

IN RE: PETITION FOR VARIANCE

S of Bird River and N of Stumpfs Road,
2 Miles N of centerline of Ebenezer Road
15th Election District
5th Councilmanic District
(1226 Stumpfs Road)

Robert L. & Marilyn S. Holtman
Petitioners

*
*
*
*
*

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 00-151-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, Robert L. & Marilyn S. Holtman. The Petitioners are requesting a variance for property they own located at 1226 Stumpfs Road, which property is situated in the Bird River area of Baltimore County. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow sideyard setbacks on both sides of a dwelling to be constructed on this lot of 7 ft. in lieu of the required 35 ft.

Appearing at the hearing on behalf of the request were Mr. & Mrs. Holtman. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of .224 acres, more or less, zoned RC.2. The subject property is known as Lot No. 6 of the Bird River View subdivision. The Holtmans purchased the property in 1994 and have owned it since that time. At the time of the purchase, the property was improved with an old single family dwelling which was situated closer to the Bird River than the location of the proposed new dwelling. Because of the deteriorated condition of the old dwelling, the Holtmans razed that structure and now intend to build a brand new house in the location shown on

ORDER FOR FILING
Date 11/18/99
By J.R. Spurgeon

Petitioners' Exhibit No. 1, the site plan of the property. Given the narrow configuration of this lot, a variance is necessary for the sideyard setbacks. Furthermore, the Holtmans intend to construct a new dwelling further away from the shoreline, even with the house on the adjacent lot owned by Mr. & Mrs. Wolf. This will bring them into compliance with the recommendations of DEPRM regarding the location of this house. After considering the testimony and evidence offered at the hearing, I find that the Petitioners' variance request should be granted.

After due consideration of the testimony and evidence presented, in the opinion of this Deputy Zoning Commissioner, the relief requested sufficiently complies with the requirements of Section 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 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 tend to establish 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

RECEIVED
11/18/99
J. R. JAMESON

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 (attached herewith) 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.

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.

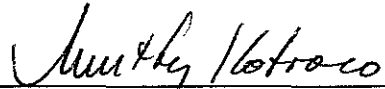
Pursuant to the advertisement and posting of the property, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 18th day of November, 1999, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow sideyard setbacks on both sides of a dwelling to be constructed on this lot of 7 ft. in lieu of the required 35 ft., be and is hereby

ORDER REQUIRED FOR FILING
6/18/99
DWO
BY [Signature]

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 his 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) Compliance with the Zoning Advisory Committee (ZAC) comments submitted by DEPRM dated November 5, 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER 11/18/99 FOR FILING
Date 11/18/99
By R. J. J. J.



Baltimore County
Zoning Commissioner

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

November 18, 1999

Mr. & Mrs. Robert L. Holtman
348 Maple Avenue
Baltimore, Maryland 21221

Re: Petition for Variance
Case No. 00-151-A
Property: 1226 Stumpfs Road

Dear Mr. & Mrs. Holtman:

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

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

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Chesapeake Bay Critical Areas Comm.

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

CBCA
FLOODPLAIN

to the Zoning Commissioner of Baltimore County

for the property located at 1226 Stumpfs Road 21220

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) LAO1-38.3 to Allow

SIDE YARD SETBACKS ON BOTH SIDES OF 7 FT. IN VIEW OF LATER
REQUIRED 35 FT IN AN RC-2 ZONE.

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

We bought the ground with the intention of building our new home on.

see attached

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):

Robert L. Holtman

Name - Type or Print

Signature

Marilyn S. Holtman

Name - Type or Print

Signature

348 Maple Avenue

410-574-3458

Address

Baltimore

MD

Telephone No

21221

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

803A

Date

10-13-99

Case No. 00-151-A

RECEIVED 9/15/98

Since we do not own an adjacent lot and the lot we have is undersized, we need the variance setbacks of 7 feet in lieu of the required 35 feet and permit to build on an undersized lot in order to build a home.

00-151-A

8007

ZONING DESCRIPTION FOR 1226 Stumpfs Road

The width of the front of the property which is South of Bird River is 55 feet. The back of the property is North of Stumpfs Road which is 40 feet wide at the distance of 2 miles North of the centerline of the nearest improved intersecting street Ebenezer Road which is 16 feet wide. Being Lot #6, Block____ - ____, Section #____ - ____ in the subdivision of Bird River View as recorded in Baltimore County Plat Book #08, Folio #084, containing 11,400 square feet. Also know as 1226 Stumpfs Road and located in the 15th Election District, 5th Councilmanic District.

CO-151-A
—SMA

CERTIFICATE OF PUBLICATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #00-151-A
1226 Stumpfs Road
N/S Stumpfs Road, 2 miles
N of c/1 Ebenezer Road
15th Election District
5th Councilmanic District
Legal Owner(s):
Marilyn S. Holtman and
Robert L. Holtman

Variance: to allow side
yard setback on both sides
of 7 feet in lieu of the re-
quired 35 feet and to permit
an undersized lot.

Hearing: Wednesday, No-
vember 17, 1999 at 9:00
a.m. in Room 407, County
Courts Bldg., 401 Bosley
Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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

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

10/26/99 Oct. 28 C349700

TOWSON, MD., 10/28, 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 10/28, 1999

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

151.

No. 073215

DATE 10-13-99 ACCOUNT R.OO-G.150.

AMOUNT \$ 50

RECEIVED FROM: MARILYN ROBERT HOLTZMAN.

FOR: RES. VAL. & UNDERSTAD LOT \$50
TOTAL \$50

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

SLA

PAID RECEIPT

PROCESS	ACTUAL	TIME
10/14/1999	10/13/1999	15:17:29
REG #001	CASHIER JRIC JMR	DRAWER 1
Dept	5	528 ZONING VERIFICATION
Receipt #	121445	OFLI
CR NO.	073215	

Receipt Tot 50.00
50.00 OK .00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 00-151-A
PETITIONER/DEVELOPER:
{Robert Holtman}
DATE OF Hearing
{Nov. 17, 1999}

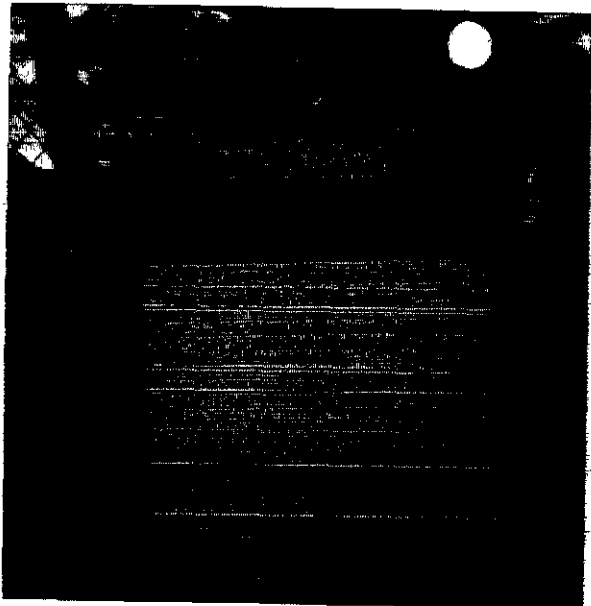
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

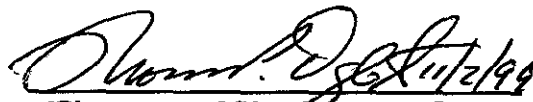
LADIES AND GENTLEMEN:

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
1226 Stumpfs Road Baltimore, Maryland 21220__

The sign(s) were posted on _____ 11-2-99 _____
[Month, Day, Year]



Sincerely,


[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ [410]-687-8405 _____
[Telephone Number]

RE: PETITION FOR VARIANCE
1226 Stumpfs Road, N/S Stumpfs Rd,
2 mi. N of c/l Ebenezer Rd
15th Election District, 5th Councilmanic

Legal Owner: Robert L. and Marilyn S. Holtman
Petitioner(s)

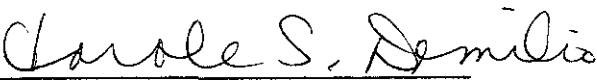
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-151-A

* * * * *

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 28th day of October, 1999 a copy of the foregoing Entry of Appearance was mailed to Robert L. and Marilyn S. Holtman, 348 Maple Avenue, Baltimore, MD 21221, 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

October 25, 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: 00-151-A
1226 Stumpfs Road
N/S Stumpfs Road, 2 miles N of c/l Ebenezer Road
15th Election District - 5th Councilmanic District
Legal Owner(s): Marilyn S. Holtman and Robert L. Holtman

VARIANCE: To allow side yard setback on both sides of 7 feet in lieu of the required 35 feet and to permit an undersized lot.

HEARING: WEDNESDAY, NOVEMBER 17, 1999 at 9:00 A.M. IN ROOM 407 COUNTY COURTS BUILDING, 401 BOSLEY AVENUE.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Robert and Marilyn Holtman

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY NOVEMBER 2, 1999.
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT 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
October 28, 1999 Issue - Jeffersonian

Please forward billing to:

Robert and Marilyn Holtman
348 Maple Avenue
Baltimore, MD 21221
410-574-3458

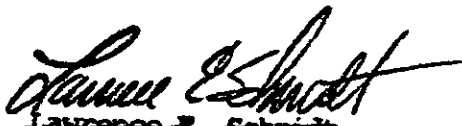
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LAWRENCE E. SCHMIDT

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.

**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: 00-151-A
Petitioner: Robert and Marilyn Holtman
Address or Location: 1226 Stumpfs Road, Baltimore, MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert and Marilyn Holtman
Address: 348 Maple Avenue
Baltimore, MD 21221
Telephone Number: 410-574-3458 Marilyn Work 410-887-7366

Revised 2/20/98 - SCJ

00-151-A

5007

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: _____ acreage _____ 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
Department of Permits and
Development Management

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

November 12, 1999

Mr. Robert Holtman
348 Maple Avenue
Baltimore, MD 21221

Dear Mr. Holtman:

RE: 00-151-A , 1226 Stumpfs 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,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures





Baltimore County
Fire Department

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

November 29, 1999

RECEIVED JAN 06 2000

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 OCTOBER 25, 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:

130, 131, 133, 134, 135, 137, 140, 142, 143, 144, 148,
149, 150, 151, 152,

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

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MS*

DATE: November 5, 1999

SUBJECT: Zoning Item #151
1226 Stumpfs Road

Zoning Advisory Committee Meeting of October 25, 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:
- _____ 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).
- X 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).
- X In accordance with the Buffer Management Regulations, the proposed house cannot be closer to the water than the house on Lot 7, or 100 feet, whichever is closer.
- X An inspection of the well and septic system may be required prior to building permit approval.

ORDER PREPARED FOR FILING

Date 11/18/99

By R. Seeley

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: November 4, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
 for November 1, 1999
 Item No. 151

The Bureau of Development Plans Review has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

The minimum flood protection elevation for this site is 11 feet using Baltimore County datum; when using the new NAVD88 datum, the flood protection elevation is 9.50 feet.

Building permits shall be granted only after the necessary permits from the state and federal agencies have been obtained.

RWB:HJO:jrb

cc: File

ZAC11019.151

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: November 2, 1999

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

SUBJECT: Zoning Advisory Petitions Item No. 151

The Office of Planning recommends approval of the subject undersized lot request (see attached) and any accompanying zoning relief pertaining to the subject property.

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:

A handwritten signature in cursive script, appearing to read "Jeffrey W. Long", is written over a horizontal line.

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8-25-99

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

RE: Baltimore County
Item No. 151 JRA

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,

10 Kenneth A. McDonald Jr., 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

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

Variance # 800
00-LSI-A

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. _____

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by _____
Date _____

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Robert & Marilyn Holtman 348 Maple Avenue 21221 410-574-3458
Print Name of Applicant Address Telephone Number

Lot Address 1226 Stumpfs Road Election District 15 Councilmanic District 5 Square Feet 11,400

Lot Location: NE S W side corner of Stumpfs RD 2 miles feet from NE S W corner of Ebenezer Road
(street) (street)

Land Owner: Robert & Marilyn Holtman Tax Account Number 15-07-583380

Address: 348 Maple Avenue, Baltimore, MD 21221 Telephone Number (410) 574-3458

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

YES NO

✓ 1. This Recommendation Form (3 copies)

2. Permit Application

PENDING HEARING

✓ 3. Site Plan

Property (3 copies)

Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)

✓ 4. Building Elevation Drawings

5. Photographs (please label all photos clearly)

Adjoining Buildings

Surrounding Neighborhood

6. Current Zoning Classification: RC-2

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:



Approval



Disapproval



Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: Jeffrey W. Long
for the Director, Office of Planning and Community Conservation

Date: 11/2/99

SCHEDULED DATE CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

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

The application for your proposed Building Permit application has been reviewed and is accepted for filing by _____ on _____ Date _____ (A)
(name of planner)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

CERTIFICATE OF ACKNOWLEDGEMENT

BALTIMORE COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE

DATE: 10-13-99.

OWNER/BUILDER: ROBERT E. MARLEN HOLMES

BUILDING PERMIT NO.: PENDING. OAS & UNDERSIZED LOT APPROX

LOCATION: 1226 STUMPF'S RD.

I HEREBY ACKNOWLEDGE THAT I HAVE BEEN NOTIFIED BY THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS THAT MY PROPERTY HAS BEEN DETERMINED TO BE IN FLOOD ZONE A IN ACCORDANCE WITH THE "FLOOD INSURANCE RATE MAPS" FOR BALTIMORE COUNTY. AS SUCH, THE LOWEST FLOOR ELEVATION OF THE PROPOSED STRUCTURE OR SUBSTANTIAL IMPROVEMENT, WHICHEVER IS APPROPRIATE, SHALL BE ONE FOOT ABOVE THE "100 YEAR" BASE FLOOD ELEVATION OF 9.7 FT. I ACKNOWLEDGE THAT I WILL BE REQUIRED TO HAVE THE

ELEVATION OF THE LOWEST FLOOR OF THE STRUCTURE AND THE ADJACENT GROUND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, SURVEYOR OR ARCHITECT. ALL ELEVATIONS SHALL REFER TO THE BALTIMORE COUNTY METROPOLITAN DATUM.

TOPO MAP = N.E. 8-K

EX. GRD. ELEV. = 4 TO 10 FT.

OWNER AGREES TO SET THE FOLLOWINGS:

FIRST FLOOR ELEVATION =

BASEMENT FLOOR ELEVATION =

Robert E. Holmes
OWNER/BUILDER

DATE

NOTE: PRIOR TO RELEASING THE ABOVE NOTED BUILDING APPLICATION, THIS ACKNOWLEDGEMENT IS TO BE SIGNED AND RETURNED TO:

Zoning Administration & Development Management
County Office Building, Room 109
111 W. Chesapeake Avenue
Towson, MD 21204
Attention: Mr. R. Tanquillig

AN ELEVATION CERTIFICATION TO BE COMPLETED BY A REGISTERED PROFESSIONAL ENGINEER, LAND SURVEYOR OR ARCHITECT WILL BE MAILED TO THE OWNER LISTED ON THE PERMIT APPLICATION WHEN THE PERMIT IS ISSUED.

00-151-A

LOCATION INFORMATION

Election District: 15
Counclimatic District: 5
1" = 2000' Scale Map# NE 8-K
Zoning: RC 2
Lot Size: .224 11,400

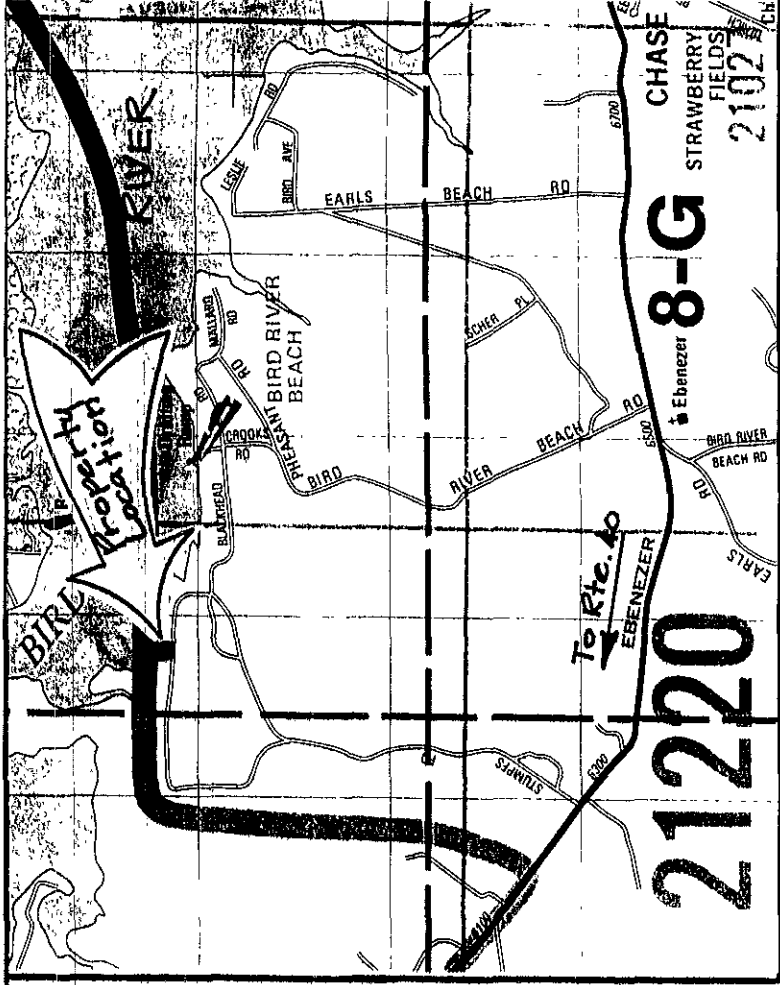
Acreage Square Feet

SEWER	Public	Private
WATER		

Chesapeake Bay Critical Area Yes
Prior Zoning Hearings: No

Zoning Office Use Only !
Reviewed By: ITEM# CASE#

Yes No



VICINITY MAP

Scale: 1"=2000'
Copyright ADC The Map People
Permitted Use No. 201198621

00-151-A

Property Description Lot 6, Bird River View
By Stefan Winiarczyk No. 360 Registered
Land Surveyor 7/27/95 Job # 95193

Property Description Lot 6, Bird River View
By William Whitney File No. 1982 Registered
Land Surveyor 10/15/27, C.W. Cole, Clerk

Property Plat Of Lot 6
1226 STUMPFS ROAD

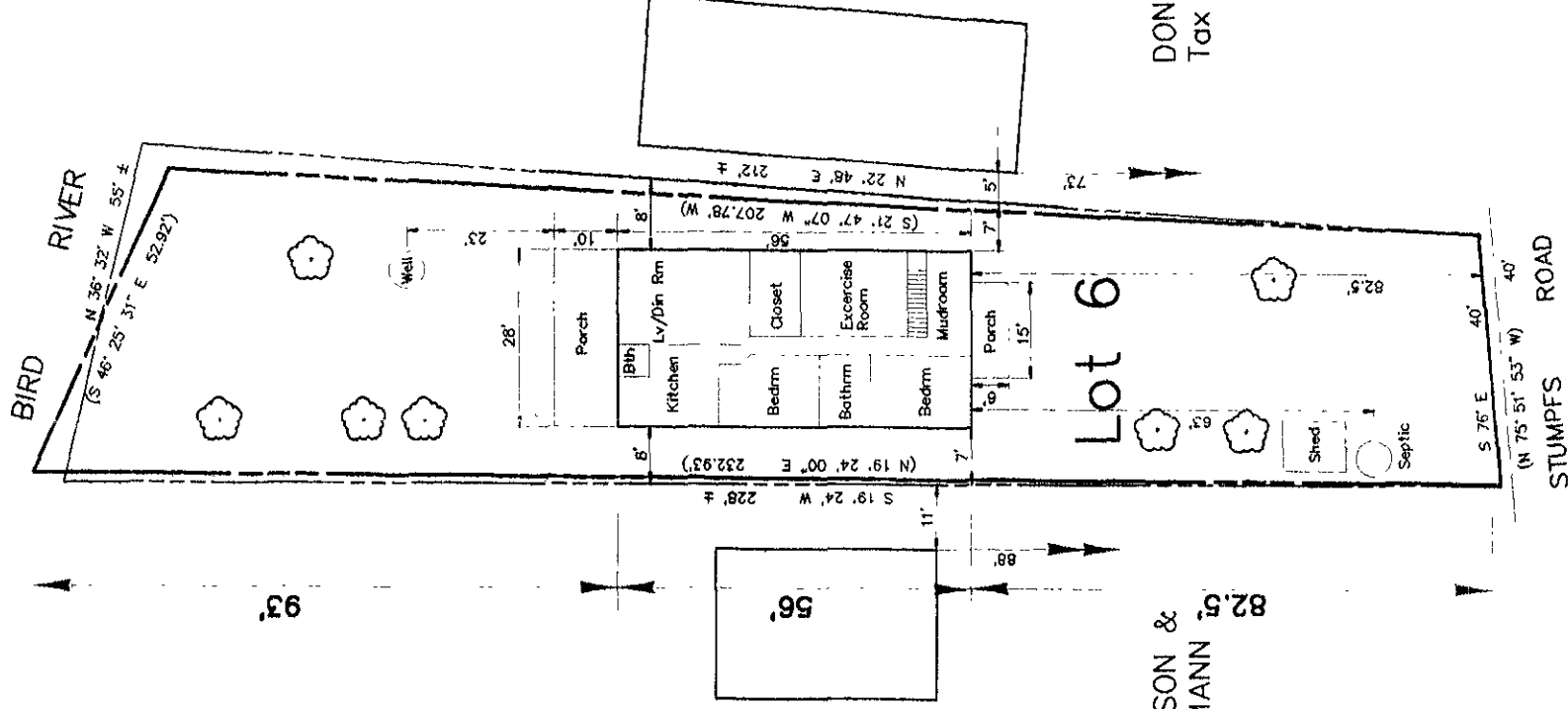
ROBERT L. & MARILYN S. HOLTMAN

Tax I.D. 15-07-583380

(PLAT BOOK 8/84)
(DEED REF. 5420/370)

00-151-A

8007



Lot 7

PATRICIA & THOMAS STEVENSON &
KATHERINE & ALBERT BACHMANN
Tax I.D. 15-01-290010

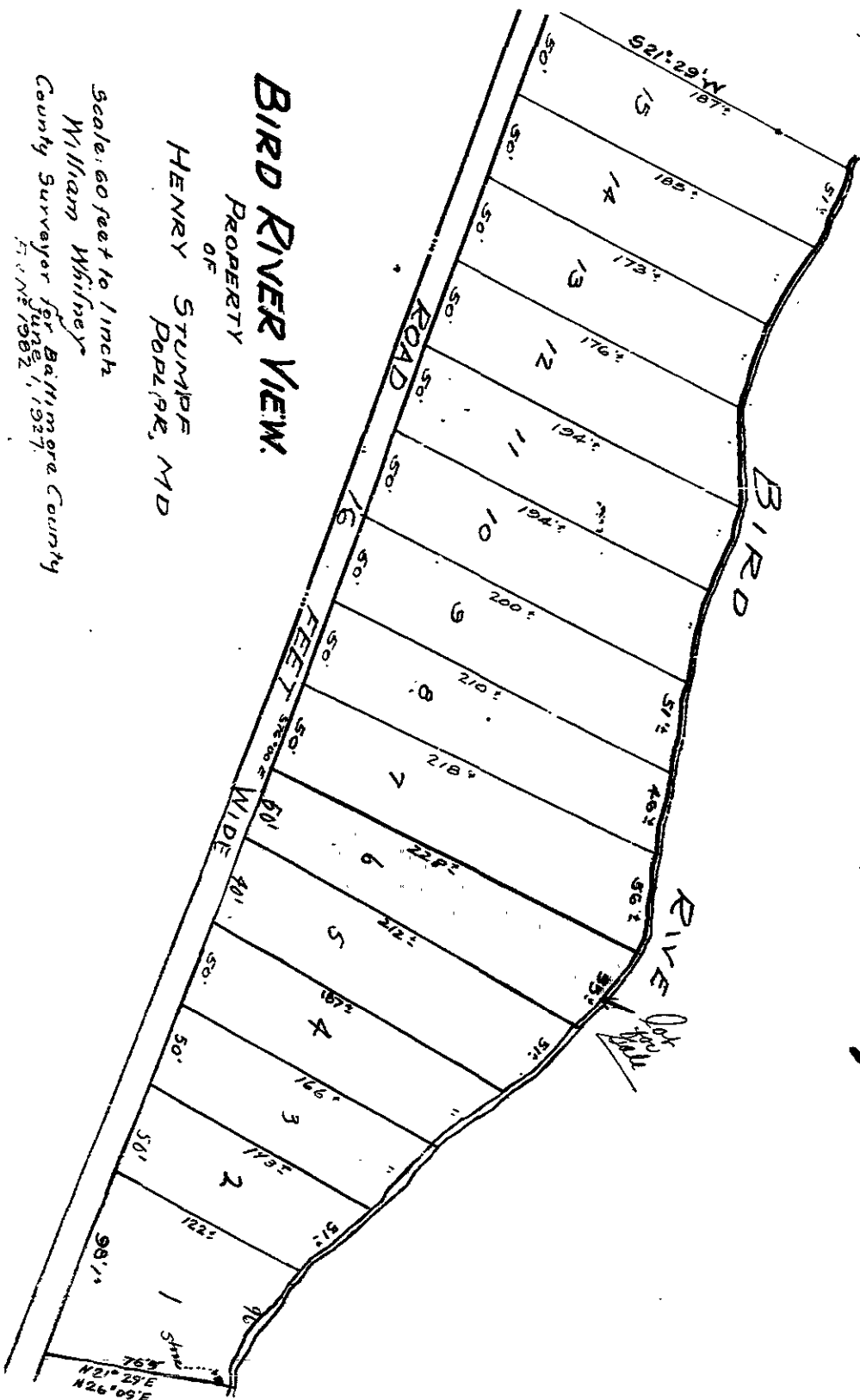
Lot 5

DONALD & MARY WOLFE
Tax I.D. 15-23-750200

SCALE: 1"=30'

pgt. ex. #1

00-151-A



BIRD RIVER VIEW.

PROPERTY
OF

HENRY STUMPF
POPLAR, MD

Scale: 60 feet to 1 inch

William Whitney

County Surveyor for Baltimore County

June 1, 1927.

Filed for Record -
October 15, 1927.

Test & M. Cook, clerk.

00-151-A

5007



00-151-A RIVER

00-151-A
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

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

M-NE MM-NW
M-SE MM-SW

SCALE	DATE OF PHOTOGRAPHY	LOCATION	BIRD RIVER VICINITY
1" = 200'	JANUARY 1986	BIRD RIVER	B-K



00-151-A

00-151-A
5071

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

1" = 200' ±

SCALE

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

BIRD RIVER
VICINITY

N.E.
8-K