

IN RE: PETITION FOR VARIANCE
N/S Westminster Road, 799' SE
of the c/l of Amy Brent Way
(128 Westminster Road)
4th Election District
3rd Councilmanic District

James M. Uveges
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-307-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, James M. Uveges. The Petitioner seeks relief from Sections 304, 1A03.4.B.1, and 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an undersized lot with other variances as deemed necessary by the Zoning Commissioner, and to permit an accessory structure to be larger than the principal dwelling. 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 James Uveges, property owner, and Vince Moskunas, a representative of M & H Development Engineers, Inc., the consultants which prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of two parcels of land containing a combined gross area of 3.716 acres, more or less, zoned R.C.4. Parcel 1 of the property contains 0.962 acres and is improved with a single family dwelling, a 3-sided cement block shed, which is used to store firewood, and a barn. Both the house and the barn were constructed in the 1880s and are considered historic buildings.

ORDER RECEIVED FOR FILING

Date

By

Parcel 2, which is located to the rear of Parcel 1, contains 2.754 acres, more or less, and is unimproved at this time. A 12-foot right-of-way exists along the eastern property line of Parcel 1 to provide access to Parcel 2. Mr. Uveges testified that he and his wife have resided on Parcel 1 for the past 10 years and are now desirous of developing Parcel 2 with a new single family dwelling. However, in order to sell Parcel 1, the relief requested is necessary to legitimize existing conditions. Further testimony indicated that while a 20-foot right-of-way is required by current standards to provide access to Parcel 2, the Petitioners have obtained approval from the Bureau of Developer's Plans Review to allow a 16-foot wide right-of-way. In addition, there were no adverse comments from any Baltimore County reviewing agency, nor opposition from any adjoining property owner. Thus, it appears the relief requested can be granted without resulting in any detriment to the surrounding locale.

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

ORDERED FOR FILING
Date 4/2/93
By [Signature]

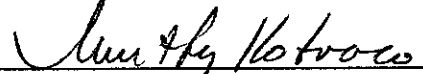
(1974).

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

Pursuant to the 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 7th day of April, 1998 that the Petition for Variance seeking relief from Sections 304, 1A03.4.B.1, and 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an undersized lot with other variances as deemed necessary by the Zoning Commissioner, and to permit an accessory structure to be larger than the principal dwelling, 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 4/12/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

April 7, 1998

Mr. James M. Uveges
428 Westminster Road
Reisterstown, Maryland 21136

RE: PETITION FOR VARIANCE
N/S Westminster Road, 799' SE of the c/l of Amy Brent Way
(428 Westminster Road)
4th Election District - 3rd Councilmanic District
James M. Uveges - Petitioner
Case No. 98-307-A

Dear Mr. Uveges:

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: Mr. Vincent Moskunus, M & H Development Engineers, Inc.
200 E. Joppa Road, Room 101, Towson, Md. 21286

People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #428 Westminster Road

which is presently zoned

R.C. 4

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)

304, 1A03.4.B.110 to approve an undersize lot per Sect 304 with other variances as deemed necessary by the Zoning Commissioner and to allow accessory structure to be larger than the dwelling.

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

1. The front lot cannot support an in-fee strip to the rear lot because of its size.
2. The owner thought the ex. 12' right-of-way connected the rear lot to the County road.
3. The rear lot is land locked, there is no other access that can be acquired.

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).

JAMES M. UVEGES

(Type or Print Name)

(Signature)

Signature

(Type or Print Name)

Signature

428 Westminster Road

(410) 521-6539

Address

Phone No

Reisterstown, MD 21136

City

State

Zipcode

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

M&H Development Engineers, Inc.

Vincent J. Moskunus

Name 200 E. Joppa Road

Room 101 Towson, MD 21286

(410) 828-9060

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

2-18-98

307

Printed with Soybean Ink on Recycled Paper

Revised 9/5/95

98-307-A

ORDER RECEIVED FOR FILING

Date

By

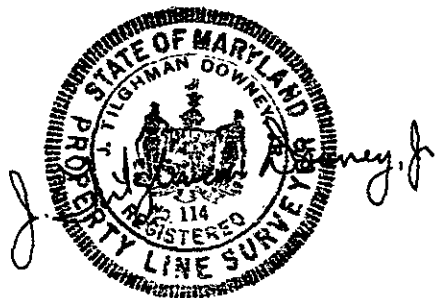
M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21286

February 12, 1998

ZONING DESCRIPTION FOR #428 WESTMINSTER ROAD (FRONT LOT)

BEGINNING at a point on the north side of Westminster Road which is 100' wide at a distance of 799' southeast of the centerline of the nearest improved intersecting street Amy Brent Way which is 50' wide. As recorded in Deed Liber 7550, folio 306; N 28° 45' E, 189.29'; thence N 07° 15' E, 42.20'; thence S 51° 28' 39" E, 200.92'; thence S 32° 46' 10" W, 245.65'; thence N 48½° W, 100'; thence N 48° 41' W, 70.53' to the place of beginning. Containing 0.962 of an acre, more or less.

307

J. Tilghman Downey, Jr.

98-307-A

M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21286

February 12, 1998

ZONING DESCRIPTION FOR REAR LOT (2ND PARCEL)

BEGINNING at a point on the north side of Westminster Road which is 100' wide at a distance of 799' southeast of the centerline of the nearest improved intersecting street Amy Brent Way which is 50' wide, thence leaving the road N 28° 45' E, 189.29'; thence N 07° 15' E, 42.20' to the place of beginning. As recorded in Deed Liber 7550, folio 306; thence N 07° 15' E, 614.50'; thence S 32° 51' E, 349.03'; thence S 07° 19' W, 453.39'; thence N 57° 28' 39" W, 47.11'; thence N 57° 28' 29" W, 200.92' to the place of beginning. Containing 2.754 acres, more or less.



J. Tilghman Downey, Jr.

307

98-307-A

BALTIMORE COUNTY, MAR AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item No. 307 048620

DATE 2-18-98 ACCOUNT R-001-6150
AMOUNT \$ 50.00

RECEIVED FROM: M E H Development

FOR: Res Var Litig Fee - Vreger
428 West Mt. St or Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

19980306 048620

2/18/1998 2/18/1998 09:25:40

048620 CASHIER VMD ULM 048620

5 MISCELLANEOUS CASH RECEIPT

Receipt # 039961

ISS NO. 048620

50.00 CHECK

Baltimore County, Maryland

OFF

CASHIER'S VALIDATION

98-307-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3-5-, 19 78

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 3-5-, 19 78

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

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: #98-307-A
428 Westminster Road
N/S Westminster Road, 799'
SE of centerline Amy Brent Way

4th Election District
3rd Councilmatic District
Legal Owner(s):

James M. Uebachs

Variance to approve an oversized lot with other variances as deemed necessary by the zoning commissioner and to allow accessory structure to be larger than the dwelling.

Hearing: Tuesday, March 24, 1998 at 10:00 a.m. in Room 407, County Court Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353. (2) For information concerning the file and/or Hearing, Please Call (410) 887-3303.

3/053 March 5 0211348

RE: PETITION FOR VARIANCE * BEFORE THE
428 Westminster Road, N/S Westminster Rd, *
799' SE of c/l Amy Brent Way * ZONING COMMISSIONER
4th Election District, 3rd Councilmanic * OF BALTIMORE COUNTY
James M. Uveges *
Petitioner * CASE NO. 98-307-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 20th day of March, 1998, a copy of the foregoing Entry of Appearance was mailed to Vincent J. Moskunas, M&H Development Engineers, Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

CERTIFICATE OF POSTING

RE: Case No. 98-307-A
Petitioner/Developer:
(James M. Uveges)
Date of Hearing/Closing:
(Mar. 24, 1998)

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

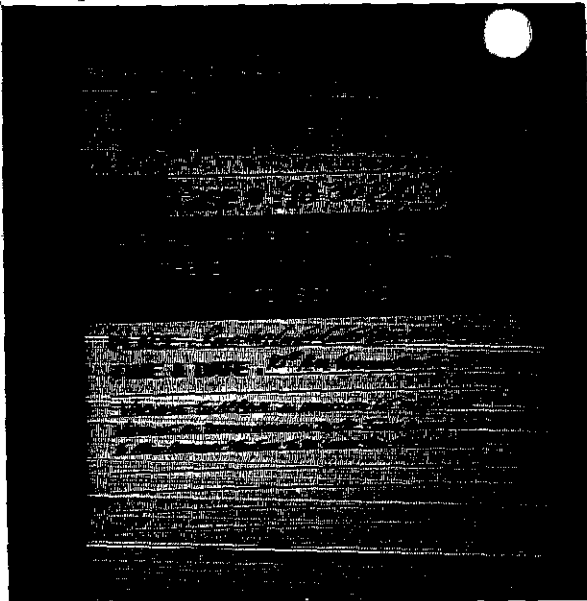
Attention : Ms. Gwendolyn Stephens

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 _____

428 Westminster Road Westminster, Maryland 21136 _____

The sign(s) were posted on _____ Mar. 9, 1998 _____
(Month, Day, Year)



Sincerely,

Thomas P. Ogle, Sr. 3/9/98
(Signature of Sign-Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)

98-307-A



Baltimore County
Department of Permits and
Development Management

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

February 26, 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: 98-307-A
428 Westminster Road
N/S Westminster Road, 799' SE of centerline Amy Brent Way
4th Election District - 3rd Councilmanic District
Legal Owner: James M. Uveges

Variance to approve an undersized lot with other variances as deemed necessary by the zoning commissioner and to allow accessory structure to be larger than the dwelling.

HEARING: Tuesday, March 24, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon" with a stylized flourish at the end.

Arnold Jablon
Director

c: James Uveges
M&H Development Engineers, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 5, 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
March 5, 1998 - Jeffersonian

Please forward billing to:

M&H Development Engineers, Inc. 410-828-9060
200 East Joppa Road
Room #101
Towson, MD 21286

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: 98-307-A
428 Westminster Road
N/S Westminster Road, 799' SE of centerline Amy Brent Way
4th Election District - 3rd Councilmanic District
Legal Owner: James M. Uveges

Variance to approve an undersized lot with other variances as deemed necessary by the zoning commissioner and to allow accessory structure to be larger than the dwelling.

HEARING: Tuesday, March 24, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue.



Lawrence E. Schmidt

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.



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.: 307

Petitioner: James M. Vveges

Location: 428 Westminster Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: M & H Development Engineers, Inc.

ADDRESS: 200 E. Joppa Rd., Room #101
Towson, Md, 21286

PHONE NUMBER: (410) 828-9060

AJ:ggs

(Revised 09/24/96)

98-307-A

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. 98-307-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: To approve an undersize lot per sect
304 with other Variances as deemed necessary
by the Zoning Commissioner and to allow
accessory structure to be larger than the
dwelling.

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

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. 98-307-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST ^{variance} To approve an undersize lot per sect
304 with other Variances as deemed necessary
by the Zoning Commissioner and to allow
accessory structure to be larger than the
dwellings.

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

March 18, 1998

Vincent J. Moskunas
M & H Development Engineers, Inc.
200 E. Joppa Road, Room 101
Towson, MD 21286

RE: Item No.: 307
Case No.: 98-307-A
Petitioner: James M. Uveges

Dear Mr. Moskunas:

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 February 18, 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 Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)





Baltimore County
Fire Department

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

March 12, 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 MARCH 2, 1998

Item No.: Zoning Agenda:

Involvement:

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

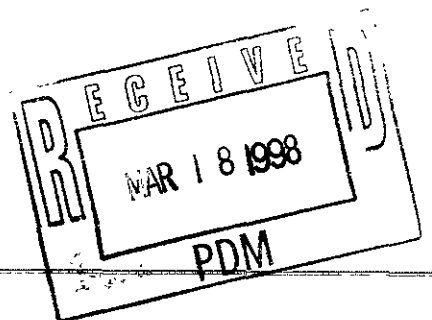
5. The Fire Marshal's Office has no comment at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

006 AND 007

REVIEWER: LT. ROBERT P. GAUERVOLD
Fire Marshal Office, PHONE 287-4851, 75-1102F

c.c. File





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 9, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

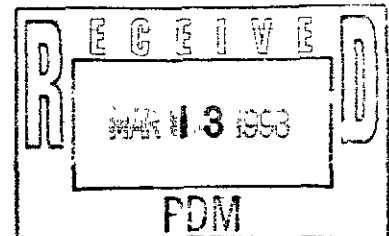
Item Nos. 286 and 307

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Keller

AFK/JL





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

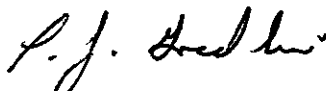
RE: Baltimore County 3.3.98
Item No. 307 JJS

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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

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

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: March 9, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for March 9, 1998
 Item No. 307

The Bureau of Developer's Plans Review has reviewed the subject zoning item. We have no objection to the private access to this site because the parcel was recorded by deed prior to the passage of the panhandle regulation adopted December, 1989.

RWB:HJO:jrb

cc: File

ZONE0309.307

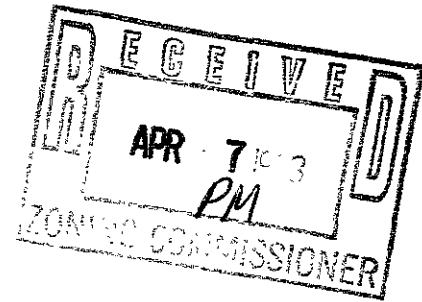
hearing 3/24

Due Date:

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/10*

SUBJECT: Zoning Item #307



Uveges Property, 428 Westminster Road

Zoning Advisory Committee Meeting of March 2, 1998

----- 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 (Section 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).

 X Agriculture Preservation: There is concern regarding the accessory structure. Does this plan meet the 10% impervious surfaces limitation in RC-4.

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

(Item # 307)

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

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ M&H Development Engineers, Inc. 200 E. Joppa Road Room 101 (410)828-9060
Print Name of Applicant Address Telephone Number
Towson, MD 21286

☐ Lot Address #428 Westminster Road Election District 4 Council District 3 Square Feet 119,964

Lot Location NESW side / corner of Westminster Road .799' East from NESW corner of Amy Brent Way
(street) (street)

Land Owner James Uveges Tax Account Number 0416001921

Address #428 Westminster Road Telephone Number (410)521-6539
Reisterstown, MD 21136

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation

	PROVIDED?		
	YES	NO	
1. This Recommendation Form (3 copies)	<u>X</u>	___	Residential Processing Fee Paid Codes 030 & 080 (\$85) Accepted by <u>ZACM</u> Date _____
2. Permit Application	___	<u>✓</u>	
3. Site Plan	<u>X</u>	___	
Property (3 copies)	<u>X</u>	___	
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<u>X</u>	___	
4. Building Elevation Drawings	___	<u>X</u> (no Architecturals at this time)	
5. Photographs (please label all photos clearly)		<u>X</u>	
Adjoining Buildings	___	___	
Surrounding Neighborhood	<u>X</u>	___	

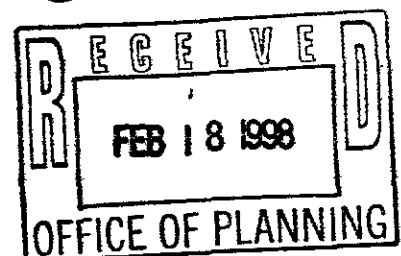
TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☒ **Approval** ☐ **Disapproval** ☐ **Approval conditioned on required modifications of the permit to conform with the following recommendations:**

WPH

98-307-A



Signed by: Ervin McDaniel
for the Director, Office of Planning & Community Conservation

Date: 2/23/98

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by J. Sullivan on 2-13-98
Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE 2-23-98 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 3-10-98 C (B-3 Work Days)

TENTATIVE DECISION DATE 3-15-98 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: #428 Westminster Road

Reisterstown, MD 21136

Posted by A. POC. 8P Date of Posting: _____

Number of Signs: 8P

FEB 18 1998

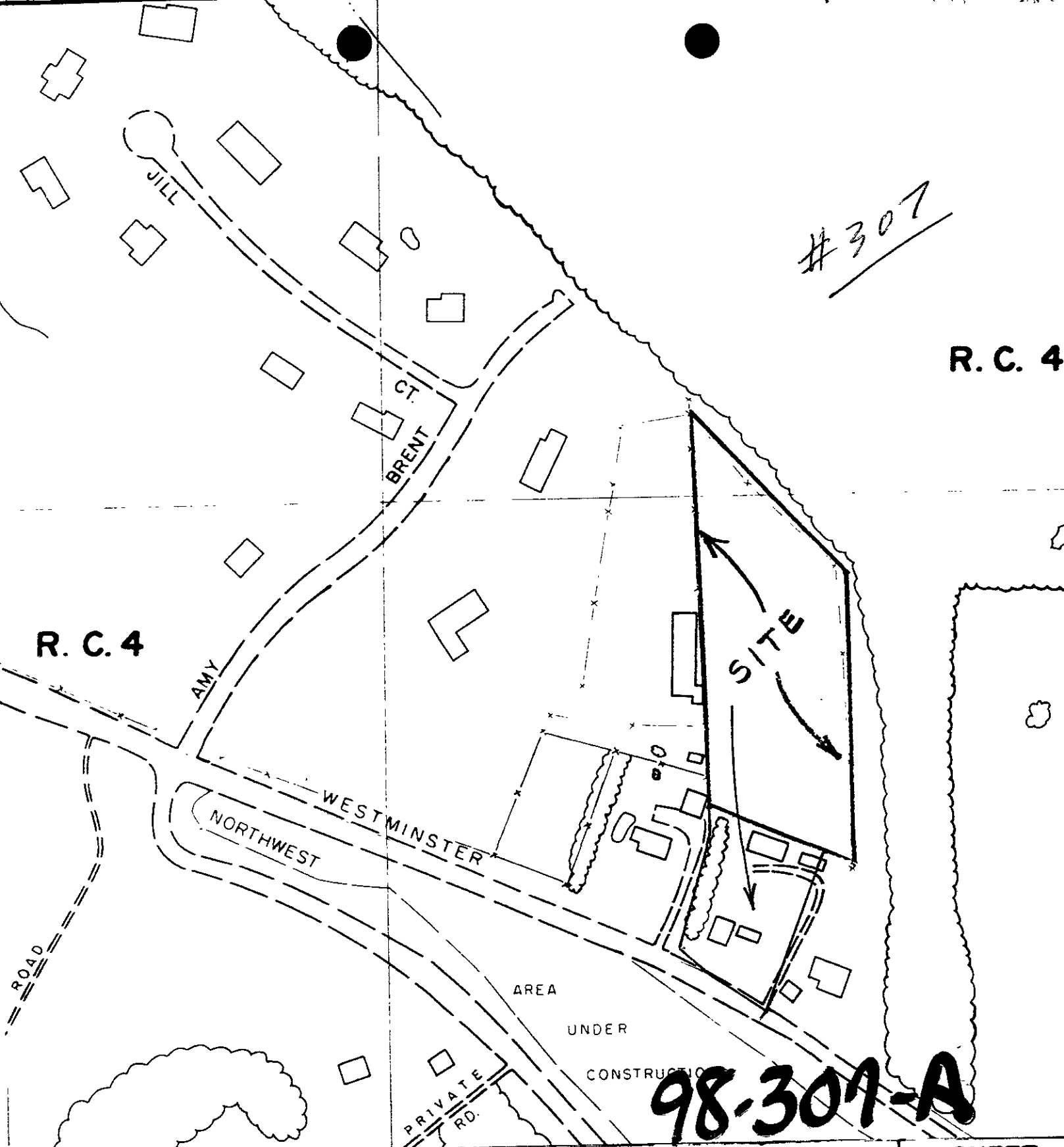
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

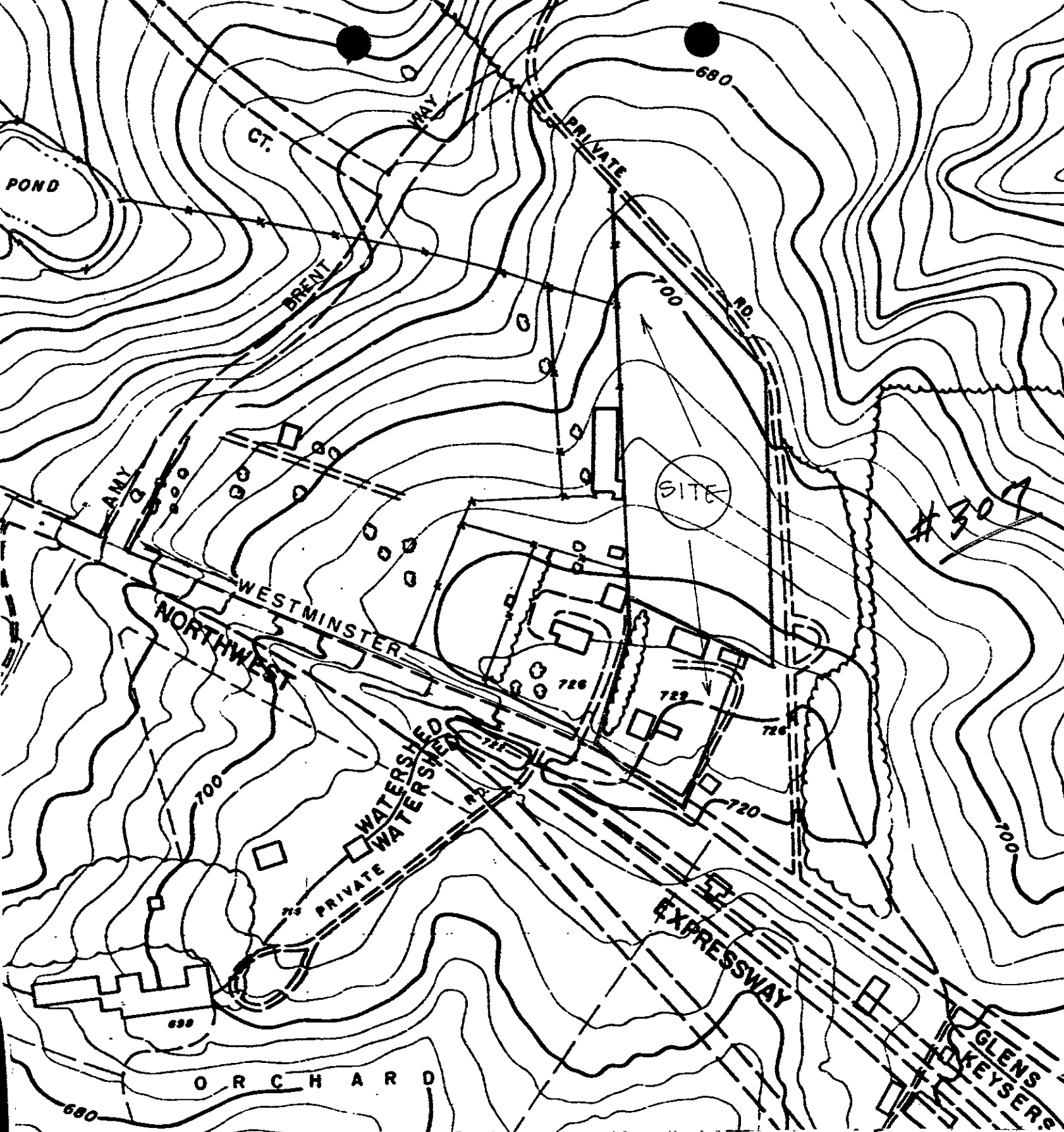
NAME
MEN. DEV. ENG
VINCENT J. MOSKOWAS
JAMES M. LUEGES

ADDRESS 21284
200 E. JOPPA ROAD Towson MD
21136
428 WESTMINSTER RD REISTERSTOWN MD





SCALE	LOCATION	SHEET
DATE OF PHOTOGRAPHY JANUARY	REISTERSTOWN GLEN MORRIS	N. W. 17-K



SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY

APRIL
1953

LOCATION

REISTERSTOWN

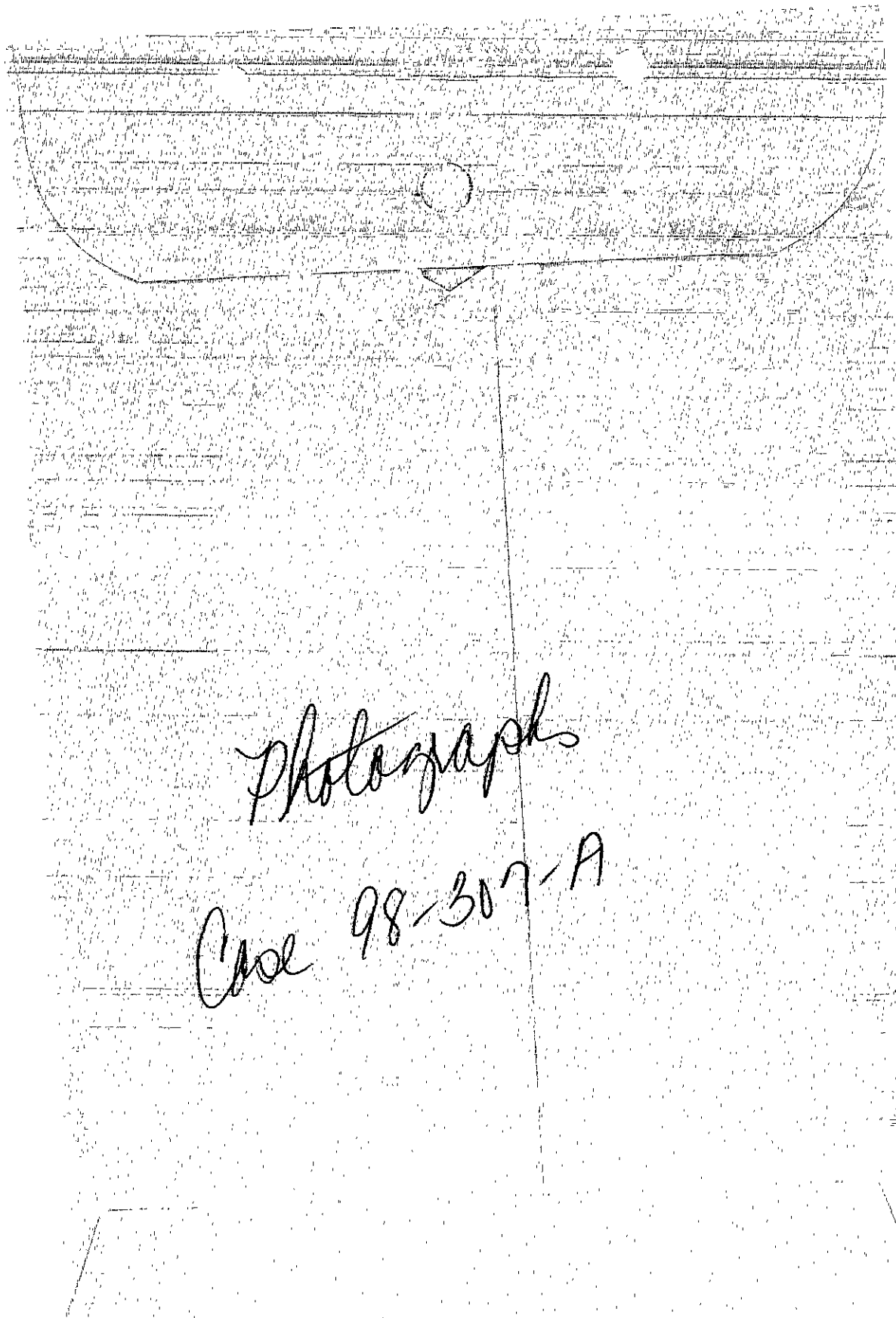
GLEN MORRIS

98-307-A

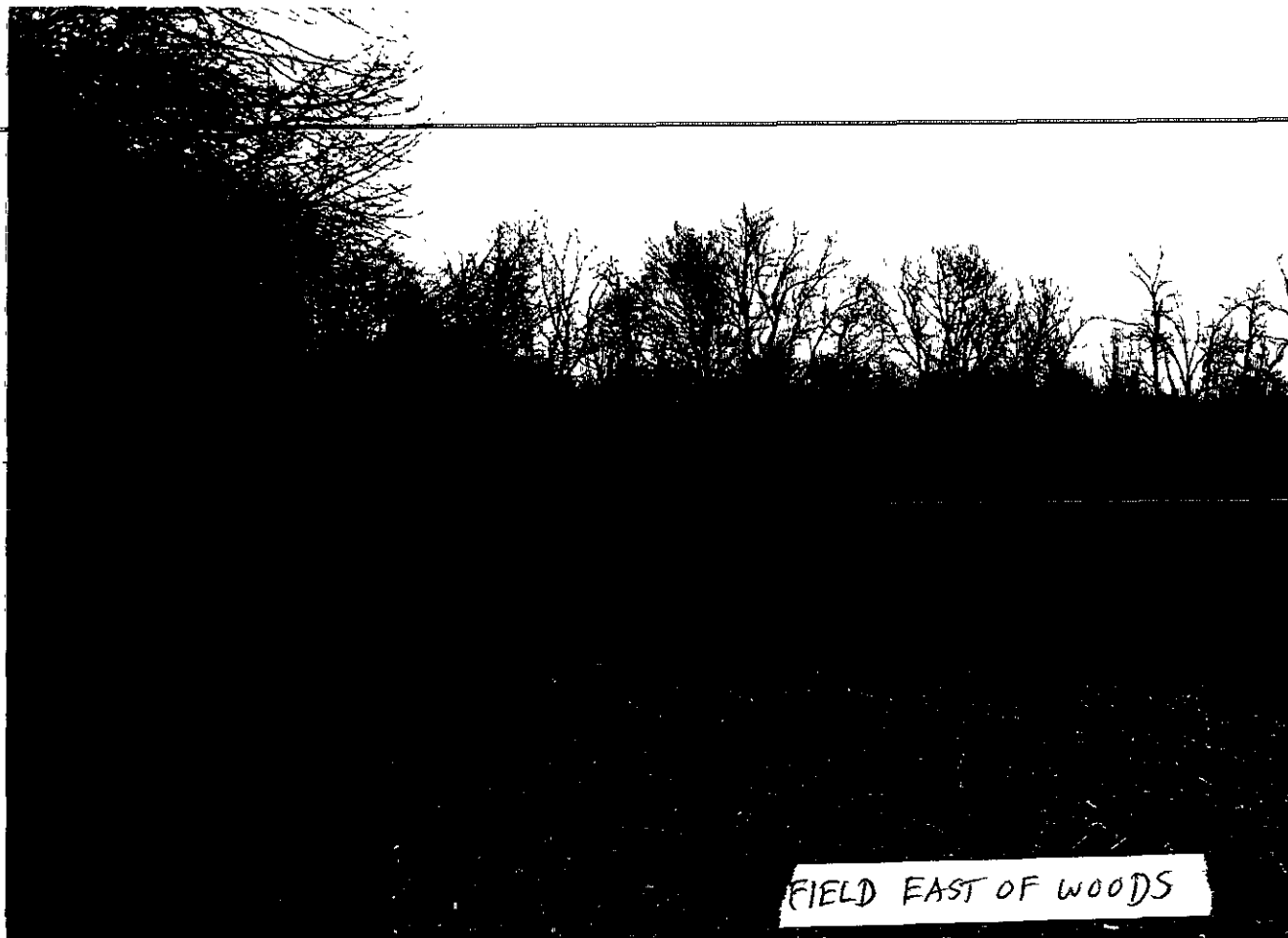
SHEET

N. W.

17-K



Photograph
Case 98-307-A



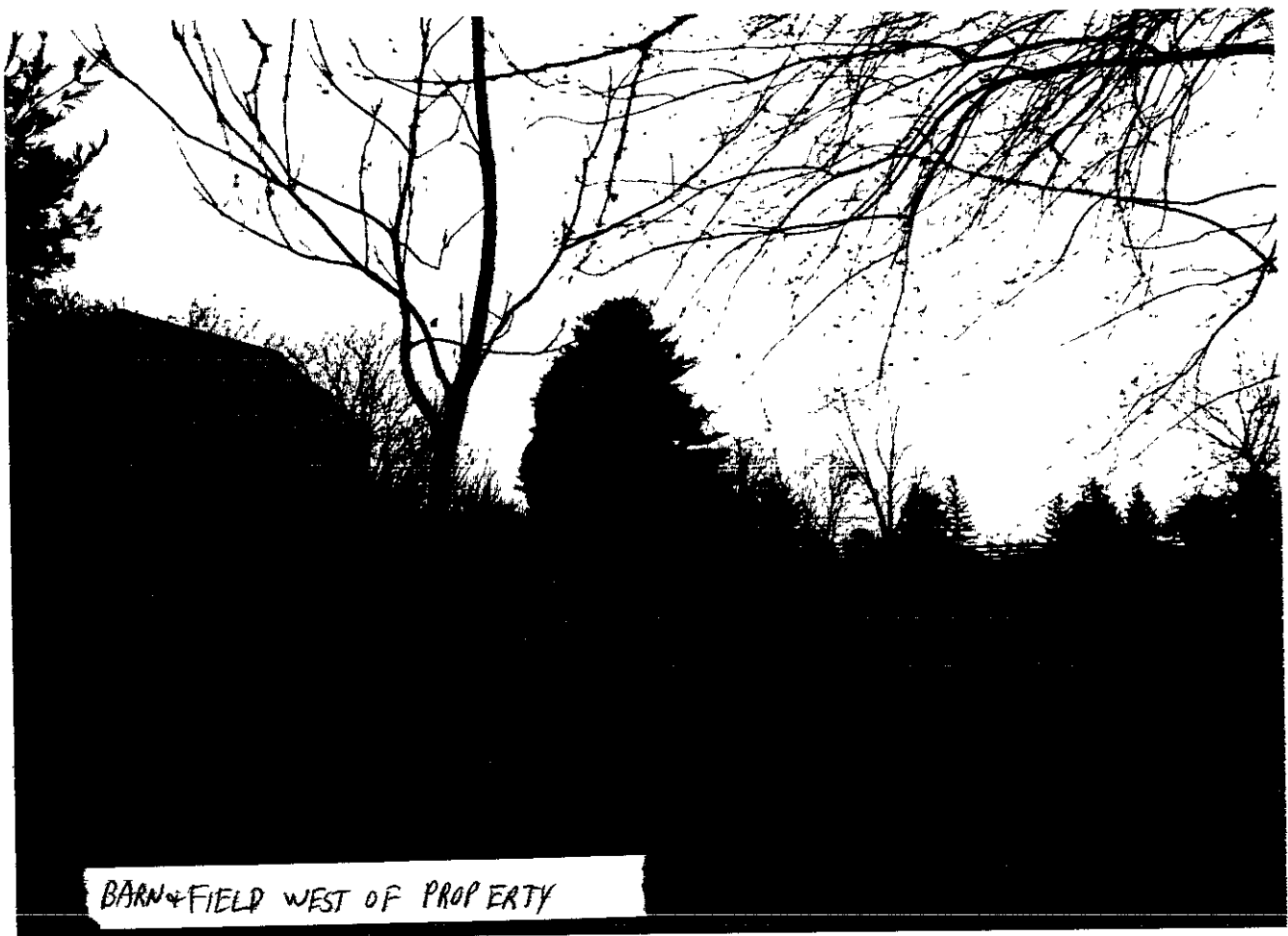
FIELD EAST OF WOODS



WOODS EAST OF PROPERTY



LOOKING WEST FROM PROPERTY



BARN & FIELD WEST OF PROPERTY



NEIGHBOR WEST OF PROPERTY



WEST PROPERTY LINE (PINE TREES)















FIELD & FARM EAST OF PROPERTY