

IN RE: PETITION FOR ADMIN. VARIANCE
SE/Corner Oak Manor Road and
Seekford Road
(2505 Oak Manor Road)
15th Election District
7th Councilmanic District

Jordan L. Patterson, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-065-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Jordan L. and Bernice L. Patterson. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 28 feet in lieu of the required 30 feet for a proposed addition to the rear of the principal structure (dwelling). The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked 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. It is also to be noted that the property is located within the Chesapeake Bay Critical Areas, not far from North Point Creek in the community of Lodge Forest in Edgemere. As such, the proposed development is subject to compliance with critical areas legislation to mitigate any impact it might have on the Bay and its tributaries.

In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject

ORDER RECEIVED FOR FILING

Date

By

variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner, and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

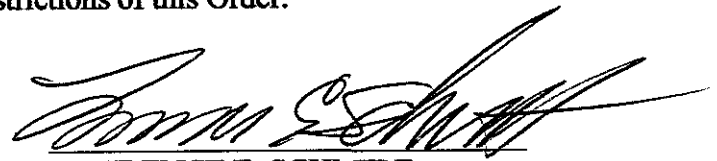
CORRECTION NEEDED FOR FILING
Date 9/21/99
By [Signature]

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of September, 1999 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 28 feet in lieu of the required 30 feet for a proposed addition to the rear of the principal structure (dwelling), 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.
- 2) Compliance with the Zoning Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated September 14, 1999, a copy of which is attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

CALDER RECORDED FOR FILING
Date 9/21/99
By [Signature]



Baltimore County
Zoning Commissioner

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

September 21, 1999

Mr. & Mrs. Jordan Patterson
2505 Oak Manor Road
Baltimore, Maryland 21219

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/Corner Oak Manor Road and Seekford Road
(2505 Oak Manor Road)
15th Election District – 7th Councilmanic District
Jordan L. Patterson, et ux - Petitioners
Case No. 00-65-A

Dear Mr. & Mrs. Patterson:

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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjjs

cc: Chesapeake Bay Critical Areas Commission
45 S. Calvert Street, Annapolis, Md. 21401
DEPRM; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2505 OAK MANOR RD
which is presently zoned DR5.5

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) BOZ.3.C.1

TO PERMIT AN ADDITION TO THE PRINCIPAL STRUCTURE (DWELLING) WITH A REARYARD SETBACK OF 28 FEET IN LIEU OF THE REQUIRED 30 FEET.

(1961 REG BCZR)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

Legal Owner(s):

MR JORDAN L. PATTERSON
Name - Type or Print
Signature
MRS BERNICE L. PATTERSON
Name - Type or Print
Signature
2505 OAK MANOR Rd. (410) HOME
Address Telephone No.
Baltimore Md. 21219
City State Zip Code

Attorney For Petitioner:

Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Representative to be Contacted:

Name
Address Telephone No.
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-65-A

Reviewed By JRF Date 8/13/99

Estimated Posting Date 8-22-99

Date 9/15/98

COPIES RECEIVED FOR FILING

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 2505 DAK MAJOR Rd.
Address
BALTO. MD. 21219
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): OLDER, NEED MORE ROOM ON FIRST FLOOR. THIS PROPERTY, THE ONLY ONE IN THIS DEVELOPMENT, WAS CONSTRUCTED ON LOT CADDY CORNER. WE NEED THE EXTRA ROOM NOW THAT WE ARE BOTH SENIORS AND BOTH SUFFER FROM ARTHRITIS. THE WIFE HAS HAD A CERVICAL SPINE FUSION AND MAY REQUIRE FUTURE SURGERY. THIS WILL REQUIRE US TO SPEND OUR TIME ON ONE FLOOR, THE HUSBAND HAS HAD KNEE SURGERY AND NOW SUFFERS WITH HIP PROBLEMS, MAY NEED WHEELCHAIR ROOM IN FUTURE. NO DINING ROOM AND PRESENT KITCHEN IS ONLY 10' X 12'.

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

Jordan L. Patterson
Signature
JORDAN L. PATTERSON
Name - Type or Print

Bernice L. Patterson
Signature
BERNICE L. PATTERSON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of July, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Bernice Patterson Jordan Patterson

the Affiant(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

07/21/99
Date

[Signature]
Notary Public
My Commission Expires 09/01/01

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 2505 OAK MAJOR Rd.
Address
BALTO. MD. 21219
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): OLDER, NEED MORE ROOM ON FIRST FLOOR. THIS PROPERTY, THE ONLY ONE IN THIS DEVELOPMENT WAS CONSIDERED ON LOT CORNER. WE NEED THE EXTRA ROOM NOW THAT WE ARE BOTH SENIORS AND BOTH SUFFER FROM ARTHRITIS. THE WIFE HAS HAD A CERVICAL SPINE FUSION AND MAY REQUIRE FUTURE SURGERY. THIS WILL REQUIRE US TO STAY ON ONE FLOOR, THE HUSBAND HAS HAD KNEE SURGERY AND NOW SUFFERS WITH HIP PROBLEMS, MAY NEED WHEELCHAIR ROOM IN FUTURE. NO DINING ROOM AND PRESENT KITCHEN IS ONLY 10' X 12'.

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

Jordan L. Patterson
Signature
JORDAN L. PATTERSON
Name - Type or Print

Bernice L. Patterson
Signature
BERNICE L. PATTERSON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of July, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Bernice Patterson Jordan Patterson

the Affiant(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

07/21/99
Date

[Signature]
Notary Public
My Commission Expires 09/01/11



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2505 OAK MANOR RD
which is presently zoned DR 5.5

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) 1502.3.C.1

TO PERMIT AN ADDITION TO THE PRINCIPAL
STRUCTURE (DWELLING) WITH A REARYARD SETBACK
OF 28 FEET IN LIEU OF THE REQUIRED 30 FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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 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:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

MR JORDAN L. PATTERSON
Name - Type or Print _____
Signature Jordan L. Patterson _____
MRS BERNICE L. PATTERSON
Name - Type or Print _____
Signature Bernice L. Patterson _____
Address 2505 OAK MANOR RD. (410) Home _____ Telephone No. 477-1238
City BALTO. State MD. Zip Code 21219

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-65-A

Reviewed By LTM/JRF Date 8/13/99

REV 9/15/98

Estimated Posting Date 8-22-99

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 2505 OAKMANOR ROAD

BEGINNING at a point on the EAST side of OAKMANOR ROAD which is 50 feet WIDE at the distance of 0 feet SOUTH, of the centerline of the nearest improved intersecting street SEEKFORD Road which is 50 feet wide. Being lot # 3, BLOCK "C", Section # 1 in the subdivision of LODGEFOREST MANOR, as recorded in BALTIMORE COUNTY PLAT BOOK # 27, FOLIO # 148, containing 8544 square feet. Also known as 2505 OAKMANOR ROAD and located in the 15TH ELECTION DISTRICT, 7th Councilmanic District.

65

00-065-A

BALTIMORE COUNTY, MARYLAND
 OFFICE OF BUDGET & FINANCE
 MISCELLANEOUS RECEIPT

No. 069839

DATE 8-13-99

ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Jordan Patterson
2505 Oak Manor Rd.
 FOR: OF VARIANCE Item # 65
 Taken by: JRP/Lmy

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

00-065-A

CASHIER'S VALIDATION

PAID RECEIPT

PROCESS	ACTUAL	TIME
REG 4504	8/13/1999	14:33:32
Dept 5	CASHIER JKAR JLK	DRAWER 5
Receipt #	088515	
CR No.	069839	DPN

Receipt Tot 50.00
 50.00 OK
 BALTIMORE COUNTY, MARYLAND

00-065-A

CERTIFICATE OF POSTING

**RE: CASE 00-065-A
PETITIONER/DEVELOPER:
(Beatrice Patterson)
DATE OF Closing
(Sept. 6, 1999)**

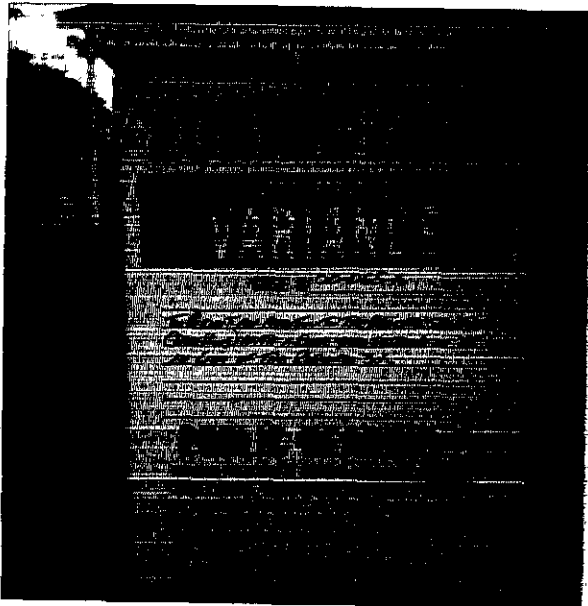
**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204**

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
2505 Oak Manor Road Baltimore, Maryland 21219_____**

**The sign(s) were posted on _____ 8-20-99 _____
[Month, Day, Year]**



Sincerely,

Thomas P. Ogle, Sr.
(Signature of Sign Poster & Date)

_____**Thomas P. Ogle, Sr.**_____

_____**325 Nicholson Road**_____

_____**Baltimore, Maryland 21221**_____

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 65 -A Address 2505 OAK MANOR ROAD

Contact Person: Bernice Paterson Lloyd / Jun Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 08/13/99 Posting Date: 8-22-99 Closing Date: 9-6-99

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 00- 65 -A Address 2505 OAK MANOR ROAD

Petitioner's Name BERNICE PATERSON Telephone 410-477-1238

Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit AN ADDITION TO THE PRINCIPAL
STRUCTURE (DWELLING) WITH A REAR YARD
SETBACK OF 28' IN LIEU OF THE REQUIRED 30'.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

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

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

Richard Hoffman
904 Deitwood Drive
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

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST 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 5/18/99

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.

For Newspaper Advertising:

Item Number or Case Number: 00-65-A
Petitioner: JORDAN AND BERNICE PATTERSON
Address or Location: 2505 OAK MANOR ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JORDAN and BERNICE PATTERSON
Address: 2505 OAK MANOR ROAD
BALTIMORE MD 21219
Telephone Number: 410-477-1238

Revised 2/20/98 - SCJ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: September 2, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for August 30, 1999
Item Nos. 049, 051, 052, 053, 054,
055, 056, 058, 059, 061, 062, 063,
064, 065, 067, 068

and

Case Number 99-297-SPH
(18414 Vernon Road)

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: September 14, 1999
SUBJECT: Zoning Item #65
2505 Oak Manor Road

Zoning Advisory Committee Meeting of August 23, 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.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (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).

ORDER RECEIVED BY MAILING
Date 9/21/99
BY *RBS*

PV
9/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

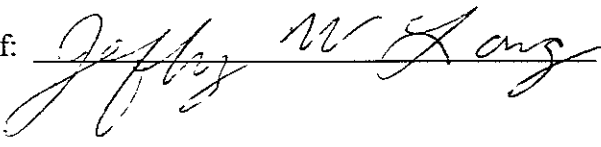
Date: August 20, 1999

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): 053, 054, and 065

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: 9.9.99

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

RE: Baltimore County
Item No. 065 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 Kenneth A. McDonald Jr.
Acting 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, MD 21202

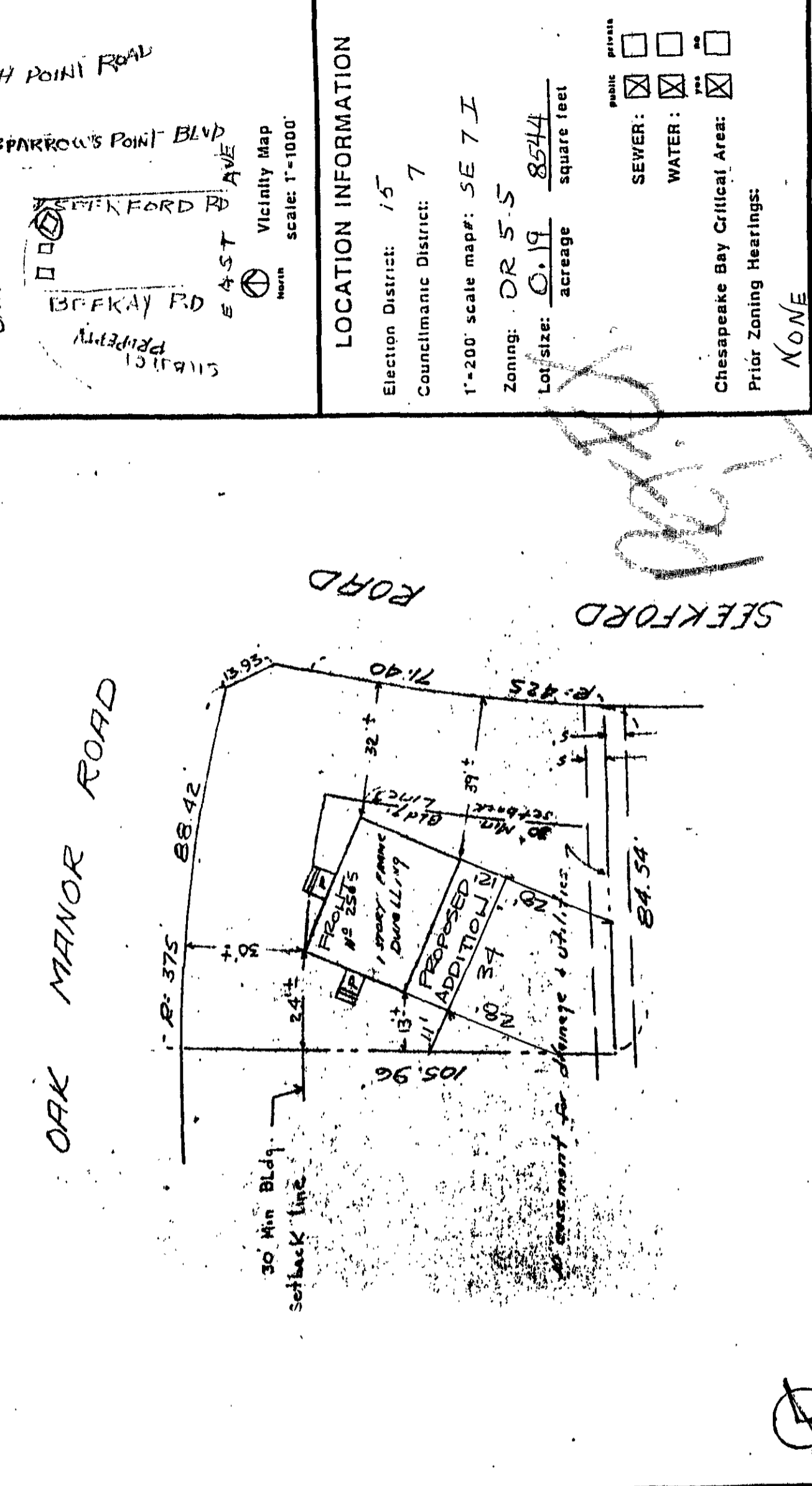
Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 2505 OAK MANOR ROAD see pages 5 & 6 of the CHECKLIST for additional required information

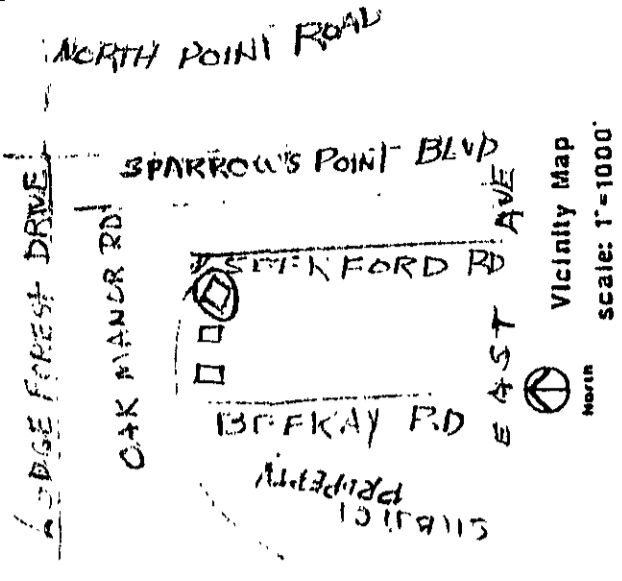
Subdivision name: Ledge Forest Manor 1695

plat book # 27, folio # 148, lot # 3, section # 1

OWNER: JORDAN and BERNICE PATTERSON



North
 date: 08/13/99
 prepared by: Bernice Patterson Scale of Drawing: SCALE 1" = 30'



LOCATION INFORMATION

Election District: 15
 Councilmanic District: 7
 1"-200' scale map#: SE 7 I
 Zoning: OR 5-5
 Lot size: 0.19 acreage 8544 square feet

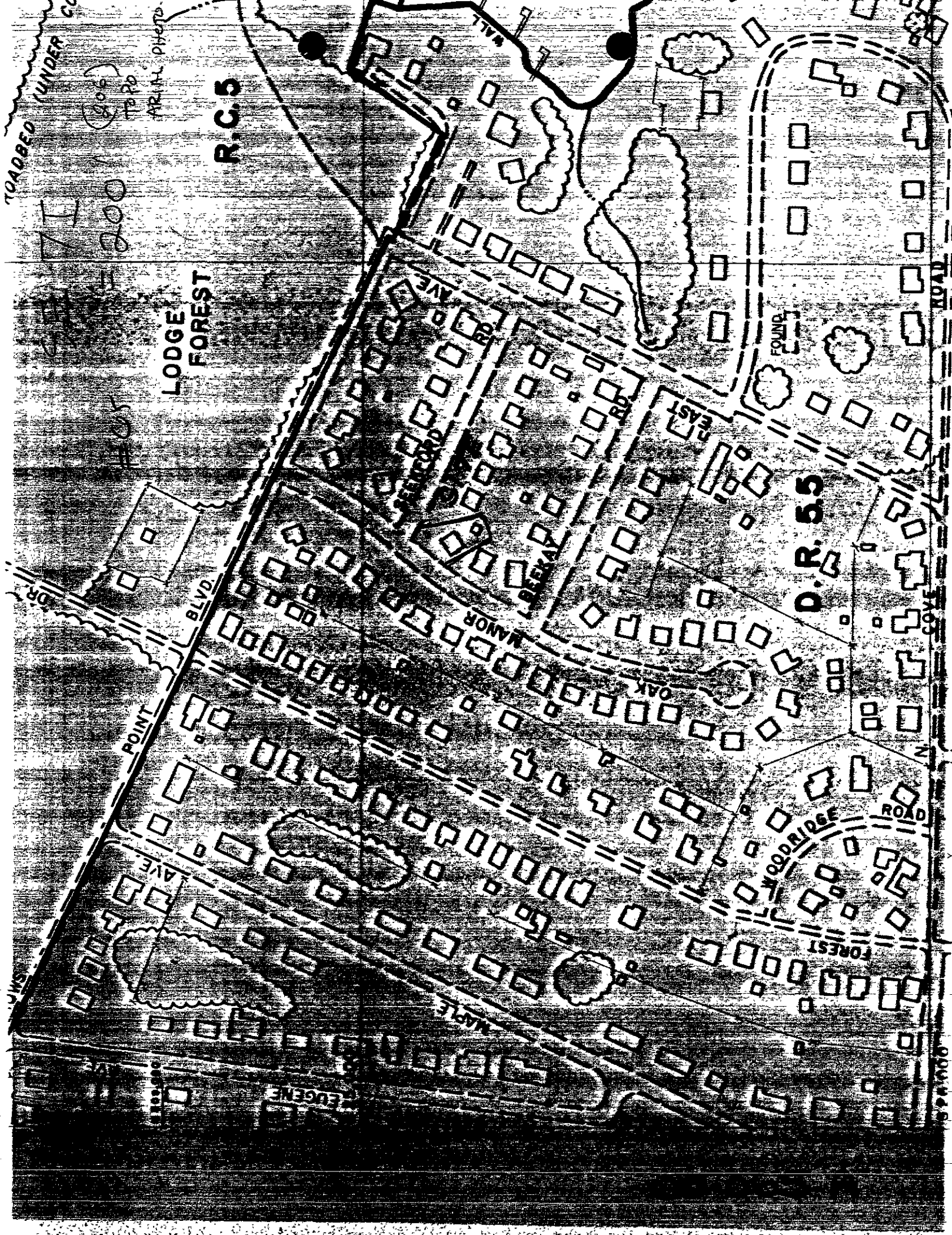
Chesapeake Bay Critical Area: YES NO
 Prior Zoning Hearings: NONE

SEWER: PUBLIC PRIVATE
 WATER: PUBLIC PRIVATE

Zoning Office USE ONLY!

reviewed by: LTM/JRF ITEM #: 65 CASE #:
65

00-065-A



ROAD UNDER CONSTRUCTION

200

ARIAL PHOTO

R.C. 5

LODGE FOREST

FOUND

D.R. 55

FOREST

POINT BLVD.

MANOR

OAK

MCCORD RD.

ROAD

MAPLE

EUGENE

200



REAR YARD PROPOSED LOCATION OF ADDITION



REAR PROPOSED LOCATION OF ADDITION

00.065-A

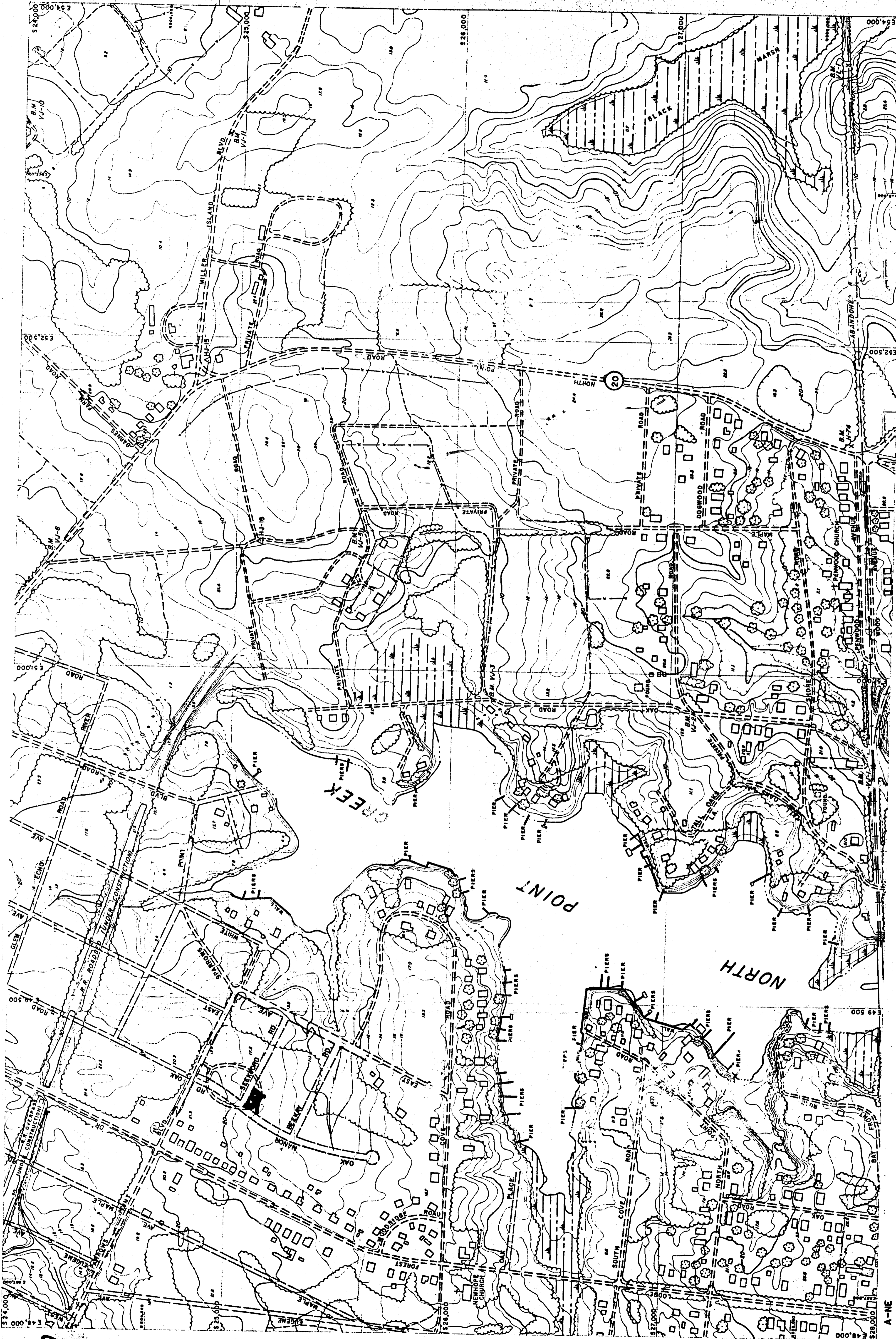
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REAR YARD PROPOSED LOCATION OF ADDITION

00-065-A

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REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	LODGE FOREST NORTH POINT	SE 7-1
		DATE OF PHOTOGRAPHY		
		DEC. 1954		
Topography Compiled By Photogrammetric Methods ABRAMS AERIAL SURVEY CORP. LANSING, MICH.				

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

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BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 PHOTOGRAPHIC MAP

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

SCALE	1" = 200' ±	LOCATION		SHEET	
DATE OF PHOTOGRAPHY	JANUARY 1986	LODGE FOREST		SE.	7-1