

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Sugarmill Circle, 150' S of
Meyersview Road
(12106 Sugarmill Circle
15th Election District
5th Councilmanic District

Samuel B. Carter, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-142-A

*

* * * * *

AMENDED ORDER

WHEREAS, this matter came before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by Samuel B. Carter, Jr., owner of the subject property, seeking relief from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Sections V.B.6.b and V.B.7 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit certain area setbacks in lieu of that required for a proposed three-season patio room, 16' x 16' in dimension. The Petition as filed appeared to request window to property line setbacks of 6.11 feet and 14 feet in lieu of the required 15 feet, a private space of 0 feet in lieu of the required 500 sq.ft. (pursuant to the 1971-1992 Regulations), and an amendment to the Final Development Plan for Chase Manor, Lot 60 thereof, accordingly. By Order issued December 16, 1997, the relief requested was granted.

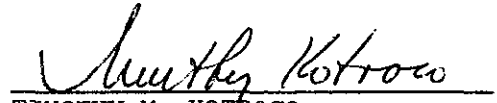
Subsequent to the issuance of said Order, this office was advised by the Petitioner's representative, Greg S. Belcher, that there was a discrepancy between the relief requested and the relief actually granted, and that an amended Order was necessary. A closer review of the Petition filed and site plan submitted demonstrate that the Petitioner actually requested window to property line setbacks of 6 feet, 11 feet, and 14 feet,

ORDER RECEIVED FOR FILING
Date 12/30/97
By [Signature]

not 5.11 feet and 14 feet as was granted. Thus, an amended Order is appropriate in this instance.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of December, 1997 that the Order issued December 16, 1997 be and is hereby AMENDED to GRANT relief from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Sections V.B.6.b and V.B.7 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit window to property line setbacks of 6 feet, 11 feet and 14 feet in lieu of the required 15 feet, a private space of 0 feet in lieu of the required 500 sq.ft. (1971-1992 Regulations), and to amend the Final Development Plan for Chase Manor, Lot 60 thereof, in accordance with Petitioner's Exhibit 1; and,

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued December 16, 1997 shall remain in full force and effect.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Samuel B. Carter, Jr.
12106 Sugarmill Circle, Baltimore, Md. 21220

Mr. Greg S. Belcher
1585 Sulphur Spring Road, Baltimore, Md. 21227

People's Counsel

Case File

ORDER RECEIVED FOR FILING
12/30/97
KBP

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Sugarmill Circle, 150' S of
Meyersview Road
(12106 Sugarmill Circle
15th Election District
5th Councilmanic District

Samuel B. Carter, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-142-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Samuel B. Carter, Jr. The Petitioner filed the instant Petition through the Administrative Variance process, pursuant to Section 26-127 of the Baltimore County Code. However, the Zoning Commissioner requested that a public hearing be held to determine the appropriateness of the relief requested and to insure that all neighbors were satisfied with the improvements proposed. Specifically, the Petitioner seeks relief from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Sections V.B.6.b and V.B.7 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit window to property line setbacks of 6.11 feet and 14 feet in lieu of the required 15 feet, a private space of 0 feet in lieu of the required 500 sq.ft. (1971-1992 Regulations), and to amend the Final Development Plan for Chase Manor, Lot 60 thereof, accordingly. 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 Samuel B. Carter, Jr., property owner, and Bridget Jones. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By

Testimony and evidence offered revealed that the subject property consists of 0.05 acres in area, more or less, (2,557 sq.ft.) zoned D.R. 5.5 and is improved with a two-story frame, end-of-group, townhouse dwelling. The Petitioner wishes to construct a three-season patio room, 16'x 16' in dimension onto the rear of the existing dwelling. Due to the overall size of the property and the location of existing improvements thereon, the requested variances are necessary in order to proceed as proposed. The Petitioner submitted documentation from the Homeowner's Association for Chase Manor that they have, in fact, approved his plans for the proposed addition, pending approval of the requested variances. Evidence in the file indicates that the property was properly posted and advertised. Furthermore, no Protestants appeared at the hearing.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

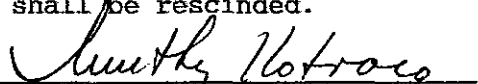
After due consideration of the testimony and evidence presented,

it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of December, 1997 that the Petition for Administrative Variance seeking relief from Section 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Sections V.B.6.b and V.B.7 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit window to property line setbacks of 6.11 feet and 14 feet in lieu of the required 15 feet, a private space of 0 feet in lieu of the required 500 sq.ft. (1971-1992 Regulations), and to amend the Final Development Plan for Chase Manor, Lot 60 thereof, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 12/16/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

December 16, 1997

Mr. Samuel B. Carter, Jr.
12106 Sugarmill Circle
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Sugarmill Circle, 150' S of Meyersview Road
(12106 Sugarmill Circle
15th Election District - 5th Councilmanic District
Samuel B. Carter, Jr. - Petitioner
Case No. 98-142-A

Dear Mr. Carter:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

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

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Greg S. Belcher
1585 Sulphur Spring Road, Baltimore, Md. 21227

People's Counsel

File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12106 Sugarmill circle
which is presently zoned OR5.5

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) 504 BCZR AND V.B. 6, 6

AND V.B. 7 CMDP, TO PERMIT A WINDOW TO PROPERTY LINE SETBACKS OF 6, 11 AND 14 FT. IN LIEU OF 15 FT, AND 0 FT, PRIVATE SPACE IN LIEU OF THE REQUIRED 500 SQ FT. (1971-1992 REGS) AND AMEND THE FINAL DEV. PLAN FOR CHASE MANOR FOR LOT 60

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

due to lot shape homeowner does not meet setback requirements. However sunroom should not obstruct adjacent properties. Room will only improve existing property.

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

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

Samuel B. Carter, Jr.

(Type or Print Name)

Samuel B. Carter, Jr.

Signature

(Type or Print Name)

Signature

12106 Sugarmill Circle (410) 344-1662

Address

Phone No

Baltimore

Md

21220

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Greg S. Belcher

Name

1585 sulphur spring rd (410) 242-5970

Address

Phone No

Baltimore MD 21257

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

Zoning Commissioner of Baltimore County

REVIEWED BY: JL

DATE: 10/10/97

ESTIMATED POSTING DATE: 10/19/97

Printed with Soybean Ink
on Recycled Paper

ITEM #: 142

ORDER RECEIVED FOR FILING

Date 10/10/97

By [Signature]

Affidavit in support of Administrative Variance

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

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

That the Affiant(s) does/do presently reside at 12106 Sugarmill Circle
address
Baltimore MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

due to lot shape homeowner does not
meet setback requirements. However sunroom
should not obstruct adjacent properties. Room
will only improve existing property

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Samuel B. Carter, Jr.
(signature)

Samuel B. Carter, Jr.
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of October, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Samuel B. Carter, Jr.

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

date

10/8/97

NOTARY PUBLIC

Susan d. Smig

My Commission Expires:

9/1/98



Petition for Administrative Variance

98-142-A

to the Zoning Commissioner of Baltimore County

for the property located at 12106 Sugarmill Circle
which is presently zoned DRS.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) 504 BCZR and V.B. 6.6.

AND V.B.7 C.M.D.P. to permit a window to property line setbacks
of 6, 11 and 14 ft in lieu of 15' and 10' ft Private space in lieu of
the required 500 sqft (1971-1992 Regs) and amend the final Dev. Plan for
Chase Manor Far lot 60.

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

due to lot shape homeowner does not
meet setback requirements. However sun room should not
obstruct adjacent properties. Room will only improve
existing property.

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)

Samuel B. Carter, Jr.
(Type or Print Name)

Samuel B. Carter, Jr.
Signature

(Type or Print Name)

Signature

12106 Sugarmill Circle (410) 344-1662
Address Phone No

Baltimore Md 21220
City State Zipcode

Name, Address and phone number of representative to be contacted

Greg Belcher
Name

1585 sulphur spring Rd (410) 342-5990
Address Phone No
Baltimore MD 21227

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

Zoning Commissioner of Baltimore County

REVIEWED BY.

DATE:

ESTIMATED POSTING DATE:



Printed with Soybean Ink
on Recycled Paper

ITEM #: _____

Affidavit in support of Administrative Variance

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

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

That the Affiant(s) does/do presently reside at 12106 Sugarmill Circle
address
Baltimore MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

due to lot shape homeowner does not
meet setback requirements. However sunroom
should not obstruct adjacent properties.
Room will only improve existing property;

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information

Samuel B. Carter, Jr.
(signature)
Samuel B. Carter, Jr.
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of October, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Samuel B. Carter Jr.

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

AS WITNESS my hand and Notarial Seal.

10/8/97
date

Susan D. Surig
NOTARY PUBLIC

My Commission Expires: 9/1/98

142

98-142-A

Zoning Description for 12106 Sugar Mill Circle

Beginning at a point on the east side of Sugar Mill Circle, which is 80 feet wide at the distance of 150 feet south of the center line of the nearest improved intersecting street MeyersviewRD, which is 80 feet wide. Being lot #60, block , section in the subdivision of Chase Manor as recorded in Baltimore County plot book #65, folio # 135 containing 2557 square feet. Also known as 12106 Sugar Mill Circle and located in the 15th Election District, Councilmanic District.



Baltimore County
Department of Permits and
Development Management

98-142-A

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.: 142

Petitioner: Samuel Carter JR

Location: 12106 Sugar Mill Circle

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Appleby Systems INC.

ADDRESS: 1585 Sulphur Spring Rd
Baltimore MD 21227

PHONE NUMBER: (410) 242-5970

AJ:ggs

(Revised 09/24/96)

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 10/19/97.

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 28-142-A

AVARIANCE

TO PERMIT WINDOW TO PROPERTY LINE SETBACKS OF 6, 11 AND 14 FT.
IN LIEU OF 15 FT. AND TO PERMIT A "0" SQ. FT. PRIVATE SPACE ^{AREA} ~~PERMIT~~
IN LIEU OF THE REQUIRED 500 SQ. FT. AND TO AMEND THE
FINAL DEV. PLAN OF CHASE MANOR FOR LOT 60

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

11/03/97

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 044438

JLW
1A2

DATE 10/10/97 ACCOUNT R0016150

AMOUNT \$ 100.00

RECEIVED FROM: APPLEBY SYST.

FOR: RV + AMEND

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
10/10/1997 10/10/1997 09:57:36
REF: M303 CASHIER VHL VLM DRIVER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 020411
CR NO. 044438

100.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

4-2-98

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 #98-142-A
12108 Sugarmill Circle
E/S Sugarmill Circle, 150' S of
Meyersview Road
15th Election District
5th Councilmanic District
Legal Owner(s):
Samuel B. Carter, Jr.

Variance: to permit window to property line setbacks of 6, 11, and 14 feet in lieu of the 15 feet and to permit a 0 square foot private space area in lieu of the required 500 square feet and to amend the final development plan of Chase Manor for Lot 60.

Hearing: Wednesday, December 3, 1997 at 10:00 a.m. in Room 407, Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

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

11/134 Nov. 13

C189105

TOWSON, MD.,

Nov. 13, 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 Nov. 13, 1997.

THE JEFFERSONIAN.

A. Henrichson
LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case No.: #98-142-A

Petitioner/Developer: _____

Appleby Windows

Date of Hearing/Closing: 11/3/97

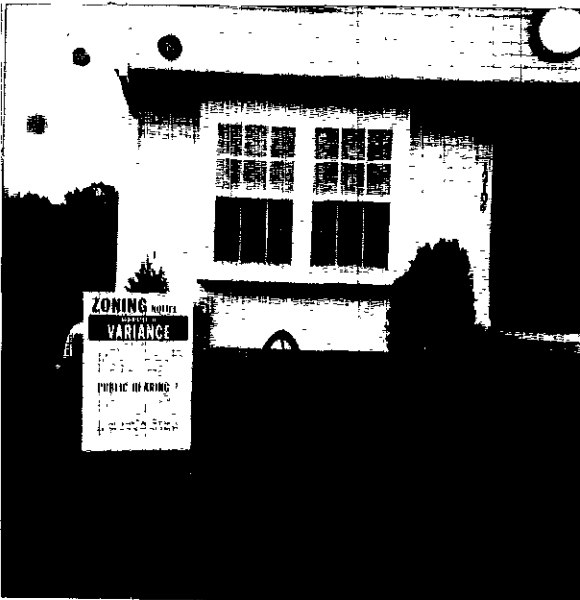
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 12106 Sugar Mill Circle
Baltimore, MD 21220

The sign(s) were posted on October 19, 1997
(Month, Day, Year)



Sincerely,

Stacy Gardner
(Signature of Sign Poster and Date)

STACY GARDNER
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)
410-781-4000
(Telephone Number)



Baltimore County
Department of Permits and
Development Management

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

October 21, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-142-A
12106 Sugarmill Circle
E/S Sugarmill Circle, 150' S of Meyersview Road
15th Election District - 5th Councilmanic
Legal Owner(s): Samuel B. Carter, Jr.
Post by Date: 10/19/97
Closing Date: 11/03/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Samuel B. Carter, Jr.
Greg S. Belches/Appleby





Baltimore County
Department of Permits and
Development Management

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

November 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: 98-142-A
12106 Sugarmill Circle
E/S Sugarmill Circle, 150' S of Meyersview Road
15th Election District - 5th Councilmanic District
Legal Owner(s): Samuel B. Carter, Jr.

Variance to permit window to property line setbacks of 6, 11, and 14 feet in lieu of the 15 feet and to permit a 0 square foot private space area in lieu of the required 500 square feet and to amend the final development plan of Chase Manor for Lot 60.

HEARING: WEDNESDAY, DECEMBER 3, 1997 at 10:00 a.m. in Room 407, Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly distinguishable.

Arnold Jablon
Director

cc: Mr. Samuel B. Carter, Jr.
Mr. Greg S. Belcher

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 18, 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: PATUXENT PUBLISHING COMPANY
November 13, 1997 Issue - Jeffersonian

Please forward billing to:

Appleby Systems Inc.
1585 Sulphur Spring Road
Baltimore, MD 21227
410-242-5970

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: 98-142-A
12106 Sugarmill Circle
E/S Sugarmill Circle, 150' S of Meyersview Road
15th Election District - 5th Councilmanic District
Legal Owner(s): Samuel B. Carter, Jr.

Variance to permit window to property line setbacks of 6, 11, and 14 feet in lieu of the 15 feet and to permit a 0 square foot private space area in lieu of the required 500 square feet and to amend the final development plan of Chase Manor for Lot 60.

HEARING: WEDNESDAY, DECEMBER 3, 1997 at 10:00 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

October 30, 1997

Mr. Samuel B. Carter, Jr.
12106 Sugarmill Circle
Baltimore, MD 21220

RE: Item No.: 142
Case No.: 98-142-A
Petitioner: Samuel Carter, Jr.

Dear Mr. Carter:

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 10, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



B O T I M O R E C O U N T Y, M A R Y L A N D
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/24/97

FROM: R. Bruce Seeley .
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Oct 30, 1997

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

Item #'s:	132	139
	133	140
	134	141
	136	142
	138	145
		146

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
Item No. 142

10/24/97
JLL

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

INTEROFFICE CORRESPONDENCE

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

Date: October 27, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for October 27, 1997
Item Nos. 132, 133, 134, 136, 141,
142, and 145

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

RWB:HJO:jrb

cc: File

ZONE1027.NOC

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

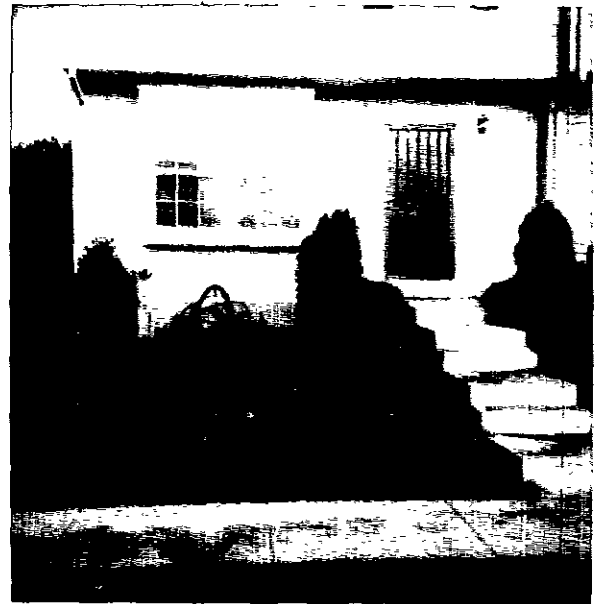
Division Chief:

Gary L. Kerns

AFK/JL



Front 142



142 Front + Right

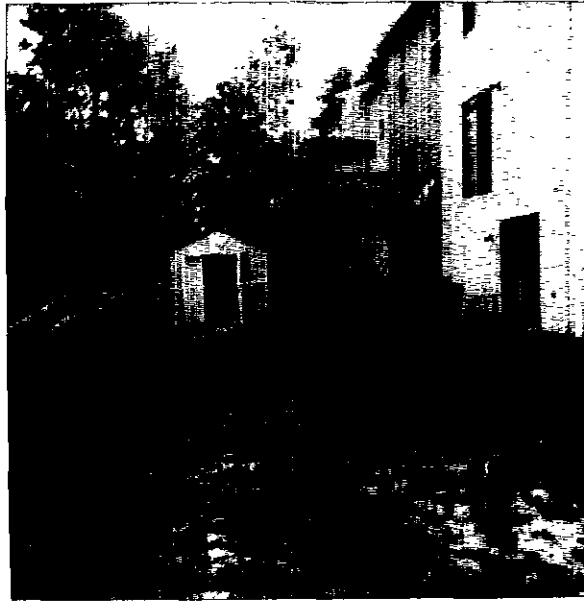


Left 142



Left 142

98-142-A



Feat 142

98-142-A

1A-2

A-25142-A
98-142-A



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±			
DATE OF PHOTOGRAPHY JANUARY 1986		CHASE BENGIES VICINITY	N.E. 5-L

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96

~~_____~~

Kevin Kamenetz
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE 1" = 200' ±	LOCATION CHASE — BENGIES VICINITY	FIGURE SHEET N.E. S-L
DATE OF PHOTOGRAPHY JANUARY 1986		

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 12106 Sugar Mill Circle

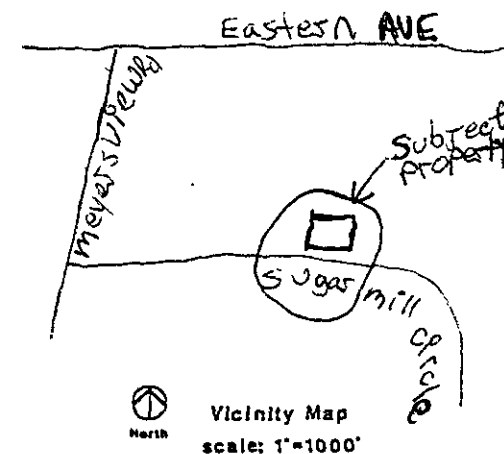
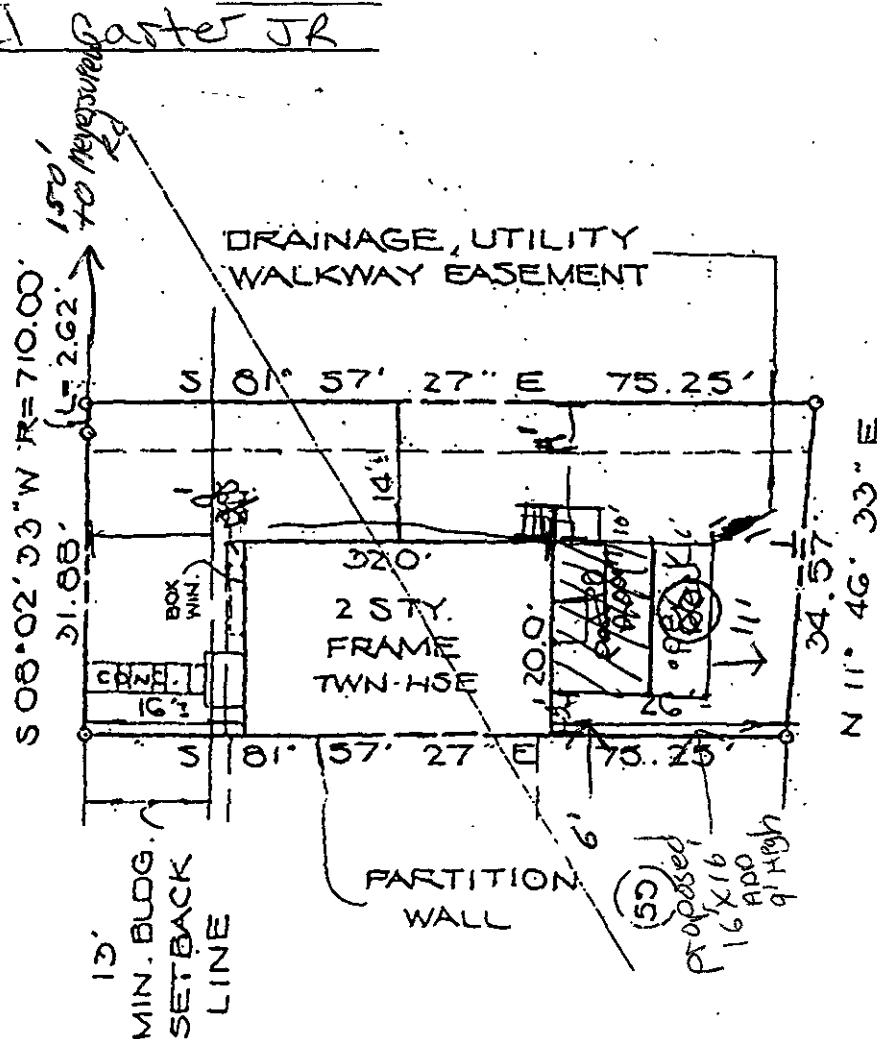
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Flat Chase Manor

plat book # 65, folio # 135, lot # 60, section #

OWNER: Samuel Garter JR

SUGAR MILL
CIR. (60' R/W)



LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200' scale map #: NE 5-L

Zoning: OR 5.5

Lot size: .05 acreage 2557 square feet

Public Private

SEWER: ☒ ☐

WATER: ☒ ☐

ELEV 25'
Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

JL | 1A2 | 98-142-A

North

date: 10-9-97

prepared by: Drew S. Bachner

Scale of Drawing: 1"= 20'