

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Melbourne Road, 625' S of
the c/l Wise Avenue
(1740 Melbourne Road)
12th Election District
7th Councilmanic District

Troy R. Swiger, Jr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-372-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Troy R. Swiger, Jr., and his wife, Donna J. Swiger. The Petitioners seek relief from Sections 1B02.3.B and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.) ((C.P.B. 1957) to permit an open projection (deck) with a side yard setback of 7 feet and a front yard setback of 17 feet in lieu of the required 11.5 feet and 18.75 feet, respectively. The subject property and relief sought are more particularly described on the site plan submitted 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 Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

ORDER REOPENING CASE FILE

Date

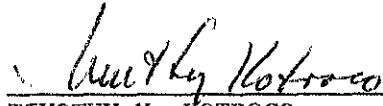
By

B.C.Z.R. 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 Deputy Zoning Commissioner for Baltimore County this 7th day of May, 1998 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.B and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.) ((C.P.B. 1957) to permit an open projection (deck) with a side yard setback of 7 feet and a front yard setback of 17 feet in lieu of the required 11.5 feet and 18.75 feet, respectively, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

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 If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 5/7/98

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

May 7, 1998

Mr. & Mrs. Troy R. Swiger, Jr.
1740 Melbourne Road
Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Melbourne Road, 625' S of the c/l Wise Avenue
(1740 Melbourne Road)
12th Election District - 7th Councilmanic District
Troy R. Swiger, Jr., et ux - Petitioners
Case No. 98-372-A

Dear Mr. & Mrs. Swiger:

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, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1740 MELBOURNE Rd.

which is presently zoned DR 10.5

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) Section 1302.3.B and section 301.1A (P.B. 1457) to permit an open projection addition (deck) with a side yard setback of 7 ft. and a front yard setback of 17 ft. in lieu of the required 11.5 ft. and 18.25 ft., respectively, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

see back for details

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

Legal Owner(s).

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

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

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 372

98-372-A

ORDER RECEIVED FOR FILING

Date 5/17/98

By [Signature]

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 1740 Melbourne Rd.
address
Baltimore MD 21222
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)

One of the primary reasons for having the deck installed is to resolve a water problem we have been fighting for the past 10 yrs. Installing the deck will serve to keep water away from the house. At the same time, we would like the deck to be practical. By complying with Balto. Co. regulations, we are limited to a 4' wide deck which would serve as nothing but a walkway. We would like a variance to install an 8' deck which would

continued on next page

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.

Troy R. Swiger, Jr.
(signature)
Troy R. Swiger, Jr.
(type or print name)



Donna J. Swiger
(signature)
DONNA J. Swiger
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of April, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Troy R. Swiger, Jr. & Donna J. Swiger

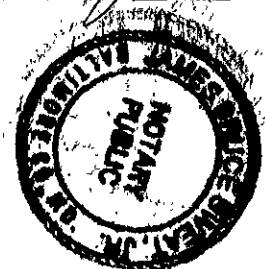
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7 April 1998
date

James B. Swerdlow
NOTARY PUBLIC

My Commission Expires: 1/1/99



A-57E-8P

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 1740 Melbourne Rd.
address
Baltimore MD 21222
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)

One of the primary reasons for having the deck installed is to resolve a water problem we have been fighting for the past 10 yrs. Installing the deck will serve to keep water away from the house. At the same time we would like the deck to be practical. By complying with Balto. Co. regulations, we are limited to a 4' wide deck which would serve as nothing but a walkway. We would like a variance to install an 8' deck which would
continued on next page

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.

Troy R. Swiger, Jr.
(signature)
Troy R. Swiger, Jr.
(type or print name)



Donna J. Swiger
(signature)
Donna J. Swiger
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of April, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Troy R. Swiger, Jr. & Donna J. Swiger

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.

7 APRIL 1998
date

James Bruce
NOTARY PUBLIC
My Commission Expires:



A-STE-8P



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1740 MELBOURNE Rd.

which is presently zoned DR 10.5

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) Section 1802.3.B and section

301.1A (P.B 1957) to permit an open structure projection addition (deck) with a side yard setback of 7 ft, and a front yard setback of 12 ft, in lieu of the required 11.5 ft, and 18.75 ft, respectively, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

see back for details

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:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

State

Zipcode

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

Name

Address

Phone No.

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

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



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on Recycled Paper

ITEM #: 372

98-372-A

(2)

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 1740 MELBOURNE Rd.
address
Baltimore MD 21222
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)

stop 7' from our property line. There is a 10'
easement between our property and our next
door neighbor's property as you will see from
our photographs.

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.

Troy R. Swiger, Jr.
(signature)
Troy R. Swiger, Jr.
(type or print name)



Donna J. Swiger
(signature)
Donna J. Swiger
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of April, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

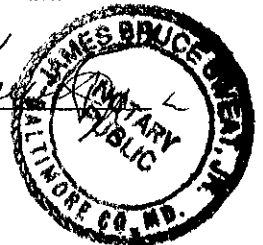
Troy R. Swiger, Jr. & Donna J. Swiger

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.

7 APRIL 1998
date

James Bruce Swiger
NOTARY PUBLIC
My Commission Expires: 1/1/99





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1740 MELBOURNE Rd. Baltimore, MD 21222

which is presently zoned DR 10.5

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

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

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

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

Legal Owner(s):

TROY R. SWIGER, JR.

(Type or Print Name)

Troy R. Swiger

Signature

DONNA J. SWIGER

(Type or Print Name)

Donna J. Swiger

Signature

1740 MELBOURNE Rd. (410) 544-5656 WORK

Address

Phone No

Baltimore MD 21222

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

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

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



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on Recycled Paper

ITEM #: 372

ZONING DESCRIPTION

Zoning Description For 1740 Melbourne Road Baltimore, Maryland 21222.

Beginning at the point on the west side of **Melbourne Road** which is **40 feet** wide at a distance of **625 feet South** of the centerline of the nearest improved intersecting street **Wise Ave.** which is **60 feet** wide. Being Lot # **75**, Block **C**, Section # **D** in the subdivision of **Easterest** as recorded in Baltimore County Plat Book # **23**, Folio # **113**, containing **3,832.95 square feet**. Also known as **1740 Melbourne Road** and located in the **12th** Election District, **7th** Councilmanic District.

98-372-A

#372

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 052822

DATE 4/8/98 ACCOUNT Root 6150

AMOUNT \$ 50.00

RECEIVED FROM: Troy Swiger

FOR: D/O Adm Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

11-01-98 3-72

PAID RECEIPT

PROCESSED ACTUAL TIME
4/08/1998 4/08/1998 10:54:36

REF 0502 CASHIER JRIC JMR DEAMER
5 MISCELLANEOUS CASH RECEIPT

Receipt # 079889 UNIT
CR NO. 052822

50.00 CHECK
Baltimore County, Maryland

98-372-A

CASHIER'S VALIDATION

A-278-89

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 372 -A Address 1740 Melbourne Rd.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Name
Filing Date: 4/8/98 Posting Date: 4/19/98 Closing Date: 5/4/98

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

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

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- 372 -A Address 1740 Melbourne Rd.
Posting Date: 4/19/98 Closing Date: 5/4/98

Wording for Sign: To Permit an open projection addition (deck) with a side yard setback of 7 ft. and a front yard setback of 17 ft. in lieu of the required 11.5 ft. and 18.75', respectively.

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 12/10/97

CERTIFICATE OF POSTING

RE: Case No. 98-372-A
Petitioner/Developer:
(Troy Swiger)
Date of ~~Hearing~~/Closing:
(May 4, 1998)

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

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____
1740 Melbourne Road Baltimore, Maryland 21222 _____

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

Sincerely,

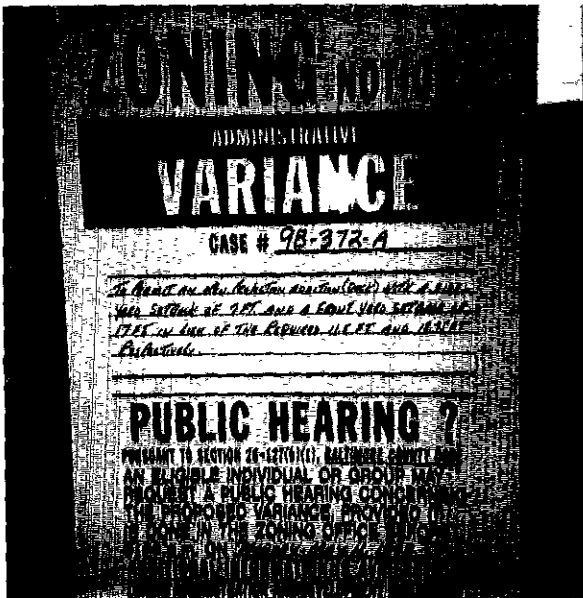

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

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





Baltimore County
Department of Permits and
Development Management

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

May 4, 1998

Mr. and Mrs. Troy R. Swiger, Jr.
1740 Melbourne Road
Baltimore, MD 21222

RE: Item Number: 372
Case Number: 98-372-A
Petitioner: Troy R. Swiger, Jr., et ux

Dear Mr. and Mrs. Swiger:

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 April 7, 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 Joyce Watson in the zoning office (887-3391).

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a circular stamp that contains the same name.

W. Carl Richards, Jr.
Zoning Supervisor

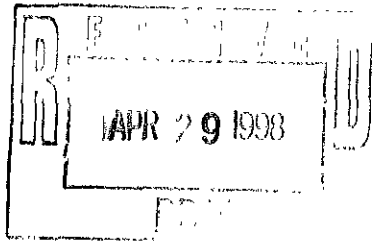
WCR:rye

Enclosures





Baltimore County
Fire Department



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

April 24, 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 APRIL 20, 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:

372, 373, 374, 375, 377 and 378

REVIEWER: LT. ROBERT P. SAUERWALD

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

cc: File



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

TO: PDM
FROM: R. Bruce Seeley *RBS/sp*
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: *April 20, 98*

DATE: *4/27/98*

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

Item #'s:

371	375
<u>372</u>	376
373	377
374	378

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 4-20-98
Item No. 372 BR

Dear Ms. Stephens:

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 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

P. J. Burns
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: April 17, 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. 372, 373, 374, 375, 377, and 378

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

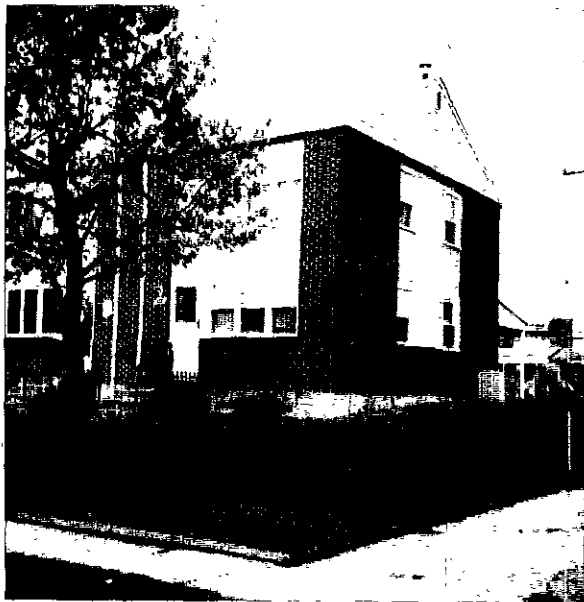
98-375
377
378
372
373
374



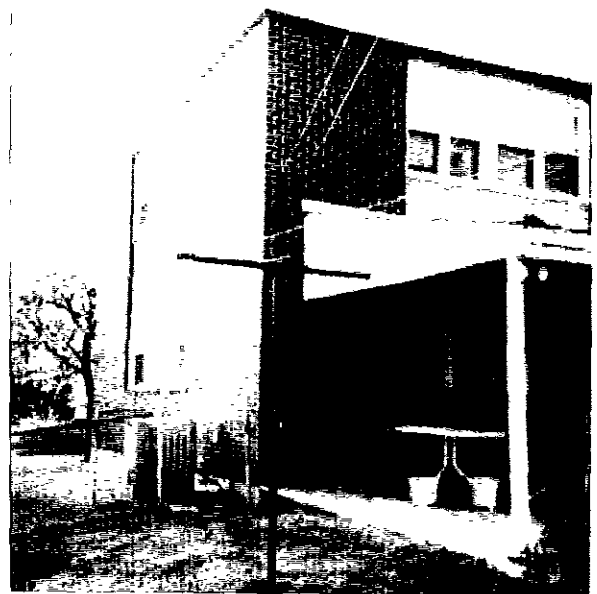
372



372



372



372

98-372-A

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

E-NW
E-SW

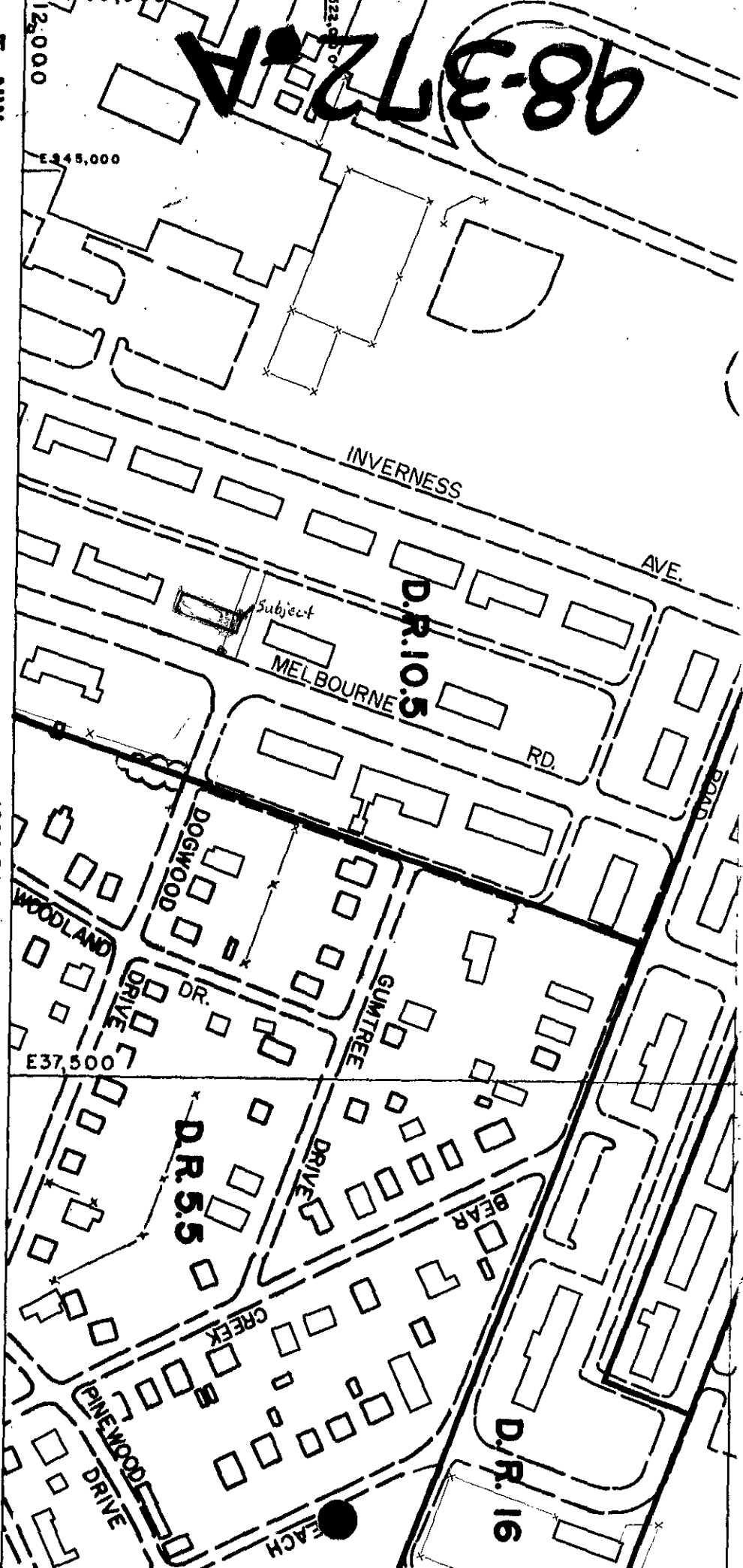
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Chairman, County Council

Kevin Kamenev

1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996

OF



#372

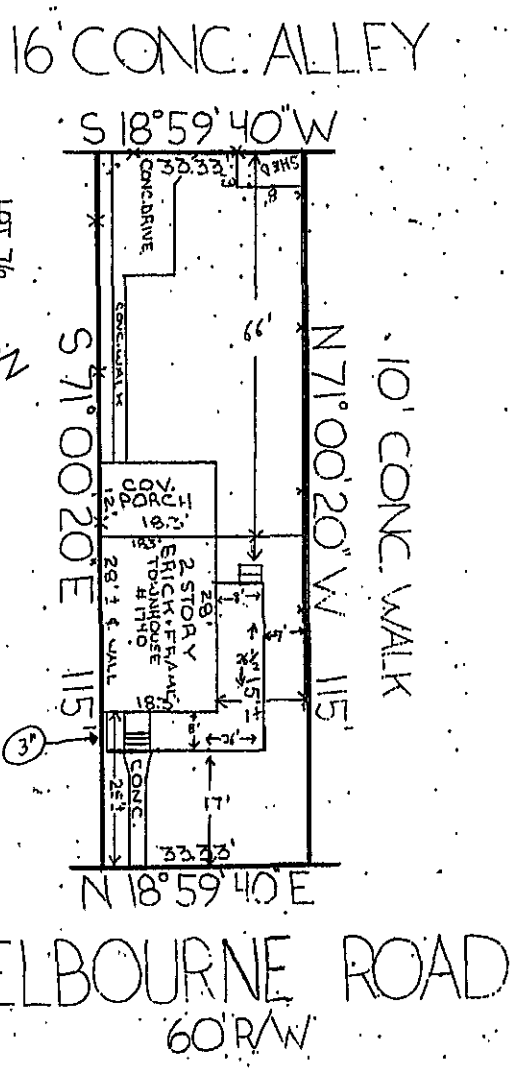
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1740 Melbourne Rd. Balto. MD see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Eastcrest

Plat book # 23, folio # 113, lot # 75, section # C

OWNER: Ray R. & Donna J. Swiger



GARY L. SANDRIDGE
1742 MELBOURNE RD
EASTCREST
TAX ID # 1220031410

LOCATION SURVEY
1740 MELBOURNE ROAD
BALTIMORE COUNTY, MD

Plat to accompany variance hearing

THIS PLAT SHOWS ONLY THE IMPROVEMENTS ARE
CONTAINED WITHIN THE OUTLINES OF THE LOT AND
IS NOT TO BE USED TO ESTABLISH PROPERTY LINES.

NET ASSOCIATES INC. 16205 OLD FREDERICK ROAD
HT. AIN, MARYLAND PHONE 846-5521 or 442-2031

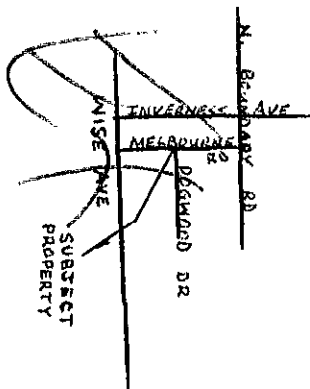
SCALE 1"=20'
DATE 10-2-86 FIELD BY bp DRAWING NO. 7887

This is to certify that I have surveyed the property known as
LOT 75, BLOCK "C", PLAT ONE OF
EASTCREST,
sheet -- of -- recorded in PLAT 23, folio 113, among the
land records of BALTIMORE COUNTY, Maryland for the purpose
of localizing the improvements hereon.

James C. Robbins
JAMES C. ROBBINS PLS 096



Vicinity Map
Scale: 1"=1000'



LOCATION INFORMATION

Election District: 12th

Councilmanic District: 7th

1"-200' scale map: SE 3 G

Zoning: DR 10.5

Lot size: 0.09 3795
acreage 3638.95
square feet

SEWER: ☒ Public ☐ Private
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ "A" ☒ "B"

Prior Zoning Hearings: NONE

Zoning Office USE ONLY

reviewed by: ITEM #: CASE#:

BN 372 98-372-A

98-372-A



98-372-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	NORTH POINT	S.E.
DATE		3-G
PHOTOGRAPHY		
JANUARY		
1986		

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401
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