

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Lodge Forest Drive, 40' N
of the c/l of Bay Front Road
(2100 Lodge Forest Drive)
15th Election District
7th Councilmanic District

Edward Gray, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-237-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Edward and Theresa Gray, through their attorney, Leslie M. Pittler, Esquire. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing rear yard setback of 10 feet in lieu of the required 30 feet and from Section 303.1 of the B.C.Z.R. to allow a front setback of 20 feet in lieu of the minimum required average setback of 44 feet for a proposed 26' x 30' addition. 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.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations

ORDER RECEIVED FOR FILING

Date

By

{B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

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

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

2) Conserve fish, wildlife, and plant habitat; and

3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

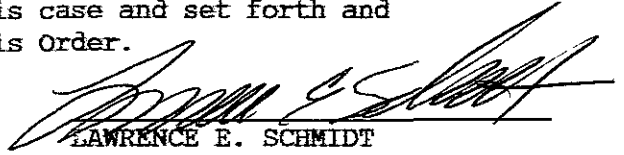
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of January, 1998 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing rear yard setback of 10 feet in lieu of the required 30 feet and from Section 303.1 of the B.C.Z.R. to allow a front setback of 20 feet in lieu of the minimum required average setback of 44 feet for a proposed 26' x 30' addition, 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.

2) Compliance with the Zoning Plans Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated January 13, 1998, a copy of which has been attached hereto and made a part hereof.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 1/20/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

January 20, 1998

Leslie M. Pittler, Esquire
29 W. Susquehanna Avenue, Suite 610
Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Lodge Forest Drive, 40' N of the c/l of Bay Front Road
(2100 Lodge Forest Drive)
15th Election District - 7th Councilmanic District
Edward Gray, et ux - Petitioners
Case No. 98-237-A

Dear Mr. Pittler:

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Edward Gray
2100 Lodge Forest Drive, Baltimore, Md. 21219
A handwritten checkmark is drawn over the address of the Chesapeake Bay Critical Areas Commission.
Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel

A handwritten checkmark is drawn over the word "File".
File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2100 Lodge Forest Drive

which is presently zoned DRS.5

This Petition shall be filed with the Dept. 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) Section 1802.3.c.1 to allow an

~~303.7~~ existing rear yard setback of 10' in lieu of the required 30' to be extended, + 303.1 to allow a front setback of 20' in lieu of the average setback as close as 44'.

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

SEE Reverse

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

Legal Owner(s)

(Type or Print Name)

Edward Gray
(Type or Print Name)

Signature

Signature

Address

Theresa Gray
(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Leslie M. Pittler Esq.

Signature

Leslie M. Pittler

2100 Lodge Forest Dr. 410-477-8732
Address Phone No

Baltimore, Maryland 21219

City State Zipcode
Name, Address and phone number of representative to be contacted

Address

29 W. Susquehanna Ave Ste 610

Phone No 410-823-4455

City

Towson MD

State

21204

Zipcode

Name

Address

Phone No

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: CAM

DATE: 18 Dec 97

ESTIMATED POSTING DATE: 29 Dec 97

Printed with Soybean Ink
on Recycled Paper

ITEM #: 237

98-237-A

ORDER RECEIVED FOR FILING

Date

By

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 2100 Lodge Forest Drive
address
Baltimore, Maryland 21219
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)

Area where addition is going was our off road parking.

With this in mind, we would like to build a two car
garage with mother-in-law living space above.

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.

Edward Gray
(signature)

Edward Gray
(type or print name)



Theresa Gray
(signature)

Theresa Gray
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of December, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Edward Gray & Theresa Gray

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.

December 12, 1997
date

Edward J. [Signature]
NOTARY PUBLIC

My Commission Expires: 11/01/01

A-RES-AR

Zoning Description For 2100 Lodge Forest Drive

Beginning at a point on the east side of Lodge Forest Dr. which is ~~21~~⁴⁰ wide at a distance ~~18~~⁴⁰ North of the centerline of the nearest improved intersecting street Bay Front Road which is ~~18~~⁸⁰ wide. Being Lot #1032 Block ____, Section # ____, in subdivision of Chesapeake Terr. as recorded in Baltimore County Plat Book #8, Folio #86, containing 10.875± square feet. Also known as 2100 Lodge Forest Drive and located in the ~~2nd~~^{15th} Election District and the 7th Councilmanic District.



98-237-A

BALTIMORE COUNTY, MD
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 046902

DATE 18 Dec 97

ACCOUNT R-001-6156

RECEIVED FROM:

DMM Property & Casualty for 1998

237
AMOUNT \$ 50.00

FOR:

Adm. Services 2100 Lodge Rd
1998

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

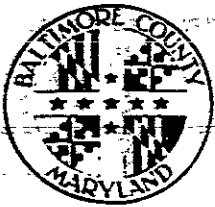
YELLOW - CUSTOMER

98-237-A

CASHIER'S VALIDATION

50.00 DEDUCT FROM BALANCE

PAID RECEIPT
DATE 12/18/97
AMOUNT \$ 50.00
BY [Signature]
FOR [Signature]



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.: 237

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. Edward Mason

ADDRESS: 6302 Northpoint Rd. Balto MD 21219

PHONE NUMBER: 410 - 477-5500

AJ:ggs

98-237-A

(Revised 09/24/96)

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2100 LODGE FOREST DRIVE

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

Subdivision name: CHESAPEAKE TERR.

plat book # 8, folio # 86, lot # 1032, section #

OWNER: EDWARD J. TERESA GRAY

Mrs. M103

Ext. Vernon Bryant



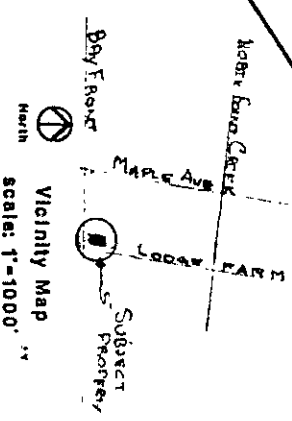
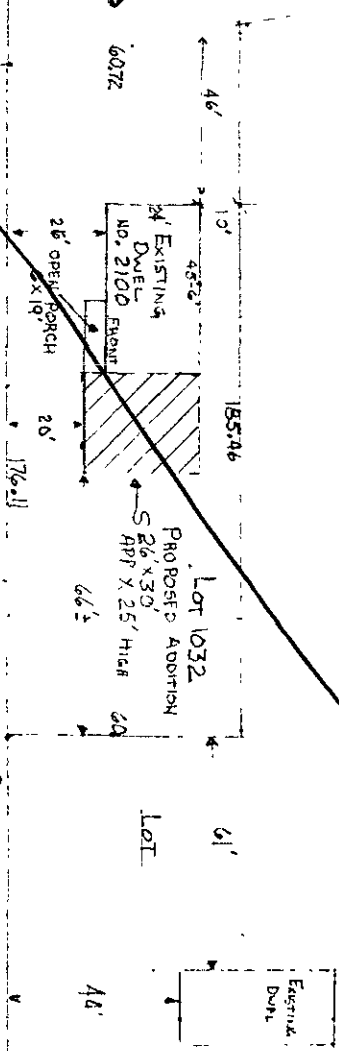
North

date: 12-12-97
prepared by: DMH

Scale of Drawing: 1" = 50

LODGE FOREST DRIVE
(R/W. Pavina)

NOT IN Flood Plain



LOCATION INFORMATION

Election District: 215

Councilmanic District: 7

1"=200' scale map#: SE 7-1

Zoning: DR 5.5

Lot size: 0.25 acreage 10,875 square feet

Public Private

SEWER: ☒ Public ☐ Private

WATER: ☒ Public ☐ Private

Chesapeake Bay Critical Area: ☐ Yes ☒ No

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

2833

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 237 -A

Address 2100 Lodge ^{Forest} Farm Rd

Contact Person: KATE MISTON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 18 Dec 97

Posting Date: 29 Dec 1997

Closing Date: 13 Jan 1998

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- 237 -A

Address 2100 Lodge ^{Forest} Farm Rd

Posting Date: _____

Closing Date: _____

Wording for Sign: To ~~Permit~~ ALLOW A REAR YARD SETBACK OF 10'
IN LIEU OF 30' AND A FRONT YARD AVERAGE SETBACK
OF 20' IN LIEU OF 44'



Baltimore County
Department of Permits and
Development Management

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

January 7, 1998

Leslie M. Pittler, Esquire
29 W. Susquehanna Avenue, Suite 610
Towson, MD 21204

RE: Item No.: 237
Case No.: 98-237-A
Petitioner: Edward Gray, et ux

Dear Mr. Pittler:

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 December 18, 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 black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. 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 12-31-97
Item No. 237 (CAM)

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,

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

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

DATE: December 30, 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. 232, 233, 236, 237, 241, and 242

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

Baltimore County Government
Fire Department



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

(410) 887-4500

January 5, 1998

Arnold Jablon, 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 29, 1997

Item No.: See Below Zoning Agenda:

Gentlemen:

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

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

231, 232, 233, 236, ~~237~~, and 241

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

cc: File



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

DATE: January 13, 1998

To: Arnold L. Jablon
From: Bruce Seeley *BS*
Subject: Zoning Item #237

Gray Property, 2100 Lodge Forest Drive

Zoning Advisory Committee Meeting of December 29, 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.
- X 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), if the property is being subdivided according to the Development Regulations.
- X 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).

ORDER RECEIVED FOR FILING

Date 1/20/98

By *BS* sp

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES

WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT DEVELOPED

Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 - In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situated within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A	—	ft.
B	—	ft.
C	—	ft.
D	45	ft.
E	43	ft.
F	44	ft.

$$\text{TOTAL } (132) \div (3) =$$

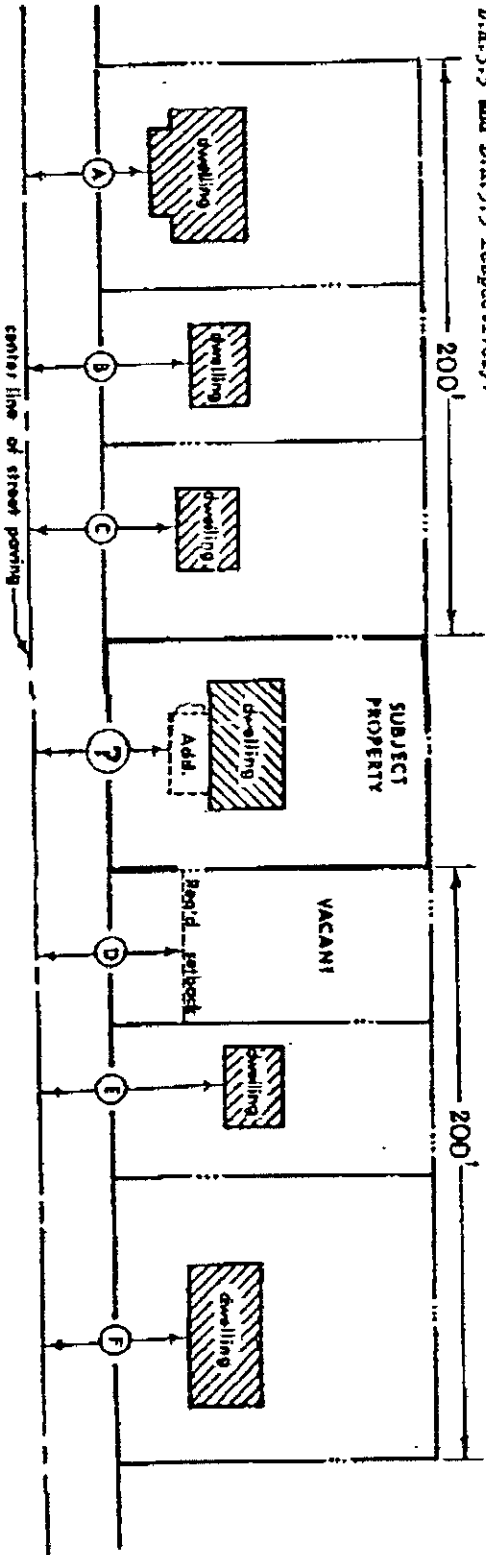
* of
dwellings
REQUIRED FRONT
SETBACK
(averaged)

44

NORMAL REQUIRED SETBACKS

D.R.2 - 65 ft.
D.R.3.5- 55 ft.
D.R.5.5- 50 ft.

EDWARD GRAY
applicant's name
2300 Lodge Farm Rd
building address
12-8-97
date



98-237-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2100 LODGE FOREST DRIVE

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

Subdivision name: CHESAPEAKE TERR.

plat book# 3, folio# 86, lot# 1032, section# 1

OWNER: EDWARD E. TERESA GRAY

Mrs. M103

Pat & Vernon Bryant

Pat. No 1

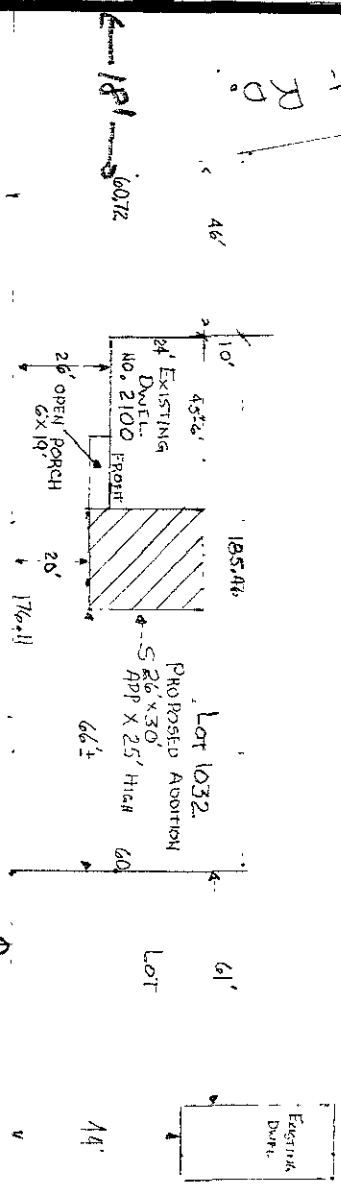


North
date: 12/29/72
prepared by: DMH

Scale of Drawing: 1" = 50

LODGE FOREST DRIVE
(R/W. PAVING)

NOT IN
FIELD PLAN



LOCATION INFORMATION

Election District: X15
Councilmanic District: 7

1"=200' scale map#: SE 71

Zoning: DR 5.5

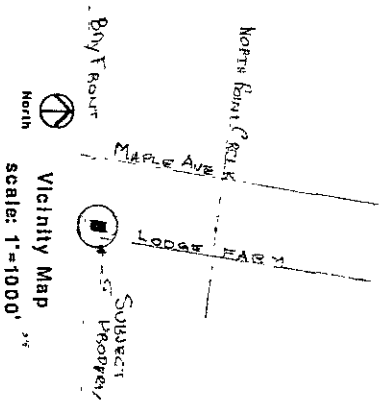
Lot size: 0.25 10,875
acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

237



98-237-A



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

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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.: _____

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: _____

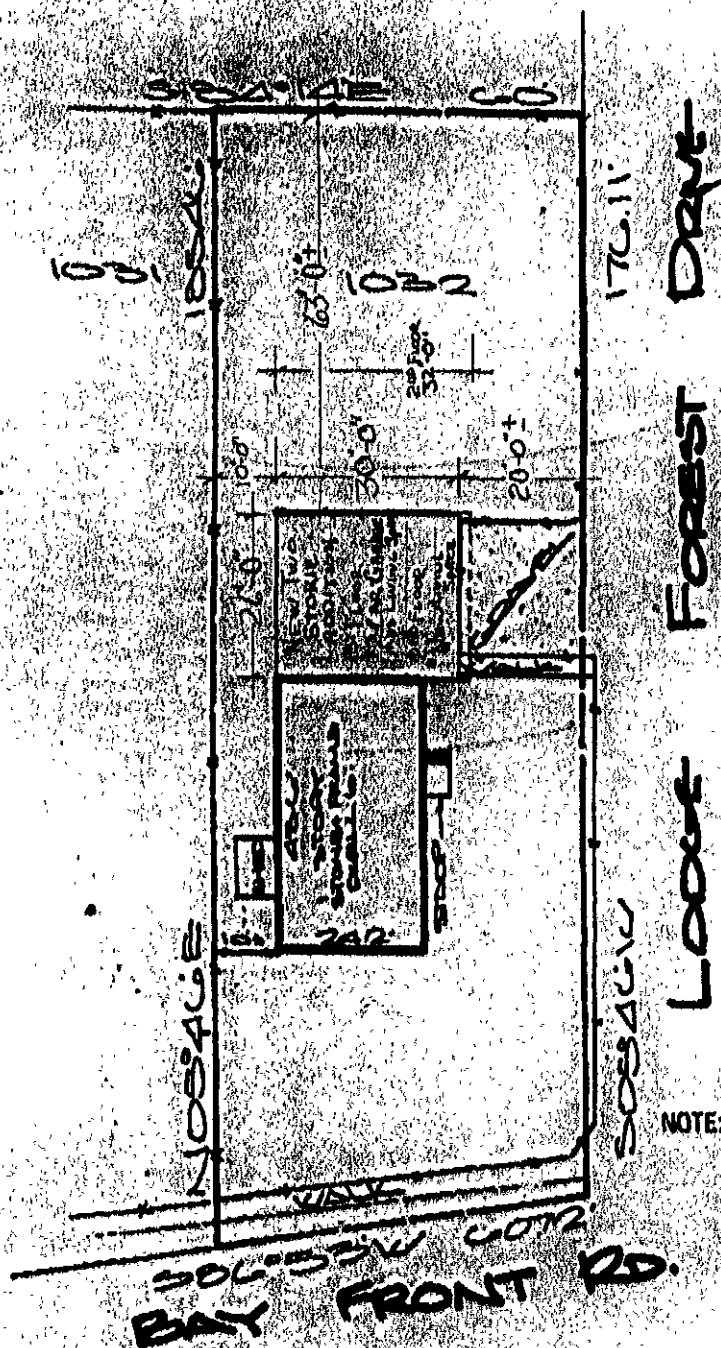
ADDRESS: _____

PHONE NUMBER: _____

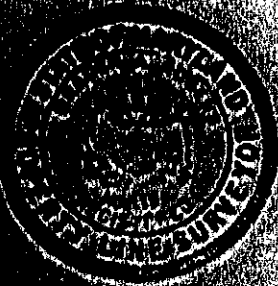
AJ:ggs

(Revised 09/24/96)

LANDTECH ASSOCIATES, INC.
 100 N. FORT MYER RD. SUITE 70
 GAITHERSBURG, MARYLAND 21061
 (301) 794-2121



NOTE: THIS PROPERTY LIES
 IN FLOOD ZONE C, AN AREA
 OF MINIMAL FLOODING AS
 DELINEATED ON THE MAPS
 OF THE NATIONAL FLOOD
 INSURANCE PROGRAM



1. This report furnished

is to certify that the improvements
 indicated hereon are located on the property
 of the applicant and that the use of the property
 is in accordance with the zoning ordinance.

2. This report is to be used for the purpose of
 certifying that the improvements are located
 on the property of the applicant.

3. This report is to be used for the purpose of
 certifying that the improvements are located
 on the property of the applicant.

4. This report is to be used for the purpose of
 certifying that the improvements are located
 on the property of the applicant.

5. This report is to be used for the purpose of
 certifying that the improvements are located
 on the property of the applicant.

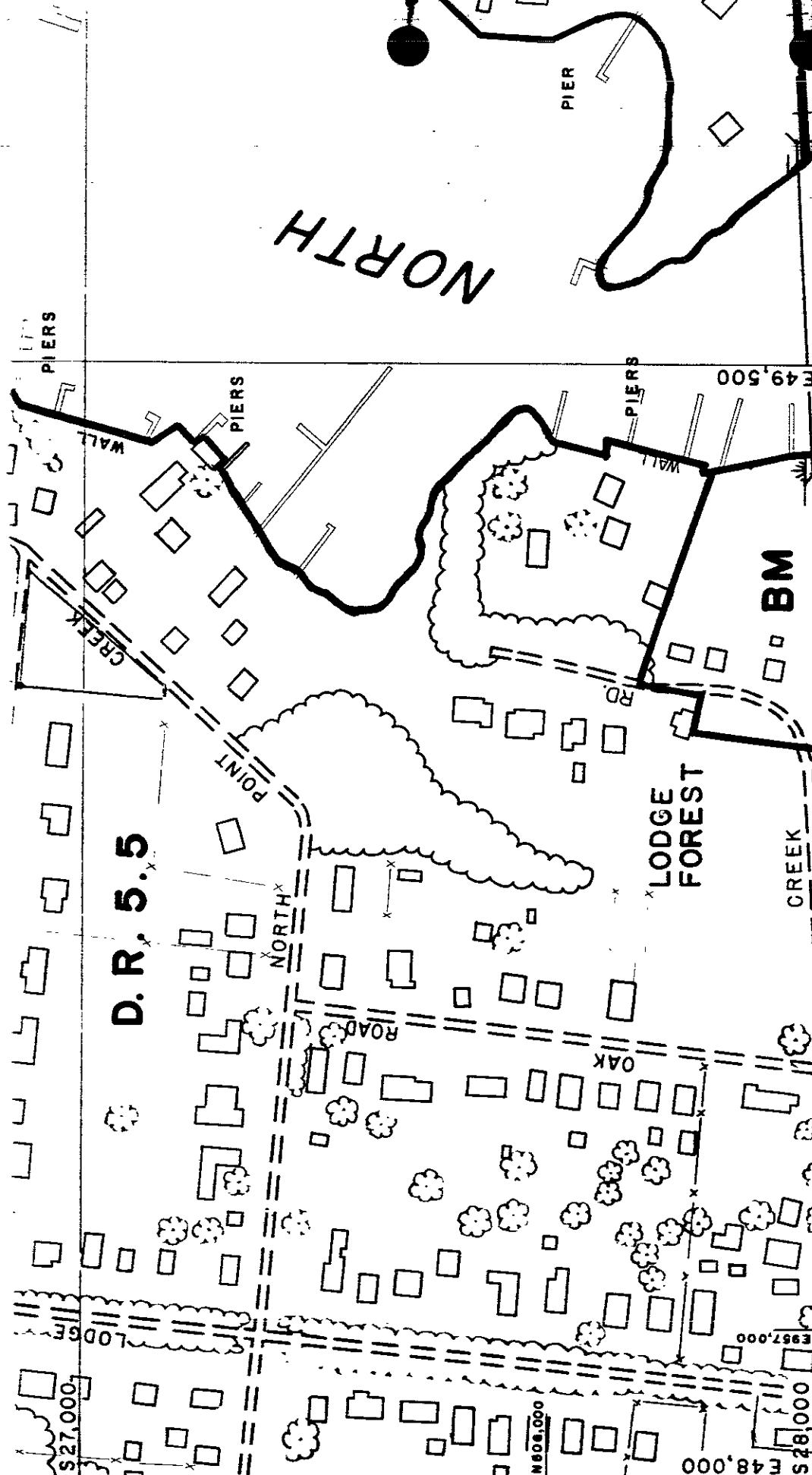
6. This report is to be used for the purpose of
 certifying that the improvements are located
 on the property of the applicant.

7. This report is to be used for the purpose of
 certifying that the improvements are located
 on the property of the applicant.

8. This report is to be used for the purpose of
 certifying that the improvements are located
 on the property of the applicant.

2100 Loope Forest Dr.

SCALE 1" = 20' CASE NO. 1000000000
 DATE 10/10/00 BY JTB



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, 135-96

Kevin Kamenev

Chairman, County Council

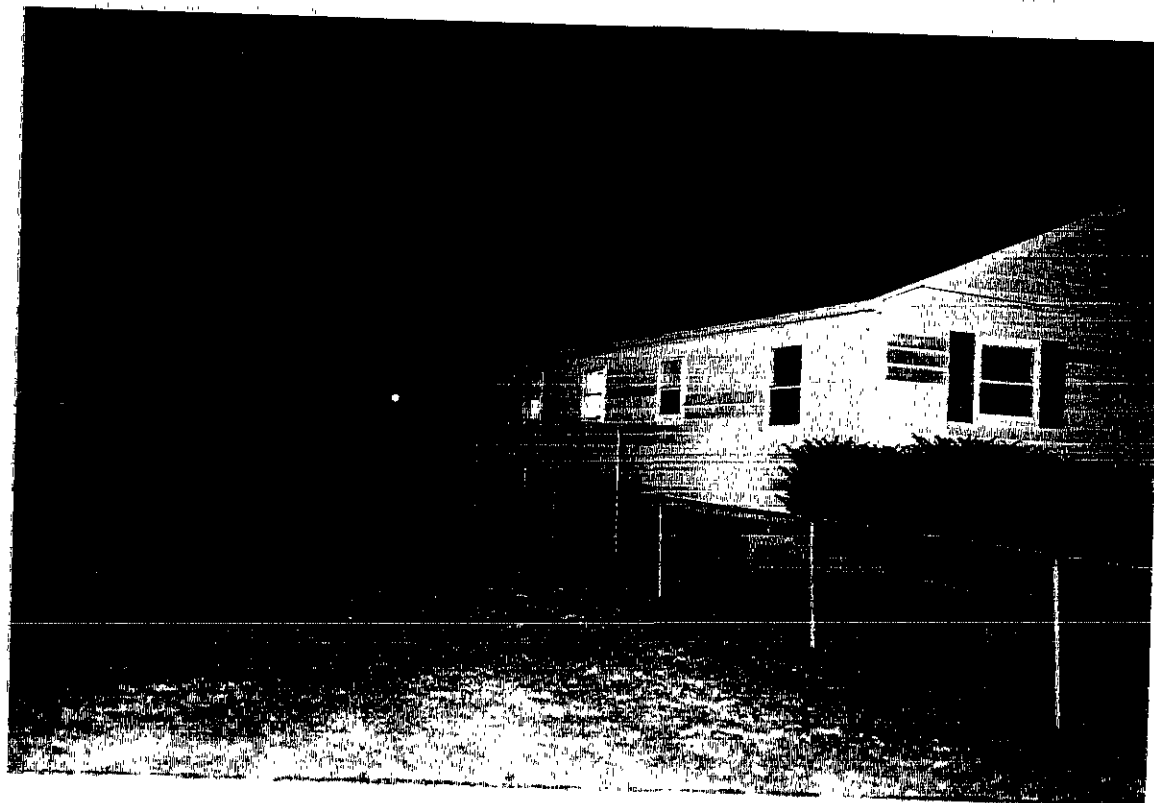
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SECTION 7

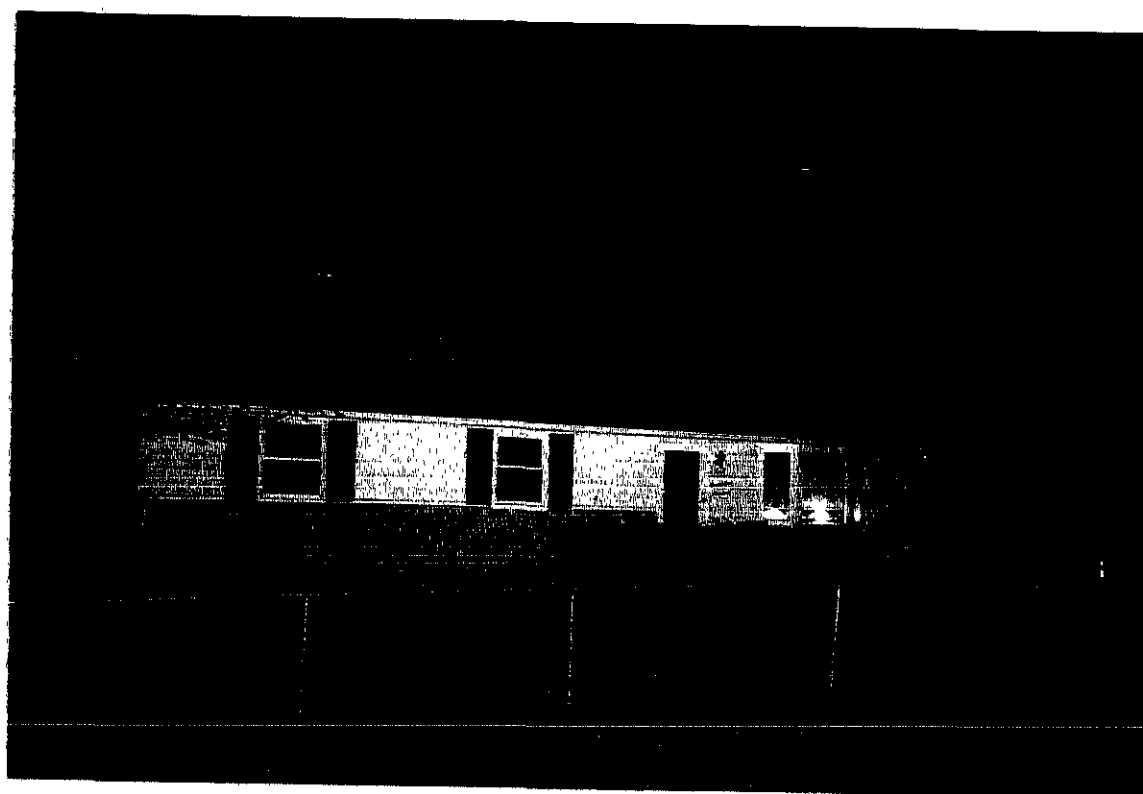
98-237-A



98-Z37-A



98-237-A



98-237-A



98-237-A