

IN RE: PETITION FOR VARIANCE
N/S Stumpfs Road, 1100' NW of
the c/l of Blackhead Road
(1222 Stumpfs Road)
15th Election District
5th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-135-A

George T. Jenkins, Legal Owner
Thomas P. Bleakley, Contract Purchaser

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the property, George T. Jenkins, and the Contract Purchaser, Thomas P. Bleakley. The Petitioners seek relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side setbacks of 15 feet and 20 feet in lieu of the required 35 feet each, and to approve the subject property as an undersized lot, pursuant to Section 304.2 of the B.C.Z.R. 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 George T. Jenkins, property owner, Thomas P. Bleakley, Contract Purchaser, and Peter Terry, a neighbor. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a waterfront lot which fronts on Bird River and consists of .47 acres, more or less, zoned R.C.2. The property is improved with a single family dwelling which was built in approximately 1933. Mr. Jenkins testified that he came into ownership of the property upon the death of his sister who owned the property for 40 years. Mr. Jenkins has contracted to sell

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Date 11/19/97

By [Signature]

the property to Mr. Bleakley who wishes to tear down the existing dwelling and replace same with a new home in accordance with Petitioner's Exhibit 1. However, due to the overall size of the property and its R.C.2 zoning classification, the requested variance is necessary in order to develop the property as proposed. Testimony indicated that this property is located in an older community which was established long before the zoning regulations came into effect and that no other property along Stumps Road is in compliance with the 35-foot side setback requirement. Testimony and evidence showed that the house on the adjoining property west of the subject lot is located only 6 feet from the property line. Furthermore, the house on the adjoining property east of the subject lot is located only 15 feet from the property line. To require strict compliance with the zoning regulations would be unnecessarily burdensome and unreasonable, given existing conditions in this neighborhood, and would prevent construction of a dwelling of sufficient size to meet Mr. Bleakley's needs. Further testimony indicated that the relief requested will not result in any impact on adjoining properties and meets the spirit and intent of the zoning regulations.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or struc-

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Date 11/17/97
By [Signature]

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

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

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evi-

ORDER RECEIVED FOR FILING

Date

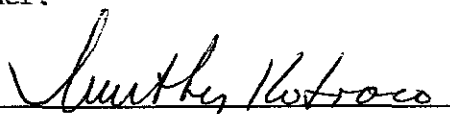
By

dence 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 advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of November, 1997 that the Petition for Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side setbacks of 15 feet and 20 feet in lieu of the required 35 feet each, and to approve the subject property as an undersized lot, pursuant to Section 304.2 of the B.C.Z.R., 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) Compliance with the Zoning Plans Advisory Committee comments submitted by the Bureau of Developer's Plans Review, dated October 27, 1997, and the comments submitted by the Department of Environmental Protection and Resource Management, dated October 28, 1997, copies of which are attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs



Baltimore County
Zoning Commissioner
Office of Planning

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

November 17, 1997

Mr. George T. Jenkins
6934 Gunder Avenue
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
N/S Stumpfs Road, 1100' NW of the c/l of Blackhead Road
(1222 Stumpfs Road)
15th Election District - 5th Councilmanic District
George T. Jenkins, Legal Owner; Thomas P. Bleakley, Contract Purchaser
Case No. 98-135-A

Dear Mr. Jenkins:

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,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Thomas P. Bleakley
2 Ridgecliff Court, Kingsville, Md. 21087

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

DEPRM

People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1222 STUMPF RD BALTO MD 21220

which is presently zoned RC2

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 Variance from Section(s)

1A01.3.B 3 to permit side setbacks of 15 ft and 20 ft
in lieu of 35 ft and approve an undersized lot pursuant to
Sec. 304.2 of the BCZR.

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

SEE ATTACHED

TO BE DETERMINED AT HEARING

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.

WK 410-661-4242 AM 410-592-2347

Contract Purchaser/Lessee:

THOMAS P. BLEARLEY

(Type or Print Name)

Signature

2 RIDGECLIFF CT

Address

KINGSVILLE MD 21087

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):

GEORGE T. VENKINS

(Type or Print Name)

Signature

(Type or Print Name)

Signature

6934 GUNDER AV 410-335-8256

Address

Phone No

BALTIMORE MD 21220

City

State

Zipcode

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

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

ORDER RECEIVED FOR FILING

Date

By

PETITION FOR ADMINISTRATIVE VARIANCE
FOR 1222 STUMPFS ROAD - LOTS 8&9

Petitioner requests a variance of the side setback from 35 ft. to 15 ft. on the right and 20 ft. on the left, when standing on Stumpfs Rd. and looking at the property. The purpose of this request is to allow construction of a dwelling in place of the current dwelling, which is uninhabitable. The variance will not have an impact on any adjoining properties. The current side setback of 35 ft. makes it impossible to build a modern day house. Enforcing the 35 ft. setback will create a hardship peculiar to this property as no other property along this road has 35 ft. of side setback. The adjoining dwellings adjacent to this property have side setbacks of 6 ft. at 1220 (lot 10) and 15.75 ft at 1224 (lot 7). To the rear of the property is the Bird River, and adjoining the front of the property, on the other side of Stumpfs Rd. is fields and woods.

To enforce the 35 ft. side setback would unreasonably prevent new construction and would be unnecessarily burdensome to build a practical, modern day dwelling. Granting of this request will have no impact on other property owners in the district. Granting of this request can be issued in that the spirit of the ordinance will be observed and public safety and welfare secured.

No increase in density is being requested. The relief is in strict harmony with the spirit and intent of the area. The request variance will cause no substantial injury to the public health, safety and general welfare.

ORDER RECEIVED FOR FILING

Date

By

11/12/92
Rsp

98-135-A

ZONING DESCRIPTION FOR
1222 STUMPFs ROAD
lots 8 & 9
BALTIMORE, MD. 21220

(Bird River View)

Zoning description for 1222 Stumpfs Rd (lots 8 & 9), Baltimore, Md. 21220, beginning at a point on the north side of Stumpfs Rd. which is 16 feet wide at the distance of approximately one mile north of the centerline of the nearest improved intersecting street Ebenezer, which is 30 feet wide. As recorded in the Deed Liber (or Plat) 8, Folio 84, containing 20,522 sq. ft. (or .47 A). Also known as 1222 Stumpfs Rd. and located in the 15th election district, 5th councilmanic district.

135

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:

Item # 135

ZONING NOTICE

Case No.: 98-135-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: Variance to permit side setbacks of 15 ft
and 20 ft in lieu of 35 ft and approve an
undersized lot pursuant to Sec. 304.2 of the BCZR.

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

98-135-A

1 copy.

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.: 135

Petitioner: THOMAS & LINDA BLEAKLEY

Location: 1222 STUMPF'S RD. BALTIMORE MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: THOMAS P. BLEAKLEY

ADDRESS: 2 RIDGECREEK CT

KINGSVILLE MD 21087

PHONE NUMBER: 410-661-4242 -WK

410-592-2347 - HM

AJ:ggs

(Revised 09/24/96)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 044432

DATE 10/8/97 ACCOUNT 01-615

134-2576 135 AMOUNT \$ 50.00

RECEIVED FROM: Blanky, Thomas - 1222 Stumps Rd.

FOR: 010-Res Var. \$ 50.00

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER 98-135-A

PAID RECEIPT
PROCESS ACTUAL TIME
0/08/1997 10/08/1997 11:45:51
REF 48304 CASHIER LAMI LXS ORRMEY 4
5 MISCELLANEOUS CASH RECEIPT
Receipt # 023014 OFFN
CR NO. 044432
50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #98-135-A

1222 Stump's Road
N/S Stump's Road, 1100' NW
of c/ Blackhead Road
15th Election District,
5th Councilmanic

Legal Owner(s):

George T. Jenkins

Contract Purchaser(s):

Thomas P. Bleakley

Variance: to permit side set-

backs of 15 feet and 20 feet in

lieu of 35 feet and approve an

undersized lot.

Hearing: Monday, November

10, 1997 at 9:00 a.m., Room

407 Courts Bldg., 401 Bosley

Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are

Handicapped Accessible, for

special accommodations

Please Call (410) 887-3353

(2) For information concern-

ing the File and/or Hearing,

Please Call (410) 887-3391.

10/408 Oct 23 C184304

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 23, 19 97

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. 23, 19 97.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case No.: # 98-135-A

Petitioner/Developer:

(Thomas Bleakley)

Date of Hearing/Closing:

(Nov. 10, 1997)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

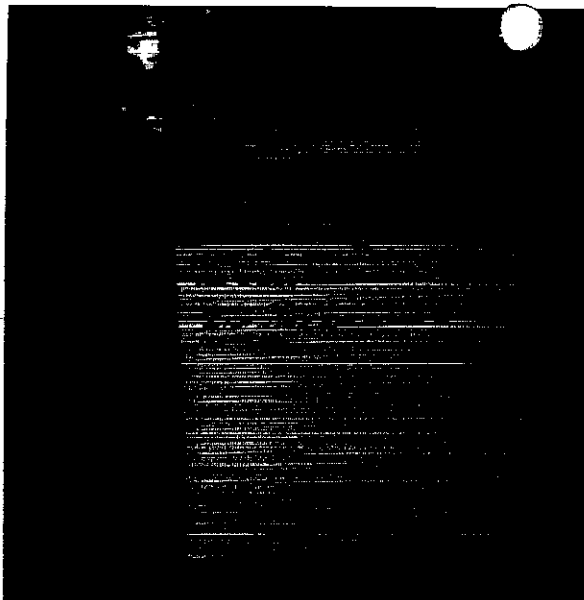
Attention : Ms. Gwendolyn Stephens

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 _____**

_____1222 Stumps Road Baltimore Maryland 21220_____

**The sign(s) were posted on _____ Oct. 24, 1997 _____
(Month, Day, Year)**



Sincerely,


(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

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

98-135-A



Baltimore County
Department of Permits and
Development Management

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

October 20, 1997

NOTICE OF HEARING

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

CASE NUMBER: 98-135-A
1222 Stumpfs Road
N/S Stumpfs Road, 1100' NW of c/l Blackhead Road
15th Election District - 5th Councilmanic
Legal Owner(s): George T. Jenkins
Contract Purchaser(s): Thomas P. Bleakley

~~Variance to permit side setbacks of 15 feet and 20 feet in lieu of 35 feet and approve an undersized lot.~~

HEARING: MONDAY, NOVEMBER 10, 1997 at 9:00 a.m. in Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Thomas P. Bleakley
George T. Jenkins
OCTOBER 26, 1997

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY
(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: PUTUXENT PUBLISHING COMPANY
October 23, 1997 Issue - Jeffersonian

Please forward billing to:

Thomas P. Bleakley
2 Ridgecliff Court
Kingsville MD 21087
410-661-4242

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: 98-135-A
1222 Stumpfs Road
N/S Stumpfs Road, 1100' NW of c/l Blackhead Road
15th Election District - 5th Councilmanic
Legal Owner(s): George T. Jenkins
Contract Purchaser(s): Thomas P. Bleakley

Variance to permit side setbacks of 15 feet and 20 feet in lieu of 35 feet and approve an undersized lot.

HEARING: MONDAY, NOVEMBER 10, 1997 at 9:00 a.m. in 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

November 5, 1997

Mr. George T. Jenkins
6934 Gunder Avenue
Baltimore, MD 21220

RE: Item No.: 135
Case No.: 98-135-A
Petitioner: George T. Jenkins

Dear Mr. Jenkins:

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 October 8, 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.", written over a printed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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: October 27, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for October 27, 1997
 Item No. 135

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

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

The minimum flood protection elevation for this site is 11.2 feet.

RWB:HJO:jrb

cc: File

ZONE1027.135

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: October 27, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for October 27, 1997
Item No. 135

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

The minimum flood protection elevation for this site is 11.2 feet.

RWB:HJO:jrb

cc: File

ZONE1027.135

ORDER RELEASED FOR FILING
Date 11/12/97
BY [Signature]

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

DATE: October 28, 1997

To: Arnold L. Jablon

From: R. Bruce Seeley *RBS/lfp*

Subject: Zoning Item #135

Jenkins Property, 1222 Stumpfs Road

Zoning Advisory Committee Meeting of October 20, 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.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

- ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code.)
- ☐ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
- ☒ 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).
- ☒ The proposed house footprint must not extend closer to the waterline than 80 feet which is the distance of the adjacent houses to the water. Also, mitigation is required for any disturbance in the 100 foot buffer. This is required by the Buffer Management Area (BMA) Program in the Chesapeake Bay Critical Area (CBCA) Regulations. The petitioner should contact Glenn Shaffer at 410-887-3980 for details of the BMA Program.
- ☒ Site imperviousness shall not exceed 25% per CBCA Regulations.
- ☒ 15% tree cover shall be established and/or maintained per CBCA Regulations.

Ground Water Management

An evaluation of the septic system must be conducted prior to building permit approval. Contact GWM at 410-887-2762 for more information.

ORDER RECEIVED FOR FILING

Date *11/1/97*

By *[Signature]*

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

DATE: October 28, 1997

To: Arnold L. Jablon
From: R. Bruce Seeley *RBS/lfj*
Subject: Zoning Item #135

Jenkins Property, 1222 Stumpfs Road

Zoning Advisory Committee Meeting of October 20, 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.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code.)
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- ☒ The proposed house footprint must not extend closer to the waterline than 80 feet which is the distance of the adjacent houses to the water. Also, mitigation is required for any disturbance in the 100 foot buffer. This is required by the Buffer Management Area (BMA) Program in the Chesapeake Bay Critical Area (CBCA) Regulations. The petitioner should contact Glenn Shaffer at 410-887-3980 for details of the BMA Program.
- ☒ Site imperviousness shall not exceed 25% per CBCA Regulations.
- ☒ 15% tree cover shall be established and/or maintained per CBCA Regulations.

Ground Water Management

An evaluation of the septic system must be conducted prior to building permit approval. Contact GWM at 410-887-2762 for more information.



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
Item No. 135

10/24/97
MSK

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

Serial
11/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 27, 1997

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

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petition (s):

Item Nos. 135, 137, 142, 145, 148, 153, 154, and 162

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

AFK/JL

RE: PETITION FOR VARIANCE	*	BEFORE THE
1222 Stumpfs Road, N/S Stumpfs Road,	*	ZONING COMMISSIONER
1100' NW of c/l Blackhead Road	*	
15th Election District, 5th Councilmanic	*	OF BALTIMORE COUNTY
Legal Owner(s): George T. Jenkins	*	
Contract Purchaser(s): Thomas P. Bleakley	*	CASE NO. 98-135-A
Petitioners	*	

* * * * *

ENTRY OF APPEARANCE

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

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of November, 1997, a copy of the foregoing Entry of Appearance was mailed to Legal Owner George T. Jenkins, 6934 Gunder Avenue, Baltimore, MD 21220, and to Contract Purchaser Thomas P. Bleakley, 2 Ridgecliff Court, Kingsville, MD 21087, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

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

B n/a
Permit Number

#135 ITEM

FILE
FOR Z.C. 10/31/97

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ THOMAS P. BLEAKLEY 2 RIDGECLIFF CT KINGSVILLE MD 21087 410-592-8347
Print Name of Applicant Address Telephone Number

☐ Lot Address 1222 STUMPS RD Lot 8 & 9 Election District 15 Council District 5 Square Feet 20,522
Lot Location N E S W / side / corner of Stumps Rd 2000 feet from N E S W corner of Ebenezer Rd
(street) (street)

Land Owner GEORGE T. JENKENS Tax Account Number 1508654630/1508654631

Address 6934 GUNDER AV BALTO MD 21220 Telephone Number 410-335-8256 W/M

☐ CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan	☒	☐
Property (3 copies)	☐	☐
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	☒	☐
4. Building Elevation Drawings	☐	☒
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☐	☐
Surrounding Neighborhood	☒	☐

Residential Processing Fee Paid
Codes 030 & 080 (\$35)

Accepted by ADK
ZADM

Date 10/8/97

* Fill w/
Zoning Variance
Item # 135

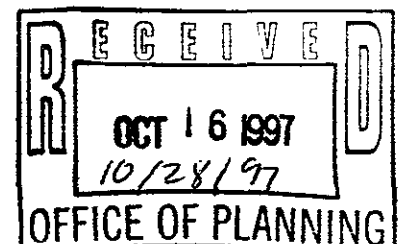
TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: Ervin McDaniel
for the Director, Office of Planning & Community Conservation

Date:



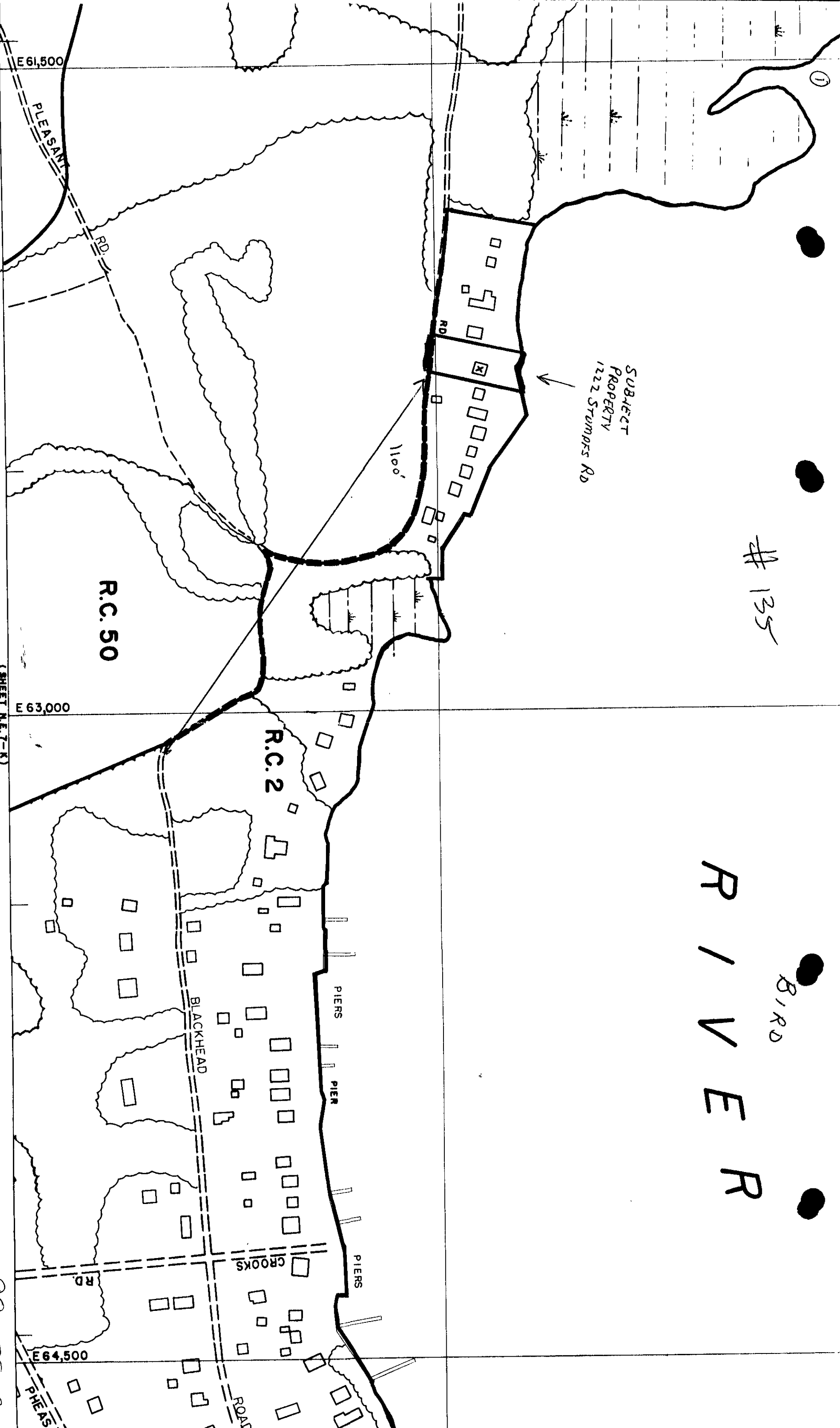
135

R / V E R

B, RD

SUBJECT
PROPERTY
1222 Stumps Rd

1100'



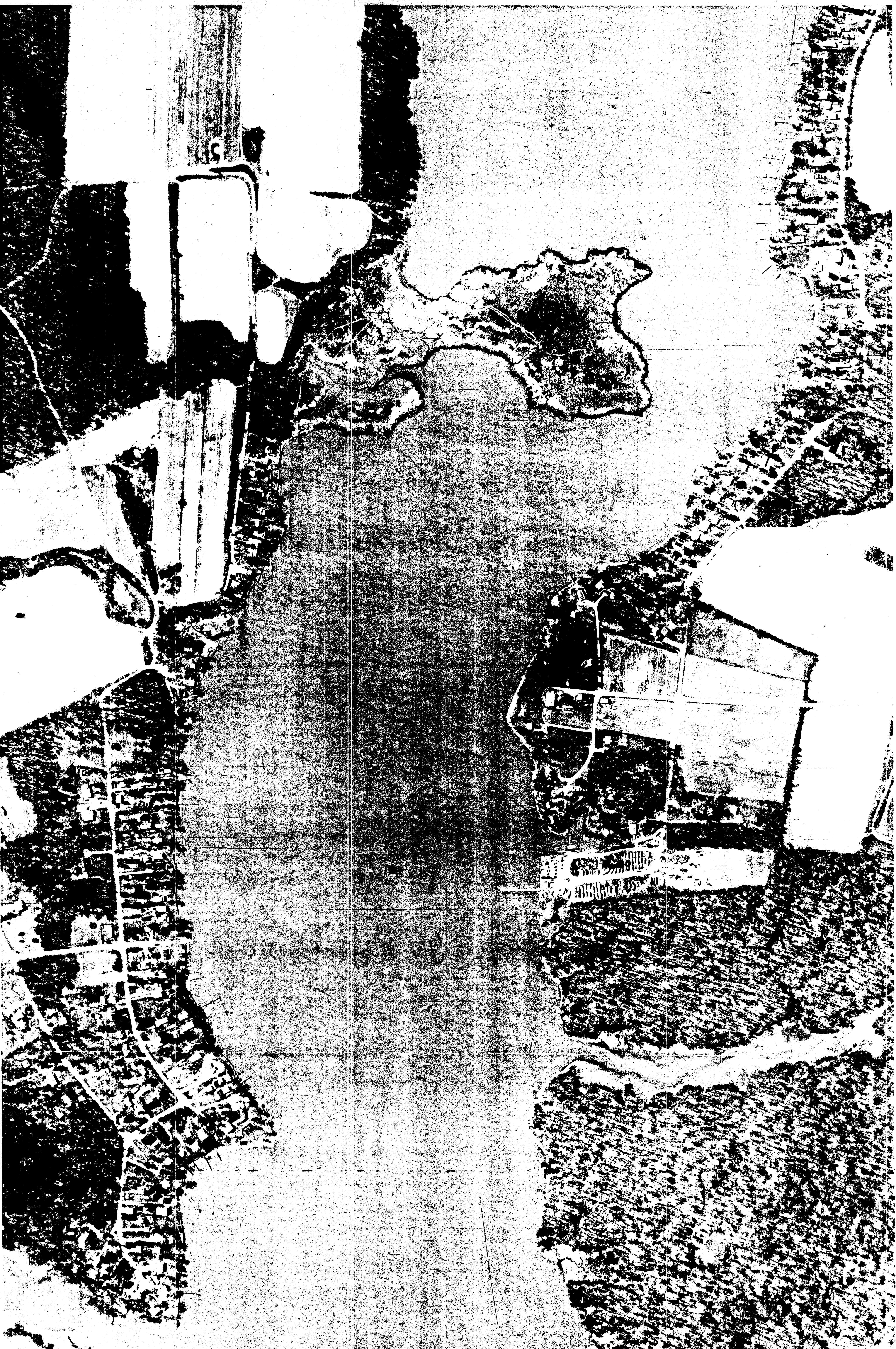
RESIDENTIAL ZONING MAP
ADOPTED by
BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
131-96, 132-96, 133-96, 134-96, 135-96

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

NE 8-K

98-135-A

(SHEET NE.7-K)



08135-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	BIRD RIVER VICINITY	NE 8-K
DATE OF PHOTOGRAPHY JANUARY 1986		#135

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1222 STUMPF'S RD

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

Subdivision name: _____

plat book # 8, folio # 84, lot # 819, section # _____

OWNER: HOEFNER FLORENCE A. WILLED TO JENKENS, GEORGE T.

ACCT NO. 1508654630 & 1508654631

BIRD RIVER

PROPOSED
NOTE: 2 BR - 1 BATH
HOUSE: 1674 S.F.
GARAGE: 400 S.F.
TOTAL: 2074 S.F.

PROPERTY IS
20,522 S.F.
PROPOSED
HOUSE & GARAGE
IS 10% OF TOTAL
PROPERTY

EXISTING DWELLING
AT 1222 IS 2 BR
1 BATHROOM.

DAN & CATHY
EDWARDS
ACCT. NO.
1505190160

EXISTING
DWELLING
FRONT
1220

AL & KATHY
BACHMANN
ACCT NO.
1501290010

EXISTING
DWELLING
FRONT
1224

DOTTED
LINES
PROPOSED
HOUSE

SEPTIC

LOT 10

LOT 9

LOT 8

LOT 7

← TO EBENEZER

STUMPF'S RD.

→ TO DEAD END

← FARMLAND →

DONALD EURICE ACCT: 1600009078
1600009079

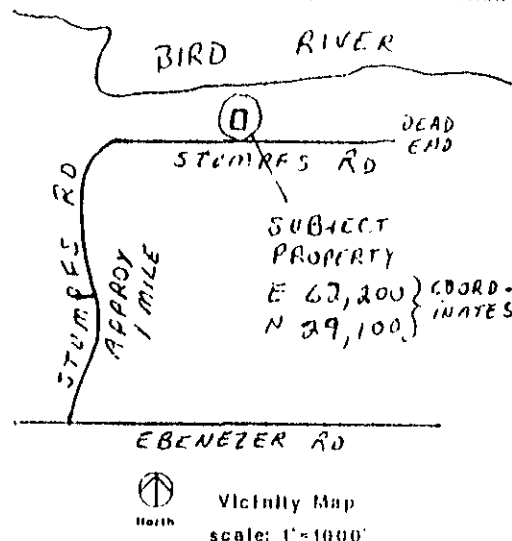
Scale of Drawing: 1" = 50'

North

date: 10-8-97

prepared by: TOM BICKLEY

CONTACT PURCHASER:



LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1" = 200' scale map #: NE 8K

Zoning: RC2

Lot size: .47 acreage 20,522 square feet

public private

SEWER: ☐ ☒

WATER: ☐ ☒

Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

ML

135

98-135-A