

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
 E/S of Maple Road, 565' S *
 centerline of Sparrows Point Boulevard * DEPUTY ZONING COMMISSIONER
 15th Election District *
 7th Councilmanic District * OF BALTIMORE COUNTY
 (2509 Maple Road) *
 * CASE NO. 00-093-A
 *
 Joseph W. & Darlene M. Cooke *
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Joseph W. & Darlene M. Cooke. The variance request is for property located at 2509 Maple Road in the Lodge Forest area of Baltimore County. The Petitioners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) with a height of 18 ft. in lieu of the maximum permitted 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

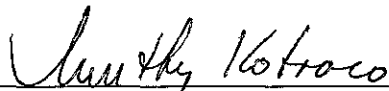
COPIES RECEIVED FOR FILING
 DATE 9/30/99
 BY R. Johnson

requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of September, 1999 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) with a height of 18 ft. in lieu of the maximum permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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.
- 2) The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORIGINAL RECEIVED FOR FILING
9/30/99
R. Jamison

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Maple Road, 565' S
centerline of Sparrows Point Boulevard
15th Election District
7th Councilmanic District
(2509 Maple Road)

Joseph W. & Darlene M. Cooke
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-093-A

* * * * *

AMENDED ORDER

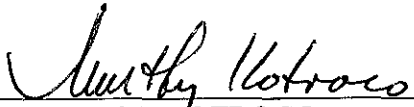
This matter came before this Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Joseph W. & Darlene M. Cooke. The Petitioners requested a variance for property located at 2509 Maple Road in the Lodge Forest area of Baltimore County.

WHEREAS, the Petitioners' requested a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) with a height of 18 ft. 6 in. in lieu of the maximum permitted 15 ft. An Order was issued on September 30, 1999 incorrectly granting the Petitioners a variance of 18 ft.

WHEREAS, the height of the accessory structure was stated incorrectly in the Order, and this Amended Order will incorporate the correct height of the accessory structure to be "18 ft. 6 in." and not 18 ft. as stated in the Order dated September 30, 1999.

THEREFORE, IT IS ORDERED this 12th day of October, 1999, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) with a height of 18 ft. in lieu of the maximum permitted 15 ft. granted on September 30, 1999, be and it is hereby amended to read "18 ft. 6 in." in lieu of 18 ft.

UNDER RECEIVED FOR FILING
Date 10/12/99
By J.P. Jenson


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY



Baltimore County
Zoning Commissioner

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

October 12, 1999

Mr. & Mrs. Joseph W. Cooke, Sr.
2509 Maple Road
Baltimore, Maryland 21219-1944

Re: Petition for Variance
Case No. 00-093-A
Property: 2509 Maple Road

Dear Mr. & Mrs. Cooke:

Enclosed please find an Amended Order regarding my September 30, 1999 decision rendered in the above-captioned case. The Amended Order correctly states that the height of "18 ft. 6 in." shall be approved in lieu of the required 15 ft. for the accessory structure.

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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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





Baltimore County
Zoning Commissioner

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

September 30, 1999

Mr. & Mrs. Joseph W. Cooke, Sr.
2509 Maple Road
Baltimore, Maryland 21219-1944

Re: Petition for Administrative Variance
Case No. 00-094-A
Property: 2509 Maple Road

Dear Mr. & Mrs. Cooke:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative 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 that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

CBCA



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2509 Maple Road, Balto., MD 21219
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) 400.3

To allow an accessory structure (detached garage) with a height of 18ft. 6 in, in lieu of the maximum permitted 15ft.

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):

Joseph Walter Cooke Sr.
Name - Type or Print _____
Signature *Joseph Walter Cooke Sr.* _____
Darlene Martell Cooke
Name - Type or Print _____
Signature *Darlene Martell Cooke* _____

Attorney For Petitioner:

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

2509 Maple Road H. 410-477-8295
Address Telephone No. _____
Baltimore MD 21219-1944
City State Zip Code _____

Representative to be Contacted:

Joseph W. Cooke Sr. Wk 410-679-7801
Name PAGER 410-909-1019
2509 Maple Road H. 410-477-8295
Address Telephone No. _____
Baltimore, MD 21219-1944
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. DD-93-A

Reviewed By *JJA* Date 8-31-99

Estimated Posting Date 9-12-99

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 2509 Maple Road
Address
Baltimore Maryland 21219-1944
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):

We desire to construct a 32 ft X 32 ft wood frame garage in the rear yard area. This garage will have two 10 ft high garage doors that require an interior ceiling height of 11 ft 6 in. This required interior ceiling height combined with a 5 x 12 truss type roof system will make for an overall building height of 18 ft 6 in.

We therefore petition the Zoning Commissioner of Baltimore County, Maryland to grant us an exception to section 400.3.

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.

Joseph W. Cooke Sr.
Signature
Joseph W. Cooke Sr.
Name - Type or Print

Darlene M. Cooke
Signature
Darlene M. Cooke
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31ST day of AUGUST, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOSEPH WALTER COOKE SR. & DARLENE MARTELL COOKE
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.

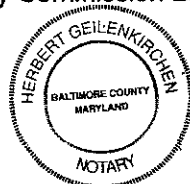
AS WITNESS my hand and Notarial Seal

8/31/99
Date

Herbert Geilenkirchen
Notary Public

My Commission Expires 10-1-2000

REU 09/15/98



Herbert Geilenkirchen, Notary Public
Baltimore County
State of Maryland
My Commission Expires Oct. 1, 2000

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 2509 Maple Road
Address
Baltimore Maryland 21219-1944
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):

We desire to construct a 32 ft X 32 ft wood frame garage in the rear yard area. This garage will have two 10 ft high garage doors that require an interior ceiling height of 11 ft 6 in. This required interior ceiling height combined with a 5 x 12 truss type roof system will make for an overall building height of 18 ft 6 in.

We therefore petition the Zoning Commissioner of Baltimore County, Maryland to grant us an exception to section 400.3.

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.

Joseph W. Cooke Sr.
Signature
Joseph W. Cooke Sr.
Name - Type or Print

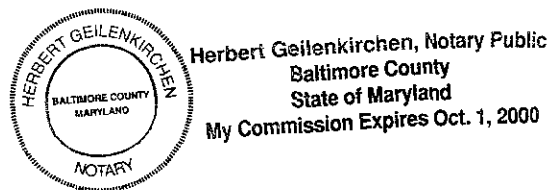
Darlene M. Cooke
Signature
Darlene M. Cooke
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 31ST day of AUGUST, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
JOSEPH WALTER COOKE SR & DARLENE MARTELL COOKE
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
8/31/99
Date

Herbert Geilenkirchen
Notary Public
My Commission Expires 10-1-2000

REV 09/15/98





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2509 Maple Road, Balto., MD 21219
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) 400.3

To allow an accessory structure

(detached garage) with a height of 18 ft. 6 in. in lieu of the maximum permitted 15 ft.

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):

Joseph Walter Cooke Sr.
Name - Type or Print _____
Joseph Walter Cooke Sr.
Signature _____
Darlene Martell Cooke
Name - Type or Print _____
Darlene Martell Cooke
Signature _____

Attorney For Petitioner:

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

2509 Maple Road H. 410-477-8295
Address Telephone No.
Baltimore MD 21219-1944
City State Zip Code

Representative to be Contacted:

JOseph W. Cooke Sr. Wk 410-679-7801
Name Pager 410-909-1019
2509 Maple Road H. 410-477-8295
Address Telephone No.
Baltimore, MD 21219-1944
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. 00-93-A

Reviewed By [Signature] Date 8-31-99

REV 9/15/98

Estimated Posting Date 9-12-99

ZONING DESCRIPTION FOR 2509 Maple Road, Baltimore, Maryland 21219

Beginning at a point on the EAST SIDE of MAPLE ROAD which is 24 feet wide at a distance of 565 feet south of the centerline of the nearest improved intersecting street SPARROWS POINT BOULEVARD which is 30 feet wide. Being LOT #2345 AND #2346 in the subdivision of LODGE FOREST as recorded in Baltimore County Plat Book L.Mc.L.M. No.10, Folios 76 and 77 containing 14,800 square feet. Also known as 2509 Maple Road and located in the 15th Election District, 7th Councilmanic District.

93

00-093-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINAN
MISCELLANEOUS RECEIPT

00-93-A
Carl No. *069866*

DATE 8-31-99 ACCOUNT R-001-6150
AMOUNT \$ 50.00

RECEIVED FROM: M & Mrs. Cooke

FOR: Residential Variance filing fee
2509 Maple Rd. (21216)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
01/31/1999 01/31/1999 10:25:04
REG MS05 CASHIER NESTLE MESS DROMER
Dep 5 520 ZONING VERIFICATION
Receipt # 119973 OFM
CR NO. 069866

Receipt Tot 50.00
50.00 -CK .00 CG
Baltimore County, Maryland

00-093-A

CASHIER'S VALIDATION

A-EP0-00

CERTIFICATE OF POSTING

**RE: CASE #00-093-A
PETITIONER/DEVELOPER:
{Joseph Cooke}
DATE OF Closing
{Sept. 27, 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
2509 Maple Road Baltimore, Maryland 21219_____**

**The sign(s) were posted on _____ 9-10-99 _____
(Month, Day, Year)**

Sincerely,

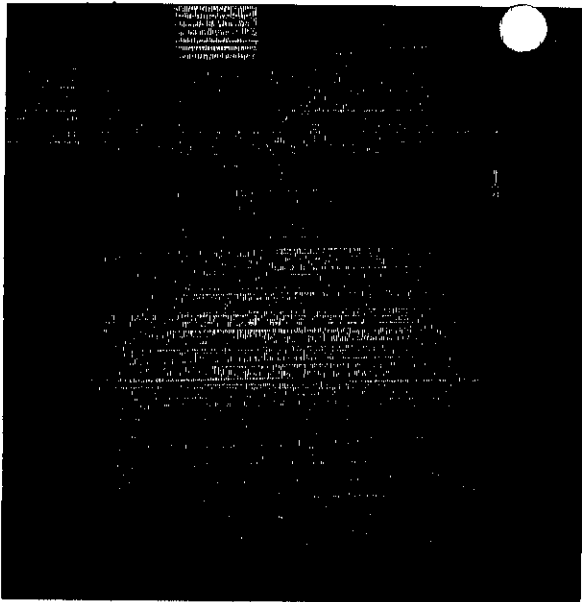

(Signature of Sign-Poster & Date)

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

_____**325 Nicholson Road**_____

_____**Baltimore, Maryland 21221**_____

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



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 93 -A Address 2509 Maple Rd.

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8-31-99 Posting Date: 9-12-99 Closing Date: 9-27-99

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- 93 -A Address 2509

Petitioner's Name Joseph & Darlene Cooke Telephone (410) 477-8295 OR 677-7801

Posting Date: 9-12-99 Closing Date: 9-27-99

Wording for Sign: To Permit an accessory structure with a height of 18 ft 6 in. in lieu of the maximum allowed 15 ft.

**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: DD-93-A

Petitioner: JOSEPH W. COOKE SR

Address or Location: 2509 MAPLE ROAD, BALTO., MD 21219

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH W. COOKE SR.

Address: 2509 MAPLE RD

BALTO., MD 21219

Telephone Number: 410-477-8295



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 28, 1999

Mr. Joseph Cooke Sr.
2509 Maple Road
Baltimore, MD 21219

Dear Mr. Cooke Sr.:

RE: 00-93-A., 2509 Maple Road

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

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, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr." followed by a flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: September 20, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for September 20, 1999
Item Nos. 070, 073, 074, 075, 076,
077, 079, 080, 081, 082, 083, 084,
085, 086, 087, 088, 090, 091, 092,
093, 094, 097, 098, 099, and 100

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

HJO
RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RMB*
DATE: September 22, 1999
SUBJECT: Zoning Item #93
2509 Maple Road

Zoning Advisory Committee Meeting of September 13, 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). The submitted proposal requires a variance to these regulations.

_____ 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).



**Baltimore County
Fire Department**

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

September 27, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF September 13, 1999

Item No.: See Below

Dear Ms. Stephens:

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:

069, 070, 071, 072, 073, 074, 075, *077, *079, 080, 081, 082,
083, 084, 085, 086, 087, 088, 089, 090, 091, 092, (093), 094,
095, 096, 097, and 098.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

*Break in sequence.

cc: File

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



AV
9/22

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: September 22, 1999

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

SEP 22

SUBJECT: Zoning Advisory Petitions

ITEM NO. 093

The Office of Planning supports the applicant's request subject to the following condition: The petitioners or subsequent owners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The structure shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

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: 9.13.99

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

RE: Baltimore County
Item No. 093 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,

A handwritten signature in cursive script, appearing to read 'K. A. McDonald Jr.'.

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, Maryland 21202

Keep in 20's file

To: Zoning Commissioner of Baltimore County, Maryland

We, the undersigned, do hereby acknowledge that we are aware of the intent of Mr. & Mrs. Joseph W. Cooke Sr. to construct a wooden frame garage in their rear yard area located at 2509 Maple Road, Baltimore, Maryland 21219-1944. We understand that this garage will be 32 feet by 32 feet and will be 18 feet 6 inches in overall height. This height is in excess of the 15 feet maximum height allowed by the Zoning Regulations of Baltimore County, Maryland. By our signatures below, we affirm that we have no objection whatsoever to the construction of this garage and its excess height.

NAME	ADDRESS	PHONE
Darlene Palmer	2507 Maple Rd.	410-477-4809
Joseph Palmer	2507 Maple Rd.	410-477-4809
Rickey Lass	2505 Eugene Ave.	410-388-0428
Debra Lass	2505 Eugene Ave	410-388-0428
Velva M. Yarb	2511 Maple Rd.	410-477-3242
Patricia Pace	2510 Maple Rd.	410-388-0478
Bruce Beasley	2520 Lodge Forest Dr	410-477-8534
Edward J. Kulecheky	2526 Lodge Forest Dr	410-477-1988
Matth B. B...	2522 Lodge Forest Dr	410-388-9029
Mary Closely	2520 Lodge Forest	410-477-8534
Dawn Wistak	2518 Lodge Forest Dr	410-477-1174

93

00-093-A

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 2509 MAPLE ROAD

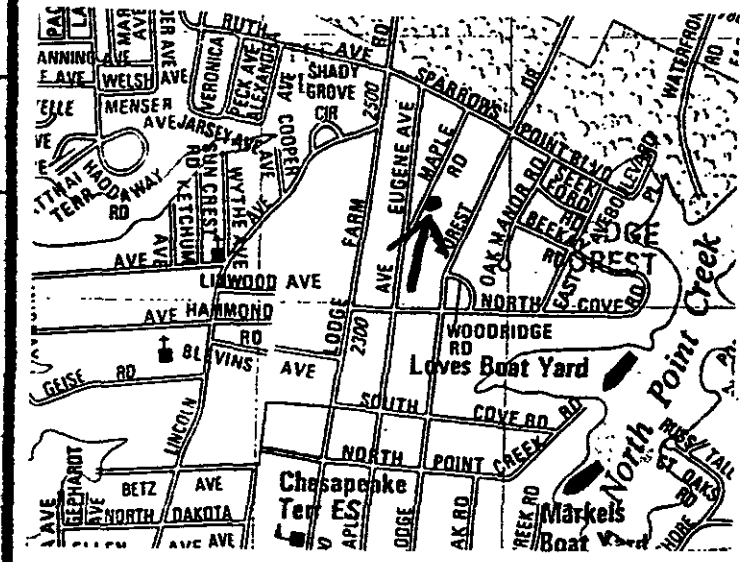
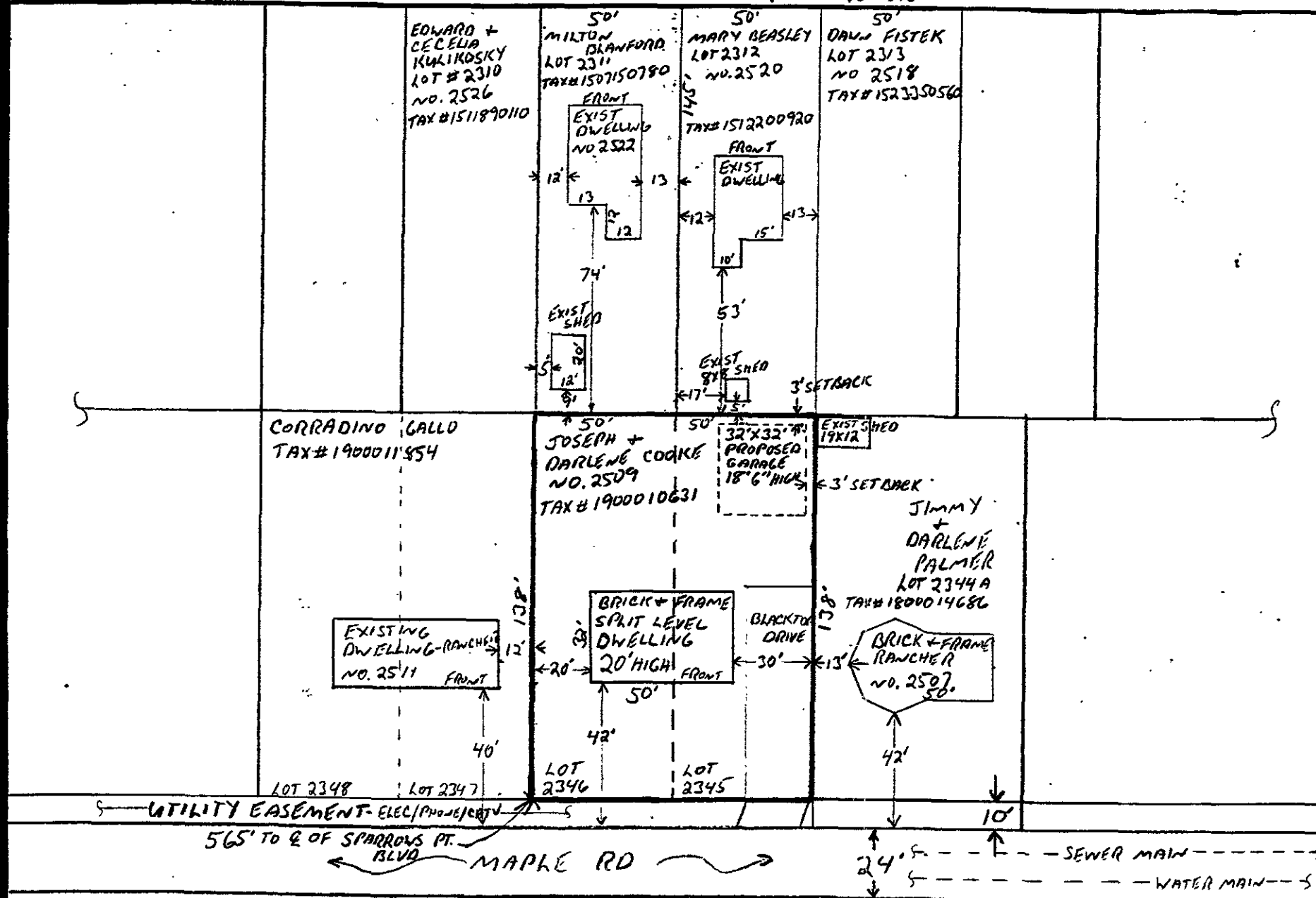
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: LODGE FOREST

plat book# 10, folio# 76+77, lot# 2346, section#

OWNER: JOSEPH + DARLENE COOKE

30' R/W VARIES



Vicinity Map
scale: 1" = 400'

LOCATION INFORMATION

Election District: 15
 Councilmanic District: 7
 1" = 200' scale map#: SE 7-1
 Zoning: DR-5.5
 Lot size: .32 acreage 13,800 square feet

	public	private
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chesapeake Bay Critical Area:	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no

Prior Zoning Hearings: NONE



North
 date: 8-29-99
 prepared by: JOSEPH W. COOKE SR.

Scale of Drawing: 1" = 50'

PET. EX. #1

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 93 CASE#: 00-093-A

D.F.

SE 7-1

49.50

R.R. OVERPASS
(UNDER CONSTRUCTION)

R.C. 5

SPARROWS

POINT

BLVD.

LODGE
FOREST

24,000

E 48,000

E 967,000

N 509,000

S 225,000

S 26,000

EUGENE

MAPLE

WOODRIDGE
ROAD

FOREST

OAK

MANOR

BEEKAY

SEEKORD

EAST

D. R. 5.5

FOUND.

93

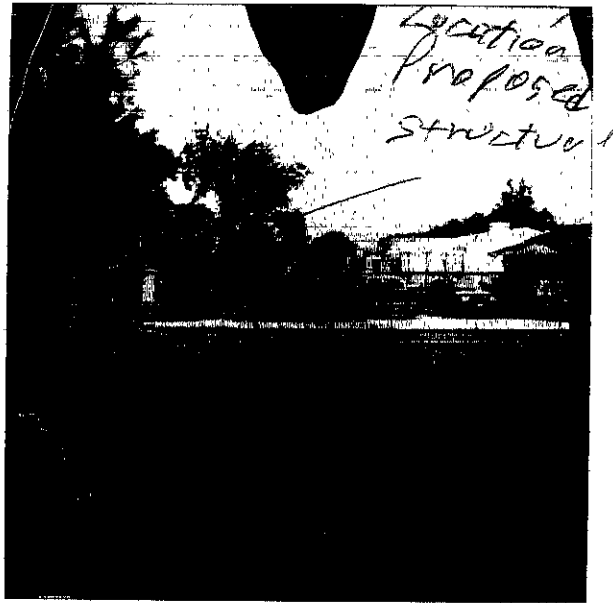
00-093-A

ROAD

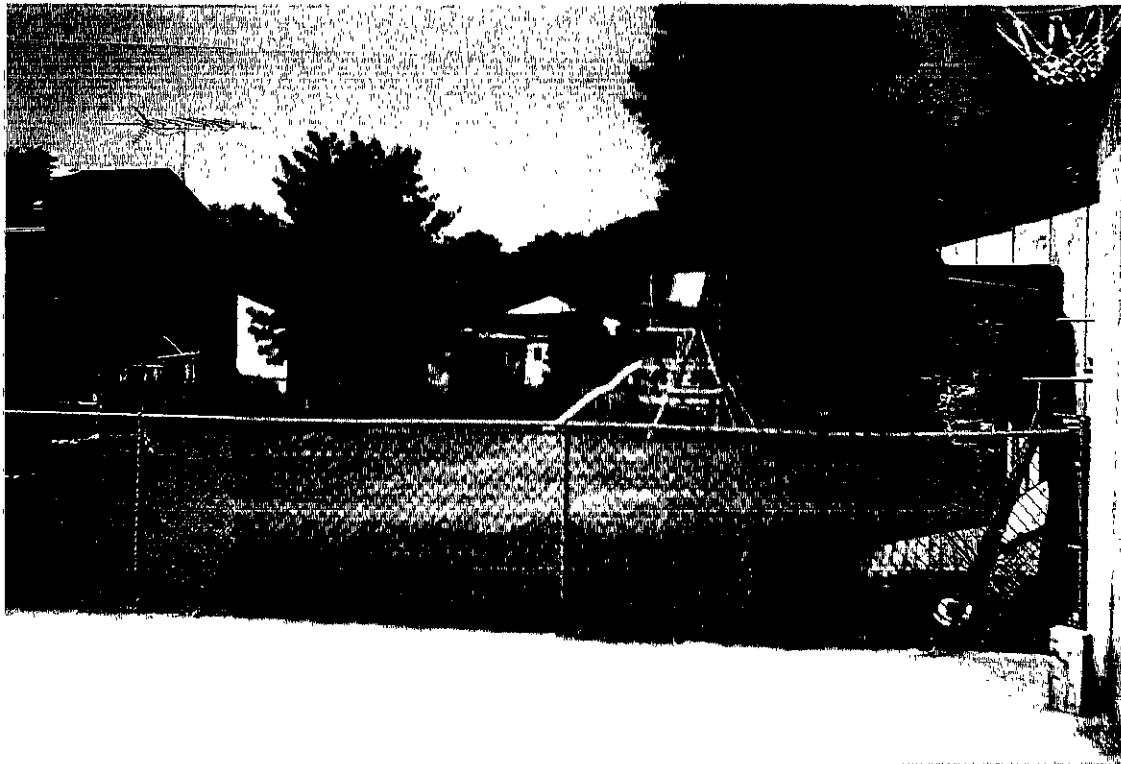
COVE

N.

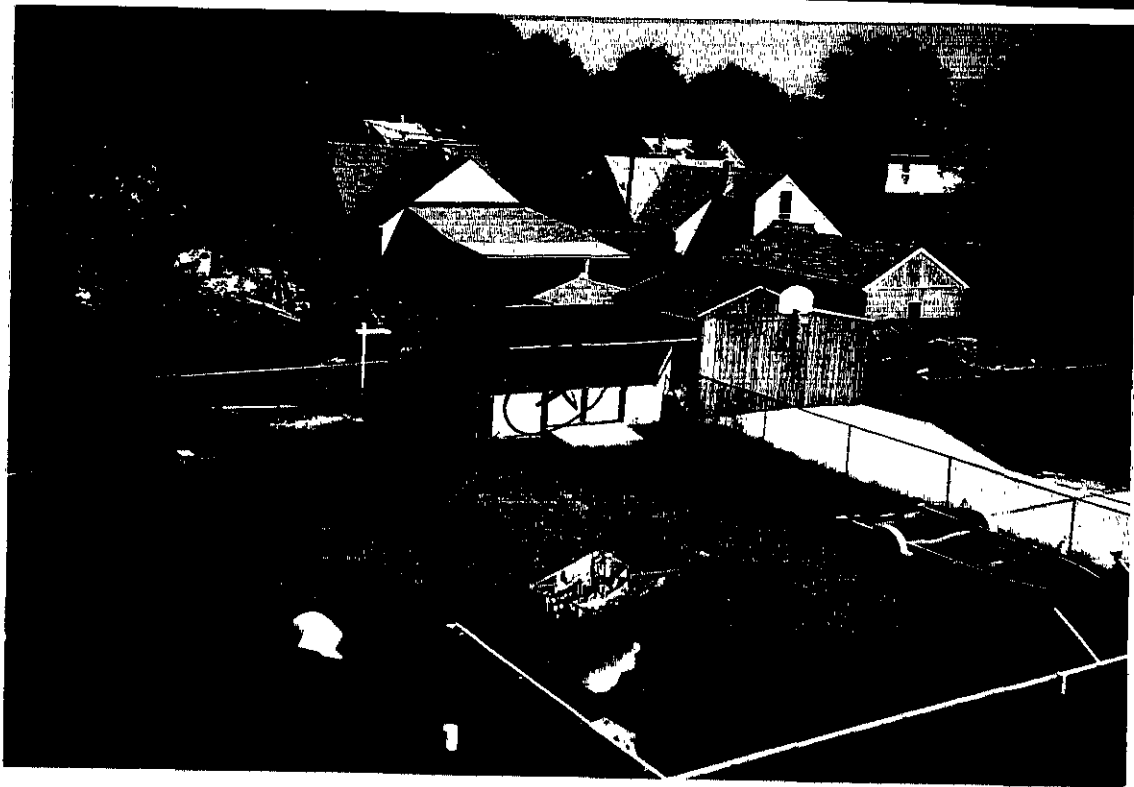
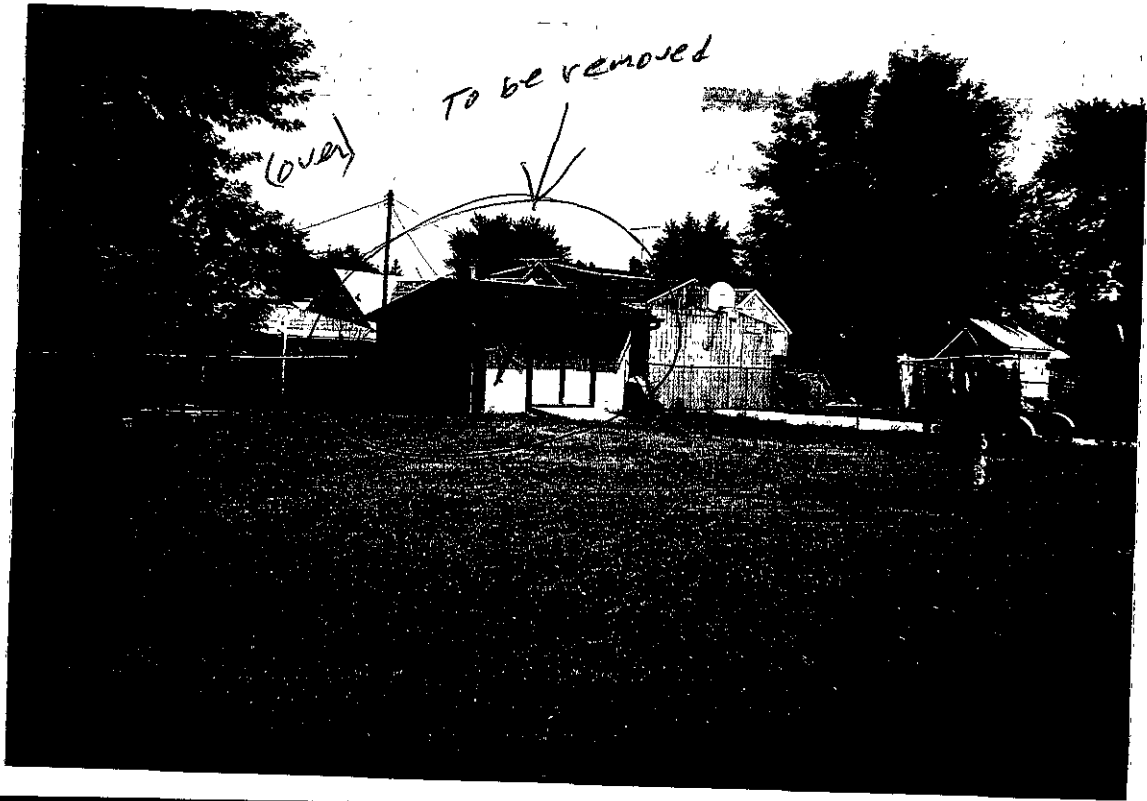
R. R.



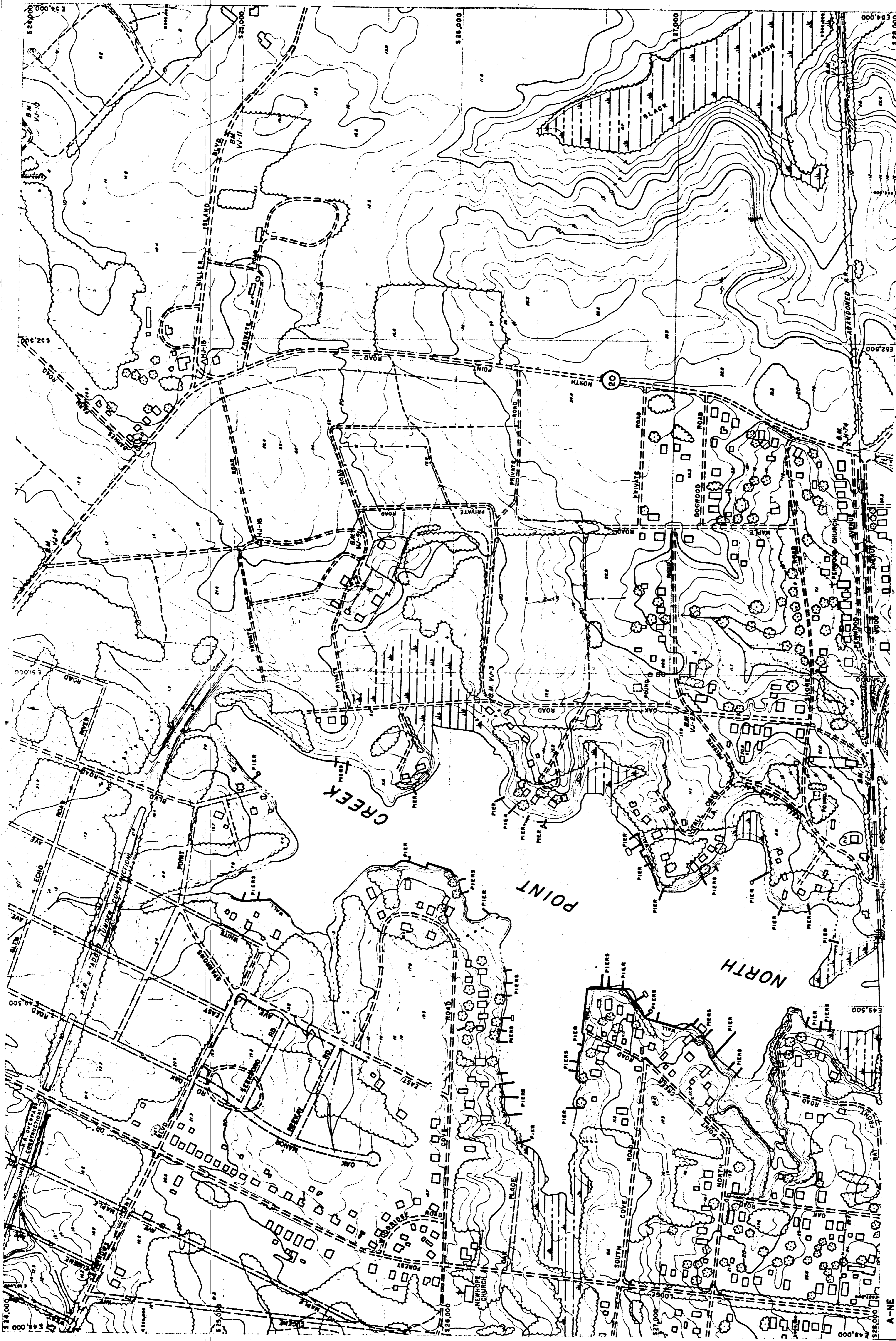
93



00-093-A



00-093-A



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	SCALE	LOCATION	SHEET
BY DATE	1" = 200'	LOGE FOREST	8
2 5 50		NORTH POINT	7-1
DATE OF PHOTOGRAPHY DEC. 1954			
Topography Compiled by Photogrammetric Methods ABRAMS AERIAL SURVEY CORP. LANSING MICH.			

00-093-A

037



SCALE	LOCATION	SHEET
1" = 200' ±	LODGE FOREST	S.E. 7-1
DATE OF PHOTOGRAPHY	00-093-A	
JANUARY 1986		

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 PHOTOGRAPHIC MAP