

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND ZONING VARIANCE		
NE/S Chestnut Road, 460 ft. NE	*	ZONING COMMISSIONER
of c/l Seneca Road		
4016 Chestnut Road	*	OF BALTIMORE COUNTY
15th Election District		
5th Councilmanic District	*	Case No. 98-144-SPHA
Ethel M. Pine, 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 4016 Chestnut Road in the Bowleys Quarters community of eastern Baltimore County. The Petition was filed by Ethel M. Pine, property owner. Special hearing relief is requested for the approval of a temporary in-law apartment in an R.C.5 zone. Variance relief is requested to permit side yards as little as 12 ft. and 39 ft., in lieu of the required 50 ft., pursuant to Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR). All of the requested relief and subject property are more particularly shown on the site plan, received as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing held for this case was Ethel M. Pine, property owner. Also present was her son, Kiefer Pine. The Petitioner was represented by John B. Gontrum, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is approximately .56 acres in area, zoned R.C.5. This is a waterfront property in Bowleys Quarters, near Seneca Creek. The property is rectangular in shape, approximately 75 ft. in width and several hundred feet in depth. The property is improved with an existing dwelling which is located near the water. Additionally, there are several small storage buildings on the site and the subject garage, which is 26 ft. x 32 ft. in dimension. The garage is located closer to Chestnut Road.

11/26/97
 J. B. Gontrum
 Esquire

This property was recently under consideration by this Zoning Commissioner in case No. 96-231-A. In that case, a Petition for Administrative Variance was filed by the property owner to permit a detached garage with a height of 23 ft., in lieu of the required 15 ft. By opinion and Order issued on January 11, 1996, the Petition was granted. However, relief was restricted so as to require that the Petitioner could not allow or cause the accessory structure (garage) to be converted into a second dwelling unit and/or apartment.

The subject garage was subsequently constructed and photographs of same was submitted at the hearing. Additionally, it was indicated that Mrs. Pine is in ill health and in need of assistance in certain activities of daily living. Presently, she lives alone within the existing dwelling. In order to assist his mother, Kiefer Pine proposes residing in a small apartment to be constructed within the garage. The apartment will be on the second floor of the garage and will contain a small living area, including a kitchen facility. It was indicated that Kiefer Pine proposes only living on the site until such time as his mother passes away or moves elsewhere. At that time, the garage will be reconverted for strictly storage purposes. It was emphasized that the relief is requested only to allow Mr. Pine to live near his mother during her advancing years. Moreover, no additional construction is proposed.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. I believe that the request is appropriate in view of the circumstances. However, as I indicated at the hearing, the relief which is granted is strictly to accommodate Mrs. Pine and her son. That is, the garage cannot be used in the future as a rental unit but only for Mr. Pine during the time period on which his mother lives at the property. At the time of her death or relocation, the garage must be

reconverted to a structure strictly used for storage purposes and as an accessory building to the dwelling.

Lastly, it is to be noted that the Zoning Plans Advisory Committee comments were offered by the Department of Environmental Protection and Resource Management (DEPRM) and Development Plan Review Division of the Office of Permits and Development Management. DEPRM requires that the development of the property comply with the Chesapeake Bay Critical Area regulations and Development Plans Review requires that the floodplain regulations be met. In that there is no new construction proposed, the Petitioner's request does not generate compliance with these regulations. Although any future construction must surely comply with these requirements, there is no new building proposed at the present time. Moreover, that portion of the garage proposed to be converted to an apartment for Mr. Pine is on the second floor well over the level of the floodplain.

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.

11/26/97
J. G. G. G. G.
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of November 1997 that, pursuant to the Petition for Special Hearing, approval for a temporary in-law apartment in an R.C.5 zone, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit side yards as little as 12 ft. and 39 ft., in lieu of the required 50 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 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 relief granted is strictly to accommodate Mrs. Pine and her son. The garage cannot be used in the future as a rental unit, but only for Mr. Pine during the time period on which his mother lives at the property. At the time of her death or relocation, the garage must be reconverted to a structure strictly used for storage purposes and as an accessory building to the dwelling.

3. The Petitioner shall record a copy of this Order in the Land Records of Baltimore County to ensure compliance in the future with restriction No. 2 above. A copy of the recorded Order shall be submitted to the Zoning Commissioner's office for inclusion in the case file.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECORDED FOR FILING
DATE 4/26/97
BY [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

November 26, 1997

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, Maryland 21221

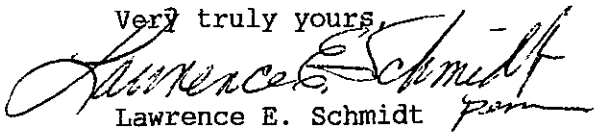
RE: Petitions for Special Hearing & Zoning Variance
Property: 4016 Chesnut Road
Ethel M. Pine- Petitioner
Case No. 98-144-SPHA

Dear Mr. Gontrum:

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,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.

c: Mrs. Ethel M. Pine,
4016 Chestnut Road
Baltimore, Maryland 21220



CBCA 144



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

98-144-SPH

for the property located at 4016 Chestnut Road

which is presently zoned R.C. 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a temporary in-law apartment in a R.C. 5 Zone

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:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

John B. Contrum (410) 686-8274

(Type or Print Name)

Signature

814 Eastern Blvd

Address

Baltimore, MD 21221

City

State

Zipcode

Legal Owner(s):

Ethel M. Pine (410) 335-2326

(Type or Print Name)

Signature

(Type or Print Name)

Signature

4016 Chestnut Road

Address

Phone No.

Baltimore, MD 21220

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date Next Two Months

ALL OTHER

REVIEWED BY: DATE

DROP-OFF
NO REVIEW
10/10/97
WCR





Petition for Variance

to the Zoning Commissioner of Baltimore County

98-144-SPH

for the property located at 4016 Chestnut Road
which is presently zoned R.C. 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)

1A04.3B.3 to permit sideyards as small as 12' and 39" in lieu of required 50'

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

Lot is only 75' wide and is in R.C. 5 Zone.

Variance will allow structure to ultimately become primary dwelling on lot.

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.

(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)

Ethel M. Pine (410) 335-2326

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner:

John B. Gontrum (410) 686-8274

(Type or Print Name)

4016 Chestnut Road

Address

Phone No

Signature

Balto, MD 21220

City

State

Zipcode

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

814 Eastern Blvd

Address

Phone No.

Baltimore, MD 21221

City

State

Zipcode

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

DROP-OFF
NO REVIEW
10/10/97
WCR



144

ZONING DESCRIPTION

98-144-SPH

ZONING DESCRIPTION FOR 4016 CHESTNUT ROAD

Beginning at a point on the north side of Chestnut Road, which is 30 feet wide at the distance of 460 feet northeast of the centerline of the nearest improved intersecting street Seneca Road, which is 30 feet wide. Being Lot No. 132 and part of Lot No. 133 in the Subdivision of Bowleys Quarters Plat No. 2 as recorded in Baltimore County Plat Book No. 7, page 13, containing 24,525 square feet. Also known as 4016 Chestnut Road and located in the 15th Election District, 5th Councilmanic District.

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 144

ZONING NOTICE

Case No.: 98-144-SPHA

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

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING TO APPROVE A
TEMPORARY IN-LAW APARTMENT. VARIANCE
TO PERMIT SIDE YARDS AS SMALL AS 12 FT.
AND 39 INCHES IN LIEU OF REQUIRED 50 FT.

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, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No.

044501

DATE 10/10/97 ACCOUNT 001-6150

AMOUNT \$ 100.00

RECEIVED FROM: Romadka, Contrum & McLaughlin

FOR: #010 - VARIANCE & #030 - SPECIAL HEARING

4016 Chestnut Road

DROP-OFF - NO REVIEW CASE #98-144-SPHA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
10/15/1997 10/15/1997 11:29-26

FED MSG1 CASHIER CLIN CNL DRAWER 1

5 MISCELLANEOUS CASH RECEIPT

Receipt # 024052 GFLN

CR NO. 044501

100.00 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: #98-144-SPH
4016 Chestnut Road
NE/S Chestnut Road, 460' NE
of c/n Seneca Road
15th Election District
5th Councilmanic

Legal Owner(s):
Ethel M. Pine

Special Hearing: to approve
a temporary in-law apartment

Variance: to permit side
yards as small as 12 feet and
39 inches in lieu of required
50 feet.

Hearing: Monday, November
10, 1997 at 2:00 p.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

10/404 Oct 23 C184271

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

October 23, 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. 23, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case No.: # 98-144-SPH
Petitioner/Developer:
(Ethel Pine)
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

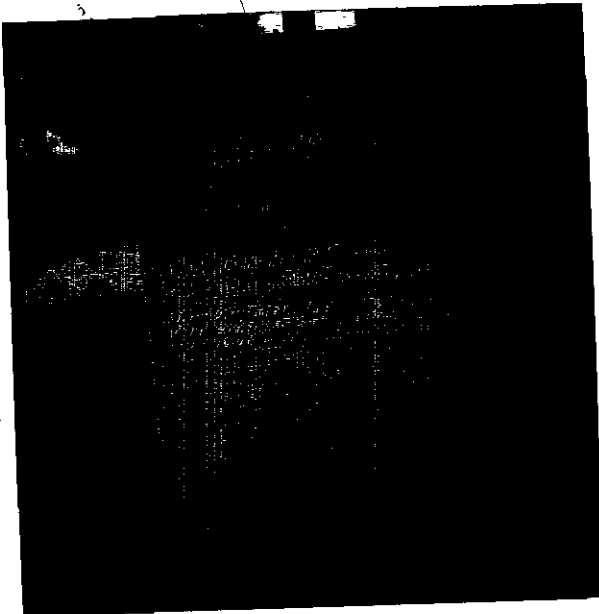
Attention : Ms. Gwendolyn Stephens

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 _____

____4016 Chestnut Road Baltimore Maryland 21220_____

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



Sincerely,

Thomas P. Ogle, Sr. 10/24/97
(Signature of Sign Poster & Date)

____Thomas P. Ogle, Sr._____

____325 Nicholson Road_____

____Baltimore, Maryland 21221_____

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

98-144-SPH



Baltimore County
Department of Permits and
Development Management

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

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: 98-144-SPH *A*
4016 Chestnut Road
NE/S Chestnut Road, 460' NE of c/l Seneca Road
15th Election District - 5th Councilmanic
Legal Owner(s): Ethel M. Pine

Special Hearing to approve a temporary in-law apartment.
Variance to permit side yards as small as 12 feet and 39 inches in lieu of required 50 feet.

HEARING: MONDAY, NOVEMBER 10, 1997 at 2:00 a.m. in Room 407 Courts Building, 401 Bosley Avenue.

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

Arnold Jablon
Director

cc: Ethel M. Pine
John B. Gontrum, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 26, 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: PUTUXENT PUBLISHING COMPANY
October 23, 1997 Issue - Jeffersonian

Please forward billing to:

John B. Gontrum, Esq
814 Eastern Avenue
Baltimore, MD 21221
410-686-8274

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: 98-144-SPH
4016 Chestnut Road
NE/S Chestnut Road, 460' NE of c/l Seneca Road
15th Election District - 5th Councilmanic
Legal Owner(s): Ethel M. Pine

Special Hearing to approve a temporary in-law apartment.
Variance to permit side yards as small as 12 feet and 39 inches in lieu of required 50 feet.

HEARING: MONDAY, NOVEMBER 10, 1997 at 2:00 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

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Item No.: 144
Case No.: 98-144-SPH
Petitioner: Ethel M. Pine

Dear Mr. Gontrum:

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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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

DATE: October 24, 1997

To: Arnold L. Jablon
From: R. Bruce Seeley *RB3/4D*
Subject: Zoning Item #144

Pine Property, 4016 Chestnut 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).

Ground Water Management

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

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

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. 144

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

ZONE1027.144



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. 144

10/24/97
WCR

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

INTER-OFFICE CORRESPONDENCE

File
Jim
11/10

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

DATE: October 20, 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. 133, 134, 136, and 144

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 SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
4016 Chestnut Road, NE/S Chestnut Road,	*	ZONING COMMISSIONER
460' NE of c/l Seneca Road, 15th		
Election District, 5th Councilmanic	*	OF BALTIMORE COUNTY
Ethel M. Pine	*	CASE NO. 98-144-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
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 John B. Gontrum, Esq., 814 Eastern Boulevard, Baltimore, MD 21221, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

October 28, 1997

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin, P.A.
814 Eastern Boulevard
Baltimore, MD 21221

RE: Drop-Off Petition Review (Item #144)
4016 Chestnut Road
15th Election District

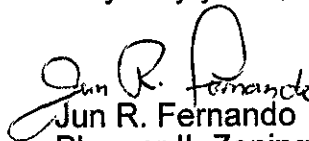
Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$50.00 revision fee.

1. Need to amend the order of case number 96-231-A, restriction number 2.
2. Need special hearing to build another dwelling (for in-law apartment) in the R.C.-5 zone.
3. Need more information on the site plan:
 - bearings and distances of property outline
 - point of beginning and distance from the nearest intersection

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,


Jun R. Fernando
Planner II, Zoning Review

Enclosure (receipt)

c: Zoning Commissioner





Baltimore County
Department of Permits and
Development Management

98-144-SPH
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 15, 1997

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, MD 21221

RE: Drop-Off Petition (Item #144)
4016 Chestnut Road
15th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. There is a list of approved sign vendors serving the Baltimore County area. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 410-887-3391.

Very truly yours,

WCR/scj

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures



Dawn Lawrence
4012 Chestnut Road
Baltimore, MD 21220

RE: Keefer Pine for
4012 Chestnut Rd
Baltimore Md 21220

7/14/97

To Whom it may concern:

I, Dawn Lawrence, do not have any
objections to my neighbor's dwelling over his
garage. He has greatly improved that property
with the unit he built and has made many
improvements to the yard as well.

He has been a nice neighbor and has
definitely been an asset to our neighbor hood.

Very Truly Yours,
Dawn Lawrence

ROMADKA, GONTRUM & McLAUGHLIN, P.A.

814 Eastern Boulevard
Baltimore, Maryland 21221

(410) 686-8274

(410) 686-0118 FAX

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR. *

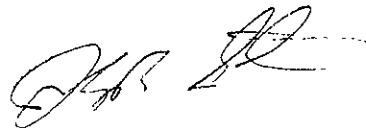
JILL McCULLOUGH

* Also Admitted In the District of Columbia

October 7, 1997

RE: 4016 Chestnut Road
Ethel Pine

The attached zoning Petitions for Special Hearing and for Zoning Variance were reviewed by Mitch Kellman. There is a zoning code enforcement citation pending on the property being Citation No. 97-4343.

A handwritten signature in dark ink, appearing to be "JMB" followed by a flourish.

DROP-OFF
No Review
OK - uor

#144
10/10/97

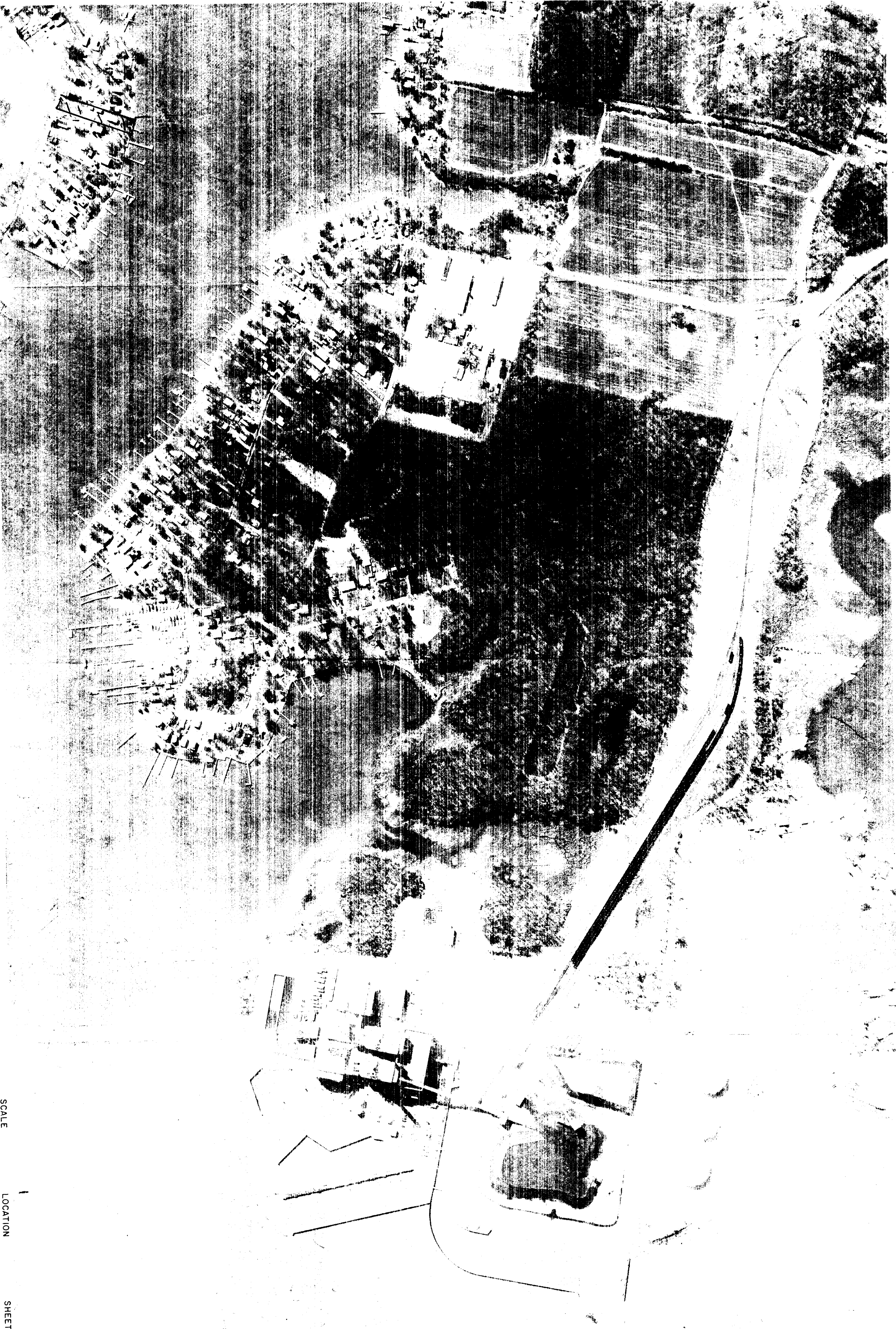
Letters from Neighbors

Kays Pine sp.





98-144-5PH



144

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	SENECA PARK	NE 3-L
DATE OF PHOTOGRAPHY JANUARY 1986		

SENECA

N 9,000

CREEK

subject site

R.C. 5

D.R. 5.5

E 66,000
N 8,000
CHESTNUT

E 67,000

E 67,500

ROAD

1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996

Z - SW

P.E. 3-L.

98-144-SPH

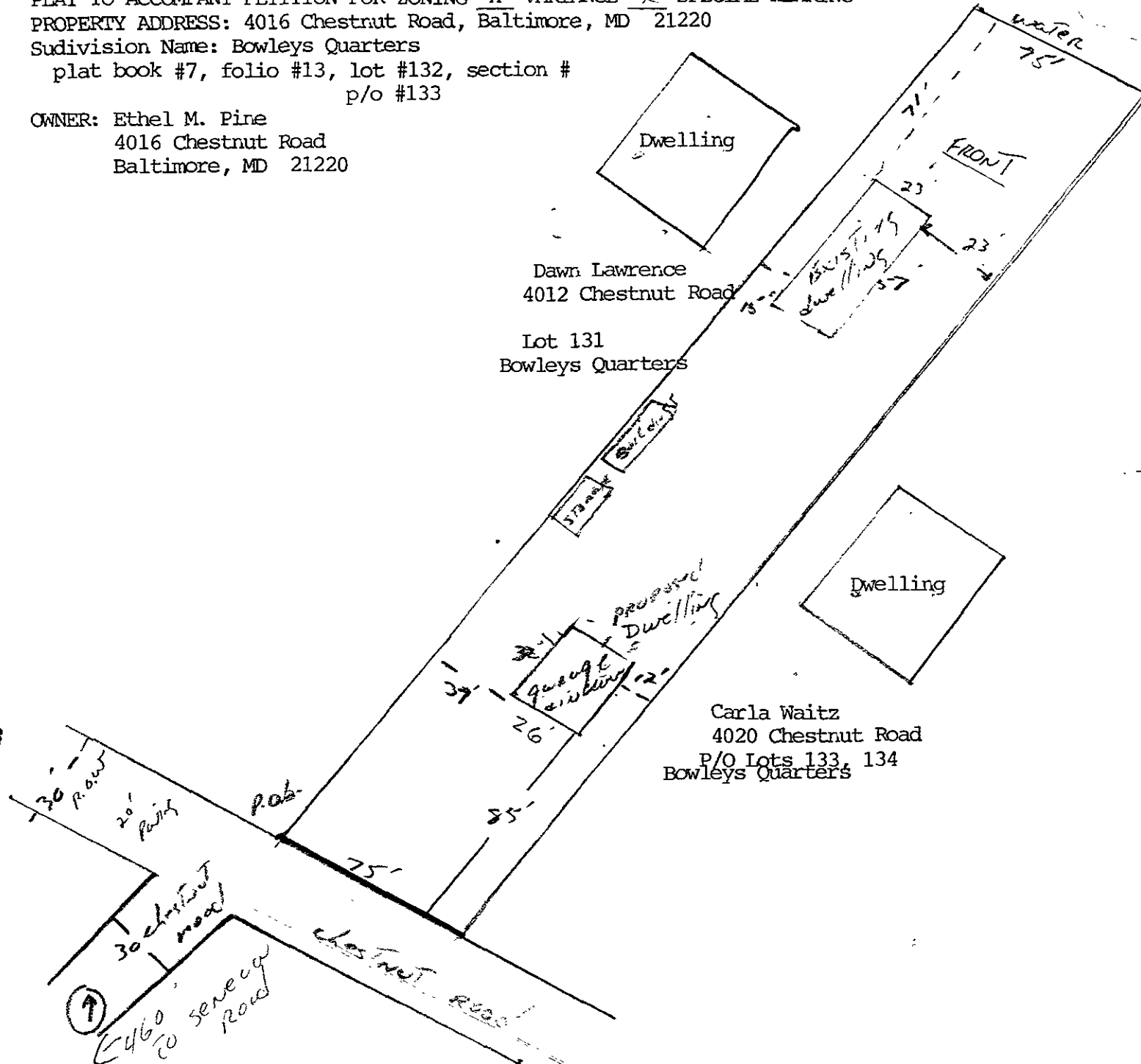
144

BA

OFFICE

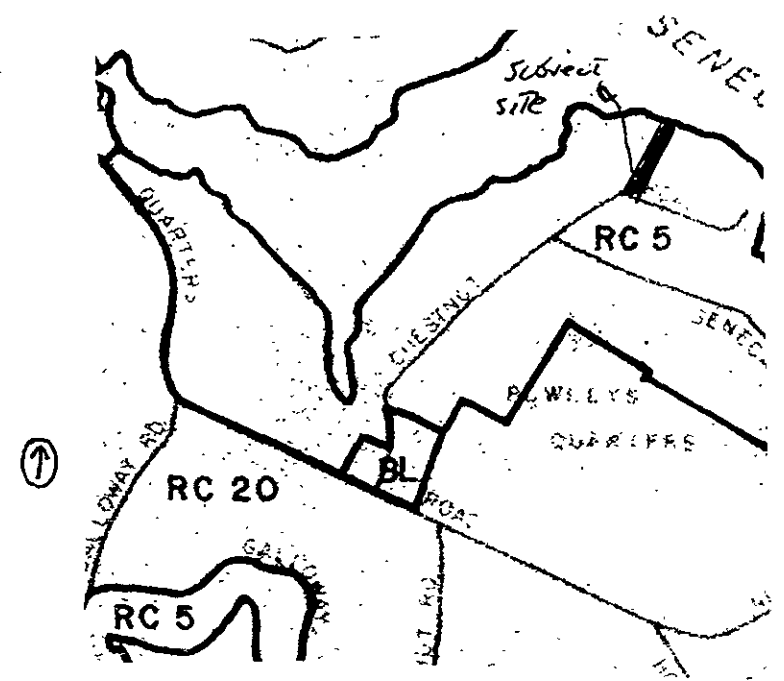
PLAT TO ACCOMPANY PETITION FOR ZONING X VARIANCE X SPECIAL HEARING
 PROPERTY ADDRESS: 4016 Chestnut Road, Baltimore, MD 21220
 Sudivision Name: Bowleys Quarters
 plat book #7, folio #13, lot #132, section #
 p/o #133

OWNER: Ethel M. Pine
 4016 Chestnut Road
 Baltimore, MD 21220



North
 date: 08/25/97

Scale of Drawing: 1"=50'
 prepared by: KEEFER PINE



LOCATION INFORMATION

Councilmanic District: 5th

Election District: 15

1"-200' scale map #: 28 34

Zoning: R.C. 5

Lot size: .56 acreage 24525 square feet

	public	private
SEWER:		X
WATER:	X	

Chesapeake Bay Critical Area: yes

Prior Zoning Hearings: 96-231A

Height Variance granted for existing garage
 with restriction of no living quarters

Portions of site in tidal flood plain

9B-144-SPN

144