

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND ZONING VARIANCE *
W/S Satyr Hill Road, 195 ft. +/- * ZONING COMMISSIONER
S of c/l Shanklin Road
8944A Satyr Hill Road * OF BALTIMORE COUNTY
9th Election District
6th Councilmanic District * Case No. 98-115-SPHA
Elsie Smith, Petitioner

* * * * *

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 property located at 8944A Satyr Hill Road in the Cromwell Valley section of Baltimore County. The Petitions were filed by Elsie Smith, property owner. Special hearing relief is requested for the approval of a waiver of Public Works standards for panhandle driveway width of 10 ft., in lieu of the required 20 ft. Variance relief is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a front yard setback of 16 ft. in lieu of the required 30 ft. for proposed lot No. 1. All of the requested relief and subject property are more particularly shown on the site plan, received into evidence as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing held for this case was Elsie Smith, property owner. Appearing on her behalf was Vincent J. Moskunas, from M & H Development Engineers, Inc. There were no Proponents or other interested persons present.

The subject property at issue (8944A Satyr Hill Road) is part of a larger tract which is presently owned by the Petitioner, Elsie Smith. The entire property is slightly over 1 acre in area, zoned D.R.3.5. The property is irregularly shaped with frontage on Satyr Hill Road.

The Petitioner proposes subdividing the property so as to create two building lots. Lot No. 1 will occupy the front portion of the property and contain an existing single family dwelling. This detached dwelling is

known as 8944 Satyr Hill Road. Lot No. 1 will be .334 acres in area. Lot No. 2 encompasses the rear of the property. A proposed single family dwelling will be constructed on lot No. 2 to be known as 8944A Satyr Hill Road. That proposed house is to be conveyed and occupied by Ms. Smith's son. The proposed lot will be .733 acres in area. The overall tract is large enough to accommodate the two lots under the density and area requirements of the BCZR.

The Petition for Special Hearing is filed seeking a waiver of Public Works Standards. The Baltimore County Code, Section 26-172, permits the Hearing Officer (Zoning Commissioner) to grant a waiver of Public Works Standards upon a recommendation of a Department Director. In this case, such a recommendation was made by R.W. Bowling of the Development Plans Review Division of the Office of Permits and Development Management (See Petitioner's Exhibit No. 3). Mr. Bowling's comment indicates that his agency has reviewed the waiver request and recommends that same be approved in that the lot will be served by sewer from the back of the lot and not through the panhandle strip.

In addition to the waiver request, variance relief is sought by the Petitioner. As noted above, relief is requested to permit a 16 ft. front yard setback in lieu of the required 30 ft. This setback will be for the existing dwelling known as 8944 Satyr Hill Road.

As shown on the plan, the property lines to be established to accommodate the proposed subdivision are slightly irregular. This irregularity is the result of the need to provide fee simple access to the proposed dwelling from Satyr Hill Road. Moreover, due to the irregular shape of the property and proposed fee simple strip, the front yard variance is necessary. It is also to be noted that the total driveway width will be approximately 16 ft. That is, the fee simple strip which will be part of

lot No. 2 is 10 ft. wide. However, an adjoining 6 ft. strip on lot No. 1 is proposed so that the total width of the driveway will be 16 ft. Moreover, this driveway will be used by both dwellings.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the zoning relief which is requested. In my judgment, a grant of the waiver request is appropriate, pursuant to the requirements in Section 26-172(a)(1) of the Baltimore County Code. Specifically, I find that the size, scope and nature of the proposed development does not justify strict compliance with the regulations; that the waiver is within the scope, purpose and intent of the regulations; and that compliance with the regulations would cause the property owner an unnecessary hardship.

The Petition for Variance shall also be granted. A finding of the uniqueness is appropriate in view of the unusual configuration of the property. Specifically, the property is narrow at its frontage and tapers to a wider dimension in the rear. Moreover, I find that the proposed relief is consistent with the spirit and intent of the BCZR, that a denial of the variance would cause practical difficulty upon the Petitioner and that there will be no detrimental impact to surrounding properties.

Notwithstanding the granting of the Petitions, however, several conditions will be imposed to prevent any adverse impact on surrounding locales. First, I shall require the Petitioner to comply with any requirements of the Baltimore County Fire Department regarding the proposed driveway. The Fire Department has submitted a Zoning Plans Advisory Committee comment which indicates that a 16 driveway is acceptable. As noted above, this total width requirement will be satisfied by the 10 ft. fee simple strip and an additional 6 ft. on existing lot No. 1. As a condition precedent to the approval granted herein, the Petitioner shall

comply with this and any other requirement mandated by with the Baltimore County Fire Department.

Second, I shall require that the driveway, as it accesses lot No. 2, shall terminate on the left (south side) of the proposed dwelling. That is, the driveway should be constructed so as to avoid creating any adverse impact on the existing dwelling located next door at 8946 Satyr Hill Road. Therefore, the driveway shall proceed in a westerly direction and abut the common property line between lots 1 and 2. Moreover, this driveway shall be utilized for access to the existing dwelling on lot 1 and the proposed dwelling on lot 2.

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 19th day of November 1997 that, pursuant to the Petition for Special Hearing, approval of a waiver of Public Works Standards for a panhandle driveway width of 10 ft., in lieu of the required 20 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a front yard setback of 16 ft. in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is her its 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall comply with any requirements from the Baltimore County Fire

Department regarding the proposed driveway,
including but not limited to
their Zoning Plans Advisory Committee (ZAC)
comment dated October 14, 1997.

3. The driveway, as it accesses lot No. 2,
shall terminate on the left (south side) of
the proposed dwelling. The driveway shall
be located so that same abuts/straddles the
property line between proposed lots 1 and 2.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

RECEIVED
11/19/97
W. H. H. H.



Baltimore County
Zoning Commissioner
Office of Planning

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

November 19, 1997

Mr. Vincent Moskunas
M & H Development Engineers, Inc.
200 E. Joppa Road, Room 101
Towson, Maryland 21286

RE: Petitions for Special Hearing and Variance
Property: 8944A Satyr Hill Road
Elsie Smith- Petitioner
Case No. 98-115-SPHA

Dear Mr. Moskunas:

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

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 dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mrs. Elsie Smith,
8944 Satyr Hill Road
Baltimore, Maryland 21234





Petition for Special Hearing

98-115-SPHA
to the Zoning Commissioner of Baltimore County

for the property located at

8944A Satyr Hill Road

which is presently zoned

DR 3.5

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

1. He would like to be near his mother to assist her with daily living and to help maintain the grounds.
2. Mrs. Smith's house will not accommodate two families, nor can it grant them the privacy that his family needs.
3. The lot is more narrow in the front and much larger in the rear, (two times larger), if it was rectangular in shape there would be no need for this hearing.

A WAIVER OF PUBLIC WORKS STANDARDS FOR A PANHANDLE
WIDTH OF 10 FT IN LIEU OF THE REQUIRED 20 FT.

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)

Elsie Smith

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

8944 Satyr Hill Road

Address

Phone No

(Type or Print Name)

Balto. MD 21234

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Signature

M&H Dev. Eng.

Name

200 E. Joppa Road Rm 101

Address

Phone No

Address

Phone No.

City

State

Zipcode

TOWSON, MD 21286

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

9-25-97



Petition for Variance

98-115-5PHA

to the Zoning Commissioner of Baltimore County

for the property located at

8944 Satyr Hill Road

which is presently zoned

D.R 35

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) 1B02.3.C.1; BCZR, to permit

A FRONT YARD SETBACK OF 16 FT IN LIEU OF THE REQUIRED 30 FT.

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

1. Owner is getting older and needs the assistance of her son in order to maintain the grounds.
2. The existing house is in line with other existing dwellings on each side of the property, by developing the rear lot, this reduces the existing front setback.
3. The only way to achieve the construction of her son's house is through the proposed panhandle. (the lot narrows in the front)

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)

Elsie Smith

(Type or Print Name)

(X) Elsie Smith

Signature

(Type or Print Name)

Signature

8944 Satyr Hill Road

Address

Phone No

Balto MD.

21234

City

State

Zipcode

Name, Address and phone number of representative to be contacted

M&H Dev. Eng.

Name

200 E. Joppa Road Rm 101 (410) 628-9060

Address

Phone No

TOWSON MD 21286

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

9-25-97

115



Printed with Soybean Ink
on Recycled Paper



M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

Towson Office
Malcolm E. Hudkins
Registered Surveyor
Phone 828-9060

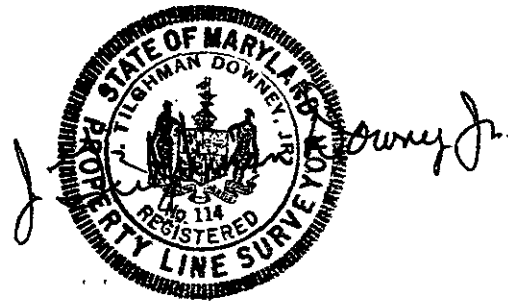
98-115-SPHA

SEPTEMBER 22, 1997

**DESCRIPTION FOR VARIANCE
FOR PROPOSED LOT 1**

BEGINNING for the same at a point 195 feet, more or less, measured southerly along the centerline of Satyr Hill Road from the intersection of the centerline of Satyr Hill Road (future 60' Right-of-Way) and the centerline of Shanklin Road (future 40' Right-of-Way); thence along the centerline of said Satyr Hill Road the two (2) following courses and distances, viz: (1) S 20° 00' 00" W, 60.42 feet and (2) S 16° 50' 00" W, 25.60 feet; thence N 32° 01' 00" W, 200.00 feet; thence N 30° 00' 00" E, 62.00 feet; thence S 61° 00' 00" E, 78.28 feet; thence S 18° 16' 30" E, 109.36 feet to the POINT OF BEGINNING, containing 0.334 of an acre, more or less.

Being part of that certain tract or parcel of land recorded among the Land Records of Baltimore County in Liber 5362, folio 106.



J. Tilghman Downey, Jr.

115

M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

Towson Office
Malcolm E. Hudkins
Registered Surveyor
Phone 828-9060

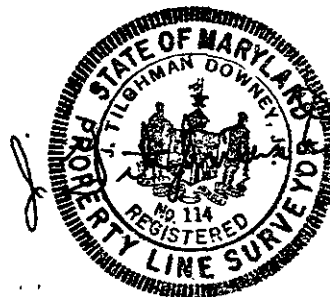
SEPTEMBER 24, 1997

DESCRIPTION FOR SPECIAL HEARING
FOR PROPOSED LOT 2

98-115-SPHA

BEGINNNING for the same at a point 178 feet, more or less, measured southerly along the centerline of Satyr Hill Road from the intersection of the centerline of Satyr Hill Road (future 60' Right-of-Way) and the centerline of Shanklin Road (future 40' Right-of-Way); thence S 20° 00' 00" W, 16.14 feet; thence N 18° 16' 30" W, 109.36 feet; thence N 61° 00' 00" W, 78.28 feet; thence S 30° 00' 00" W, 62.00 feet; thence N 32° 01' 00" W, 151.03 feet; thence N 22° 46' 55" E, 221.58 feet; thence S 18° 16' 30" E, 427.02 feet to the POINT OF BEGINNING, containing 0.733 of an acre, more or less.

Being part of that certain tract or parcel of land recorded among the Land Records of Baltimore County in Liber 5362, folio 106.



J. Tilghman Downey, Jr.

115

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.: 98-115 SPA

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

PLACE: *

DATE AND TIME: *

REQUEST: A VARIANCE TO PERMIT A FRONT YARD SETBACK OF
16ft. IN LIEU OF THE REQUIRED 30ft. AND; A SPECIAL
HEARING TO APPROVE A WAIVER OF PUBLIC WORKS
STANDARDS FOR A PAVEMENT WIDTH OF 10ft. IN
LIEU OF THE REQUIRED 20ft.

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.: 115

Petitioner: ELSIE SMITH

Location: 8944 SATYR HILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: M's ELSIE SMITH

ADDRESS: 8944 SATYR HILL ROAD

BALTO., MD. 21234

PHONE NUMBER: 410-828-9060

AJ:ggs

(Revised 09/24/96)

MICHAEL A. SMITH
ANGELA C. SMITH
44 STONE PARK PLACE
BALTIMORE, MARYLAND 21236

168

7-11/520
BRANCH 88

PAY TO THE ORDER OF BALTIMORE COUNTY

June 24 1997
\$ 250.00

250 DOLLARS

First National Bank
of Maryland
BALTIMORE, MARYLAND ACCOUNTING CENTER
0585

FOR

Michael A. Smith

⑆052000113⑆ 535⑈1688 7⑈ 0168 ⑈0000025000⑈

© 1997 AND 1993

[Handwritten signature]

CERTIFICATE OF POSTING

RE: Case No.: # 98-115-SPHA
Petitioner/Developer:
(Elsie Smith)
Date of Hearing/Closing:
(Oct. 28, 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 Gentleman:

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 _____

_____ 8944 Satyr Hill Road Baltimore Maryland 21234 _____

The sign(s) were posted on _____ Oct. 10, 1997 _____
(Month, Day, Year)

Sincerely,

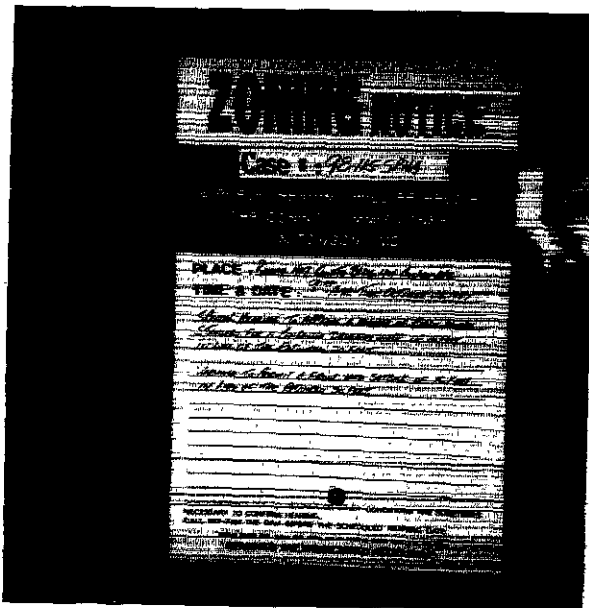
Thomas P. Ogle, Sr.
(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

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



98-115-SPHA



Baltimore County
Department of Permits and
Development Management

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

October 6, 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: 98-115-SPHA
8944A Satyr Hill Road
W/S Satyr Hill Road, 195' +/- S of c/l Shanklin Road
9th Election District - 6th Councilmanic
Legal Owner(s): Elsie Smith

Special Hearing to approve a waiver of public works standards for a panhandle driveway width of 10 feet in lieu of the required 20 feet.

Variance to permit a front yard setback of 16 feet in lieu of the required 30 feet.

HEARING: TUESDAY, OCTOBER 28, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

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

Arnold Jablon
Director

cc: Elsie Smith
M & H Development Eng.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 13, 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.



TO: PUTUMENT PUBLISHING COMPANY

October 9, 1997 Issue - Jeffersonian

Please forward billing to:

Elsie Smith
8944 Satyr Hill Road
Baltimore, MD 21234
410-828-9060

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:

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8944A Satyr Hill Road
W/S Satyr Hill Road, 195'+/- S of c/l Shanklin Road
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Variance to permit a front yard setback of 16 feet in lieu of the required 30 feet.

HEARING: TUESDAY, OCTOBER 28, 1997 at 9:00 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

October 22, 1997

Ms. Elsie Smith
8944 Satyr Hill Road
Baltimore, MD 21234

RE: Item No.: 115
Case No.: 98-115-SPHA
Petitioner: Elsie Smith

Dear Ms. Smith:

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 September 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,

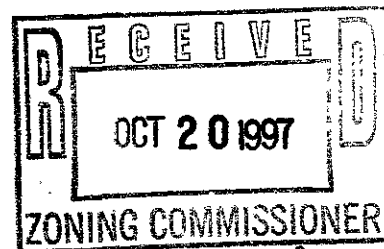
A handwritten signature in dark ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon, Director
Dept. of Permits & Development Management

Date: October 20, 1997

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

SUBJECT: 8944A Satyr Hill Road

INFORMATION

Item Number: 115

Petitioner: Elsie Smith

Zoning: DR 5.5

Should the applicant's request be granted, staff recommends the following conditions:

- 1) Indicate the access to lot 2;
- 2) Provide a single, shared driveway to access the properties ; and
- 3) Provide screening along east property line adjacent to the Humberto Certeza property

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: October 15, 1997

FROM: *RWB* Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for October 14, 1997
Item Nos 108, 109, 111, 112, 113,
114, 115, 118, and 119

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

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

TO: PDM

DATE: 10/7/97

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

SUBJECT: Zoning Advisory Committee
Meeting Date: Oct. 6, 1997

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

Item #'s: 109 118
111 119
112
114
115

RBS:sp

BRUCE2/DEPRM/TXTSBP



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 10-3-97
Item No. 115 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,

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
Fire Department

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

October 14, 1997

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

RE: Property Owner: Elsie Smith

Location: DISTRIBUTION MEETING OF October 6, 1997

Item No.: 115 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.

A. Fire Department will accept 16 foot panhandle drive.

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

cc: File

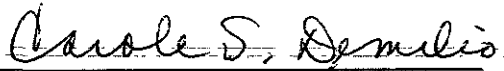


RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
8944A Satyr Hill Rd, W/S Satyr Hill Rd,	*	ZONING COMMISSIONER
195'+/- S of c/l Shanklin Road		
9th Election District, 6th Councilmanic	*	OF BALTIMORE COUNTY
Elsie Smith	*	CASE NO. 98-115-SPHA
Petitioner		
* * * * *		

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
 People's Counsel for Baltimore County


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 21st day of October, 1997, a copy of the foregoing Entry of Appearance was mailed to M&H Development Eng., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioner.


PETER MAX ZIMMERMAN



Development Review Committee Request Form

98-115-SPHA

3 Copies of the Plan are Required

FEE: \$

(payable to Baltimore County and is non-refundable)

Tax No(s): ~~0919510483~~ 0919510483

Applicant & Engineer Name: MICHAEL SMITH

Filing Date: July

Address: 44 STONE PARK PL

Phone #: 410 529-6689

BALTIMORE, MARYLAND 21236

Acreage: 1.067

Project Name: ELISE SMITH

PDM File #:

Project Address: 8944 SATYR HILL RD BALTIMORE 21234

ADC Map #:

Councilmanic District: 6

Election District: 9

Building Permit #:

Request:

☐

Refinement

☐

Limited Exemption

☒

Waiver

(Attach letter if necessary)

DO NOT WRITE BELOW THIS LINE!

TO BE FILLED OUT BY COUNTY

Committee Action:

DRC #: _____

() Denied

() Limited Exemption under Section 26-171() ()

() Material Amendment to the plan (new CRG or HOH must be scheduled)

() Plan Refinement (submit enough plans for the agencies checked off below)

() Waiver recommendation forwarded to Planning Board for determination

() Waiver of Standards referred to _____
(Department)

() Requires a zoning () Special Hearing; () Special Exception; () Variance

() Other _____

COMMITTEE COMMENTS:

115

Agencies to Review and Return Comments to Committee:

() DPR () PO () Zoning () DEPRM () EIR () SWM () Rec & Parks () Fire () SHA

Signature of Coordinator

Meeting Date: _____

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
MCH. DEV. ENG. INC.
VINCENT J. MOSKYNAS
ELBIE SMITH

ADDRESS
200 E. JOPPA RD. 22186
8944 SATYR Hill Rd. #21234



D.R. 1

98-115-
SPHA

D.R. 2

N.E. 11-D
LOCH RAVEN
RESERVOIR AREA
SCALE: 1"=200'
#8944 & 8944A
SATYR
HILL
ROAD

SPECIAL
HEARING
SITE

VARIANCE
SITE

D.R. 3.5

D.R. 2

SITE

D.R. 3.5

D.R. 16

115

SHANKLIN

SATYR

AVE

E 21,000

ROGER VALLEY CT.

N.E. 10-D
CARNEY

TIGREFF CT.

FOREST VALLEY RD.

ROAD

HILL

CARRIAGE WALK CT.

WALTHAM

Baltimore County, Maryland

Interoffice Correspondence

Date: July 23, 1997
To: Donald Rascoe
From: Robert W. Bowling
Subject: Elsie Smith Property
8944 Satyr Hill Road
DRC #070771

~~SYNOPSIS~~ ROBERT W. BOWLING

We have reviewed the waiver request for use of a panhandle in fee strip for one lot of 10 feet in lieu of the required 20 feet.

Since the lot would be served by sewer from the back of the lot and not through the panhandle strip, we will recommend approval of this waiver request.

RWB:kbh

cc:File

Michael Smith
44 Stone Park Place
Baltimore, MD 21236

Ret No 3





No. 042992

250

5

[illegible][illegible]

YELLOW - CUSTOMER

CASHIER'S VALIDATION

ENDORSE HERE:

X FOR DEPOSIT ONLY
BALTIMORE COUNTY, MARYLAND
8 1 CORPORATE COLLECTIONS ACCT.
6/25/1997 US02 JMR 1997 TO 1997
CR NO. 036863

0520-0011-340.00 CHECK:

DO NOT SIGN / WRITE / STAMP BELOW THIS LINE
FOR PENNADJUSTMENT ONLY*

0520-0011-34
0520-0011-34

JUN 26 97

JE '97 26
FNB OF MD
0520000113

036863

*FEDERAL RESERVE BANK REGULATION CC

CERTIFICATE OF PUBLICATION

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 #98-115-SPHA
8944A Satyr Hill Road
W/S Satyr Hill Road, 195 W- S
of 41 Shanklin Road
9th Election District
6th Councilmanic
Legal Owner(s):
Elsie Smith

Special Hearing: to approve a waiver of public works standards for a panhandle driveway width of 10 feet in lieu of the required 20 feet.

Variance: to permit a front yard setback of 16 feet in lieu of the required 30 feet.

Hearing: Tuesday, October 28, 1997 at 9:00 a.m., Room 407 Courts Bldg., 401 Busley 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.

10/167 Oct. 9 C180288

TOWSON, MD., October 9, 1997

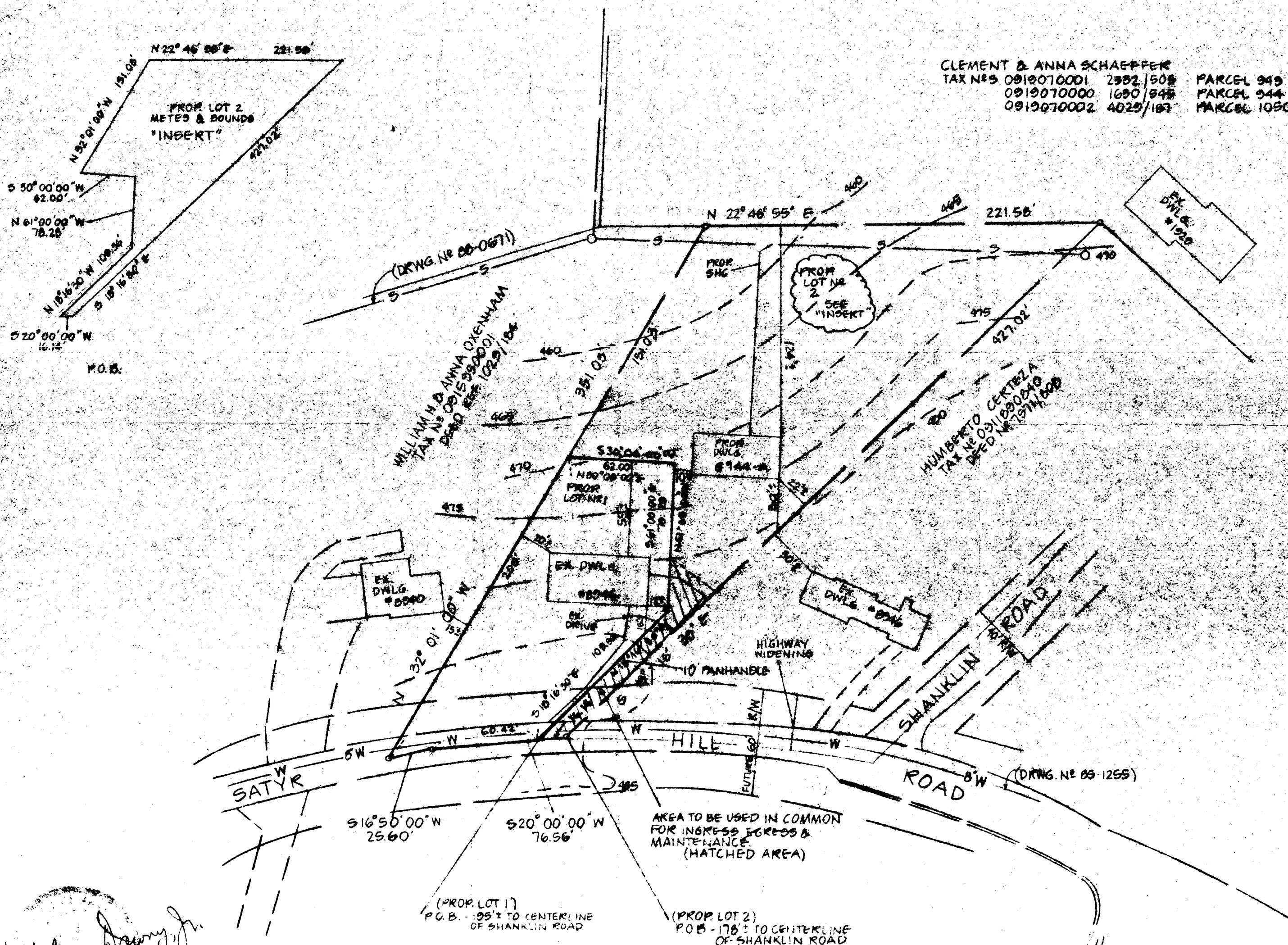
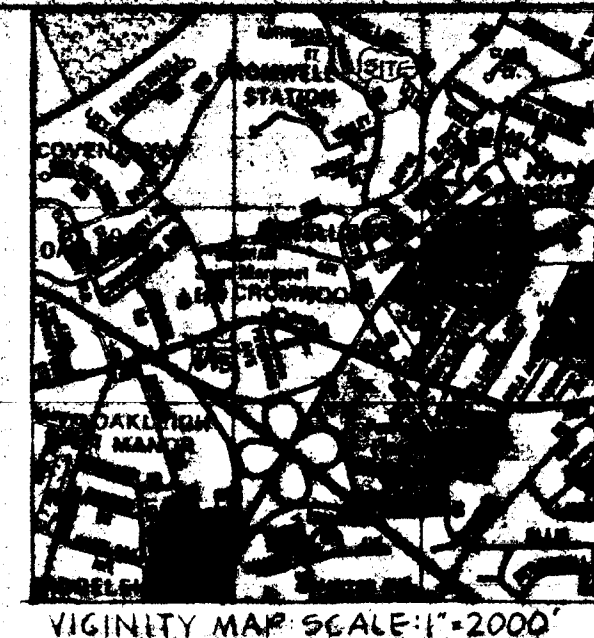
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct. 9, 1997.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

DRC NO 070771
PURSUANT TO ARTICLE 28A, SECTION 5(U) OF THE ANNOTATED CODE OF MARYLAND AND AS PROVIDED IN SECTION 602 (D) OF THE BALTIMORE COUNTY CHARTER AND SECTION 26-132 OF THE BALTIMORE COUNTY CODE THIS LETTER CONSTITUTES AN ADMINISTRATIVE ORDER AND DECISION ON THE REQUEST FOR ISSUANCE, RENEWAL OR MODIFICATION OF A LICENSE, PERMIT, APPROVAL, EXEMPTION, WAIVER OR OTHER FORM OF PERMISSION YOU FILED WITH THIS DEPARTMENT.
YOUR REQUEST HAS BEEN SUBMITTED FOR CAREFUL REVIEW AND CONSIDERATION TO THE DEVELOPMENT REVIEW COMMITTEE (DRC), WHICH IS COMPOSED OF REPRESENTATIVES FROM EACH OF THOSE DEPARTMENTS INVOLVED IN LAND USE DECISIONS. THESE REPRESENTATIVES ARE DESIGNATES OF THE DIRECTORS OF THESE DEPARTMENTS. THE PURPOSE OF THE DRC IS TO INSURE COMPLIANCE WITH SECTION 26-171 AND SECTION 26-211 OF THE BALTIMORE COUNTY CODE AND TO MAKE RECOMMENDATIONS TO THE DIRECTOR, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT.
THE DRC HAS IN FACT MET IN AN OPEN MEETING ON JULY 14, 1997, AND MADE THE FOLLOWING RECOMMENDATIONS:
THE DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEWED THE PLAN SUBMITTED ON THE ABOVE REFERENCED DRC NO. AND DETERMINED THAT A WAIVER FOR PUBLIC WORKS STANDARDS AS REQUESTED WOULD BE WITHIN THE SCOPE PURPOSE AND INTENT OF THE DEVELOPMENT REGULATIONS OF BALTIMORE COUNTY.
THE DRC HAS RECOMMENDED YOUR WAIVER FOR APPROVAL NOW YOU MUST FILE FOR THE SPECIAL HEARING.
THE RECOMMENDATIONS HAVE BEEN REVIEWED CAREFULLY AND HAVE BEEN ADOPTED AS SET FORTH ABOVE.
IT IS THIS 17th DAY OF AUGUST 1997, ORDERED AND DECIDED THAT THE RECOMMENDATIONS OF THE DRC ARE HEREBY ADOPTED.
SHOULD YOU SUBMIT AN APPLICATION FOR ANY PERMITS THAT MAY BE REQUIRED FOR THIS PROJECT, YOUR APPLICATION WILL BE PROCESSED SUBJECT TO THE CONDITIONS SET FORTH ABOVE AND ANY PLANS, SECURITIES, OR NON-COUNTY PERMITS THAT MAY BE REQUIRED IN ACCORDANCE WITH COUNTY, STATE, OR FEDERAL REGULATIONS.



LOCATION INFORMATION

1. COUNCILMANIC DISTRICT: G
2. CENSUS TRACT: 4017.01
3. ZONING: D.R. 3.5
4. LOT SIZE: ACREAGE: 0.934 (PROP. LOT 1)
SQUARE FEET: 14,549
5. 1"=200' MAP: N.E. 10-D; N.E. 11-D
6. CHESAPEAKE BAY CRITICAL AREA: NO
7. PUBLIC WATER & SEWER
8. NO PRIOR ZONING HEARING
9. LOTS ALLOWED: 1.067 X 3.5 = 3.7 UNITS
10. LOTS PROPOSED: TWO (2) SINGLE FAMILY DWELLINGS
(ONE (1) EXISTING & ONE (1) PROPOSED)
11. PROPOSED LOT 2 IS TO BE CONVEYED TO THE SON.
12. LOT SIZE (FROM LOT 2): ACREAGE: 0.733
SQUARE FEET: 31923

98-115-SPHA

PLAT TO ACCOMPANY A PETITION FOR A
SPECIAL HEARING
FOR PROPOSED LOT 2
(DRC NO 070771)
* 8944 SATYR HILL ROAD

PLAT TO ACCOMPANY A PETITION
FOR A FRONT YARD SETBACK VARIANCE
FOR PROPOSED LOT 1
SMITH PROPERTY
ELECTION DISTRICT NO 9
BALTIMORE CO. MD
SCALE 1"=50'
SEPTEMBER 15, 1997
* 8944 SATYR HILL ROAD

97-7949
ZONING OFFICE USE ONLY
REVIEWED BY: _____ DATE: _____ CASE #:

**DEVELOPMENT
ENGINEERS, INC.**

200 East Joppa Road,
Room 101, Shell Building
Towson, Maryland
828-9060

OWNER: ELSIE M. SMITH
8944 SATYR HILL ROAD
BALTIMORE, MD 21244
MAP 71 GRID 1 PARCEL 946
TAX NO 08 0510483
DEED REF: 53621106