioners indicated that similar relief was granted for a property nearby. Specifically, the Petitioners cited the opinion and Order issued by Deputy Commissioner Timothy Kotroco in Case No. 96-374-A. In that case, a similarly sized lot located at 1108 Cedar Creek Road was approved for a single family dwelling.

Following the conclusion of the hearing, I examined Deputy Commissioner Kotroco's opinion in Case No. 96-374-A and also the instant case file. It is of note that relief was requested in that case, not only for insufficient setbacks, but also for approval of an undersized lot. In my judgment, the appropriate relief was requested in that case. The Petitioners in the instant case have submitted an incomplete application; however, in order to address all issues under one Petition, and fairly adjudge the matter, I shall amend the Petition accordingly.

Section 1A04.3 of the B.C.Z.R. establishes standards for development in the R.C.5 zone. Section 1A04.3.B.1 requires that a lot less than 1.0 acre may not be created in the R.C.5 zone. It is questionable whether the subject lot under consideration is now being "created". Although there

was limited testimony on this issue, it appears that the Bradys and their predecessors in title have owned the subject property for many years. As noted above, the property is apparently the compilation of four individual lots in the original plat. Thus, technically, it does not appear that the combined property is being created at this time.

Nonetheless, the Petition filed in Case No. 96-374-A not only sought variance relief for insufficient setbacks, but also a request "to permit a building on the undersized lot". The Petition in the instant case should have contained similar language. In any event, turning to the merits of the request, I am persuaded that the subject property under consideration is an appropriate undersized lot, as regulated by Section 304 of the B.C.Z.R. That is, in my judgment, it appears that this lot was duly created prior to 1955 and that none of the Petitioners in this case own adjacent property.

As to the setback relief requested, I am persuaded to grant same. In my judgment, the Petitioners would suffer a practical difficulty if variance relief were denied. As noted in the Petition, the lot would indeed be unbuildable and could not be utilized for a permitted purpose if strict adherence to the regulations were required. I am satisfied that the Petitioners' request complies with Section 307 of the regulations.

However, in granting the relief requested, I will attach a restriction. Specifically, I will require that the Petitioners submit building elevation drawings and architectural plans to the Office of Planning for review and approval. I hereby empower that Office with the authority to review, modify and amend those plans as may be appropriate. I will further note that the proposed dwelling, particularly with the two-car garage, appears to be too wide for this lot. A dwelling with a

single car garage or no garage may be appropriate. However, I will not expressly enter such limitations, but leave it to the authority of the Office of Planning to approve the Petitioner's plans.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of October, 1997 that the Petition for Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street centerline setback of 50 feet in lieu of the required 75 feet, and side yard setbacks of as close as 10 feet in lieu of the required 50 feet, for a proposed single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject 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) Prior to the issuance of any building permits, the Petitioners shall submit building elevation and architectural drawings to the Office of Planning for review and approval.
- 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.

IT IS FURTHER ORDERED that the subject property complies with Section 304 of the B.C.Z.R., and thus, is approved as an undersized lot.

LES:bjs


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County



Baltimore County
Zoning Commissioner
Office of Planning

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

October 10, 1997

Mr. & Mrs. William Brady, Sr.
512 Fait Avenue
Sebring, Florida 33872-3314

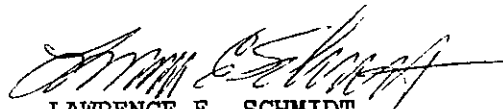
RE: PETITION FOR VARIANCE
E/S Maple Road, 575' N of the c/l Holly Neck Road
(1127 Maple Road)
15th Election District - 5th Councilmanic District
William Brady, Sr., et ux - Petitioners
Case No. 98-30-A

Dear Mr. & Mrs. Brady:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Vernon Suman, Sr.
539 W. Woodlynn Road, Baltimore, Md. 21221

People's Counsel; Case/Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1127 (lots 102, 103, 104, 105) Maple Road

98-30-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) See 1A04.3.B.3 to Allow A
Setback from the centerline of a street to be 50' in lieu of
the Required 75' and Sideyard Setbacks as close as 10' 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)

Without granting the variance the lot would be
unbuildable and of no value or use.

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:

Mr + Mrs Vernon Suman Sr.
(Type or Print Name)

Vernon J. Suman Sr.
Signature

539 W. Woodlyn Rd
Address

Balt. MD 21221
City State Zipcode

Attorney for Petitioner:

N/A
(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):

Lillian Brady
(Type or Print Name)

Lillian Brady P.O.A. Courtney Jr.
Signature

William Brady Sr.
(Type or Print Name)

Lillian Brady Jr. P.O.A. Courtney Jr.
Signature

512 FAIR AVE 410-238-0207
Address Phone No

SEBRING FL 33872-3314
City State Zipcode
Name, Address and phone number of representative to be contacted.

Nick Nicholson / Comprehensive Construction
Name
8015 Stone Rd Balt MD 410-284-0004
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL ☒ OTHER

REVIEWED BY: CAM DATE 25 July 97

Printed with Soybean Ink
on Recycled Paper

RECEIVED AUG 06 1997

ORDER RECEIVED FOR FILING

Date

By

30

98-30-A

Zoning Description FOR
1127 MAPLE ROAD lots 162, 163, 164, 165

Beginning AT A point ON THE EAST SIDE
OF MAPLE ROAD which is 40' wide
AT A DISTANCE OF ~~575~~ 575' North
OF THE CENTERLINE OF HOLLY NECK ROAD
which is 50' wide.

Being known AND DESIGNATED AS LOTS
NUMBERED 162, 163, 164, AND 165 AS SHOWN
ON THE PLAT OF CEDAR BEACH RECORDED
IN PLAT BOOK W.P.C. No. 7 Part 2--186,
CONTAINING 15,000 SQUARE FEET, ALSO KNOWN AS
1127 MAPLE ROAD, AND LOCATED IN THE
15th Election District, 5 Councilmanic District.

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: #98-30-A
1127 Maple Road
E/S Maple Road, 575' N of c/l
Holly Neck Road
15th Election District
5th Councilmanic
Legal Owner(s):

Lillian Brady and William
Brady, Sr.
Contract Purchaser(s):
Mr. & Mrs. Vernon Suman,
Sr.

Variance: To allow a setback from the centerline of a street to be 50 feet in lieu of the required 75 feet and side yard setbacks as close as 10 feet in lieu of the required 50 feet.

Hearing: Thursday, September 4, 1997 at 11:00 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 (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

8/142 Aug 14 C16527C

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug. 14, 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 Aug. 14, 1997.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No.

035935

DATE 25 JUL 97 ACCOUNT R-001-6150

item
30 AMOUNT \$ 50.00

RECEIVED FROM: SUMAN

FOR: 1127 Maple Road VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

7/25/1997 7/25/1997 11:13:29

REC W503 CASHIER VAIL VLM DRAWER 3

5 MISCELLANEOUS CASH RECEIPT

Receipt # 010593

CR NO. 035935

DFLN

50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

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

No.

035935

DATE 25 JUL 97 ACCOUNT R-001-6150
item 30 AMOUNT \$ 50.00

RECEIVED
FROM:

SUMAN

FOR:

1127 Maple Road VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
7/25/1997 7/25/1997 11:13:29

REQ NO03 CASHIER UNIT VLN ORDRER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 010593

OFLH

CR NO. 035935

50.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

98-38-A

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

98-30-A

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

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

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 30

Petitioner: MR + MRS VERNON SUMAN

Location: 1015 165 - 165 Maple Road (1127)

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MR. VERNON SUMAN

ADDRESS: 549 W. Woodlynn Road
Baltimore, MD 211

PHONE NUMBER: 410-686-7017

AJ:ggs

(Revised 04/09/93)



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.: 98-30-A

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

PLACE: *

DATE AND TIME: *

REQUEST: VARIANCE TO ALLOW A setback from the
centerline of A street to be 50' in lieu of the
Required 75' And side yard setbacks As
close As 10' in lieu of the Required
50'

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

TO: PUTUXENT PUBLISHING COMPANY

August 14, 1997 Issue - Jeffersonian

Please forward billing to:

Mr. Vernon Suman
549 W. Woodlynn Road
Baltimore, MD 21221
410-686-7017

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: 98-30-A

1127 Maple Road

E/S Maple Road, 575' N of c/l Holly Neck Road

15th Election District - 5th Councilmanic

Legal Owner(s): Lillian Brady and William Brady, Sr.

Contract Purchaser(s): Mr. & Mrs. Vernon Suman, Sr.

Variance to allow a setback from the centerline of a street to be 50 feet in lieu of the required 75 feet and side yard setbacks as close as 10 feet in lieu of the required 50 feet.

HEARING: THURSDAY, SEPTEMBER 4, 1997 at 11:00 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

August 7, 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: 98-30-A
1127 Maple Road
E/S Maple Road, 575' N of c/l Holly Neck Road
15th Election District - 5th Councilmanic
Legal Owner(s): Lillian Brady and William Brady, Sr.
Contract Purchaser(s): Mr. & Mrs. Vernon Suman, Sr.

Variance to allow a setback from the centerline of a street to be 50 feet in lieu of the required 75 feet and side yard setbacks as close as 10 feet in lieu of the required 50 feet.

HEARING: THURSDAY, SEPTEMBER 4, 1997 at 11:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: William and Lillian Brady
Mr. & Mrs. Vernon Suman, Sr.
Comprehensive Construction

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 20, 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

August 27, 1997

Mr. and Mrs. William Brady
512 Fait Avenue
Sebring, Florida 33872-3314

RE: Item No.: 30
Case No.: 97-30-A
Petitioner: William Brady, et ux

Dear Mr. and Mrs. Brady:

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 25, 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.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: August 22, 1997

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

SUBJECT: 1127 Maple Road

INFORMATION

Item Number: 30
Petitioner: Brady Property
Zoning: RC-5
Requested Action: Variance

Summary of Recommendations:

Planning staff recommends denial of the requested variances. In response to requests for residential development in RC-5 and RC-20 zones, the Office of Planning has developed a policy and accordingly such requests will only be supported if the site can meet the minimum lot size, as well as the setback requirements. In the instant case the applicant meets neither. The Lower Back River Neck Community Action Plan states: "Sewering of the lower peninsula should be restricted to serve existing communities and the effort to restore the Chesapeake Bay, and should not serve as a spur for residential or commercial facilities" (see page 7).

Prepared by:

Jeffrey W. Long

Division Chief:

Caryl L. Kerns

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 8-7.57
Item No. 030 CAM

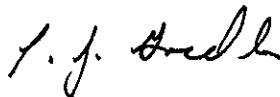
Dear Ms. Eubanks:

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, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Aug 11, 97

FROM: R. Bruce Seeley. RBS/sp
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 4, 97

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

Item #'s:

20

21

24

26

27

28

30

31

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: August 11, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for August 11, 1997
Item Nos. 020, 021, 022, 023, 025,
026, 027, 028, 029, 030, & 033

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

DATE: 10/07/15

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

All Property Owners: See Below

Location: DISTRIBUTION MEETING OF August 4, 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 plan for the property.

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

020, 021, 022, 023, 025, 026, 027, 028, 029,
030, 031, and 032

REVIEWER: LT. ROBERT D. SAUERWOLD

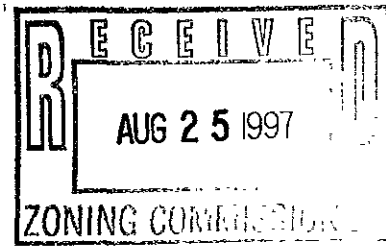
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

Date: August 22, 1997

9/4

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

SUBJECT: 1127 Maple Road

INFORMATION

Item Number: 30
Petitioner: Brady Property
Zoning: RC-5
Requested Action: Variance

Summary of Recommendations:

Planning staff recommends denial of the requested variances. In response to requests for residential development in RC-5 and RC-20 zones, the Office of Planning has developed a policy and accordingly such requests will only be supported if the site can meet the minimum lot size, as well as the setback requirements. In the instant case the applicant meets neither. The Lower Back River Neck Community Action Plan states: "Sewering of the lower peninsula should be restricted to serve existing communities and the effort to restore the Chesapeake Bay, and should not serve as a spur for residential or commercial facilities" (see page 7).

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

RE: PETITION FOR VARIANCE * BEFORE THE
1127 Maple Road, E/S Maple Road, *
575' N of c/l Holly Neck Road * ZONING COMMISSIONER
15th Election District, 5th Councilmanic *
Legal Owner(s): William & Lillian Brady, Sr. * OF BALTIMORE COUNTY
Contract Purchaser(s): Mr. & Mrs. Vernon Suman, Sr.
Petitioners * CASE NO. 98-30-A

* * * * *

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 15th day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to Nick Nicholson, Comprehensive Construction, 8015 Shore Road, Baltimore, MD 21222, representative for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Vernard J. Seeman Sr
Elizabeth M. Seeman

549 W Woodlawn Rd 21221
549 W Woodlawn Rd 21221

Robert Nicholas Construction 8015 Shore Rd Bldg 21222



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1127 Maple Road lots 162-165

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

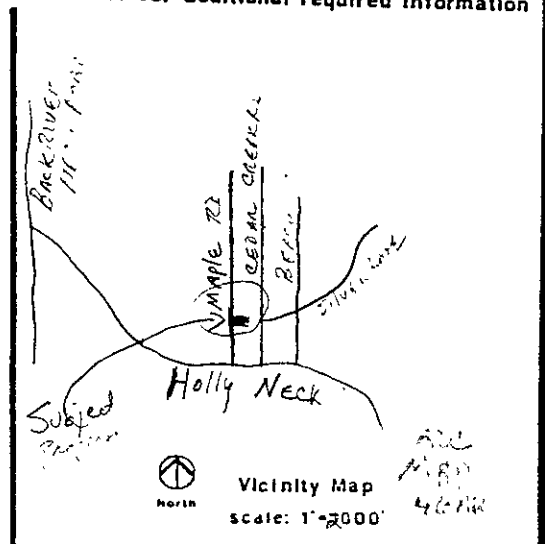
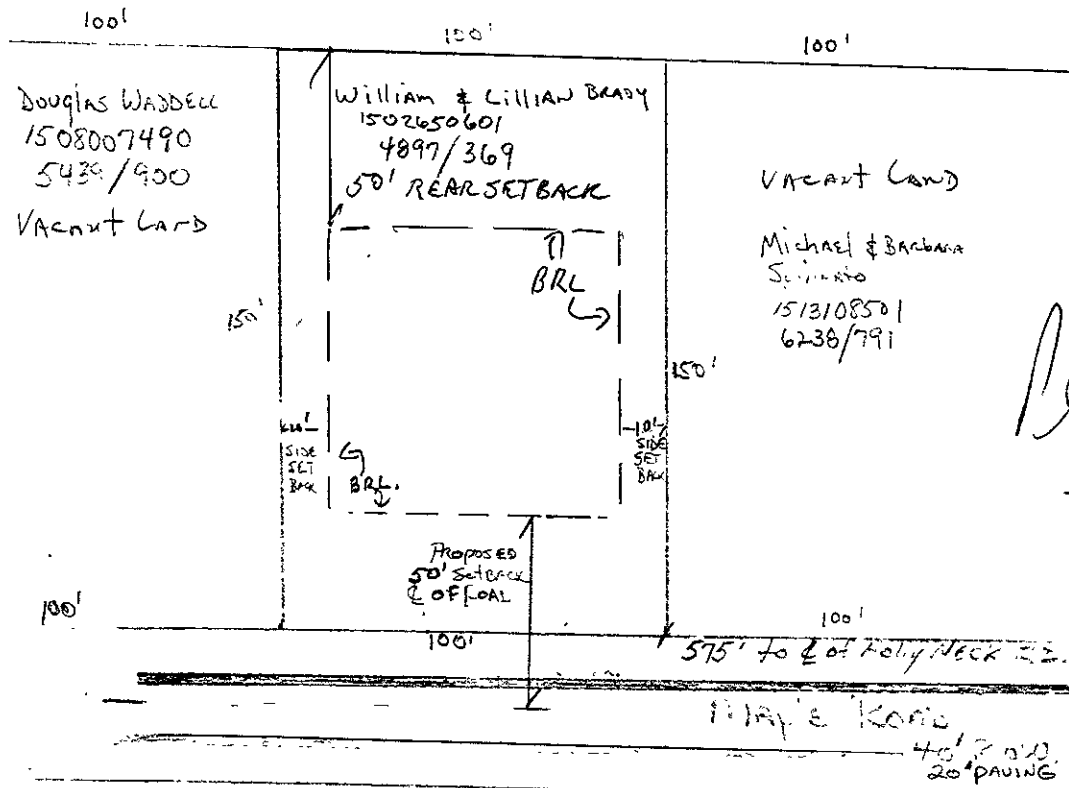
Subdivision name: CEDAR BEACH

plat book # 7, folio # , lot # 162-165, section # PART 2-786

OWNER: Lillian & William Brady Sr

CONTRACT: VERNON E. DRAKE, SR.

98-30-A



LOCATION INFORMATION

Electoral District 15
 Councilmanic District 5
 1:200 scale map SE-2J
 Zoning RC-5
 Lot size: .344 acreage 15,000 square feet

SEWER: ☒ PUBLIC ☐ PRIVATE
 WATER: ☒ YES ☐ NO
 Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

30



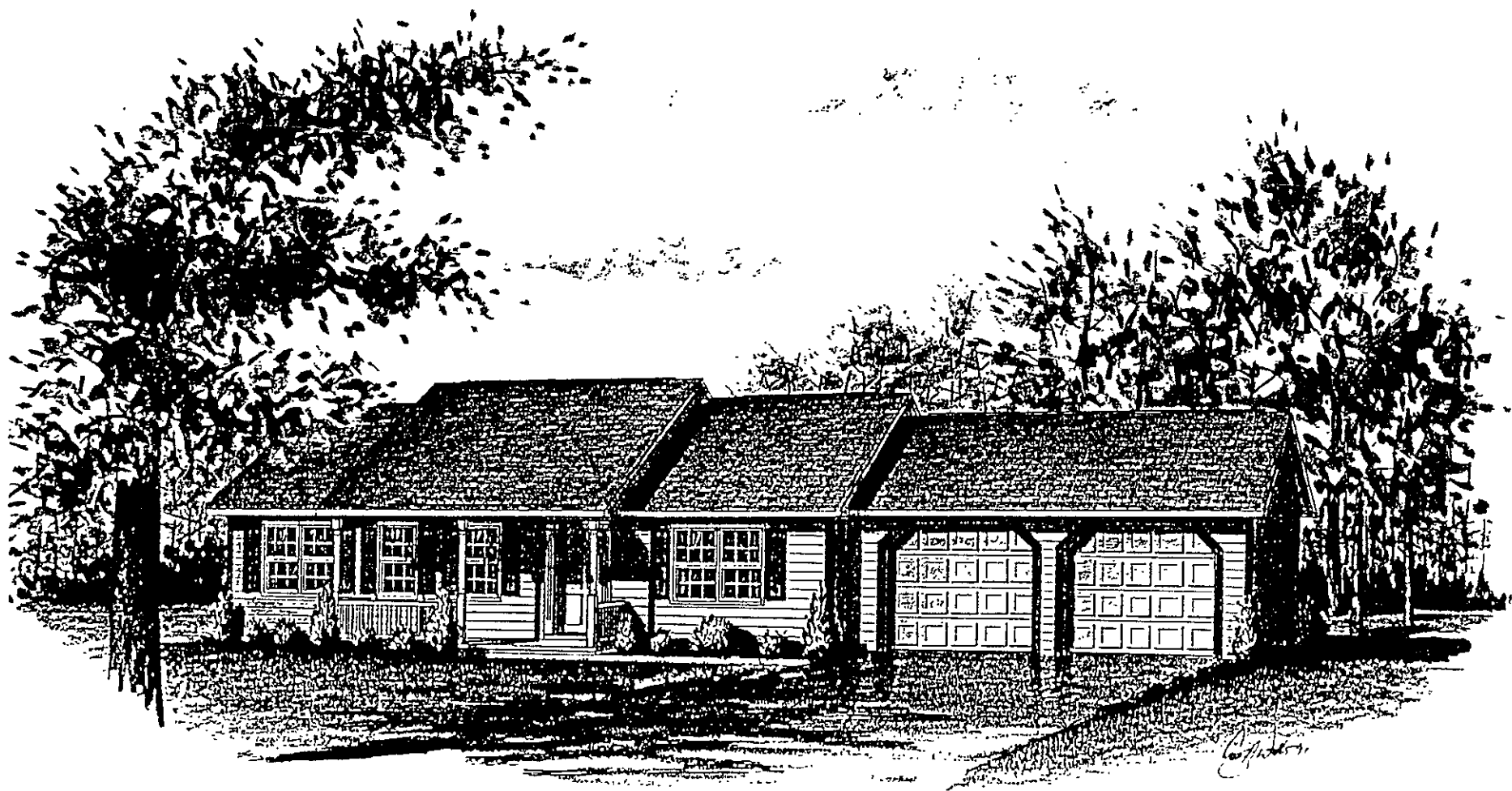
North
 date: 7/7/97
 prepared by: RN

Scale of Drawing: 1"= 50'

Existing
 8" WATER

EXISTING
 3" PRESSURE
 SEWER

Not ID
 Flood plain



98-30-A

