

IN RE: PETITION FOR VARIANCE
S/S Bullneck Road, 215' W of
the c/l of Faircross Road
(8135 Bullneck Road)
12th Election District
7th Councilmanic District

Eunice Fleming
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-283-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, Eunice Fleming. The Petitioner seeks relief from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 inches in lieu of the required 7.5 feet for a proposed carport. 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 Eunice Fleming, property owner, Charles and Nancy Fleming, her son and daughter-in-law, and Michael Harris, her next door neighbor. There were no Protestants or other interested persons present; however, it is to be noted that this matter came before me as the result of a complaint filed by an adjoining property owner as to the propriety of the subject carport, which was partially completed as of the date of this hearing.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.11 acres, more or less, zoned D.R.5.5, and is improved with a single family dwelling and detached shed. Ms. Fleming testified that she has lived on the property since 1950 and presently lives by herself. Ms. Fleming is a widow and 82 years of age. She testi-

ORDER RECEIVED FOR FILING

Date 3/19/98

By [Signature]

fied that last Christmas, when she was walking out to her car, she fell on the ice and broke her pelvis. Her neighbor, Michael Harris, offered to construct a carport on the side of her home at the end of her driveway to provide a safer means of access to and from her car, as well as shelter for her and her vehicle during inclement weather. Testimony indicated that while she was vacationing in Florida, Mr. Harris commenced construction of this carport, unaware that a variance was needed, and was subsequently issued a stop work order as a result of a complaint filed by Mr. August Eckes, the adjacent property owner on the affected side.

Further testimony and evidence showed that the subject property is only 50 feet wide and that due to the location of the existing dwelling thereon, a variance would be necessary in order to construct a carport on either side of the Petitioner's home. In addition, photographs of the property and the site plan show that Mr. Eckes has a carport on his property on the side adjoining the Petitioner's property where her carport is proposed to be constructed. Mr. Eckes' carport runs adjacent to the Petitioner's property line, and appears to be the same size as the one proposed by Ms. Fleming. Thus, there should not be any adverse effects as a result of the proposed carport. Furthermore, Mr. Harris testified that he would install appropriate gutters and downspouts to channel all water runoff from the carport out to Bullneck Road.

As noted above, this property is located within the Chesapeake Bay Critical Areas not far from Bullneck Creek. As such, the relief requested must comply with those regulations in the B.C.Z.R. that address development on properties located on or near the Bay and its tributaries, and Chesapeake Bay Critical Areas legislation.

ORDER RECEIVED FOR FILING
Date 3/9/98
By [Signature]

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

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or 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 advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of March, 1998 that the Petition for Variance seeking relief from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 inches in lieu of the required 7.5 feet for a proposed carport, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

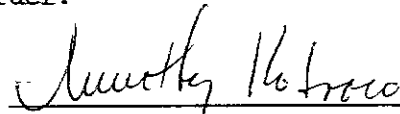
- 1) The Petitioners may apply for their building permit—and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the

30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Compliance with the Zoning Plans Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated February 12, 1998, a copy of which is attached hereto and made a part hereof.

3) The proposed carport shall be equipped with appropriate gutters and downspouts to insure that all water runoff is channeled away from the adjoining property and out to Bullneck Road.

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



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

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

March 9, 1998

Ms. Eunice Fleming
8135 Bullneck Road
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
S/S Bullneck Road, 215' W of the c/l of Faircross Road
(8135 Bullneck Road)
12th Election District - 7th Councilmanic District
Eunice Fleming - Petitioner
Case No. 98-283-A

Dear Ms. Fleming:

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

DEPRM; People's Counsel; Case Files

Code Enforcement, DPDM





Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 8135 Bullneck Rd

which is presently zoned DRS-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) 1B02.3.C.1; BC2R, AND 301.1A; BC2R, TO PERMIT A SIDEYARD SETBACK OF 7' for A CARPORT IN LIEU OF THE REQUIRED 7.5'.

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

Practical Difficulty - There is only 12' from the edge of the house to the property line. The Driveway is all 12' of that area. The carport is over the Driveway.

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):

Eunice Fleming
(Type or Print Name)

Eunice Fleming
Signature

Eunice Fleming
(Type or Print Name)

Eunice Fleming
Signature

8135 Bullneck Rd 410-284-6385
Address Phone No.

Baltimore, Maryland 21222
City State Zipcode
Name, Address and phone number of representative to be contacted.

Michael Harris
Name

8133 Bullneck Rd 410-282-1139
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: Jim DATE 1-29-98

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

98-283-A

283

ORDER RECEIVED FOR FILING

Date

By

ZONING DESCRIPTION FOR 8135 BULLNECK ROAD

Located 215' West of the centerline of Faircross Road and on the South Side of Bullneck Road. The property is 50' x 100' (5,000 square feet) and known in Baltimore County as Lot # 18, Block 2, as shown on the Plat of Murray Point Section A, which Plat is recorded among the Land Records of Baltimore County in Plat Book C.W.B. No. 12, Folio 83. The property is in the 12th Election District and the 7 Councilmanic District.

283

98-283-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

283

No. 048630

DATE 1-29-98 ACCOUNT R001-6150

AMOUNT \$ 50.00

RECEIVED FROM: E. FLEMING 8135 Bulfinch Rd

FOR: VAL (010)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

J L m

PAID RECEIPT

PROCESS ACTUAL TIME
1/30/1998 1/29/1998 14:55:00

REG 4501 CASHIER CLERK ONL DRAWER
E MISCELLANEOUS CASH RECEIPT

Receipt # 036917
CR NO. 048633

50.00 CHECK
Baltimore County, Maryland

98-283-A

CASHIER'S VALIDATION

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 #98-283-A
8135 Bullneck Road
S/S Bullneck Road, 215' W of
centerline Faircross Road
12th Election District
7th Councilmanic District
Legal Owner(s): Eunice
Heming

Variance: to permit a side
yard setback of 7 inches for a
carport in lieu of the required
7.5 feet

Hearing: Wednesday, March
4, 1998 at 10:00 a.m. in
Room 407, County Courts
Bldg., 481 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.

2/210 Feb. 12 C20674E

TOWSON, MD., 2-12, 1998

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 2-12, 1998.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

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

DATE: February 12, 1998

To: Arnold L. Jablon
From: Bruce Seeley *BS/98*
Subject: Zoning Item #283

Fleming Property, 8135 Bullneck Road

Zoning Advisory Committee Meeting of

- 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
GP sp
Date *5/9/98*
By *[Signature]*

1 CERTIFICATE OF POSTING

RE: Case No. 98-283-A
Petitioner/Developer:
(Eunice Fleming)
Date of Hearing/Closing:
(Mar. 4, 1998)

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 _____
8135 Bullneck Road Baltimore, Maryland 21222 _____

The sign(s) were posted on _____ Feb. 17, 1998 _____
(Month, Day, Year)

Sincerely,

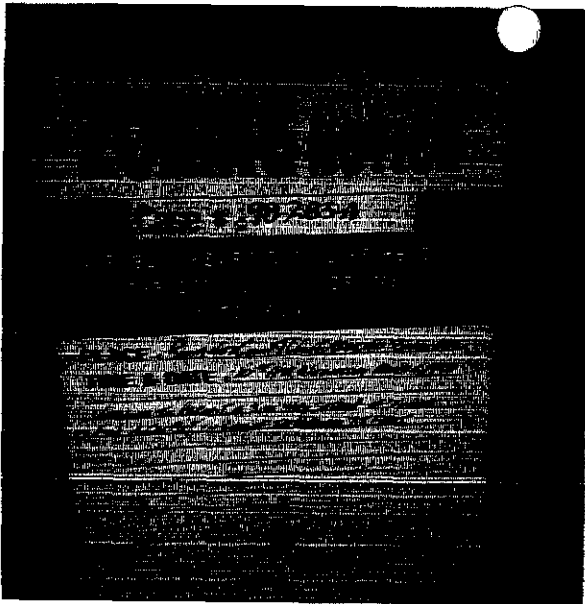

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

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



98-283-A



Baltimore County
Department of Permits and
Development Management

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

February 4, 1998

NOTICE OF ZONING 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: 98-283-A
8135 Bullneck Road
S/S Bullneck Road, 215' W of centerline Faircross Road
12th Election District - 7th Councilmanic District
Legal Owner: Eunice Fleming

Variance to permit a side yard setback of 7 inches for a carport in lieu of the required 7.5 feet.

HEARING: Wednesday, March 4, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon" with "SCJ" written below it.

Arnold Jablon
Director

c: Michael Harris
Eunice Fleming

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEBRUARY 17, 1998.**
- (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
February 12, 1998 Issue - Jeffersonian

Please forward billing to:

Eunice Fleming 410-284-6385
8135 Bullneck Road
Baltimore, MD 21222

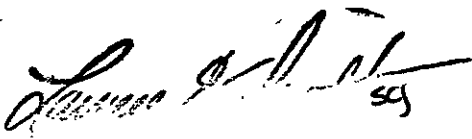
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12th Election District - 7th Councilmanic District
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HEARING: Wednesday, March 4, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



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.

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.: 98-283-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: A VARIANCE TO PERMIT A 7"
SIDEYARD SETBACK IN LIEU OF THE REQUIRED
7.5' FOR AN ATTACHED CARPORT.

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

... provided, however, that the first county board of appeals appointed pursuant hereto shall consist of one member appointed for a term of one year, one for a term of two years, and the third for a term of three years. Thereafter, all appointments or reappointments shall be for three year terms, except that an appointment to fill a vacancy occurring before the expiration of a term shall be for the remainder of the unexpired term. All members of the board shall be residents of Baltimore County, and appointments shall be made so that not more than two members of the board shall be members of the same political party....

Sec. 601.1. Substitute members.

The county board of appeals shall appoint biennially to the county board of appeals two substitute members, selected from the two leading political parties, one from each of such parties, to serve for two year terms. In the event of the temporary or permanent incapacity from any cause of a regular member of said board, or in the event of a vacancy or absence from any cause on the regularly constituted board, the substitute of the same political party as the regular member so incapacitated or causing the vacancy or absence shall serve in his place until such incapacity shall have terminated or said vacancy shall have been filled or said absence shall terminate, and while so serving the said substitute shall have all the powers and authority and be subject to all the duties imposed by law upon a regularly appointed member of the board of appeals....

Sec. 602.1. Powers and functions of county board of appeals.

The county board of appeals shall have and may exercise the following functions and powers, which are hereby severally transferred from the board of zoning appeals, the board of license appeals and the county commissioners:

(a) Appeals from orders relating to zoning. The county board of appeals shall have and exercise all the functions and powers of the board of zoning appeals of Baltimore County and of the county board of appeals described in Article 25A of the Annotated Code of Maryland as such functions and powers may be prescribed from time to time by law. All references in law to the board of zoning appeals shall be construed to refer to the county board of appeals created by this article. As soon as the county board of appeals has been duly constituted by the appointment and qualification of its members as herein provided, the board of zoning appeals of Baltimore County shall cease to exist. All cases pending before the board of zoning appeals at such time and all cases subsequently arising which otherwise would have been subject to its jurisdiction shall be



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/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.: 283

Petitioner: Eunice Fleming

Location: 8135 Bullneck Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Eunice Fleming

ADDRESS: 8135 Bullneck Rd

Baltimore, MD 21222

PHONE NUMBER: 410-284-6385

AJ:ggs

(Revised 09/24/96)

48-283-A

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____

prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____

acreage _____

square feet _____

public private

SEWER: ☐ ☐

WATER: ☐ ☐

yes

no

yes

no

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

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



Baltimore County
Department of Permits and
Development Management

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

February 25, 1998

Eunice Fleming
8135 Bullneck Road
Baltimore, MD 21222

RE: Item No.: 283
Case No.: 98-283-A
Petitioner: Eunice Fleming

Dear Ms. Fleming:

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 January 29, 1998.

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 cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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 FEBRUARY 9, 1996

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.

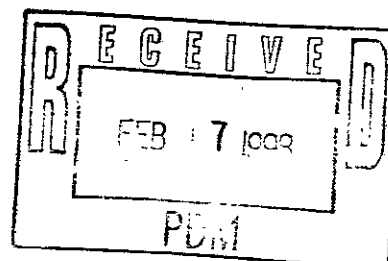
B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

279, 280, 281, (283), and 285

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881. MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 4, 1998

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):

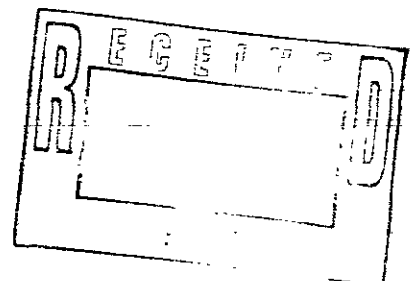
Item No. 281, 283 and 284

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: Garry L. Kerns

AFK/JL



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

DATE: February 12, 1998

To: Arnold L. Jablon
From: Bruce Seeley *BSJ/98*
Subject: Zoning Item #283

Fleming Property, 8135 Bullneck Road

Zoning Advisory Committee Meeting of

- 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.)
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- 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).

GP:sp



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 2/6/98
Item No. 283 JCM
Bullneck Rd.

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

for

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

INTEROFFICE CORRESPONDENCE

Date: February 24, 1998

SUBJECT: Zoning Advisory Committee Meeting
for February 17, 1998
Item No. 283

The waiver request should be processed through the Bureau of Developer's Plans Review, Robert W. Bowling, Chief.

cc: File

ZONE0217.283

Jim
3/4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 4, 1998

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 No. 281, 283 and 284

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

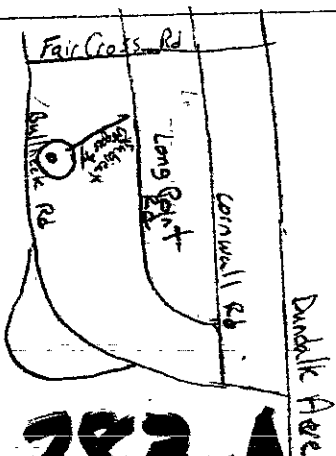
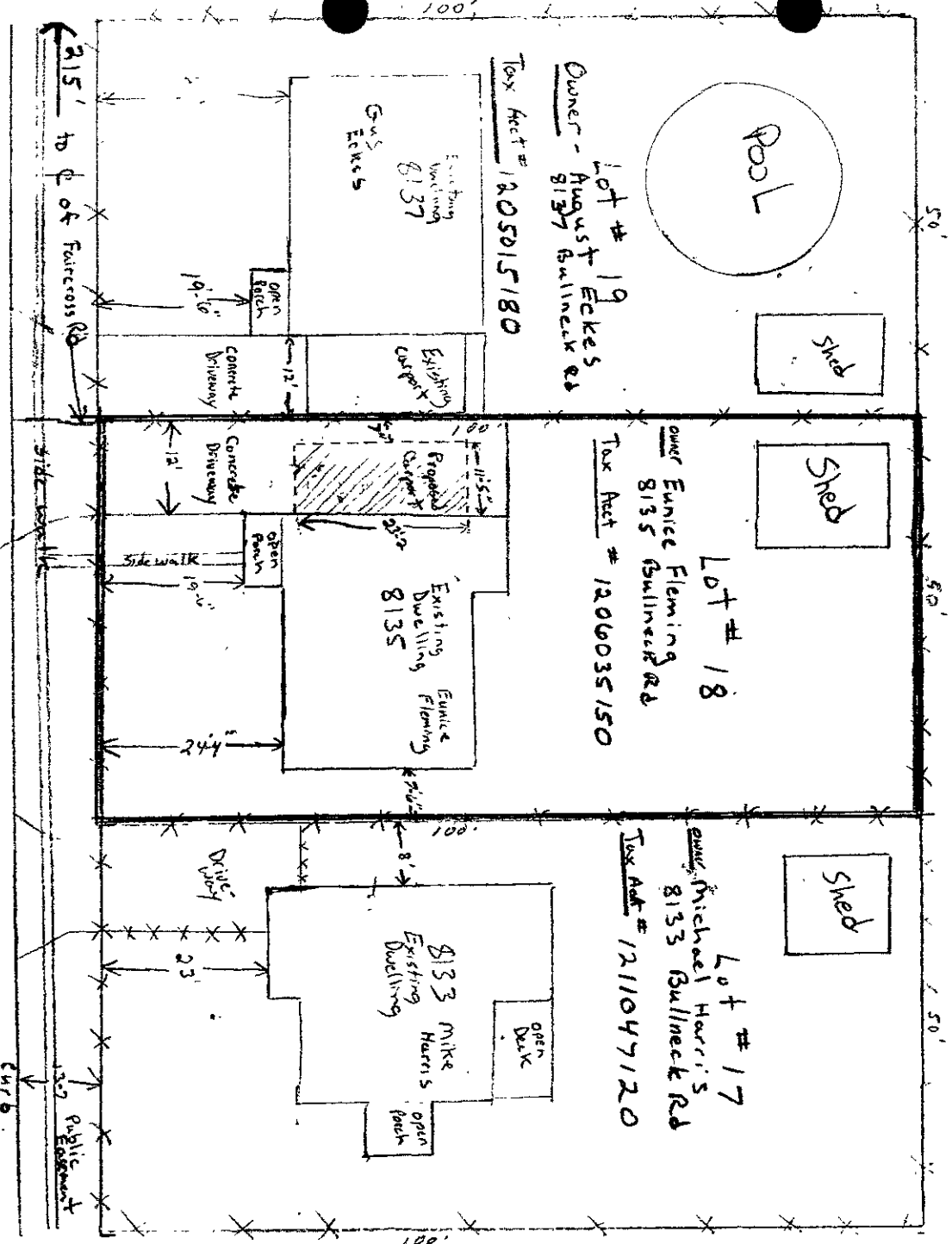
AFK/JL

Plot to accompany Petition for Zoning

Variance

Address - 8135 Bullneck Rd
 Subdivision - Watersedge (Murray Point)
 Plot - Book # CUB 12, Folio # 83, Lot # 18, Section # A

Owner: Eunice Fleming



A-283-86

① Vicinity Map
 North
 Location Information
 Councilmanic District: 7
 Election District: 12

Zoning **O11**
 lot size **acreage**
 square feet **5000**

Sever - Public
 Water - Public
 Chesapeake Critical Bay Area Yes
 Prior Zoning Hearing **NO**

Zoning Office

Reviewed By Item # Case #

Gan 283

North
 Date 1-17-98
 Drawn by Michael Harris

Scale: 1" = 30'