

IN RE: PETITION FOR VARIANCE  
S/S Shaded Brook Drive, 450' W  
of centerline Hidden Trail Drive  
3<sup>rd</sup> Election District  
3<sup>rd</sup> Councilmanic District  
(2307 Shaded Brook Drive)

Denise B. & E. Neil Tabor  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 00-023-A

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for variance filed by the legal owners of the subject property, Denise & Neil Tabor. The Petitioners are requesting a variance for property they own located at 2307 Shaded Brook Drive, which property is zoned R.C.5. The variance request is from Section 1A04.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a front yard setback of 34 ft. in lieu of the required 50 ft. for a proposed single family dwelling.

Appearing at the hearing on behalf of the variance request were: Glen Mostow and Lisa Bailes, intended purchasers of the property; Ed Goddard and Vincent Moskunas, appearing on behalf of M & H Development Engineers, Inc. who prepared the site plan of the property. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 1.887 acres, zoned R.C.5. The subject property is unimproved at this time. The Petitioners are desirous of purchasing the property from Mr. & Mrs. Tabor for the purpose of constructing a single family residential dwelling thereof. The house to be constructed is located on the front portion of the lot given the location of the septic reserve area, steep slopes and a forest buffer area located to the rear of the property. Because of the topography of the property, as well as the location of the septic reserve area and the setback requirements from the septic reserve area, the

ORDER RECEIVED FOR FILING

Date 9/14/99  
By R. G. [Signature]

house is situated as shown on the site plan. The location of the house causes a corner of the garage to be situated just 34 ft. from the front property line which is drawn at an angle on the site. The majority of the house is situated behind the building restriction line. However, this corner of the garage does in fact extend into the front setback thereby creating the need for a variance.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

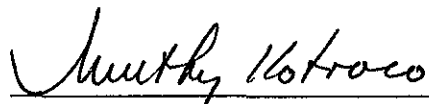
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of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

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

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Date 9/14/99  
By R. Jensen

THEREFORE, IT IS ORDERED this 14<sup>th</sup> day of September, 1999, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1A04.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a front yard setback of 34 ft. in lieu of the required 50 ft. for a proposed single family dwelling, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for the 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING  
Date 9/14/99  
By R. Jameson



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

September 14, 1999

Mr. & Mrs. Neil Tabor  
7945 Starburst Drive  
Baltimore, Maryland 21208

Re: Petition for Variance  
Case No. 00-023-A  
Property: 2307 Shaded Brook Drive

Dear Mr. & Mrs. Tabor:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

Copies to:

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

Mr. Glenn Mostow  
Ms. Lisa Bailes  
414 Five Farms Lane  
Timonium, Maryland 21093



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #2307 Shaded Brook Drive

which is presently zoned R.C. 5

This Petition shall be filed with the Department of Permits and 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) 1A04.3.B. To allow a front

yard setback of 34 ft. (for a proposed dwelling) in lieu of the minimum required 50 ft.

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

1. Limitation of Septic Reserve Area and requirements of Baltimore County Health Dept.
2. House size needed to accommodate expanding family.
3. Lot configuration and Forest Buffer Easement restrict moving the Septic Reserve Area.
4. Topographic conditions position the house to the front of the lot.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

## Legal Owner(s):

Denise B. Tabor

Name - Type or Print

Signature

E. Neil Tabor

Name - Type or Print

Signature

7945 Starburst Drive (410) 602-6288

Address

Baltimore, MD 21208

Telephone No.

City

State

Zip Code

## Representative to be Contacted:

Vincent J. Moskunus

M&H Development Engineers, Inc.

Name 200 E. Joppa Road, Room 101

Towson, MD 21286 (410) 828-9060

Address

Telephone No.

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00 hr.

UNAVAILABLE FOR HEARING

Reviewed By

Date 7-20-99

Case No. 00-23 A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 9/14/99

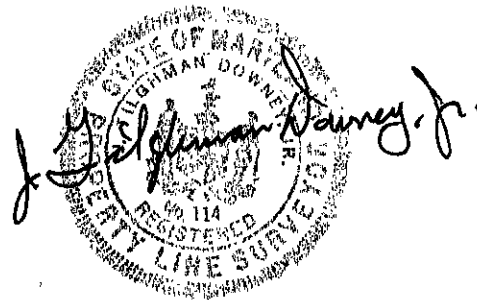
**M. & H. DEVELOPMENT ENGINEERS, INC.**

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

**ZONING DESCRIPTION FOR #2307 SHADED BROOK DRIVE**

Beginning at a point on the south side of Shaded Brook Drive which is 50' wide at the distance of 450' west of the centerline of Hidden Trail Drive which is 50' wide, as recorded in Deed Liber 12425 folio 102 and running S 02° 36' 20" W, 260.00 feet; thence S 78° 29' 26" E, 228.29 feet; thence S 25° 15' 00" E, 477.86 feet; thence N 67° 13' 47" W, 21.90 feet; thence N 69° 50' 53" W, 175.96 feet; thence N 33° 07' 53" W, 297.72 feet; thence S 69° 15' 45" W, 27.81 feet; thence N 20° 44' 15" W, 177.41 feet; N 02° 36' 20 " E, 265.00 feet; thence by a curve to the right having a radius of 605.00 feet for a distance of 12.00 feet, the chord of which bears S 86° 51' 15" E, 12.00 feet to the PLACE OF BEGINNING.

Containing 1.887 acres, more or less. Also known as #2307 Shaded Brook Drive and located in the 3rd. Election District and 3rd. Councilmanic District.



J. Tilghman Downey, Jr.

00-23-A

**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: #00-023-A  
2307 Shaded Brook Drive  
S/S Shaded Brook Drive, 450'  
W of centerline Hidden Trail  
Drive  
3rd Election District  
3rd Councilmanic District  
Legal Owner(s): Denise & E.  
Neil Tabor

**Variance:** to allow a front yard setback of 34 feet (for a proposed dwelling) in lieu of the minimum required 50 feet.

**Hearing:** Thursday, September 9, 1999 at 11:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JTU/8/721 Aug. 24 C334127

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 8/26, 1999

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 Tues. 8/24, 1999.

**THE JEFFERSONIAN,**

*J. Wilkinson*

LEGAL ADVERTISING



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

00-23-A  
Item No. 070454

DATE 7-20-99 ACCOUNT R-001-6150  
AMOUNT \$ 50.00

RECEIVED FROM: MA & MM Tabor  
FOR: Residential Variance Ailing Fee  
2307 Shaded Brook Dr.

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

| PROCESS   | ACTUAL           | TIME                    |
|-----------|------------------|-------------------------|
| 7/20/1999 | 7/20/1999        | 10:14:10                |
| REG MS03  | CASHIER PUES PEW | DRUMPER                 |
| Dept      | 5                | 528 ZONING VERIFICATION |
| Receipt # | 091023           | (W/LM)                  |
| CR NO.    | 070454           |                         |

Recpt Tot 50.00  
50.00 OK .00 CA  
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE #00-023-A  
PETITIONER/DEVELOPER:  
(Denise & Neil Tabor)  
DATE OF Hearing  
(Sept. 9, 1999)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 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  
2307 Shaded Brook Drive Baltimore, Maryland 21117\_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ 8-25-99 \_\_\_\_\_  
(Month, Day, Year)

Sincerely,

  
(Signature of Sign Poster & Date)

\_\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_

\_\_\_\_\_ 325 Nicholson Road \_\_\_\_\_

\_\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
(Telephone Number)

RE: PETITION FOR VARIANCE  
2307 Shaded Brook Drive, S/S Shaded Brook Dr,  
450' W of c/l Hidden Trail Dr  
3rd Election District, 3rd Councilmanic

Legal Owner: E. Neil and Denise B. Tabor  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 00-23-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  
People's Counsel for Baltimore County

  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 19<sup>th</sup> day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to Vincent J. Moskunas, M & H Development Eng., Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioners.

  
PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

August 12, 1999

## 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: 00-023-A

2307 Shaded Brook Drive

S/S Shaded Brook Drive, 450' W of centerline Hidden Trail Drive

3<sup>rd</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Denise & E. Neil Tabor

Variance to allow a front yard setback of 34 feet (for a proposed dwelling) in lieu of the minimum required 50 feet.

HEARING: Thursday, September 9, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon  
Director

c: Denise & E. Neil Tabor, 7945 Starburst Drive, Baltimore 21208  
M&H Development Engineers, Inc., 200 E. Joppa Rd., Room 101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 25, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY  
Tuesday, August 24, 1999 Issue – Jeffersonian

Please forward billing to:

Mr. & Mrs. Neil Tabor  
7945 Starburst Drive  
Baltimore, MD 21208

410-602-6288

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## 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: 00-023-A

2307 Shaded Brook Drive

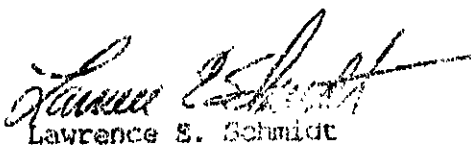
S/S Shaded Brook Drive, 450' W of centerline Hidden Trail Drive

3<sup>rd</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Denise & E. Neil Tabor

Variance to allow a front yard setback of 34 feet (for a proposed dwelling) in lieu of the minimum required 50 feet.

HEARING: Thursday, September 9, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: DD-23-A

Petitioner: Mr. + Mrs. Tabor

Address or Location: 2307 Shaded Brook Dr.

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Mr. + Mrs. <sup>Neil</sup> Tabor

Address: 7945 Starburst Dr.

Baltimore, Md. 21208

Telephone Number: (410) 602-6288



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

September 3, 1999

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

Dear Mr. Moskunas:

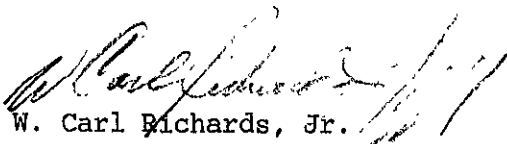
RE: Case No.: 00-23-A, Petitioner: Denise and E. Neil Tabor,  
Location: 2307 Shaded Brook Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 20, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

August 26, 1999

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 AUGUST 9, 1999

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:

015, 016, 017, 019, 022, 023 024, 025, 026, 027,  
028, 029, 030, 031, 032, 033, 034, 035, 036, 038,  
039, 040, 043, 044,

REVIEWER: LT. HERB TAYLOR

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

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: August 16, 1999

FROM: *fwb* Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for August 16, 1999  
Item Nos. 016, 017, 018, 019, 020,  
021, 022, 023, 024, 026, 028, 030,  
031, 032, 033, 034, 035, 042, 043,  
044

and

Case Number 99-200-SPHXA  
1010 Eastern Avenue and  
1017 Eastern Boulevard

Item #37 (commercial)  
Radcliffe Shopping Center  
1017 York Road

Item #38 (residential)  
OXEYE ROAD - Greengate  
2208 OXEYE ROAD

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC08169.NOC

FILE

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits & Development Mgmt.

**DATE:** August 17, 2000

**FROM:** *Rob* Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For August 7, 2000  
Item Nos. 022, 023, 024, 026, 027, 028  
030, 031, 032, 033, 034, 035, 036

AUG 29

and

00-550-A, Revised 7/14/2000

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC-8-7-2000-NO COMMENT ITEMS.doc

*sent to ZONING COMMISSION*

*8-14-00*

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits & Development Mgmt.

**DATE:** August 17, 2000

**FROM:** Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For August 7, 2000  
Item No. 025

The Bureau of Development Plans Review has reviewed the subject zoning item. The developer is to dedicate the right-of-way for the cut-back of the property lines at the intersection of Taylor Avenue and Chestnut Avenue at no cost to the county.

Per the Department of Public Works' Design Manual, Road and Streets, Section II, Paragraph I, *"the minimum distance from the property line P.I. at an intersection and the property line chord points shall be a minimum of 10 feet"*.

The issue of on-site parking should be addressed.

RWB:HJO:jrb

cc: File

sent  
9/19

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**Date:** August 11, 1999

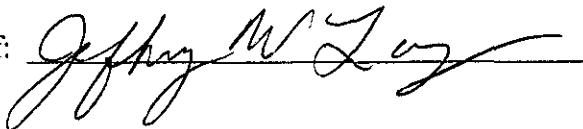
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):  
Item No(s): 001, 005, 023, 028, 030, 031, 032, 033, 034, 035, 038, 043, and 044

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 8.10.99

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

RE: Baltimore County  
Item No. 023 JJS

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

*Michael M. Lenhart*  
Michael M. Lenhart, Chief  
Engineering Access Permits Division

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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

GLENN MOSTOW

414 FIVE FARMS LN 21093

LISA BAILES

"

ED GODDARD

1610 AMYCLAE DR.

M&H-DEV. ENG. INC.

VINCENT J. MOSICANAS

200 E. TOPPA RD. Towson, MD. 21286.



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

September 21, 1994

Mr. Vince Moskunas  
M & H Development Engineering, Inc.  
200 East Joppa Road  
Towson, Maryland 21286

RE: Waiver Denial  
Denise B. Tabor Property  
ZADM Number 09194A  
District Number 3C3

Dear Mr. Moskunas:

On September 19, 1994, the Development Review Committee reviewed the plan submitted on the above referenced project and determined that a waiver of Public Works Standards as requested would be beyond the scope, purpose and intent of the Development Regulations of Baltimore County and is therefore denied. The development must, therefore, comply with all applicable laws, rules and regulations of Baltimore County (Section 26-180).

As per Baltimore County Circuit Court Case Number 94CV501 the Department of Public Works feels that they cannot grant any waivers to panhandle provisions of law.

Should you have any questions, please contact David Thomas, Assistant to the Director, Department of Public Works at 887-3451.

Sincerely,

A handwritten signature in cursive script that reads "Donald T. Rascoe".

DONALD T. RASCOE, MANAGER  
Development Management

DTR:KAK:aw  
c: Les Schreiber  
Susan Wimbley  
Waiver File

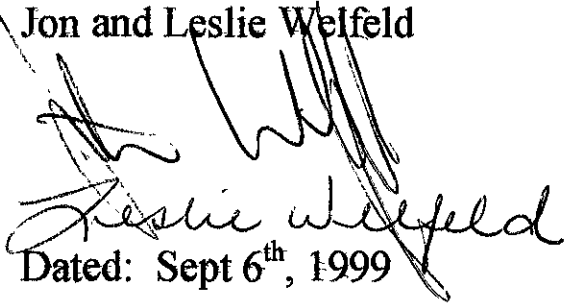


To whom it may concern:

We, Jon and Leslie Welfeld, have reviewed the plans for the movement of the building envelope for Lot 3 of 2307 Shaded Brook Dr.

We have no objection to the granting of the variance for the movement of the Building Envelope.

Jon and Leslie Welfeld

The block contains two handwritten signatures. The first signature is for Jon Welfeld, and the second is for Leslie Welfeld. Both signatures are written in cursive and are positioned above the date.

Dated: Sept 6<sup>th</sup>, 1999



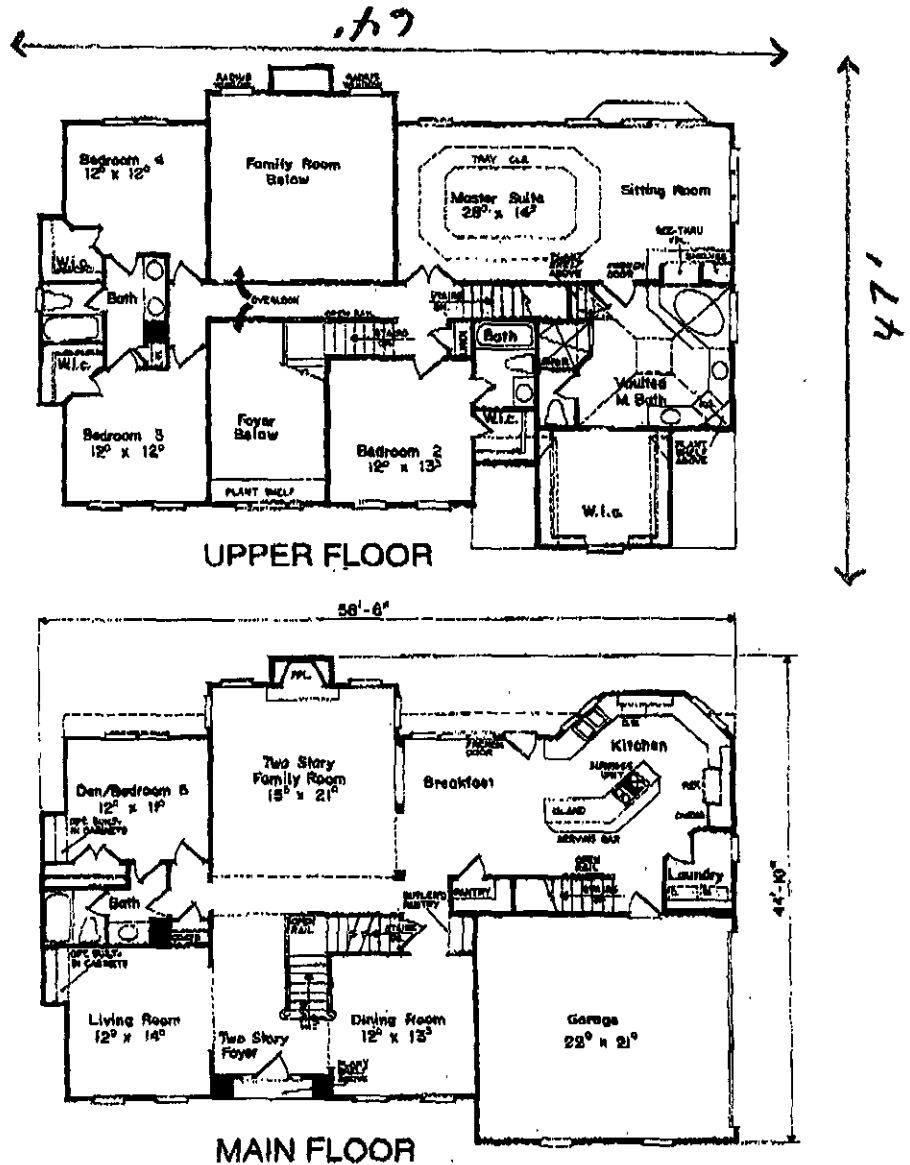


## Ornate Design

- This exciting home is distinguished by an ornate facade with symmetrical windows and a columned entry.
- A beautiful arched window highlights the two-story-high foyer, with its open-railed stairway and high plant shelf.
- The foyer separates the two formal rooms and flows back to the family room.
- With an 18-ft. ceiling, the family room is brightened by corner windows and warmed by a central fireplace.
- Columns introduce the sunny breakfast area and the gourmet kitchen, which features an angled island/serving bar and a butler's pantry near the dining room. A laundry room and a second stairway to the upper floor are nearby.
- Ceilings in all main-floor rooms are 9 ft. high unless otherwise specified.
- Upstairs, a dramatic balcony overlooks the family room and the foyer.
- The master suite boasts a 10-ft. tray ceiling, a sitting room and an opulent garden bath with a 12-ft. vaulted ceiling. Three more bedrooms, each with a walk-in closet and private bath access, complete the upper floor.

### Plan FB-5347-HAST

|                                                                                                                                               |                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Bedrooms: 4+                                                                                                                                  | Baths: 4             |
| <b>Living Area:</b>                                                                                                                           |                      |
| Upper floor                                                                                                                                   | 1,554 sq. ft.        |
| Main floor                                                                                                                                    | 1,665 sq. ft.        |
| <b>Total Living Area:</b>                                                                                                                     | <b>3,219 sq. ft.</b> |
| Daylight basement                                                                                                                             | 1,665 sq. ft.        |
| Garage                                                                                                                                        | 462 sq. ft.          |
| <b>Exterior Wall Framing:</b>                                                                                                                 | 2x4                  |
| <b>Foundation Options:</b>                                                                                                                    |                      |
| Daylight basement                                                                                                                             |                      |
| Crawlspace                                                                                                                                    |                      |
| <small>(All plans can be built with your choice of foundation and framing. A permit conversion diagram is available. See order form.)</small> |                      |
| <b>BLUEPRINT PRICE CODE:</b>                                                                                                                  | <b>E</b>             |



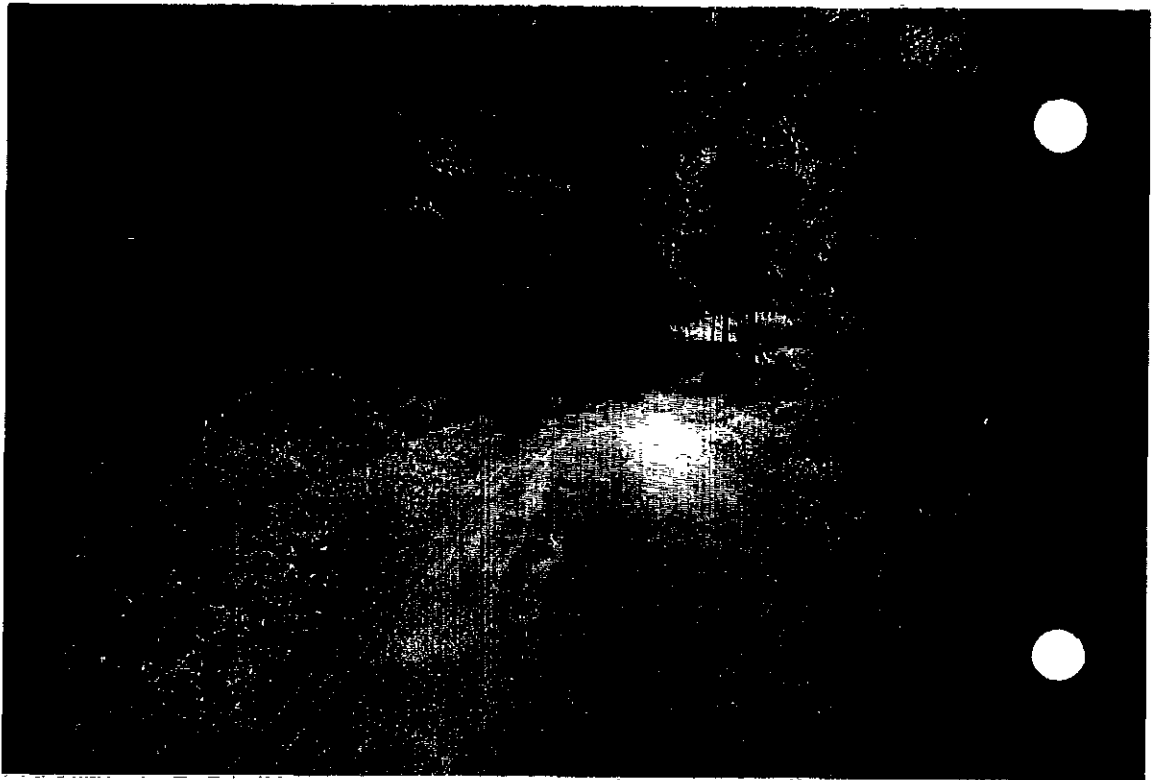
292 ORDER BLUEPRINTS ANYTIME!  
CALL TOLL-FREE 1-800-820-1296

Plan FB-5347-HAST

PRICES AND DETAILS  
ON PAGES 12-15

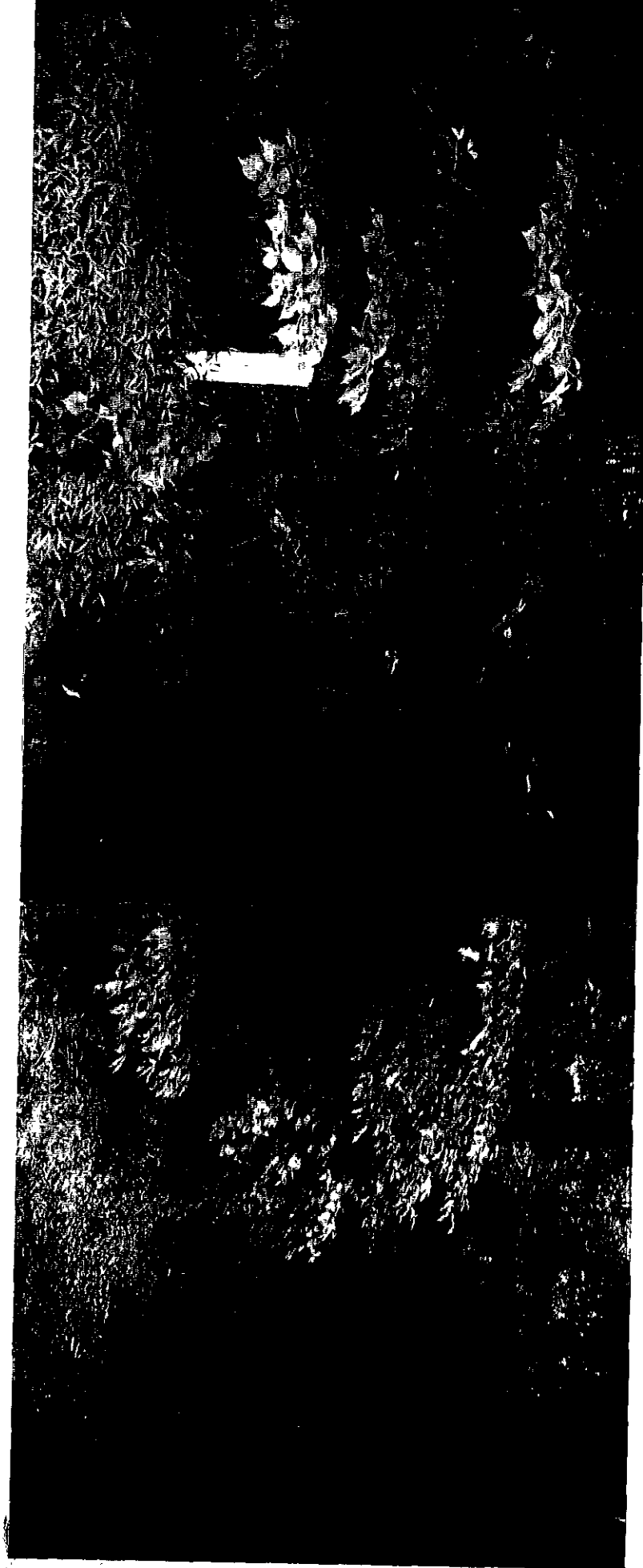
ZONING MAP NW13E  
2307 SHADED BROOK DRIVE  
Scale 1"=200'

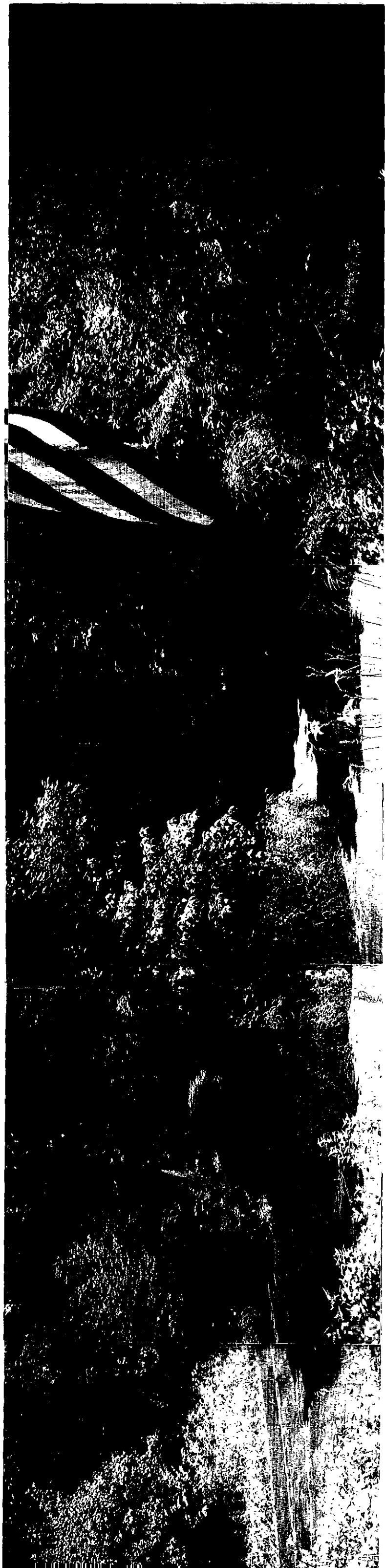
200 East Joppa Road  
Room 101, Shell Building  
Towson, Maryland  
828-9060

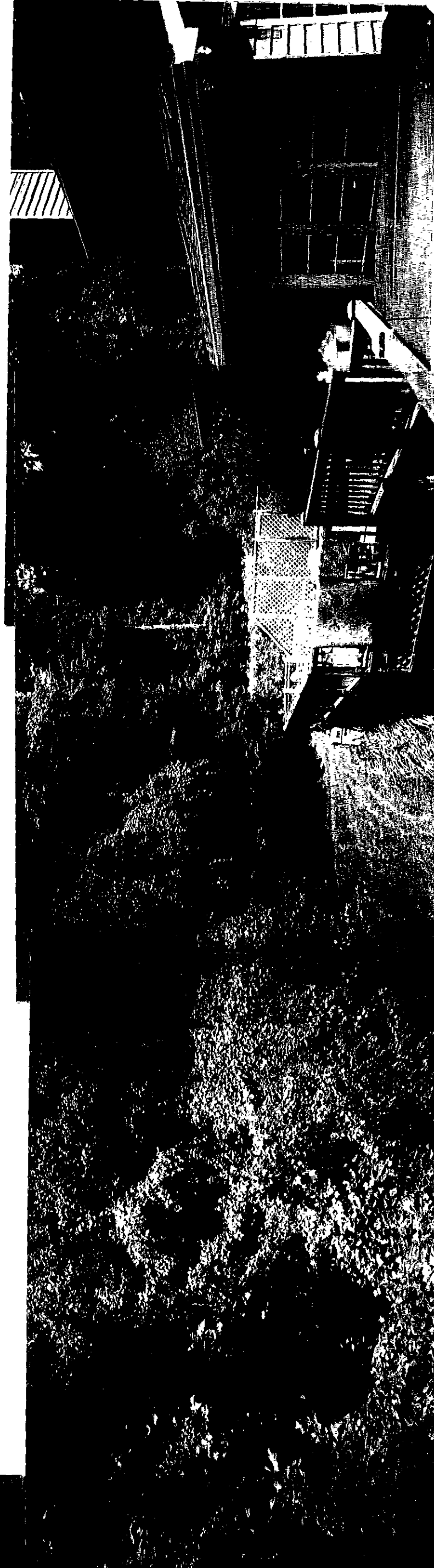












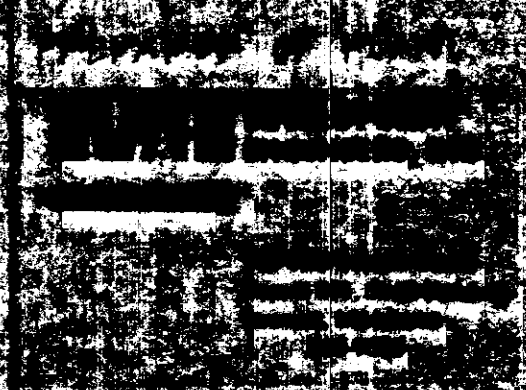








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00-023-A





BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: R. Bruce Seeley *RB*  
DATE: August 27, 1999  
SUBJECT: Zoning Item #023  
Tabor Property, 2307 Shaded Brook Drive

Zoning Advisory Committee Meeting of August 9, 1999

- \_\_\_\_\_ 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:
- X   Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- \_\_\_\_\_ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- \_\_\_\_\_ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).