

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S Church Road, 500' W of  
Centerline of Graves Run Road  
5th Election District  
3rd Councilmanic District  
(4510 Church Road)  
  
Jan & Constance Brueckmann  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 00-192-A  
\*

\* \* \* \* \*

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, Jan & Constance Brueckmann. The variance request is for property located at 4510 Church Road, located in the Hampstead area of Baltimore County. The Petitioners herein seek a variance from Sections 400.1 and 101 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory building (for residential storage and vehicle parking) to be located in front in lieu of rear yard and to exceed the limits of an accessory structure in size, i.e. to be larger in footprint than the dwelling. The subject property and requested relief are more particularly described on Petitioner's 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

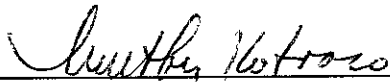
ORDER APPROVED BY THE ZONING COMMISSION  
DATE 12/16/99  
BY J.C. [Signature]

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 16<sup>th</sup> day of December, 1999 that a variance from Sections 400.1 and 101 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory building (for residential storage and vehicle parking) to be located in front in lieu of rear yard and to exceed the limits of an accessory structure in size, i.e. to be larger in footprint than the dwelling, 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.
- 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

ORDER RECEIVED FOR FILING  
 DATE 12/16/99  
 BY R. J. [Signature]  
 TMK:raj



Baltimore County  
Zoning Commissioner

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

December 6, 1999

Mr. & Mrs. Jan Brueckmann  
4510 Church Road  
Hampstead, Maryland 21074

Re: Petition for Administrative Variance  
Case No. 00-192-A  
Property: 4510 Church Road

Dear Mr. & Mrs. Brueckmann:

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, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

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



Printed with Soybean Ink  
on Recycled Paper



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4510 Church Rd.  
which is presently zoned RC-4

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) 400.1 and 101 BCZR

TO ALLOW AN ACCESSORY BUILDING (FOR RESIDENTIAL STORAGE AND VEHICLE PARKING)  
TO BE LOCATED IN FRONT IN LIEU OF REAR YARD AND TO EXCEED THE LIMITS OF AN ACCESSORY STRUCTURE IN SIZE I.E. TO BE LARGER IN FOOTPRINT THAN THE DWELLING  
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):**

JAN C. BRUECKMANN  
Name - Type or Print \_\_\_\_\_  
JAN C. BRUECKMANN  
Signature \_\_\_\_\_  
CONSTANCE K. BRUECKMANN  
Name - Type or Print \_\_\_\_\_  
JAN C. BRUECKMANN  
Signature \_\_\_\_\_  
4510 CHURCH ROAD 410 251-2035  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
NANPSTEAD MD. 21074  
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. 00 192 A

Reviewed By JL Date 11/4/99

Estimated Posting Date 11/14/99

COPIES AVAILABLE 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

4510 CHURCH ROAD  
Address  
HAMPSTEAD Md. 21074  
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):

SEE ATTACHED

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.

[Signature]  
Signature

[Signature]  
Signature

JAN C. BRUECKMANN  
Name - Type or Print

CONSTANCE K. BRUECKMANN  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4<sup>th</sup> day of September, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jan C. Brueckmann and Constance K. Brueckmann  
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

9/4/99  
Date

[Signature]  
Notary Public

My Commission Expires 11/20/01

# 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 4510 CHURCH ROAD  
Address  
NATAMPSTEAD Md. 21074  
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):

SEE ATTACHED

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.

[Signature]  
Signature  
JAN C. BRUECKMANN  
Name - Type or Print

[Signature]  
Signature  
CONSTANCE K. BRUECKMANN  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4<sup>th</sup> day of September, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jan C. Brueckmann and Constance K. Brueckmann  
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

9/4/99  
Date

[Signature]  
Notary Public  
My Commission Expires 11/20/01

3013



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4510 Church Rd.  
which is presently zoned RC4

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) 400.1 AND 101 BCZR

TO ALLOW AN ACCESSORY BUILDING (FOR RESIDENTIAL STORAGE AND VEHICLE PARKING) TO BE LOCATED IN FRONT IN LIEU OF REAR YARD AND TO EXCEED THE LIMITS OF AN ACCESSORY STRUCTURE IN SIZE IE TO BE LARGER IN FOOTPRINT THAN THE DWELLING

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):

JAN C. BRECKMANN  
Name - Type or Print \_\_\_\_\_  
JCBreckmann  
Signature \_\_\_\_\_  
ROUSTANCE, K. BRECKMANN  
Name - Type or Print \_\_\_\_\_  
ROUSTANCE, K. BRECKMANN  
Signature \_\_\_\_\_  
4510 CHURCH ROAD 410-257-2035  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
NANMSTEAD Md. 21074  
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. 00 192 A

Reviewed By JL Date 11/14/99

REV 9/15/98

Estimated Posting Date 11/14/99

197

ATTACHMENT FOR AFFIDAVIT

- ① Existing structure has been in use for  $\pm 100$  years. Owner wishes to remove and replace; not change use.
- ② Existing drive can be used if structure does not change location.
- ③ Moving new structure to rear of dwelling would encroach upon stream.



192

**ZONING DESCRIPTION FOR 4510 CHURCH ROAD**

Beginning at a point on the North side of ~~Wertz Rd.~~ <sup>CHURCH RD.</sup>, which is 15 feet wide at the distance of 500 feet West of the centerline of the nearest improved intersecting street, Graves Run Road, which is 15 feet wide.

As recorded in Deed Liber 12054, Folio 180.

From the place of beginning at N. 81 43' 18" W. 306.63 feet ,  
N. 81 43' 48" W. 80.26 feet ,  
N. 07 32' 19" E. 600.0 feet ,  
N. 15 29' 46" E. 476.90 feet ,  
N. 25 54' 01" E. 469.40 feet ,  
S. 80 47' 19" E. 152.90 feet ,  
S. 06 46' 43" W. 1518.52 feet,

to the place of beginning. Containing 11.352 acres. Also known as 4510 Church Rd.

and located in the 5<sup>th</sup> Election District, 3<sup>rd</sup> Councilmanic District.

00-192-A

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 069808

DATE 11/19/99 ACCOUNT Root 150

AMOUNT \$ 50.00

EIVED M: SILL

FOR: RV EILING

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

**00-192-A**

**PAID RECEIPT**

PROCES ACTUAL TIME  
11/04/1999 11/06/1999 09:51:29  
REG 4803 CASHIER PAGES PER DRAWER  
DBP 5 528 ZONING VERIFICATION  
Receipt # 105200  
CR # 069808

Report Tot 50.00  
.00 CK 80.00 CA  
6.00 - 013

Baltimore County, Maryland

CASHIER'S VALIDATION

**CERTIFICATE OF POSTING**

RE: Case No.: 00-192-A

Petitioner/Developer: \_\_\_\_\_

Jan + Constance Brueckman

Date of Hearing/Closing: 11/29/99

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 4510 Church Rd.

Hampstead, MD 21074

The sign(s) were posted on November 13, 1999  
(Month, Day, Year)

Sincerely,

Stacy Gardner  
(Signature of Sign Poster and Date)

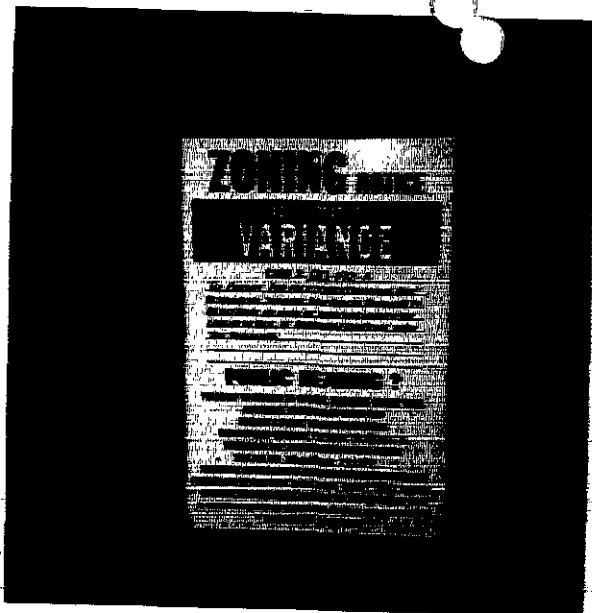
Stacy Gardner  
(Printed Name)

**SHANNON-BAUM SIGNS INC.**  
205 COMPETITIVE GOALS DR.  
(Address)  
**ELDERSBURG, MD. 21784**

(City, State, Zip Code)

410-781-4000

(Telephone Number)



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 00- 192 -A Address 4510 CHURCH RD

Contact Person: JOHN LEWIS Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 11/4/99 Posting Date: 11/14/99 Closing Date: 11/29/99

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- 192 -A Address 4510 CHURCH RD

Petitioner's Name AN AND CONSTANCE BRUECKMAN Telephone 410 239 2035

Posting Date: 11/14/99 Closing Date: \_\_\_\_\_

Wording for Sign: TO PERMIT AN ACCESSORY BUILDING (FOR RESIDENTIAL STORAGE AND VEHICLE PARKING) TO BE IN FRONT IN LIEU OF REAR YARD AND TO BE LARGER IN SIZE, IE: BUILDING FOOTPRINT THAN THE DWELLING.

1091

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: 192  
Petitioner: JAN BRUECKMANN  
Address or Location: 4510 Church Rd. Hampsted MD. 21074

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAN BRUECKMANN  
Address: 4510 Church Rd.  
Hampstead MD. 21074  
Telephone Number: 410-239-

Revised 2/20/98 - SCJ

00-192-A



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

December 1, 1999

Mr. Jan Brueckman  
4510 Church Road  
Hampstead, Maryland 21074

Dear Mr. Brueckman:

RE: 00-192-A , 4510 Church Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 11/4/99.

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.

Sincerely,

*W. Carl Richards Jr. / reg*  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:rsj

Enclosure



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 29, 1999

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

SUBJECT: Zoning Advisory Committee Meeting  
for November 22, 1999  
Items No. 183, 185, 187, 188, 189,  
190, 191, 192, 193, 194, 195, 196,  
197 & 198

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

RWB:HJO:cab

cc: File

ZAC1122.NOC



Baltimore County  
Fire Department

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

November 23, 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 21294

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 18, 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.

A. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

189, 185, 186, 187, 188, 190, 191, 192, 193, 194, 195, 196,  
197, 198

REVIEWER: LIEUTENANT KEES TAYLOR, Fire Marshal's Office  
PHONE 887-4881, MS-11025

CC: File





BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: R. Bruce Seeley *RBS*  
DATE: December 7, 1999  
SUBJECT: Zoning Item #192  
4510 Church Road

RECEIVED JAN 06 2000

Zoning Advisory Committee Meeting of November 15, 1999

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

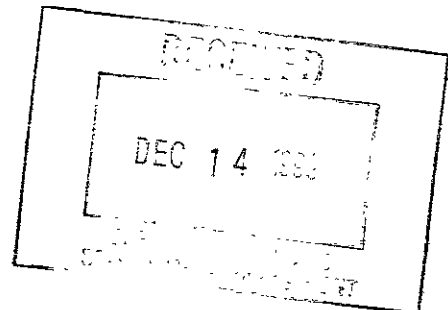
The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

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).



AV  
11/29

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**Date:** November 30, 1999

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

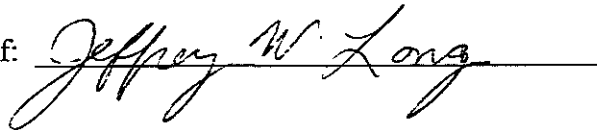
**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

Item No(s): 187, 192, 195, 197, and 203

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

00-192-A

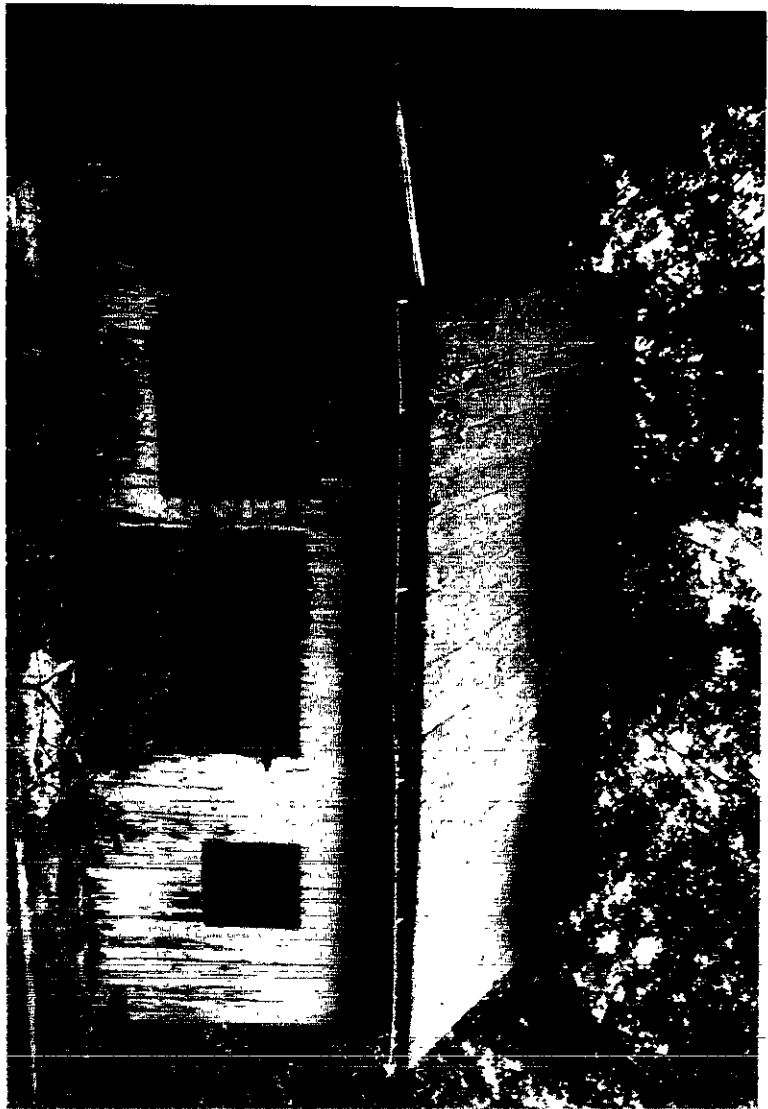


192

Structure from S →

from S →

Structure from S →



from S →

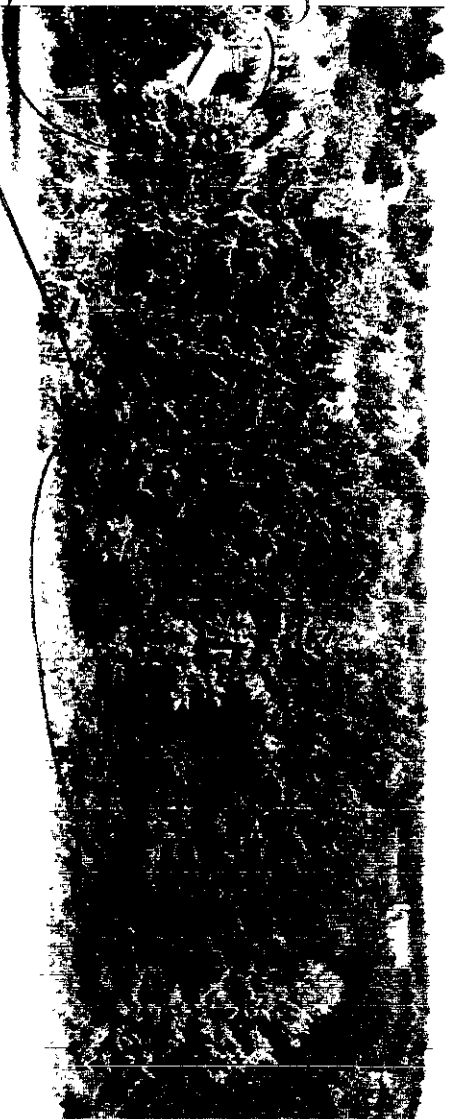
192



Property from W →  
across rd.

Dwell's rd. →  
4512 Church

out buildings  
behind these  
emerges



00-192-A



|  |  |                       |
|--|--|-----------------------|
| SCALE<br>1" = 200'                           | LOCATION<br>SOUTHWEST<br>OF HOFFMANVILLE | SHEET<br>N.W.<br>35-T |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 |  |                       |

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

00-192-A

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

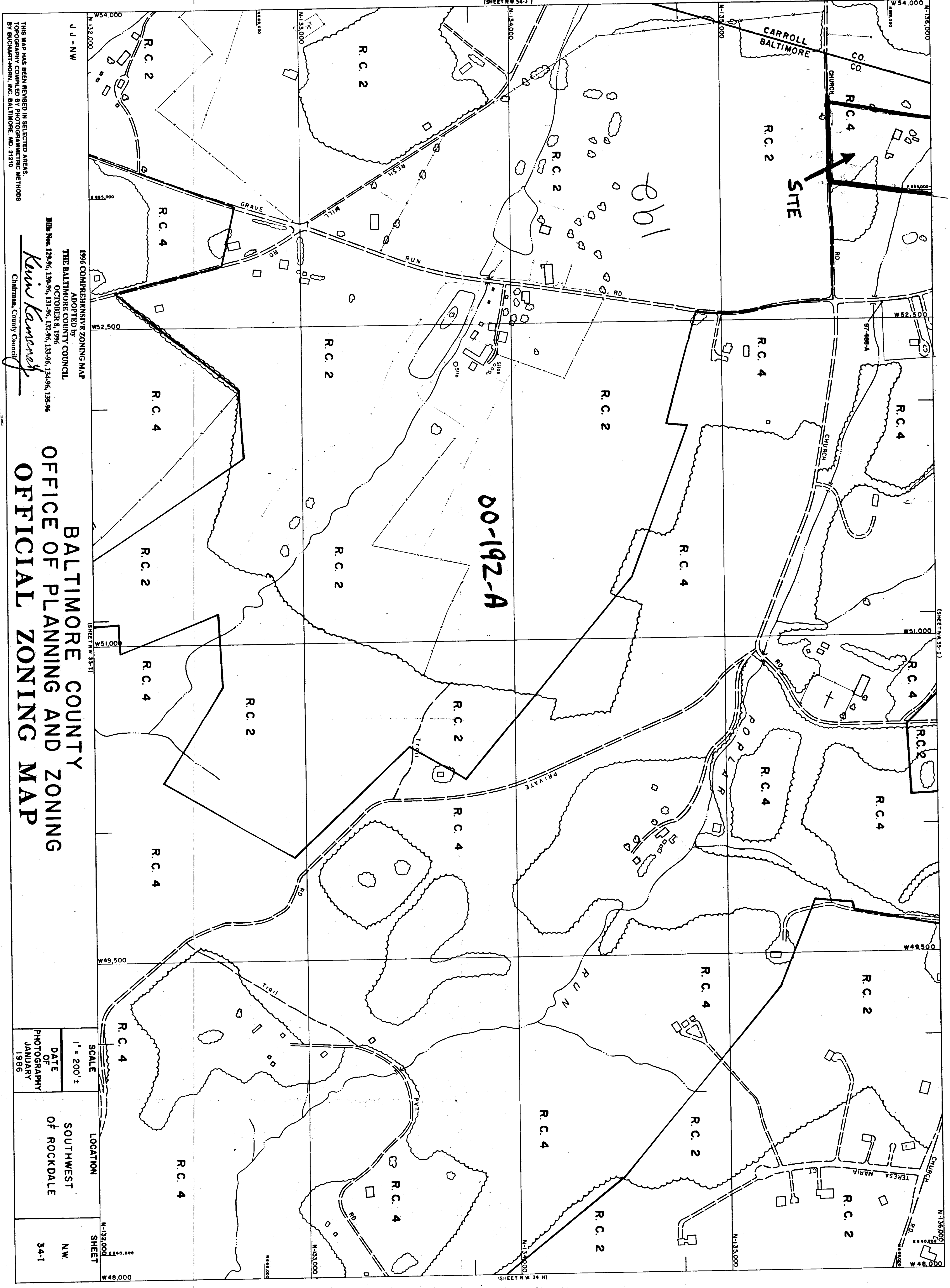


10/1  
99-192-4

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

|                     |             |       |
|---------------------|-------------|-------|
| SCALE               | LOCATION    | SHEET |
| 1" = 200' ±         | SOUTHWEST   | N W   |
| DATE OF PHOTOGRAPHY | OF ROCKDALE | 34-1  |
| JANUARY 1966        |             |       |





DO-192-A

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

1996 COMPREHENSIVE ZONING MAP  
 ADOPTED BY  
 THE BALTIMORE COUNTY COUNCIL  
 OCTOBER 8, 1996  
 BILL Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96  
*Kevin Kennedy*  
 Chairman, County Council

BALTIMORE COUNTY  
 OFFICE OF PLANNING AND ZONING  
 OFFICIAL ZONING MAP

|                     |                       |
|---------------------|-----------------------|
| SCALE               | 1" = 200'             |
| DATE OF PHOTOGRAPHY | JANUARY 1988          |
| LOCATION            | SOUTHWEST OF ROCKDALE |
| SHEET               | NW 34-1               |

DRAWING NUMBER  
**NW 34-1**

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER  
**NW 35-1**



|                     |                            |
|---------------------|----------------------------|
| SCALE               | 1" = 200'                  |
| DATE OF PHOTOGRAPHY | JANUARY 1986               |
| LOCATION            | SOUTH WEST OF HOFFMANVILLE |
| SHEET               | NW 35-1                    |

**BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP**

1976 COMPREHENSIVE ZONING MAP  
ADOPTED BY  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 8, 1976  
BILL Nos. 125-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

*Kevin Kameary*  
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
TOPOGRAPHY LOCATED BY PHOTOGRAPHIC METHODS  
BY BURCHARDT-HORN, INC. BALTIMORE, MD. 21210

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