

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
SE/Corner Cooper Road and * ZONING COMMISSIONER
Misty Hollow Court * OF BALTIMORE COUNTY
(14301 Cooper Road) * Case No. 98-346-A
10th Election District *
6th Councilmanic District *
Adam R. Ziegel, et ux *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Adam R. and Robin D. Ziegel. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) to be located in the rear yard in the third of the lot closest to the street in lieu of the required third of the lot farthest from the street. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date

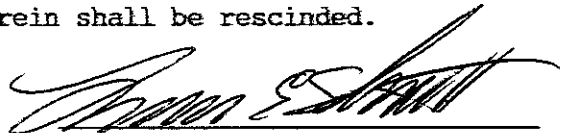
By

Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of April, 1998 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) to be located in the rear yard in the third of the lot closest to the street in lieu of the required third of the lot farthest from the street, 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

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APR 21 1998
CLERK



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

April 20, 1998

Mr. & Mrs. Adam R. Ziegel
14301 Cooper Road
Hunt Valley, Maryland 21131

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/Corner Cooper Road and Misty Hollow Court
(14301 Cooper Road)
10th Election District - 6th Councilmanic District
Adam R. Ziegel, et ux - Petitioners
Case No. 98-346-A

Dear Mr. & Mrs. Ziegel:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Joseph Larson, Spellman, Larson & Associates
105 W. Chesapeake Avenue, Towson, Md. 21204

People's Counsel

File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14301 COOPER ROAD

which is presently zoned RC-4

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

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

400.1 To allow an accessory structure to be constructed in the rear yard in the 1/3 of the lot closest to the street in lieu of the 1/3 furthest from the street.

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

Due to the requirement of locating the sewage disposal area in the northeast corner of the lot the proposed pool has to be located as shown on the Plan which meets the undue hardship and practical difficulty test

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser/Lessee.

Legal Owner(s)

NA
(Type or Print Name)

Adam R. ZIEGEL
(Type or Print Name)

NA
Signature

Adam R. Ziegel
Signature

NA
Address

ROBIN D. ZIEGEL
(Type or Print Name)

NA
City State Zipcode

Robin D. Ziegel
Signature

Attorney for Petitioner:
NA
(Type or Print Name)

14301 Cooper Road 583-1107
Address Phone No

NA
Signature

Hunt Valley MD 21131
City State Zipcode
Name, Address and phone number of representative to be contacted.

NA
Address Phone No

Joseph L. Larson
Name

NA
City State Zipcode

105 W. Chesapeake Ave 823-3535
Address Phone No

A Public hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: See Yellow DATE: Sheet

ESTIMATED POSTING DATE: See Yellow



Printed with Soybean Ink
on Recycled Paper

ITEM #: 34C

98-346-A

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 14301 Cooper Road
address
Hunt Valley MD 21131
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Due to the requirement of locating the sewage disposal area in the
northeast corner of the lot the proposed pool has to be located as
shown on the Plan which meets the undue hardship and practical difficulty
test

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Adam R. Ziegel
(signature)
ADAM R. ZIEGEL
(type or print name)



Robin D. Ziegel
(signature)
ROBIN D. ZIEGEL
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of June, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ADAM R. ZIEGEL & ROBIN D. ZIEGEL

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

3/20/98
date

ELISE R. EISENHARDT
NOTARY PUBLIC

My Commission Expires:

ELISE R. EISENHARDT
Notary Public
My Commission Expires July 1, 2000
Baltimore County, MD

Handwritten signature/initials

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1403 Cooper Road
address
Hunt Valley MD 21131
City State Zip Code

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test

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Adam R. Ziegel
(signature)
ADAM R. ZIEGEL
(type or print name)



Robin D. Ziegel
(signature)
ROBIN D. ZIEGEL
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of March, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ADAM R. ZIEGEL & ROBIN D. ZIEGEL

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

3/26/98
date

ER
NOTARY PUBLIC

My Commission Expires:

ELISE R. EISENHARDT
Notary Public
My Commission Expires July 1, 2000
Baltimore County, MD



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14301 COOPER ROAD

which is presently zoned

RC-4

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

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

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

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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

NA
(Type or Print Name)

NA
Signature

NA
Address

NA NA NA
City State Zipcode

Attorney for Petitioner:

NA
(Type or Print Name)

NA
Signature

NA NA
Address Phone No.

NA NA NA
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)

ADAM R. ZIEGEL
(Type or Print Name)

Adam R. Ziegel
Signature

ROBIN D. ZIEGEL
(Type or Print Name)

Robin D. Ziegel
Signature

14301 Cooper Road 583-1107
Address Phone No.

Hunt Valley MD 21131
City State Zipcode
Name, Address and phone number of representative to be contacted

Joseph L. Larson
Name

105 W. Chesapeake Ave. 823-3535
Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE _____

ESTIMATED POSTING DATE _____

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on Recycled Paper

ITEM #: 346

98-346-A

See Yellow Sheet



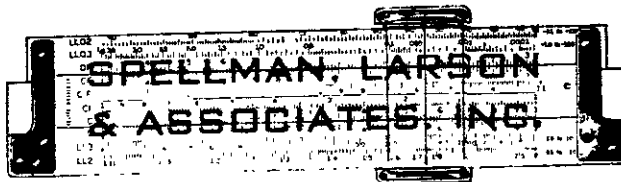
ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

SUITE 109 — JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535
FAX (410) 825-5215

DESCRIPTION FOR ZONING HEARING
NO. 14301 COOPER ROAD,
TENTH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the southeast side of Cooper Road, 60 feet wide, at the end of the cutoff connecting the southeast side of Cooper Road and the northeast side of Misty Hollow Court, 50 feet wide, and running thence and binding on the southeast side of Cooper Road north 21 degrees 34 minutes 30 seconds east 305.68 feet thence leaving the southeast side of Cooper Road and running south 68 degrees 39 minutes 55 seconds east 407.16 feet and south 21 degrees 20 minutes 05 seconds west 376.81 feet to the northeast side of Misty Hollow Court herein referred to and running thence and binding on the northeast side of Misty Hollow Court northwesterly by a curve to the left with a radius of 325.00 feet the distance of 187.50 feet (the chord of the arc bears north 52 degrees 08 minutes 14 seconds west 184.91 feet) and north 68 degrees 39 minutes 55 seconds west 212.65 feet to the beginning of the cutoff connecting the northeast side of Misty Hollow Court and the southeast side of Cooper Road herein referred to and running thence and binding on said cutoff north 23 degrees 39 minutes 55 seconds west 26.19 feet to the place of beginning

98-346-A 346



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

SUITE 109 — JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535
FAX (410) 825-5215

DESCRIPTION FOR ZONING HEARING
NO. 14301 COOPER ROAD,
TENTH DISTRICT, BALTIMORE COUNTY, MARYLAND.

PAGE 2

Containing 3.10 acres of land more or less.

Being Lot No. 12 as shown on the Plat entitled, "Section One Misty Hollow" said plat being recorded among the Plat Records of Baltimore County in Plat Book SM NO. 64, Folio 39.

3/9/98



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 151782

DATE 20 MAR 98 ACCOUNT R-001-6150

346 CAR AMOUNT \$ 50.00

RECEIVED FROM: Spelman Larson Spelman Larson

FOR: 14301 Cooper Rd

Adm

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
3/20/1998 3/20/1998 10:41:24
RFD 16304 CASHIER LEHI LXS DRAMER 4
5 MISCELLANEOUS DASH RECEIPT
Receipt # 043054
CR NO. 051782

UFLN

50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

98-346-A

CERTIFICATE OF POSTING

ADMIN. VAR.

RE Case No

98-346-A

Petitioner/Developer

ZIEGEL, ETAL
c/o JOS. LARSON

Date of Hearing/Closing

4/13/98

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

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 #14301 COOPER RD.

The sign(s) were posted on

3/22/98
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/30/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 346 -A Address 14301 Cooper Rd
Contact Person: Kate M. [unclear] Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3.20.98 Posting Date: 3.29.98 Closing Date: 4.13.98

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- 346 -A Address 14301 Cooper Rd
Posting Date: 3.29.98 Closing Date: 4.13.98
Wording for Sign: VARIANCE TO PERMIT A pool
To be located in the rear yard in the 1/3 of the lot
closest to the street in line of the 1/3 furthest
from the street.

yes I gave them
a copy!

WCR - 12/11/97

346

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Baltimore, MD 21784

Telephone: (410) 781-4000
Toll Free: (800) 368-2295
Fax: (410) 781-4673

Richard Hoffman
904 Dellwood Avenue
Fallston, MD 21047

Telephone: (410) 879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: (410) 242-4263
Mobile: (410) 382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: (410) 687-8405
Mobile: (410) 262-8163
Fax: (410) 687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: (410) 666-5366
Cell: (410) 905-8571
Fax: (410) 628-2574
(410) 882-2469

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST BE ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR - Revised 12/11/97



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/neighbors 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.: 346

Petitioner: ADAM & ROBIN ZIEGEL

Location: 14301 Cooper Rd. Hunt Valley Md.

PLEASE FORWARD ADVERTISING BILL TO:

21131

NAME: _____

ADDRESS: _____

Same as above

PHONE NUMBER: 583-1107

AJ:ggs

98-346-A

(Revised 09/24/96)

346-16-

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 14301 Cooper Rd.

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

Subdivision name: MISTY HOLLOW

plat book # 68, folio # 16, lot # 12, section # 1

OWNER: ADAM & ROBIN ZIEGEL

North
date: _____
prepared by: _____

Scale of Drawing: 1" = _____

 North
Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Election District: 10

Councilmanic District: 6

1" = 200' scale map#:

Zoning: EC-4

Lot size: 3.1

acreage square feet

SEWER: ☐ public ☒ private

WATER: ☐ yes ☒ no

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

None

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

April 8, 1998

Joseph L. Larson
105 W. Chesapeake Avenue
Towson, MD 21204

RE: Item No.: 346
 Case No.: 98-346-A
 Petitioner: Adam and Robin Ziegel
 Location: 14301 Cooper Road

Dear Mr. Larson:

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 20, 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).

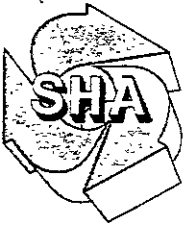
Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 3/25/98 CAM
Item No. 346

Adam Ziegel

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,

for

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

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

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

BALTIMORE COUNTY, MARYLAND

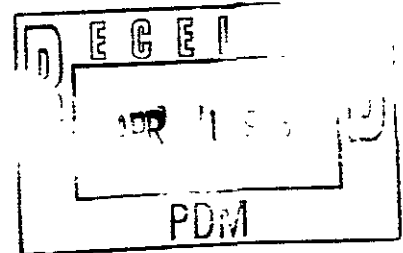
INTER-OFFICE CORRESPONDENCE

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

DATE: March 26, 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 No. 337, 339, 340, 341, 343, 344, 345, and 346

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. Kerns

AFK/JL

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

TO: PDM
FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: March 30, 98

DATE: April 7, 98

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

Item #'s:

346
346

RBS:sp

BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: April 8, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for April 6, 1998
Item Nos. 339, 340, 341, 342, 343,
344, 345, and 346

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

April 13, 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 30, 1998

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

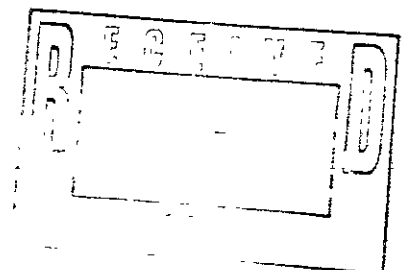
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

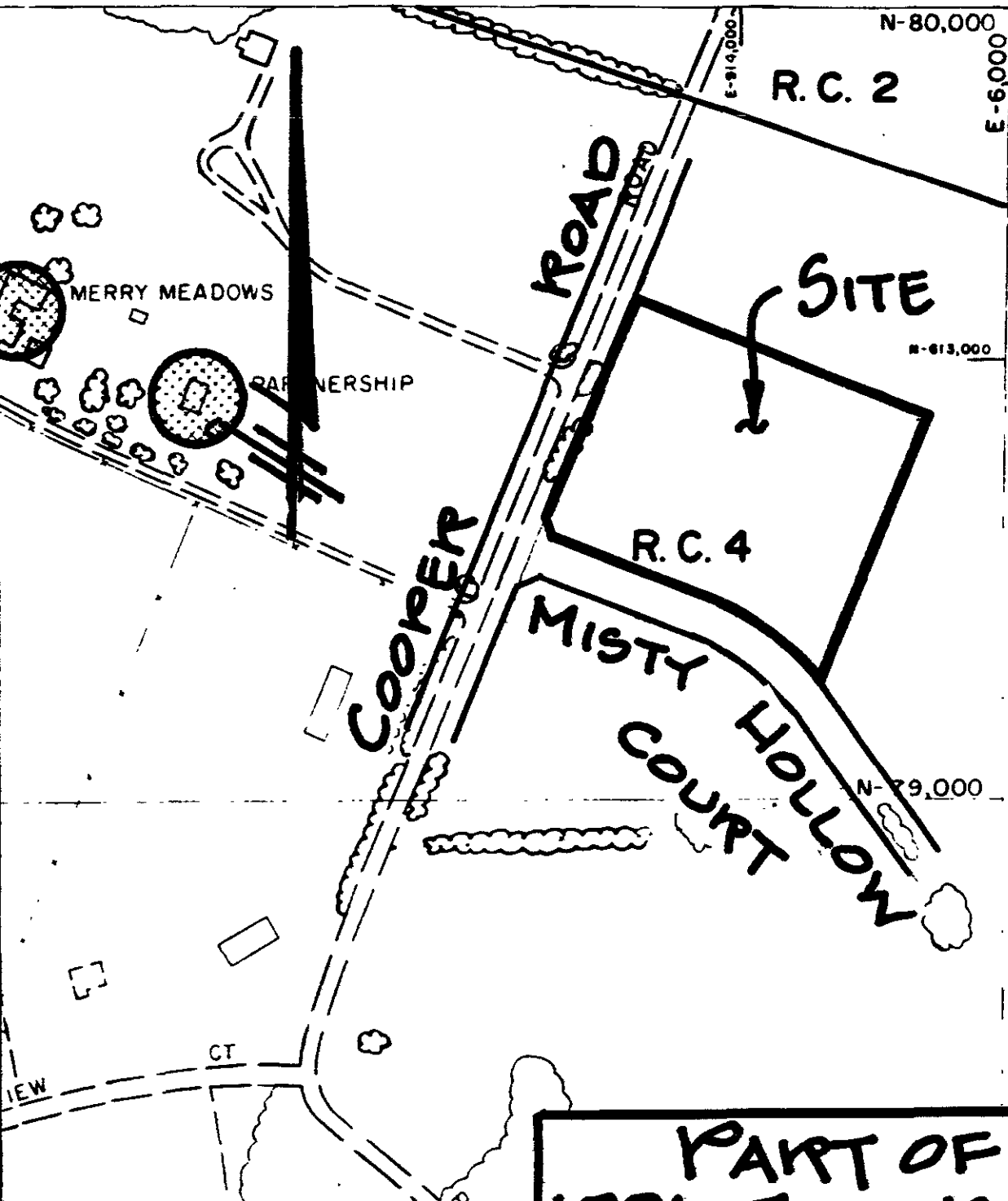
8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

339, 340, 341, 342, 343, 344, 345, AND 346

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 387-4881, MS-1102F

cc: File





PART OF
1996 ZONING MAP
NE 20-A
SCALE: 1"=200'

98-346-A

34C



Photo #4

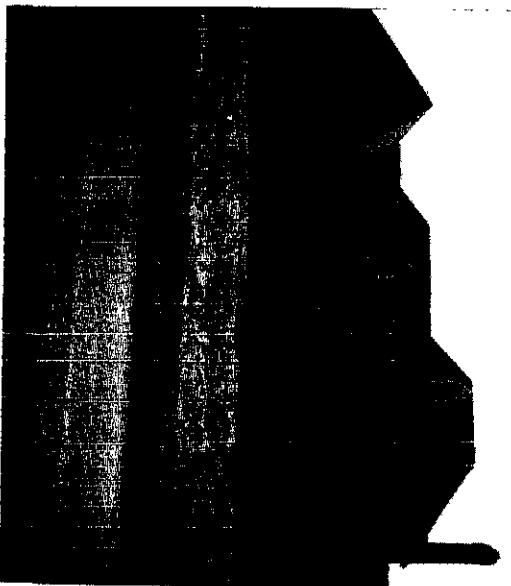


Photo #3

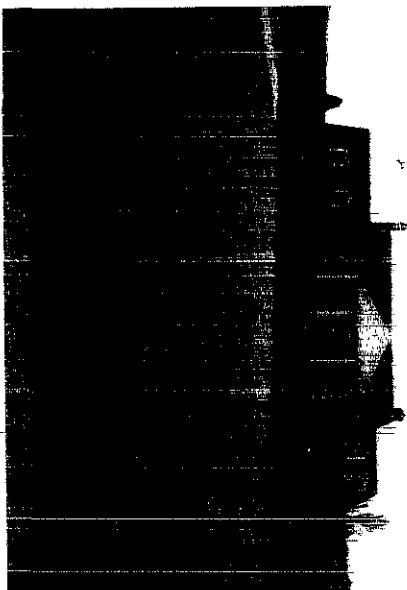


Photo #1

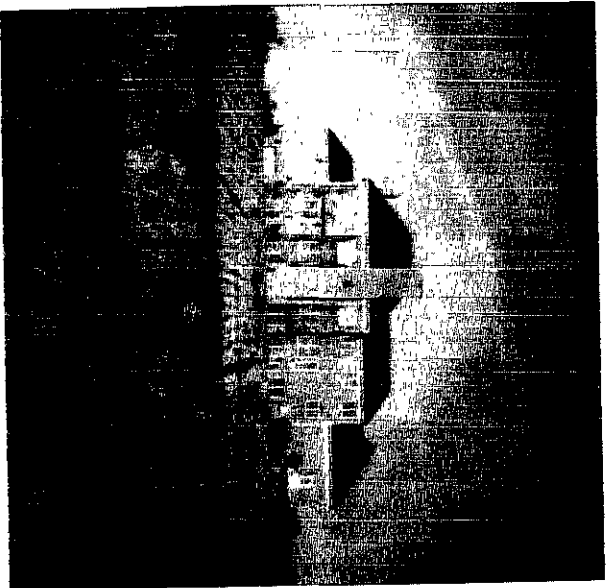


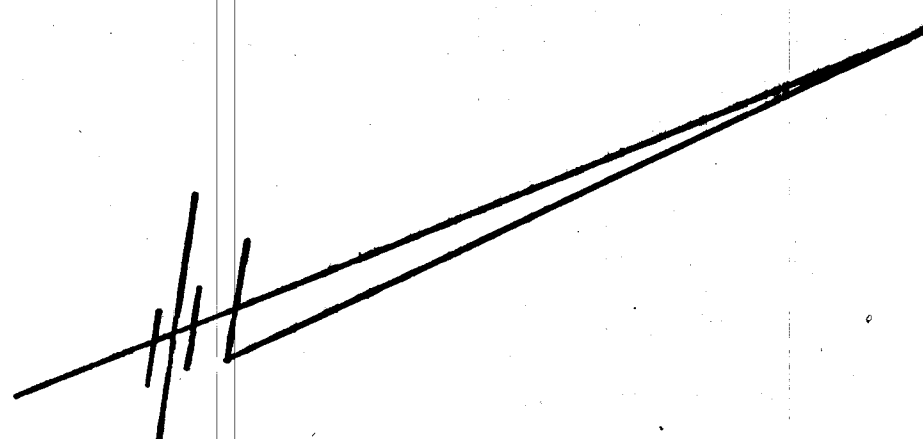
Photo #2



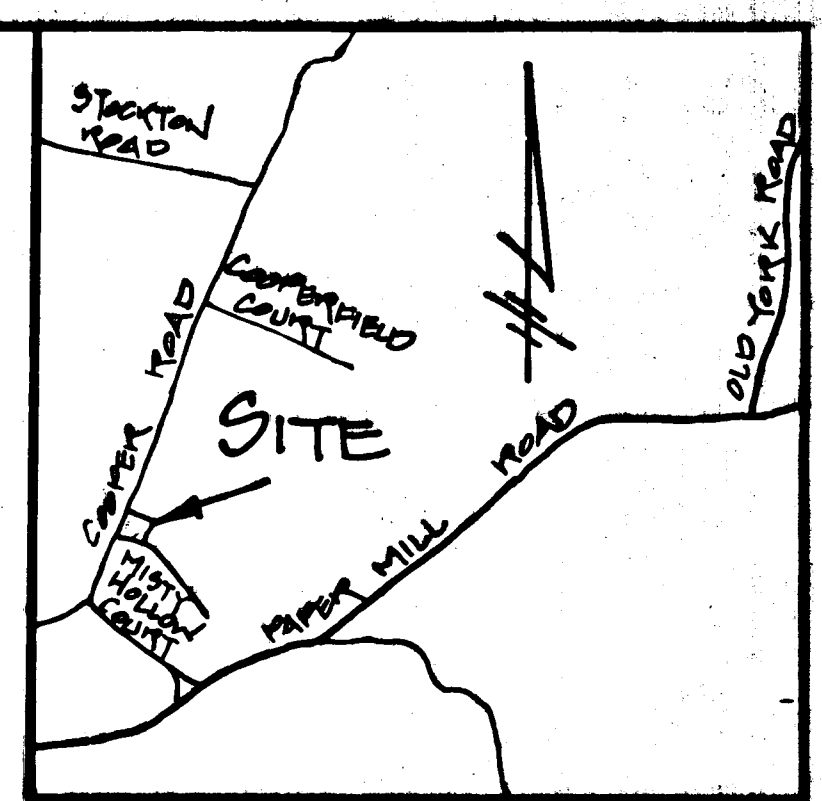
Photo #5

98-346-A

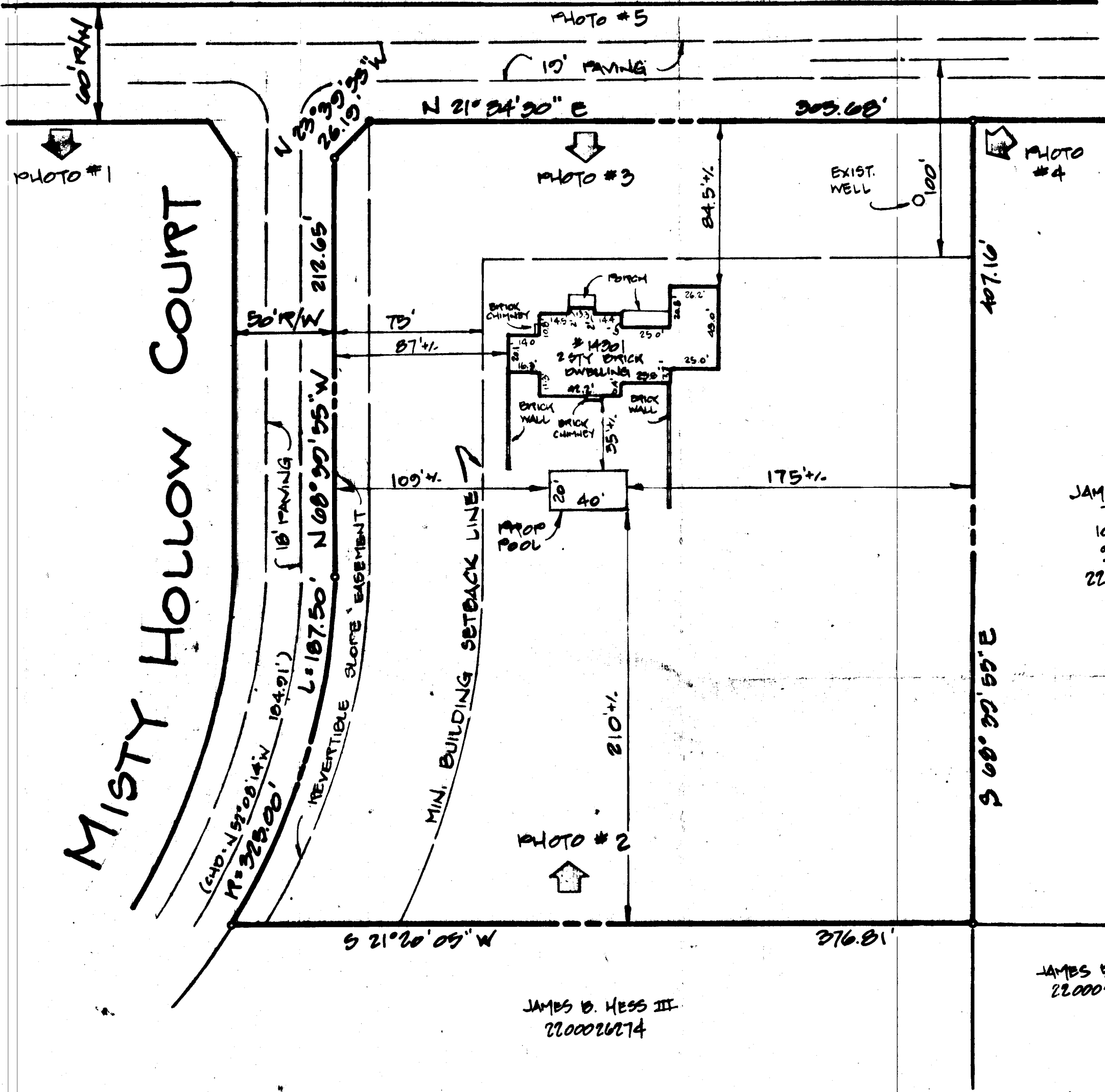
34C



COOPER ROAD



VICINITY MAP
SCALE: 1" = 200'



SITE DATA

SITE AREA 3.10 AC +/-
EXISTING ZONING RC-4
COUNCILMANIC DIST. 6
DEED REFERENCE 10707/243
TAX ACCOUNT No. 2200011224

JAMES B. HESS III
TRUSTEE
10707/146
9807/167
2200011225

JAMES B. HESS III
2200026279

JAMES B. HESS III
2200026274

OWNER
ADAM K. ZIEGEL
ROBIN DIANE ZIEGEL
10 WARTEN MANOR CT.
COCKEYSVILLE, MARYLAND
21030

Red
No 1



REVISIONS		
NO.	DATE	DESCRIPTION

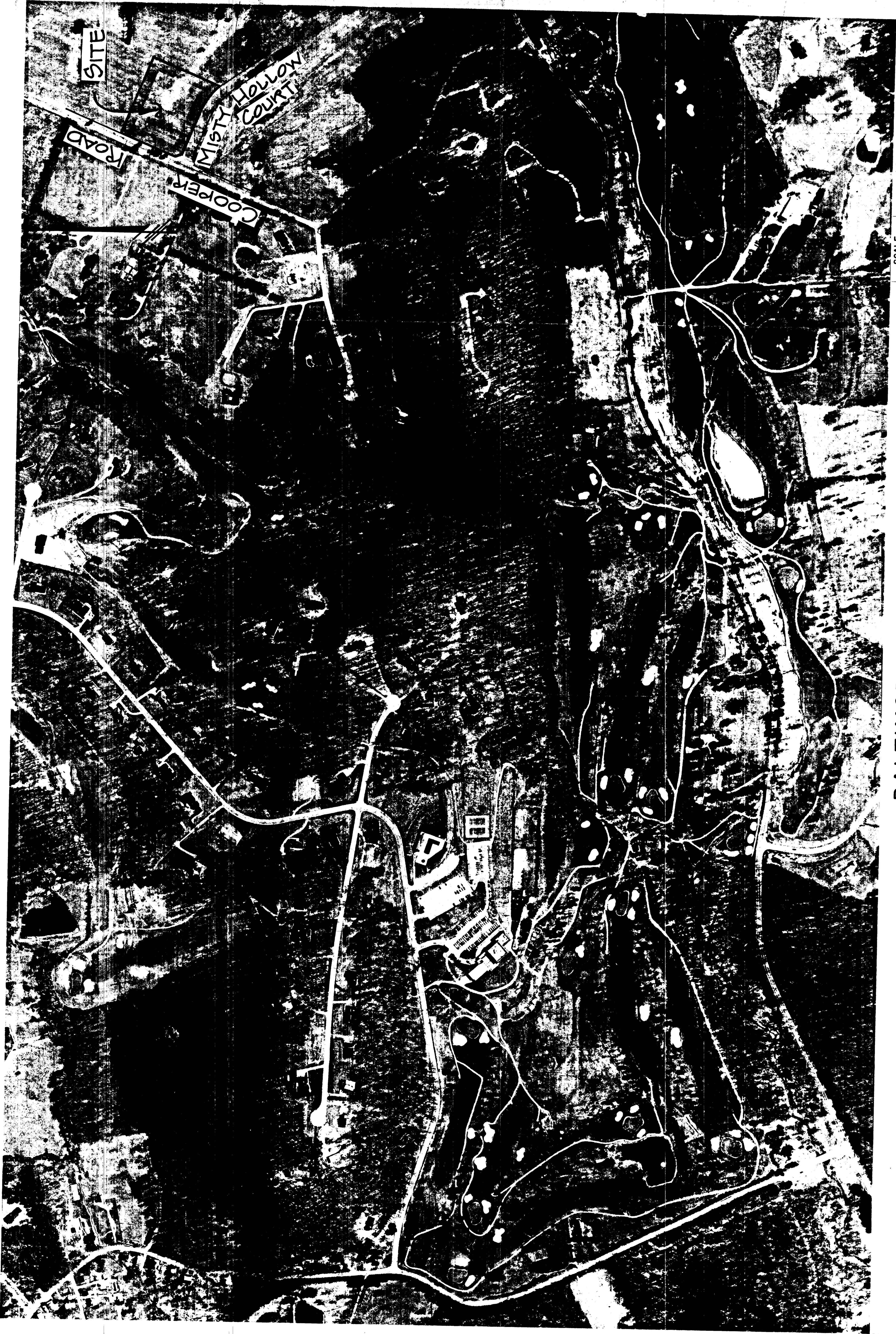
SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3535

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
#14301 COOPER ROAD
LOT 12 SECTION 1
"MISTY HOLLOW"
68/16 **98.346-A**
ELECTION DISTRICT 10 BALTIMORE CO., MD

SCALE: 1" = 20'	DES. BY:	SHT. 1 OF 1
DATE: 2/13/08	DRN. BY: P.M.N.	

97072

3AC



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
SOUTHEAST OF
PHOENIX

SHEET
N.E.
20-A