

IN RE: PETITION FOR VARIANCE
N/S Proctor Lane, 120' W of the
c/l of Cidermill Road
(2608 Proctor Lane)
9th Election District
6th Councilmanic District

Cheryl J. Faust
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-215-A
*
* * * * *

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 subject property, Cheryl J. Faust. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 4.5 feet in lieu of the required 10 feet for a proposed attached garage. 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 Petitioner were Cheryl Faust, property owner, and her husband, Michael Faust. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 0.3145 acres, more or less, zoned D.R. 5.5 and is presently being developed with a single family dwelling. The Petitioner is desirous of constructing a 12' x 21' garage addition to the dwelling; however, due to the size of the building envelope, a variance is necessary in order to proceed. Mr. Faust is wheelchair-bound and the proposed garage will allow him protected access to the family vehicles during inclement weather. Further testimony revealed that the subject property lies adjacent to open space owned by Baltimore County's Department of Recreation and Parks and that the proposed garage addition will be located on the side adjacent to

ORDER RECEIVED FOR FILING
Date 11/24/98
By [Signature]

that property. Thus, it appears that the requested variance will not adversely impact any adjacent dwelling.

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.

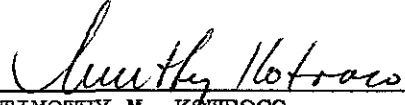
Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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 the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance 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 advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of January, 1998 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 4.5 feet in lieu of the required 10 feet for a proposed attached garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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 1-26-98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

January 26, 1998

Ms. Cheryl Faust
24 Graveswood Court
Baltimore, Maryland 21234

RE: PETITION FOR VARIANCE
N/S Proctor Lane, 120' W of the c/l of Cidermill Road
(2608 Proctor Lane)
9th Election District - 6th Councilmanic District
Cheryl J. Faust - Petitioner
Case No. 98-215-A

Dear Mr. Faust:

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: People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2608 PROCTOR LANE

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1802.3.C.1; BCZR, TO PERMIT A SIDERYARD SETBACK OF 4.5ft. IN LIEU OF THE REQUIRED 10ft. FOR AN ATTACHED GARAGE.

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

THIS PROPERTY HAS AN EXTREMELY SMALL BUILDING ENVELOPE! IT ONLY ALLOWS A HOME TO BE THIRTY FEET IN WIDTH. YET IT HAS 16 1/2 FEET OF PROPERTY WHICH IS OUTSIDE THE ENVELOPE AND WHICH BORDERS COUNTY (PARKS & RECREATION) OPEN SPACE UNUSEABLE LAND. WE NEED TO USE ONLY 12 FEET OF THE 16 1/2 FEET FOR A 1 CAR GARAGE.

Property is to be posted and advertised as prescribed by Zoning Regulations. *CONTINUED ON REVERSE 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. SIDE

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

Contract Purchaser/Lessee:

Legal Owner(s)

(Type or Print Name)

CHERYL J. FAUST
(Type or Print Name)

Signature

Cheryl J Faust
Signature

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner:

24 GRAVESWOOD COURT 410-668-6044
Address Phone No

(Type or Print Name)

BALTIMORE MARYLAND 21234
City State Zipcode

Signature

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

Address Phone No.

SAME AS ABOVE
Name

City State Zipcode

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
unavailable for hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

ORDER RECEIVED FOR FILING
Date 1/26/95
By [Signature]

Printed with Soybean Ink on Recycled Paper
Revised 9/5/95

215

98-215-A

* CONTINUED FROM REVERSE SIDE.

THIS GARAGE WILL NOT EFFECT ANYONE, ACCEPT FOR THE OWNERS OF THIS PROPERTY IN A POSITIVE WAY. THIS NARROW LOT BORDERS A NARROW COUNTRY ROAD, AND IT NEEDS OFF STREET PARKING OUT OF THE WEATHER ELEMENTS (SNOW & ICE) BADLY.

A-215-8P

* CONTINUED FROM REVERSE SIDE.

THIS GARAGE WILL NOT EFFECT ANYONE, ACCEPT FOR THE OWNERS OF THIS PROPERTY IN A POSITIVE WAY. THIS NARROW LOT BORDERS A NARROW COUNTRY ROAD, AND IT NEEDS OFF STREET PARKING OUT OF THE WEATHER ELEMENTS (SNOW & ICE) BADLY.

A-215-89



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2608 PROCTOR LANE

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

PERMIT A SIDEYARD SETBACK OF 4.5 FT IN LIEU OF THE REQUIRED 10 FT. FOR AN ATTACHED GARAGE. 1 BOO2.3.C.1; BCZR, TO

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

THIS PROPERTY HAS AN EXTREMELY SMALL BUILDING ENVELOPE! IT ONLY ALLOWS A HOME TO BE THIRTY FEET IN WIDTH. YET IT HAS 16 1/2 FEET OF PROPERTY WHICH IS OUTSIDE THE ENVELOPE AND WHICH BORDERS COUNTY (PARKS & RECREATION) OPEN SPACE UNUSEABLE LAND. WE NEED TO USE ONLY 12 FEET OF THE 16 1/2 FEET FOR A 1 CAR GARAGE.

Property is to be posted and advertised as prescribed by Zoning Regulations. *CONTINUED ON REVERSE 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. SIDE

(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)

CHERYL J. FAUST
(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner:

24 GRAVESWOOD COURT 410-668-6044
Address Phone No

(Type or Print Name)

BALTIMORE MARYLAND 21234
City State Zipcode

Signature

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

Address

Phone No.

SAME AS ABOVE
Name

City

State

Zipcode

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following date

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE



Printed with Soybean Ink on Recycled Paper

Revised 9/5/95

215 98-215-A

RE: PETITION FOR VARIANCE
2608 Proctor Lane, N/S Proctor Lane,
120' +/- W of centerline Cidermill Road
9th Election District, 6th Councilmanic

Cheryl J. Faust
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-215-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of December, 1997, a copy of the foregoing Entry of Appearance was mailed to Cheryl J. Faust, 24 Graveswood Court, Baltimore, MD 21234, Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

DESCRIPTION

13698.98 more or less square foot parcel of land on the north side of Proctor Lane, 9TH Election District, Baltimore County, Maryland.

Beginning for the same at a point in the center of Proctor Lane at the beginning of that parcel of land which by deed dated May 28, 1991 and recorded among the land records of Baltimore County in liber 8799, folio 632 etc., was granted and conveyed to Nancy F. Groves and Joseph A. Groves. Running thence and binding in the center of Proctor Lane and on a part of the first line of said deed, 1.) North 66 degrees 36 minutes 00 seconds West 55.96 feet. Thence leaving the centerline of Proctor Lane and running for a new line of division, 2.) North 25 degrees 18 minutes 36 seconds East 267.16 feet to a point on the fourth line of the aforesaid deed at the distance of 84.45 feet from the beginning of said line. Running thence and binding on the remainder of said fourth line and all of the fifth line of said deed, 3.) South 21 degrees 38 minutes 40 seconds East 80.00 feet and 4.) South 26 degrees 00 minutes 00 seconds West 210.70 feet to the place of beginning. Containing 13,698.98 more or less square feet of land and being known as #2608 Proctor Lane.

Being known and designated as Lot 2, as shown on the plat entitled "Minor Subdivision of #2606 Proctor Lane", dated 7-26-96 and revised 9-27-96 as prepared by J.S.T. Engineering Co., Inc.

Being or intended to be a part of that parcel of land which by deed dated May 28, 1991 and recorded among the land records of Baltimore County in liber 8799, folio 632 etc., was granted and conveyed to Nancy F. Groves and Joseph A. Groves.

215



98-215-A

Being Lot # 2, Block --, Section# -- in the
subdivision of "MINOR SUBDIVISION OF #2606 PROCTOR LANE"
(name of subdivision)

as recorded in Baltimore County Plat Book # , Folio# 632,
containing 13,698.98 square feet. Also known as 2608 Proctor
(square feet) Lane
(property address)

and located in the 9th Election District, 6th Councilmanic
District.

A-215-8P

Being Lot # 2, Block --, Section# -- in the
subdivision of "MINOR SUBDIVISION OF #2606 PROCTOR LANE"
(name of subdivision)

as recorded in Baltimore County Plat Book # , Folio# 632,
containing 13,698.98 square feet. Also known as 2608 Proctor
(square feet) Lane
(property address)

and located in the 9th Election District, 6th Councilmanic
District.

A-315-8A

BALTIMORE COUNTY, MAF AND No. 046951
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 12-4-97 ACCOUNT Recor. 6150
AMOUNT \$ 50.00
C. FAUST 2605 Proctor Ln.

RECEIVED FROM: UPA (010)
FOR: _____

98-215-A

Jc ay

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
PROCESSED ACTUAL TIME
12/05/1997 12/04/1997 15:46:37
REG. 18302 CASHIER JRIC JRR DEKANE
5 MISCELLANEOUS CASH RECEIPT
RECEIPT # 024692
CH. NO. 046951
\$0.00 CHECK
Baltimore County, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec. 26, 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 Dec. 25, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

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: #98-215-A
2808 Proctor Lane
148 Proctor Lane, 120' 4" W of centerline Clearmill Road
9th Election District
6th Councilmatic District
Legal Owner(s): Cheryl J. Faust

Variance: to permit a side yard setback of 4.5 feet in lieu of the required 10 feet for an attached garage.

Hearing: Tuesday, January 16, 1998 at 2:00 p.m. in Room 407 County Courts Bldg., 401 Bailey 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.

12/25/97 Dec. 25 C197498



Baltimore County
Department of Permits and
Development Management

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

December 12, 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: 98-215-A
2608 Proctor Lane
N/S Proctor Lane, 120' +/- W of centerline Cidermill Road
9th Election District - 6th Councilmanic District
Legal Owner: Cheryl J. Faust

Variance to permit a side yard setback of 4.5 feet in lieu of the required 10 feet for an attached garage.

HEARING: Tuesday, January 13, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script that reads "Arnold Jablon" with a small "sc)" written below it.

Arnold Jablon
Director

c: Cheryl J. Faust

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 29, 1997.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
December 24, 1997 Issue - Jeffersonian

Please forward billing to:
Cheryl J. Faust 410-668-6044
24 Graveswood Court
Baltimore, MD 21234

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: 98-215-A
2608 Proctor Lane
N/S Proctor Lane, 120' +/- W of centerline Cidermill Road
9th Election District - 6th Councilmanic District
Legal Owner: Cheryl J. Faust

Variance to permit a side yard setback of 4.5 feet in lieu of the required 10 feet for an attached garage.

HEARING: Tuesday, January 13, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt scj

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.

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-215-A

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

PLACE: _____

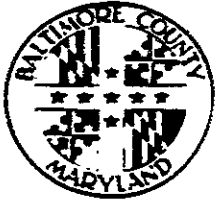
DATE AND TIME: _____

REQUEST: A VARIANCE TO PERMIT A ~~SIDEYARD~~
SIDEYARD SETBACK OF 4.5ft. IN LIEU
OF THE REQUIRED 10ft. FOR AN ATTACHED
GARAGE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
 Department of Permits and
 Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood 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.: 215

Petitioner: CHERYL J. FAUST

Location: 2608 PROCTOR LANE BALTIMORE COUNTY, MD. 21234

PLEASE FORWARD ADVERTISING BILL TO:

NAME: CHERYL J. FAUST

ADDRESS: 24 GRAVESWOOD COURT

BALTIMORE, MD. 21234

PHONE NUMBER: 410-668-6044

AJ:ggs

98-215-A

(Revised 09/24/96)



Baltimore County
Department of Permits and
Development Management

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

January 7, 1998

Ms. Cheryl J. Faust
24 Graveswood Court
Baltimore, MD 21234

RE: Item No.: 215
Case No.: 98-215-A
Petitioner: Cheryl J. Faust

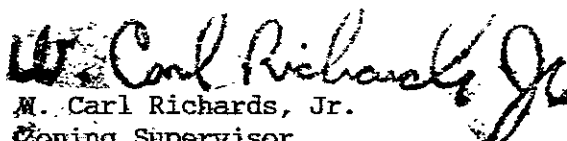
Dear Ms. Faust:

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 November 25, 1997.

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

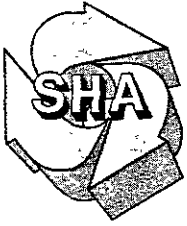
If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,


M. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





**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 12.12.97
Item No. 215 JCM

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

L. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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

TO: PDM

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

SUBJECT: Zoning Advisory Committee
Meeting Date: Dec 15, 1997

DATE: 12/17/97

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

Item #'s: 208 218
 209 219
 210
 211
 213
 214
 (215)

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 17, 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. 208, 209, 210, 212, 214, 215, 216, and 218

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 M. Long

Division Chief:

Gary L. Kern

AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: December 22, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for December 22, 1997
Item Nos. 209, 210, 213, 214, (215),
216, 217, 218, and 220

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

RWB:HJO:jrb

cc: File

ZONE1222.NOC

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

December 29, 1997

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 15, 1997

Item No.: See Below Zoning Agency:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

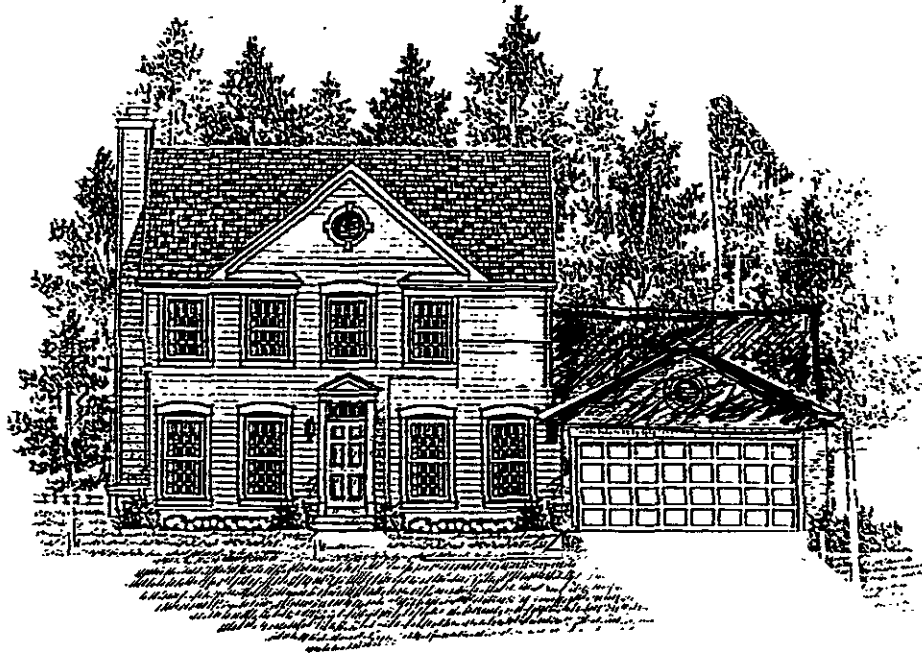
8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

206, 209, 210, 211, 212, 213, 214, 215, 216, 218 and
use permit legal owner: Henry Reitberger (Golden Oaks
General Partnership)

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office. PHONE 867-4881. MS-1102F

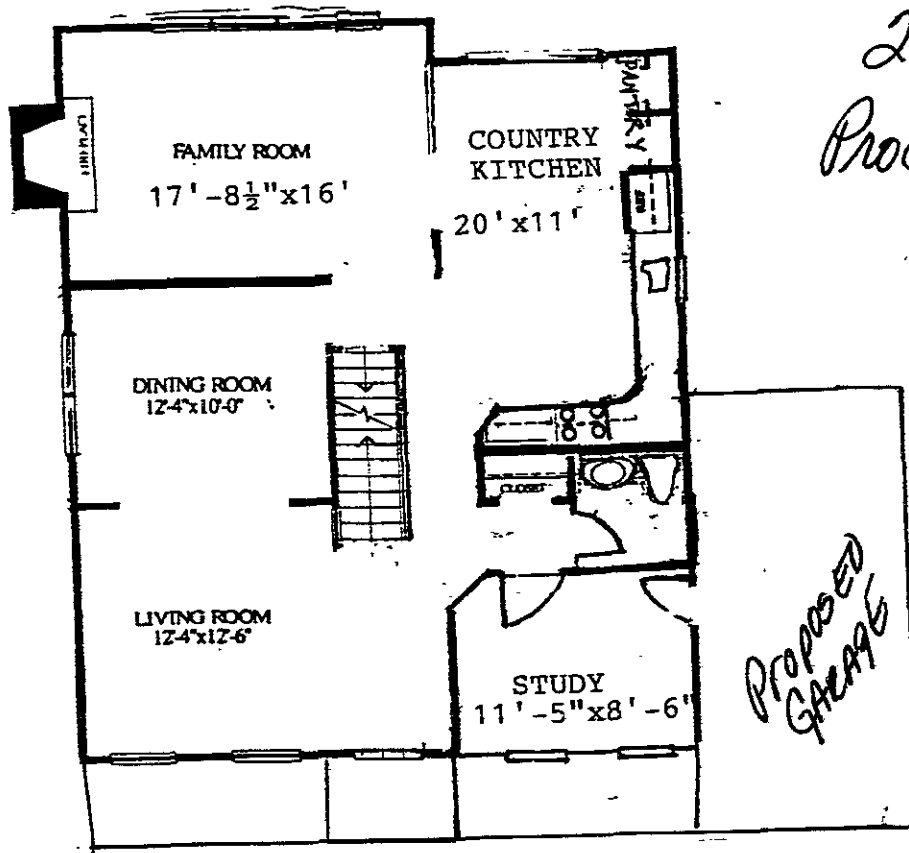
cc: File





2608
Proctor Lane

215



98-215-A

Plat to accompany Petition for Zoning Variance Special Hearing

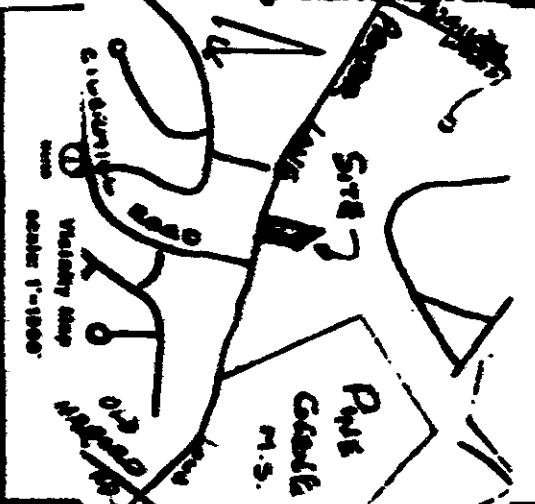
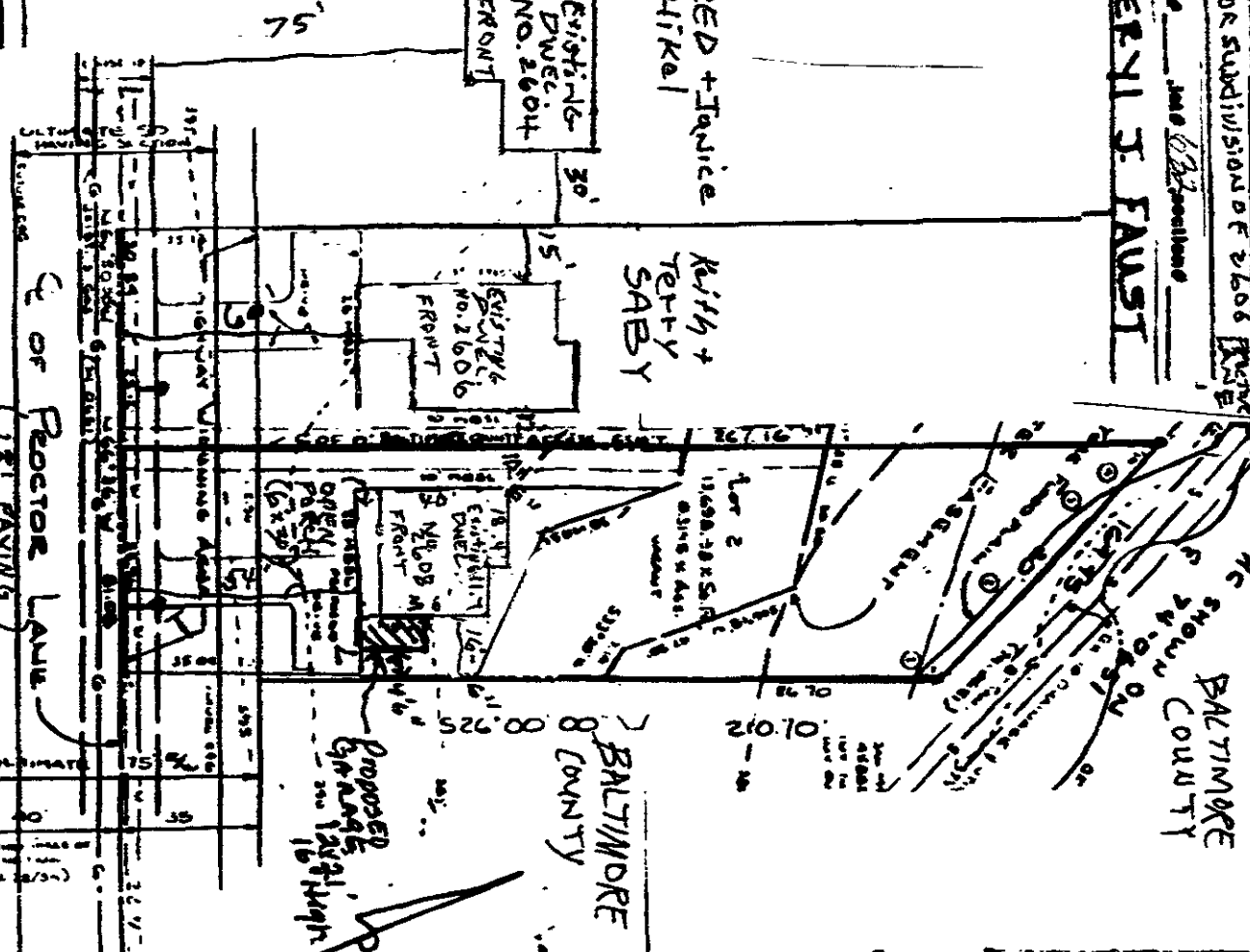
PROPERTY ADDRESS: **2608 PROCTOR LANE**

Subdivision name: **MADE SUBDIVISION OF 2608 PROCTOR LANE**

OWNER: **CHERYL J. FAUST**

see pages 2 & 3 of the CHECKLIST for additional required information

North date: **11/20/97**
prepared by: **ME**



LOCATION INFORMATION

Election District: **9**
 Councilmanic District: **6**
 1"-200' scale map: **NE 10D**

Zoning: **DR 5.5**
 Lot size: **0.3175** **13,698.98** square feet

SEWER: YES NO
 WATER: YES NO
 Chesapeake Bay Critical Area: YES NO
 Prior Zoning Mapings: YES NO

Zoning Office USE ONLY

reviewed by: **TEB** of: **Case#:**
0am 215

98-215-A

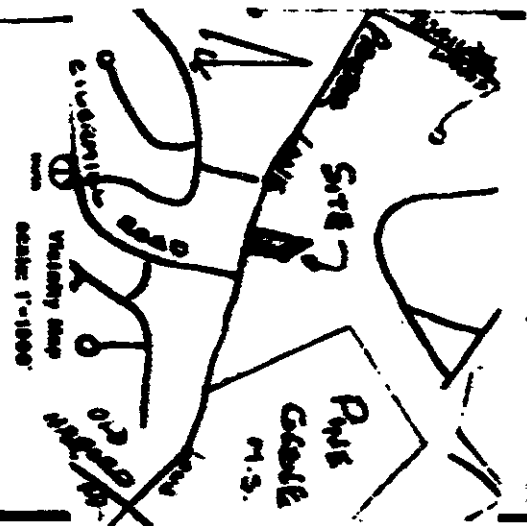
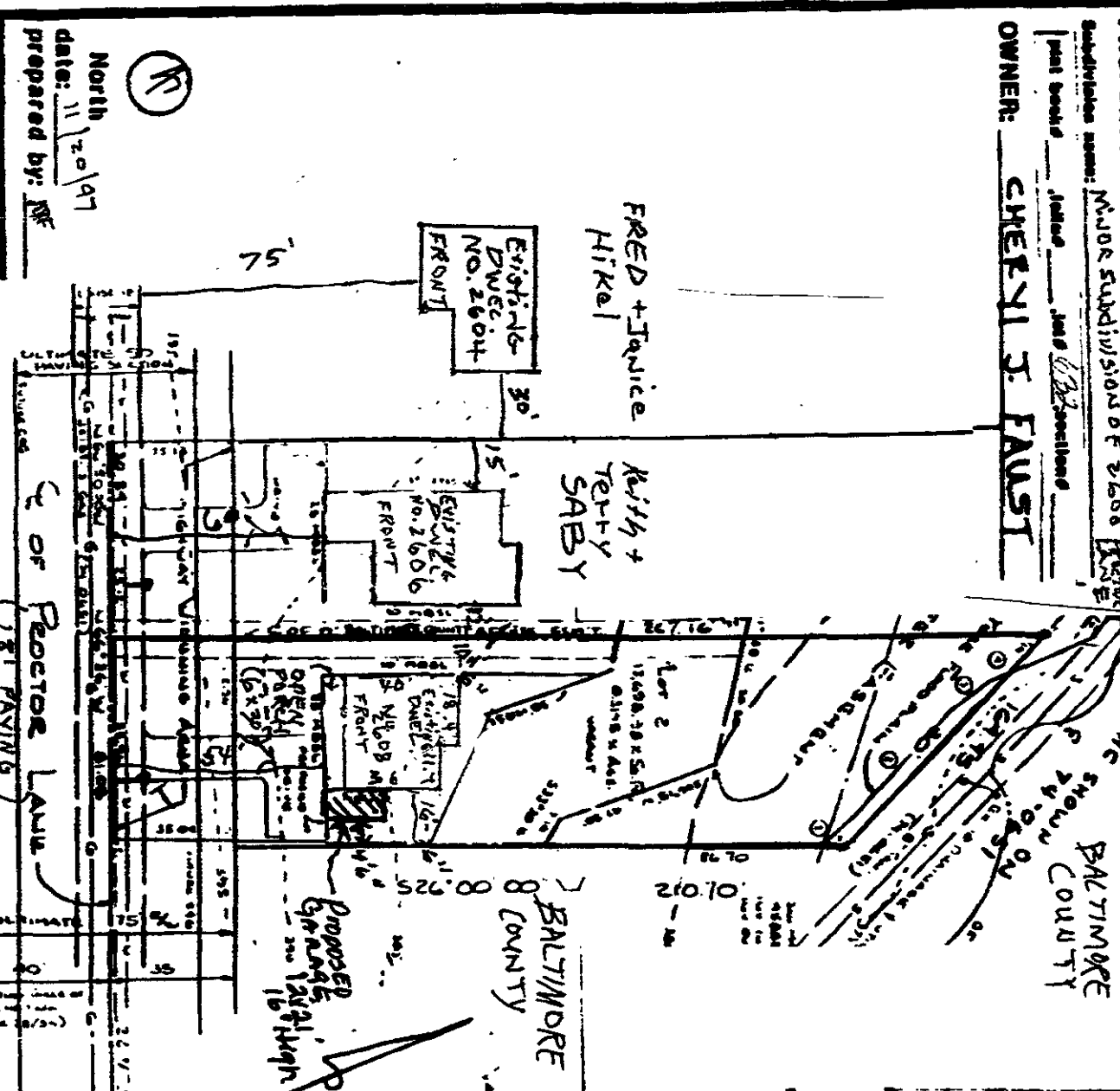
Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: **2608 PROCTOR LANE**

Subdivision name: **MAJOR SUBDIVISION OF 2608 PROCTOR LANE**

OWNER: **CHERYL J. FAUST**

see page 2 & 3 of the CHECKLIST for additional required information



LOCATION INFORMATION

Election District: **9**
 Councilmanic District: **6**
 T-288 scale map: **NEWD**
 Zoning: **DR 5.5**
 Lot size: **0.2115** **13,678.98** square feet

Chasapeake Bay Critical Area:
 Prior Zoning Hearings:
 Sewer:
 Water:

Zoning Office USE ONLY

reviewed by: **IRM** CASE#: **215**
 Date: **2/15**

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