

IN RE: PETITION FOR VARIANCE  
N/S Western Run Road, 1850 +/-  
E of Cuba Road  
8<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District  
(1808 Western Run Road)

Ian & Ilene Salditch  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 00-034-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, Ian and Ilene Salditch. The Petitioners are requesting a variance for property they own at 1808 Western Run Road. The subject property is zoned R.C.2. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sideyard setback of 28 ft. in lieu of the required 35 ft. for a proposed single family dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the request was Ian Salditch, property owner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 10.571 acres, more or less, zoned R.C.2. The subject property is unimproved at this time. Mr. Salditch and his wife intend to construct a single family residential dwelling on this unimproved lot which they have owned for the past 19 months. The residential dwelling will be for the Salditch family. However, as a result of a forest buffer easement, steep slopes and other topographical reasons, Mr. & Mrs. Salditch were forced to locate their house 28 ft. from the side property line in lieu of the required 35 ft. Mr. Salditch discussed this with his adjacent neighbors, all of whom had no objection to this minor setback variance. After considering the testimony and evidence offered at the hearing, I am persuaded to grant the variance requested.

COPIES RECEIVED FOR FILING

Date

By

9/23/99

*R. S. Johnson*

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and her property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioner must meet the following:

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

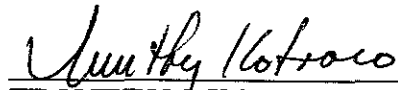
Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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 Petitioner seeks 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 for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED this 23<sup>rd</sup> day of September, 1999, by this Deputy Zoning Commissioner, that the Petitioners' variance request from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sideyard setback of 28 ft. in lieu of the required 35 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 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 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 9/23/99  
BY J.P. Jameson



Baltimore County  
Zoning Commissioner

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

September 23, 1999

Mr. & Mrs. Ian Salditch  
2815 Baublitz Road  
Owings Mills, Maryland 21117

Re: Petition for Variance  
Case No. 00-034-A  
Property: 1808 Western Run Road

Dear Mr. & Mrs. Salditch:

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 black ink, 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)



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on Recycled Paper



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1808 WESTERN RUN ROAD

which is presently zoned RC-2

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) 1A01.3.B.3

TO PERMIT A SIDEYARD SETBACK OF 28 FEET IN LIEU OF THE REQUIRED 35 FEET.

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

Exceedingly restrictive (small) building envelope creates practical difficulties for a.) the construction of a residence consistent with the 10.5 +/- acre site, b.) the limiting of the disturbance of land and forest consistent with Baltimore County Department of Environmental Protection, and c.) the causing of construction inefficiencies, (i.e. additional angled walls vs. 90 degree squared corner.).

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):

IAN SALDITCH

Name - Type or Print

Signature

ILENE SALDITCH

Name - Type or Print

Signature

2815 BAUBLITZ RD. W (410) 654 6800

Address

H (410) 998 9898

Telephone No.

OWINGS MILLS MD

City

State

21117

Zip Code

## Representative to be Contacted:

Name

Address

City

State

Telephone No.

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By LTM/JRF

Date 7/26/99

Case No. 00-34-A

REV 9/15/98

## **Zoning Description**

**1808 Western Run Rd.**

### **Lot 2 Menzies Property**

All that piece or parcel of land situate lying and being in the Eighth Election District of Baltimore County, the State of Maryland and described as follows to wit:

Beginning for the same at a concrete monument heretofore set at the beginning of the third or South 82 degrees 44 minutes 20 seconds West 100.00 foot line of the parcel of land, which by a deed dated July 28, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5662 Folio 112 was conveyed by Gordon Fairburn and wife to John T. Menzies and wife, and running thence with and binding on the third, fourth, fifth, sixth, seventh and on a part of the last line of said parcel of land as now surveyed and referring the courses of this description to the Baltimore County Grid Meridian the following six courses and distance, viz: 1) South 74 degrees 30 minutes 35 seconds West 100.00 feet, to an iron bar and cap now set, 2) North 15 degrees 14 minutes 22 seconds West 281.37 feet to a concrete monument heretofore set, 3) North 09 degrees 01 minutes 48 seconds East 232.80 feet, to a concrete monument heretofore set, 4) South 80 degrees 54 minutes 40 seconds East, passing over a concert monument heretofore set at the distance of 403.89 feet in all 449.30 feet, 5) South 11 degrees 57 minutes 34 seconds West, passing over an iron pipe heretofore set at the distance of 409.81 feet in all 897.91 feet, to an iron bar and cap now set at the East side of a leaning stone heretofore set, 6) South 10 degrees 12 minutes 18 seconds West 270.00 feet, to an iron bar and cap now set thence leaving the aforesaid last line of the said parcel of land which was conveyed by Fairburn to Menzies and running through the said parcel of land for lines of division the following seven courses and distances, viz: 7) North 79 degrees 47 minutes 42 seconds West 150.00 feet, to an iron bar and cap now set, 8) South 78 degrees 00 minutes 00 seconds West 186.69 feet, to an iron bar and cap now set, 9) South 20 degrees 30 minutes 15 seconds West 126.76 feet to an iron bar and cap now set, 10) South 67 degrees 56 minutes 53 seconds West 13.00 feet, 11) South 46 degrees 14 minutes 46 seconds West 46.58 feet, 12) South 37 degrees 41 minutes 56 seconds West 25.00 feet, to an iron bar and cap now set, 13) North 69 degrees 29 minutes 45 seconds West 32.80 feet, to an iron bar and now set in the second or North 28 degrees 44 minutes 00 seconds East 1956.77 foot line of the aforesaid parcel of land which was conveyed by Fairburn to Menzies, thence running with and binding on a part of said

second line North 20 degrees 30 minutes 15 seconds East 986.47 feet to the place of beginning.

Containing 10.571 acres of land more or less.

Being Lot 2 as shown on the Minor Subdivision Plan Menzies Property #93 - 182 - MP and filed among the records of the Department of Environmental Protection and Resource Management of Baltimore County.

Together with the right to use in common with others entitled thereto of the 20 foot private easement for ingress, egress and utilities leading northeasterly from Western Run Road to Lot 2 and shown on the aforesaid Minor subdivision Plan of the Menzies Property.

Subject to the Forest Conservation Easements, the Forest Buffer Easement and Forest Conservation Access Easement, all as shown on the aforesaid Minor Subdivision Plan.

Being a part of the parcel of land which by a deed dated July 28, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5662 folio 112 was conveyed by Gordon Fairburn and Phoebe Fairburn, his wife to John T. Menzies and Priscilla F. Menzies, his wife.

c:\descript\menzies.des

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 070466

DATE 7-26-99 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM IAN SALDITCH

1808 Western Run Rd. ITEM # 34

FOR OIO VARIANCE Taken by: LTM/JRF

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME  
7/26/1999 7/26/1999 10:37:02  
REG 0003 CASHIER PMS PGM NUMBER 3  
Dept 5 528 ZONING VERIFICATION  
Receipt # 091003  
(R NO. 070466) CHN

Receipt Int. 50.00  
.00 CK 50.00 CP  
Baltimore County, Maryland

00-034-A

CASHIER'S VALIDATION



**NOTICE OF ZONING  
HEARING**

The Zoning Commission 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: #00-034-A  
1808 Western Run Road  
MS Western Run Road,  
1850 +/- E of Cuba Road,  
8th Election District  
3rd Councilmanic District  
Legal Owner(s): Irene Saiditch  
& Ian Saiditch

Variance: to permit a side yard setback of 28 feet in lieu of the required 35 feet.

Hearing: Tuesday, September 14, 1988 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Brasley 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.

8/24/88 August 26 C334323

**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 8/26, 1999.

**THE JEFFERSONIAN,**

*S. Wilkinson*

**LEGAL ADVERTISING**

# CERTIFICATE OF POSTING

RE Case No 00-034-A  
 Petitioner/Developer JAN SALLDITCH, ETAL

Date of Hearing/Closing 9/14/99  
@ 10 AM

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 #1808 WESTERN RUN RD.

The sign(s) were posted on 8/28/99  
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 9/1/99  
 (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)

|                        |            |         |              |
|------------------------|------------|---------|--------------|
| Post-it® Fax Note 7671 |            | Date    | # of pages 1 |
| To                     | Z. SCHMIDT | From    | O'KEEFE      |
| Co./Dept.              | ZONING     | Co.     |              |
| Phone #                |            | Phone # | 512-4621     |
| Fax #                  | 887-3468   | Fax #   | 324-4100     |

|                        |  |         |            |
|------------------------|--|---------|------------|
| Post-it® Fax Note 7671 |  | Date    | # of pages |
| To                     |  | From    |            |
| Co./Dept.              |  | Co.     |            |
| Phone #                |  | Phone # |            |
| Fax #                  |  | Fax #   |            |

**ZONING NOTICE**

Case # 00034-A

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

PLACE 1808 WESTERN RUN RD. 400  
 TIME & DATE: TUESDAY, SEPTEMBER 14, 1999 AT 10 AM  
 VARIANCE TO PERMIT A SIDE  
 YARD SETBACK OF 20 FEET  
 IN LIEU OF THE REQUIRED  
 35 FEET  
 (1808 WESTERN RUN RD.)

FOR INFORMATION, THE ZONING COMMISSIONER'S OFFICE IS LOCATED AT 111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204. THE ZONING COMMISSIONER'S OFFICE IS OPEN FROM 9 AM TO 5 PM, MONDAY THROUGH FRIDAY. FOR MORE INFORMATION, PLEASE CALL (410) 336-7300. IF YOU ARE A HANDICAPPED INDIVIDUAL, PLEASE ADVISE THE ZONING COMMISSIONER'S OFFICE AT (410) 336-7300.

RE: PETITION FOR VARIANCE  
1808 Western Run Road,  
N/S Western Run Rd, 1850' +/- E of Cuba Rd  
8th Election District, 3rd Councilmanic

Legal Owner: Ian and Ilene Salditch  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 99-34-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 Ian and Ilene Salditch, 2815 Baublitz Road, Owings Mills, MD 21117, 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

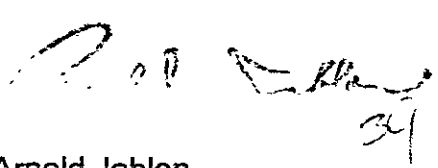
## NOTICE OF ZONING HEARING

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: 00-034-A  
1808 Western Run Road  
N/S Western Run Road, 1850' +/- E of Cuba Road  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Ilene Salditch & Ian Salditch

Variance to permit a side yard setback of 28 feet in lieu of the required 35 feet.

HEARING: Tuesday, September 14, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

  
Arnold Jablon  
Director

c: Ilene & Ian Salditch, 2815 Baublitz Road, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 30, 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  
Thursday, August 26, 1999 Issue – Jeffersonian

Please forward billing to:

Ian Salditch 410-998-9898  
2815 Baublitz Road  
Owings Mills, MD 21117

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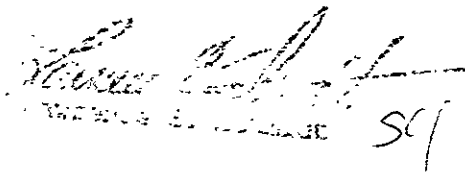
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1808 Western Run Road  
N/S Western Run Road, 1850' +/- E of Cuba Road  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Ilene Salditch & Ian Salditch

Variance to permit a side yard setback of 28 feet in lieu of the required 35 feet.

HEARING: Tuesday, September 14, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", with a stylized "SCJ" monogram to the right.

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: 00-34-A

Petitioner: IAN SALDITCH

Address or Location: 1808 WESTERN RUN ROAD

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: IAN SALDITCH

Address: 2815 BAUBLITZ ROAD

OWINGS MILLS, MD 21117

Telephone Number: 410 998 9898

Revised 2/20/98 - SCJ

# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

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

Subdivision name: \_\_\_\_\_

plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: \_\_\_\_\_

North

date: \_\_\_\_\_  
prepared by: \_\_\_\_\_

Scale of Drawing: 1" = \_\_\_\_\_



Vicinity Map  
scale: 1" = 1000'

## LOCATION INFORMATION

Election District: \_\_\_\_\_

Councilmanic District: \_\_\_\_\_

1" = 200' scale map# \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_  
acres      square feet

Public Private

SEWER: ☐ ☐

WATER: ☐ ☐

Yes No

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_



**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)



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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: August 16, 1999

FROM: *fw* 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

Jim  
9/14

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

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

**Date:** August 11, 1999

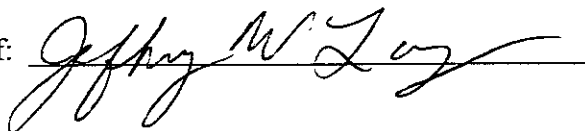
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**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. 034 JRF/LTM

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,

  
for 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

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

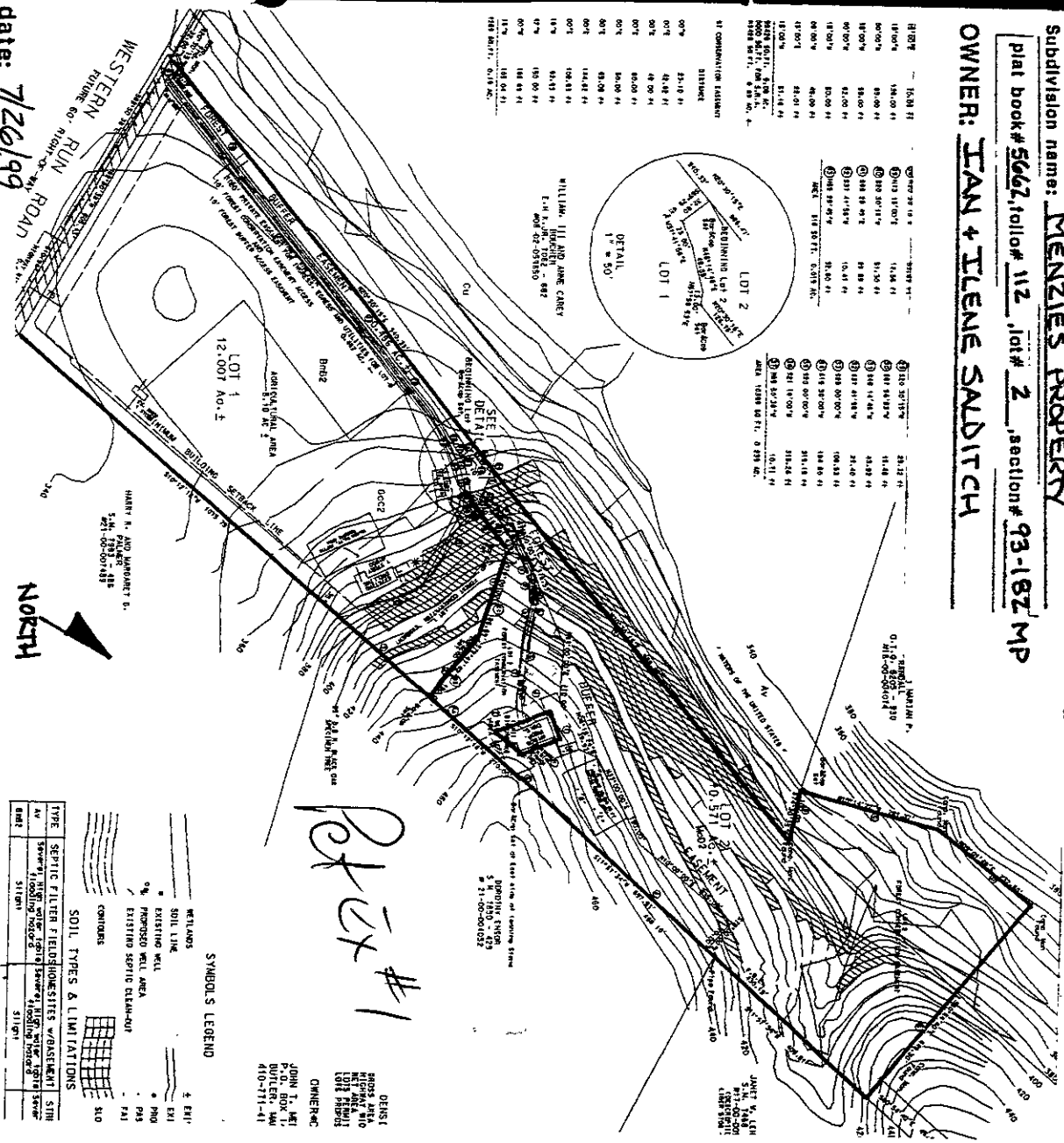
PROPERTY ADDRESS: 1808 WESTERN RUN ROAD

Subdivision name: MENZIES PROPERTY

plat book # 5667, folio # 112, lot # 2, section # 93-182 MP

OWNER: IAN + EILENE SADBUTCH

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



date: 7/26/99

prepared by: IAN SADBUTCH

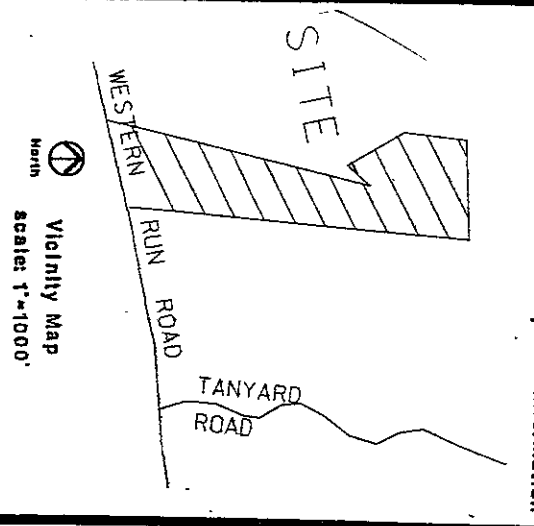
Scale of Drawing: 1" = 300

**SYMBOLS LEGEND**

|          |           |                |                |                           |          |
|----------|-----------|----------------|----------------|---------------------------|----------|
| WETLANDS | SOIL LINE | EXISTING WELLS | PROPOSED WELLS | EXISTING SEPTIC CLEAN-OUT | CONTOURS |
| WETLANDS | SOIL LINE | EXISTING WELLS | PROPOSED WELLS | EXISTING SEPTIC CLEAN-OUT | CONTOURS |

**SOIL TYPES & LIMITATIONS**

|      |                               |                 |
|------|-------------------------------|-----------------|
| TYPE | SEPTIC FILTER FIELD LOCATIONS | WASTEWATER SITE |
| 1    | SEPTIC FILTER FIELD LOCATIONS | WASTEWATER SITE |
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| 100  | SEPTIC FILTER FIELD LOCATIONS | WASTEWATER SITE |



**LOCATION INFORMATION**

Election District: 8

Councilmanic District: 3

1"=200' scale map#: NW 22 E

Zoning: RC-2

Lot size: 10.571 460473  
acreage square feet

SEWER: ☐ public ☒ private

WATER: ☐ ☒

Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings: NONE

**Zoning Office USE ONLY!**

Reviewed by: ITEM #: CASE#:

34 00-34-A

