

IN RE: PETITION FOR VARIANCE
W/S Greyhound Road, 57' S of
the c/l of Anthony Avenue
(318 Greyhound Road)
15th Election District
5th Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-313-A

Howard V. French, Sr., et ux, Owners;
Linda Wilson, Contract Purchaser;*

Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Howard V. French, Sr., and his wife, Irene B. French, and the Contract Purchaser, Linda C. Wilson. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 feet in lieu of the required 10 feet, and a sum of the side yards of 17 feet in lieu of the required 25 feet, for a proposed 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 Howard and Irene French, property owners, and their daughter, Linda C. Wilson, who is the Contract Purchaser and Co-Petitioner in this case. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a waterfront lot, consisting of a gross area of 17,944 sq.ft. (0.41 acres), more or less, zoned D.R.3.5., and is presently unimproved. The property is located in the Turkey Point Farms subdivision on Greyhound Creek in eastern Baltimore County and is comprised of all of Lot 123 and one-half of Lot 122, as those lots were originally plotted. Mr. & Mrs.

ORDER RECEIVED FOR FILING

Date

By

French have owned the property since December 1997: however, they have resided on the adjacent property, known as 320 Greyhound Road, since 1985. The Petitioners are desirous of developing the subject lot with a single family dwelling for Mr. & Mrs. Wilson and their two children. As shown on the site plan, the proposed dwelling will come within 7 feet of the property line adjoining the property owned by Mr. & Mrs. French. A 10-foot setback is provided on the north side of the property, abutting a vacant lot owned by Mr. Patrick Malec. Testimony indicated that Mr. Malec was advised of the Petitioners' plans and he was not opposed.

Although no one appeared in opposition to the request, several Zoning Plans Advisory Committee comments were received which bear on the issues presented regarding waterfront development adjacent to tidewater and within Chesapeake Bay Critical Areas. Thus, compliance with those comments shall be required as a condition of approval. In addition, the Office of Planning submitted a comment, dated March 17, 1998, which states that relief should be granted only to Mrs. Wilson, or anyone who in the future would buy the property from Mrs. Wilson, subsequent to her improving the lot with a dwelling. Clearly, the Office of Planning believes that the subject property should not be developed for speculative purposes, due to the close proximity of the proposed dwelling to the existing French home. The Office of Planning also requested that architectural elevation drawings of the proposed dwelling be submitted to that agency for review and approval prior to the issuance of any building permits, so as to insure compatibility with the existing surrounding neighborhood.

A question was raised regarding the potential need for variance relief from front setback requirements. As noted during the hearing, the subject property and adjacent lots are waterfront properties. The question

was raised as to the required front yard setback and whether the dwellings in this neighborhood are oriented towards the water (Greyhound Creek) or the road (Greyhound Road). Based upon the information submitted, it appears that the dwelling owned by Mr. & Mrs. French is oriented towards the road; however, on the opposite side of the adjacent vacant lot, the house known as 314 Greyhound Road is oriented towards the water. In my judgment, the application of the B.C.Z.R. would require the subject property to maintain a 30-foot front yard setback, consistent with the existing home on Mr. & Mrs. French's lot. Thus, variance relief is not required in this regard, for so long as the proposed setback is located at least 30 feet from the right-of-way of Greyhound Road.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management (DEPRM) 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 DEPRM as more fully described below.

After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. I find that the Petitioners have submitted evidence sufficient to satisfy the requirements of Section 307 of the B.C.Z.R. Specifically, I find that the property is unique, that practical difficulty would be suffered if relief were denied, and that relief can be fashioned without detrimental impact to adjacent properties. Developing the property in accordance with the strict provisions of the B.C.Z.R. would be impossible, due to the fact that the subject property was plotted many years ago, prior to the initial adoption of the zoning regulations of Baltimore County. However, in granting the relief requested, I will require compliance with the above-referenced ZAC comments. Clearly, the Petitioners must comply with the flood plain regulations and the Chesapeake Bay Critical Area requirements. Additionally, I find that the comment from the Office of Planning is reasonable and relief should be granted only to Linda C. Wilson, or a subsequent buyer from her, after the property is improved with a dwelling.

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 Zoning Commissioner for Baltimore County this 19th day of October, 1998 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 7 feet in lieu of the required 10 feet, and a sum of the side yards of 17 feet in lieu of the

required 25 feet, for a proposed dwelling in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

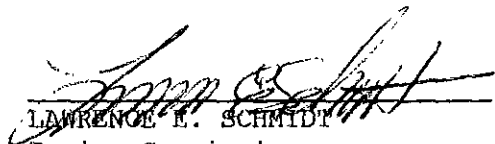
1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Compliance with the ZAC comments submitted by the Department of Environmental Protection and Resource Management, dated March 18, 1998, the Bureau of Developer's Plans Review, dated March 20, 1998, and the Office of Planning, dated March 17, 1998, copies of which are attached hereto and made a part hereof.

3) Prior to the issuance of any building permits, the Petitioners shall submit architectural elevation drawings to the Office of Planning for review and approval that the proposed dwelling will be compatible with the surrounding neighborhood.

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.

LES:bjs


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

October 19, 1998

Mr. & Mrs. Howard V. French, Sr.
320 Greyhound Road
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
W/S Greyhound Road, 57' S of the c/l of Anthony Avenue
(318 Greyhound Road)
15th Election District - 5th Councilmanic District
Howard V. French, Sr., et ux, Owners;
Linda C. Wilson, Contract Purchaser - Petitioners
Case No. 98-313-A

Dear Mr. & Mrs. French:

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 black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Linda C. Wilson
1033 Maple Road, Baltimore, Md. 21221

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

DEPRM; Office of Planning; People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 318 GREYHOUND ROAD 21221
which is presently zoned DR 3.5

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) 1302.3.C.1 (BCZR)

REQUEST SIDE SET BACKS of 10 foot AND SEVEN foot IN LIEU of THE REQUIRED 10 foot AND 15 foot. + sum of 17 in lieu of the required 25

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

My DAUGHTER would like to build a SINGLE FAMILY DWELLING & ONE CAR GARAGE TOTALING 58 feet ON THIS 75 foot LOT. 7 foot SIDE SET BACK would be ADJASCENT TO MY PRESENT PROPERTY AT 320 GREYHOUND RD.

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:

LINDA WILSON
(Type or Print Name)

Linda C Wilson
Signature

10 33 MAPLE RD
Address

BALTO Mo 21221
City State Zipcode

Attorney for Petitioner: 410-686-5752

(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):

HOWARD V. FRENCH, SR.
(Type or Print Name)

Howard V French Sr
Signature

IRENE B. FRENCH
(Type or Print Name)

Irene B. French
Signature

320 GREYHOUND RD. 410-686-5752
Address Phone No.

BALTO. Mo 21221
City State Zipcode

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

Name

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: TET DATE 3-5-98



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

98-313-A

ITEM# 313

ORDER RECEIVED FOR FILING

Date

By

ZONING DESCRIPTION FOR 318 GREYHOUND ROAD

Beginning at a point on the *West* side of *Greyhound Road* , which is 40 feet wide at the distance of 57 feet south of the centerline of the nearest improved intersecting street *Anthony Ave.* which is 40 feet wide. Being Lot #123 and 1/2 Lot 122 in the subdivision of *Turkey Point Farms* as recorded in Baltimore County Plat Book *W.P.C. 4, Folio 171*, containing 17,944 square feet. Also known as *318 Greyhound Road* in the 15th election district, and 5th Councilmanic District.

313

98-313-A

CERTIFICATE OF PUBLICATION

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, #98-313-A
318 Greyhound Road
WS Greyhound Road, 57' +/-
S of centerline Anthony Avenue
15th Election District
5th Councilmanic District
Legal Owner(s):
Howard V. French, Sr. &
Irene B. French
Contract Purchaser:
Linda Wilson

Variance: to request side setbacks of 10 feet and 7 feet in lieu of the required 10 feet and 15 feet and sum of 17 feet in lieu of the required 25 feet.
Hearing: Friday, April 10, 1998 at 10:00 a.m., in Room 106, County Office Building, 111 West Chesapeake 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

3/363 March 26 c216140

TOWSON, MD., 3/27/, 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 3/26/, 1998

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

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

ITEM # 213

No. 048637

DATE 3-5-98 ACCOUNT R 001-6150

Code 010 - RV AMOUNT \$ 50.22

RECEIVED FROM: Howard V. French

FOR: 312 Greenground Rd,
78-313A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

1217

PAID RECEIPT

PROCESS	ACTUAL	TIME
3/05/1998	3/05/1998	10:25:43
MIS 4501 CASHIER CLUB CML DISMIS		
5 MISCELLANEOUS CASH RECEIPT		
Receipt #	040650	
CH NO.	048637	

50.00 CHECK: FM
Baltimore County, Maryland

98-313-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. 98-313-A
Petitioner/Developer:
(Howard French)
Date of Hearing/~~Closing~~:
(May 15, 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 _____

318 Greyhound Road Baltimore, Maryland 21221 _____

The sign(s) were posted on _____ Apr. 29, 1998 _____
(Month, Day, Year)

Sincerely,

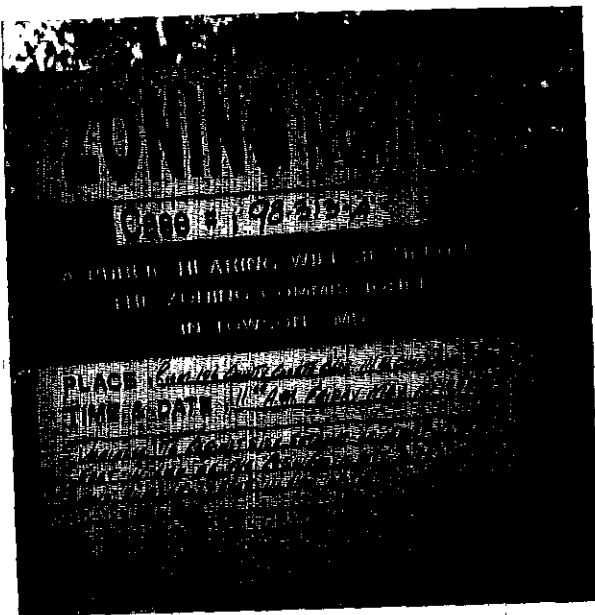

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8485
(Telephone Number)





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.: 313

Petitioner: HOWARD V. & IRENE B. FRENCH

Location: 318 GREYHOUND RD BALTO MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

NAME: HOWARD V. FRENCH SR.

ADDRESS: 320 GREYHOUND ROAD

BALTIMORE, MD 21221

PHONE NUMBER: 410-686-5752

AJ:ggs

(Revised 09/24/96)

98-313-A -16-

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
North
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

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

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

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

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

Format for Sign Printing, Black Letters on White Background:

Item 313

ZONING NOTICE

Case No.: 98-313A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: Variance to allow a side yard setback
of 7 ft. and 10 ft. in lieu of the required
combination of 25 ft.

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

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

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
March 26, 1998 Issue - Jeffersonian

Please forward billing to:

Howard V. French, Sr. 410-686-5752
320 Greyhound Road
Baltimore, MD 21221

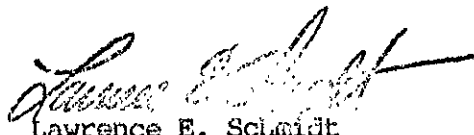
NOTICE OF ZONING HEARING

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: 98-313-A
318 Greyhound Road
W/S Greyhound Road, 57' +/- S of centerline Anthony Avenue
15th Election District - 5th Councilmanic District
Legal Owner: Howard V. French, Sr. & Irene B. French
Contract Purchaser: Linda Wilson

Variance to request side setbacks of 10 feet and 7 feet in lieu of the required 10 feet and 15 feet and sum of 17 feet in lieu of the required 25 feet.

HEARING: Friday, April 10, 1998 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue



Lawrence E. Schmidt 59

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

March 12, 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: 98-313-A
318 Greyhound Road
W/S Greyhound Road, 57' +/- S of centerline Anthony Avenue
15th Election District - 5th Councilmanic District
Legal Owner: Howard V. French, Sr. & Irene B. French
Contract Purchaser: Linda Wilson

Variance to request side setbacks of 10 feet and 7 feet in lieu of the required 10 feet and 15 feet and sum of 17 feet in lieu of the required 25 feet.

HEARING: Friday, April 10, 1998 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Irene & Howard French, Sr.
Linda Wilson

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 26, 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.





Baltimore County
Department of Permits and
Development Management

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

April 6, 1998

Ms. Linda C. Wilson
1033 Maple Road
Baltimore, MD 21221

Copy

RE:

Item No.: 313
Case No.: 98-313-A
Petitioner: Howard V. French, Sr.
Location: 318 Greyhound Road

Dear Ms. Wilson:

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 March 5, 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,

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: March 20, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for March 23, 1998
Item No. 313

The Bureau of Developer's Plans Review has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The minimum flood protection elevation of 11.0 feet applies to this site.

RWB:HJO:jrb

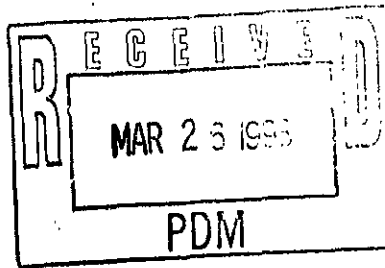
cc: File

ZONE0323.313

OFFICE RECEIVED
10/19/98
JRB



Baltimore County
Fire Department



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

March 23, 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 16, 1998

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:

311, 312, 313, 315, 317, AND 318

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File



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 3/13/98
Item No. 313

Greyhound Rd

RT

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

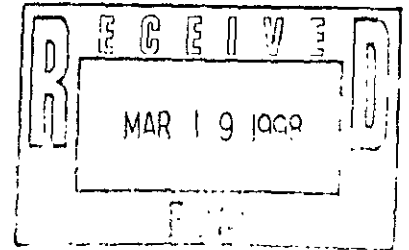
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

Date: March 17, 1998

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



SUBJECT: 318 Greyhound Road

INFORMATION

Item Number: 313
Petitioner: French Property
Zoning: DR 3.5
Requested Action: Variance

Summary of Recommendations:

The applicants' justify their variance request with the following statement indicated on the Petition for Variance: "My daughter would like to build a single-family dwelling [and] one car garage totaling 58 feet on this 75 foot lot. 7 foot side setback would be adjacent to my present property at 320 Greyhound Road." Therefore, variance relief should be applicable only to Linda Wilson, contract purchaser, or anyone who in the future who would buy the property from Ms. Wilson subsequent to her improving the lot with a dwelling. In addition, architectural elevation drawings should be submitted to Office of Planning for review and approval prior to the issuance of any building permits.

Prepared by: Jeffrey W. Lane

Division Chief: Gary L. Kerns

AFK/JL

ORDER RECEIVED FOR FILING

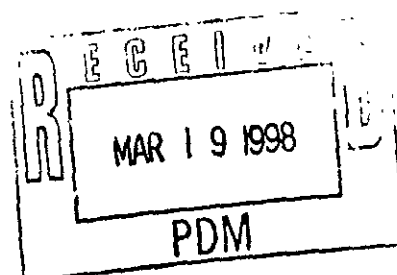
Date

By

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

DATE: March 18, 1998

To: Arnold L. Jablon
From: Bruce Seeley *BS/40*
Subject: Zoning Item #313



French Property, 318 Greyhound Road

Zoning Advisory Committee Meeting of March 16, 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 (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 FILE

GP:sp

RE: PETITION FOR VARIANCE
318 Greyhound Road, W/S Greyhound Rd,
57'± S of c/l Anthony Ave
15th Election District, 5th Councilmanic

Legal Owners: Howard & Irene French, Sr.
Contract Purchaser: Linda Wilson
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY

* CASE NO. 98-313-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 15th day of April, 1998, a copy of the foregoing Entry of Appearance was mailed to Legal Owners Howard & Irene French, Sr., 320 Greyhound Road, Baltimore, MD 21221, and to Contract Purchaser Linda Wilson, 1033 Maple Road, Baltimore, MD 21221, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

March 19, 1998

Mr. & Mrs. Howard V. French, Sr.
320 Greyhound Road
Baltimore, MD 21221

RE: Case Number 98-313-a
Petitioner: French, Howard & Irene
Location: 318 Greyhound Road

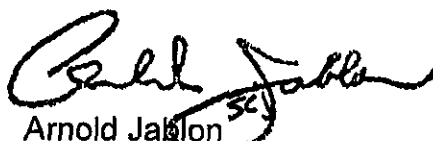
Dear Mr. & Mrs. French:

The above matter, previously assigned to be heard on Friday, April 10, 1998 has been postponed at your request.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so.

If the property has been posted with notice of the hearing date, as quickly as possible a notice of postponement should be affixed to the sign(s). Then, upon notification of the new hearing date, such sign(s) must be changed to give notice of the new hearing date.

Very truly yours,


Arnold Jablon
Director

AJ:scj

c: Linda Wilson





Baltimore County
Department of Permits and
Development Management

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

March 24, 1998

Mr. & Mrs. Howard V. French, Sr.
320 Greyhound Road
Baltimore, MD 21221

RE: Case Number 98-313-A
Petitioner: French
Location: 318 Greyhound Road

Dear Mr. & Mrs. French:

The above matter, previously assigned to be heard on Friday, April 10, 1998 has been **rescheduled for Monday, May 4, 1998 at 2:00 p.m.** in Room 407, County Courts Building, 401 Bosley Avenue.

The new hearing date and time should be affixed to the hearing notice sign posted on the property as soon as possible.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:scj

c: Linda Wilson





Baltimore County
Department of Permits and
Development Management

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

April 3, 1998

Mr. & Mrs. Howard V. French, Sr.
320 Greyhound Road
Baltimore, MD 21221

RE: Case Number 98-313-a
Petitioner: French, Howard & Irene
Location: 318 Greyhound Road

Dear Mr. & Mrs. French:

The above matter, previously assigned to be heard on Monday, May 4, 1998, has been postponed at the request of the deputy zoning commissioner. The case has been **rescheduled for Friday, May 15, 1998 at 11:00 a.m. in Room 106**, County Office Building, 111 West Chesapeake Avenue.

The new hearing date, time, and location should be affixed to the hearing notice sign posted on the property as soon as possible.

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "Arnold Jablon" followed by the initials "scj".

Arnold Jablon
Director

AJ:scj

c: Linda Wilson



3/17/98

to work
OK

to Soph - OK

3/18/98

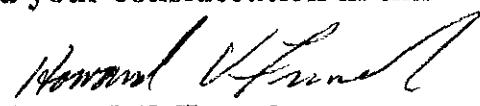
na

March 16, 1998

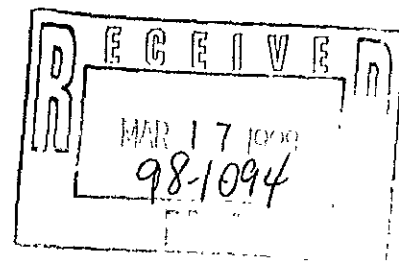
Mr. Arnold Jablon
Zoning Commissioner of Baltimore County
Baltimore County Office Building
111 West Chesapeake Ave.
Towson MD. 21204

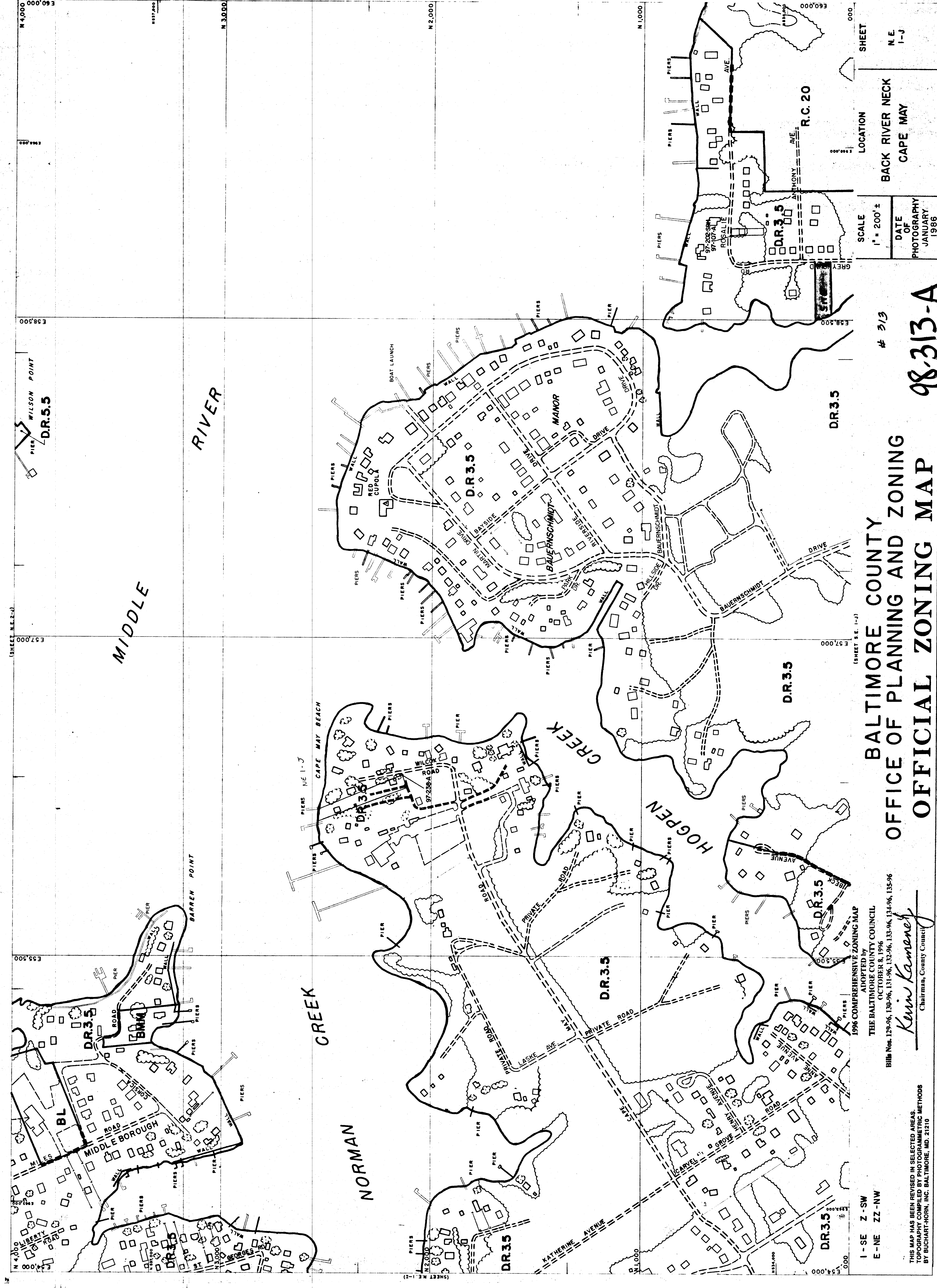
Dear Mr. Jablon:

I am requesting a change for my zoning hearing scheduled for Friday, April 10, 1998. I'll be out of state for the Easter Weekend with my family also my daughter Linda Wilson who is the contract purchaser will be there also. We appreciated your consideration in this matter.



Howard V. French
320 Greyhound Road
Baltimore, Md. 21221
Case Number 98-313A
Phone 410-686-5752





LOCATION
BACK RIVER NECK
CAPE MAY

SCALE
1" = 200' ±

DATE
GRAPHY
PHOTOGRAPHY
JANUARY
1986

SHEET
N.E.
1-J

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

313
98-313-A

1-SE Z-SW
E-NE Z-NW

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