

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/S Miles Road, 232' S		
c/1 Corsica Road	*	DEPUTY ZONING COMMISSIONER
15th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(329 Miles Road)		
	*	CASE NO. 00-230-A
Craig & Frances Mosier		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Craig & Frances Mosier, property owners, for that property known as 329 Miles Road located in the Back River Neck area of Baltimore County and zoned D.R.3.5. The Petitioners herein seek a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a side street setback of 10 ft. in lieu of the required 25 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for 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 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.

CASE RECEIVED FOR FILING

Date

1/3/2000

By

R. J. [Signature]

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 Petitioners.

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 Petitioners; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioners 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 Petitioners any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

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

COPIES RECEIVED FOR FILING

Date

1/13/2000

R. Johnson

- 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.

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 3rd day of January, 2000, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a side street setback of 10 ft. in lieu of the required 25 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.

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Date 1/3/2000

By R. J. [Signature]

2) Compliance with the Zoning Plans Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated December 21, 1999, a copy of which is attached hereto and made a part hereof.

3) When applying for any permits, 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

1/3/2000
R. Jenson

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

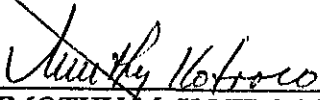
TO: Arnold Jablon
FROM: R. Bruce Seeley *RLS*
DATE: December 21, 1999
SUBJECT: Zoning Item #230
329 Miles Road

Zoning Advisory Committee Meeting of December 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:
- _____ 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).

2) Compliance with the Zoning Plans Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated December 21, 1999, a copy of which is attached hereto and made a part hereof.

3) When applying for any permits, 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



Baltimore County
Zoning Commissioner

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

January 3, 2000

Mr. & Mrs. Craig Mosier
329 Miles Road
Baltimore, Maryland 21221-1526

Re: Petition for Administrative Variance
Case No. 00-230-A
Property: 329 Miles Road

Dear Mr. & Mrs. Mosier:

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 Department of Permits & Development Management. 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: Bernadette L. Moskunas
M & H Development Engineers, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, Maryland 21286

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at #329 Miles Road
which is presently zoned D.R. 3.5

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) 1 B02.3.B

To permit an addition with a side street setback of 10' in lieu of the required 25'.

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 _____

Attorney For Petitioner:

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

Legal Owner(s):

Craig Mosier
Name - Type or Print _____
Signature Craig Mosier
Frances Mosier
Name - Type or Print _____
Signature Frances Mosier
329 Miles Road
Address _____ Telephone No. 410 574-3736
Baltimore, MD 21221-1526
City _____ State _____ Zip Code _____

Representative to be Contacted:

Bernadette L. Moskunas
M&H Development Engineers, Inc.
Name 200 E. Joppa Road
Shell Building, Room 101 (410) 828-9060
Address _____ Telephone No. _____
Towson, MD 21286
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. 00-230-A

Reviewed By JRF Date 12-1-99

Estimated Posting Date 12-12-99

REV 9/15/98

Affidavit in Support of Administrative Variance

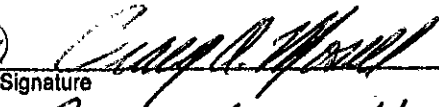
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at #329 Miles Road
Address
Baltimore, MD 21221-1526
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):

1. Does not own additional adjoining property.
2. Need to accommodate growing family environment.
3. Existing floor plan will not accommodate proposed addition for access feasibility from rear.

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.

① 
Signature
CRAG ALLEN MOSIER SR.
Name - Type or Print

① 
Signature
FRANCES LOUISE MOSIER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of Nov, _____, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Craig Mosier Sr + Frances Mosier
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

11/30/29
Date

① 
Notary Public
My Commission Expires 11/1/02

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

#329 Miles Road

Address

Baltimore, MD 21221-1526

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):

1. Does not own additional adjoining property.
2. Need to accommodate growing family environment.
3. Existing floor plan will not accommodate proposed addition for access feasibility from rear.

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.

(X)

Signature

CRAIG ALEX MOSIER, JR.

Name - Type or Print

(X)

Signature

FRANCES LOUISE MOSIER

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of Nov, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Craig Mosier Sr. & Frances Mosier

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

Date

11/30/99

(X)

Notary Public

My Commission Expires

11/1/02



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at #329 Miles Road
which is presently zoned D.R. 3.5

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) 1B02.3.B

To permit an addition with a side street setback of 10' in lieu of the required 25'

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 _____

Attorney For Petitioner:

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

Legal Owner(s):

Craig Mosier
Name - Type or Print _____
Signature Craig Mosier
Frances Mosier
Name - Type or Print _____
Signature Frances Mosier
329 Miles Road 410 574-3736
Address _____ Telephone No. _____
Baltimore, MD 21221-1526
City _____ State _____ Zip Code _____

Representative to be Contacted:

Bernadette L. Moskunas
M&H Development Engineers, Inc.
Name 200 E. Joppa Road
Shell Building, Room 101 (410) 828-9060
Address _____ Telephone No. _____
Towson, MD 21286
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. 00-230-A

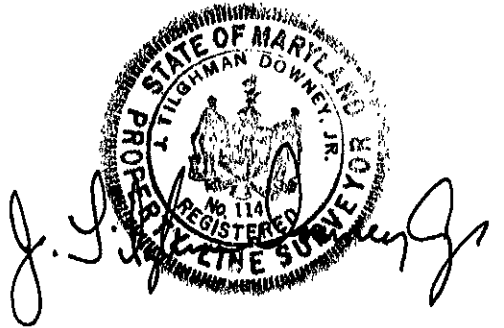
Reviewed By JRF Date 12-1-99

REV 9/15/98

Estimated Posting Date 12-12-99

ZONING DESCRIPTION FOR #329 MILES ROAD

BEGINNING at a point on the east side of Miles Road which is 40 feet wide at the distance of 232 feet south of the centerline of Corsica Road which is 40 feet wide. Being Lot #11 in the subdivision of Middle-Lea as recorded in Baltimore County Plat Book #33, folio #54, containing 7,616 square feet. Also known as #329 Miles Road and located in the 15th. Election District, 5th. Councilmanic District.



J. Tilghman Downey, Jr.

*M&H Development Engineers, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060*

230

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **075774**

DATE 12-1-79 ACCOUNT R-001-0150

AMOUNT \$ 50.00

RECEIVED FROM: MOSIER

320 MILES RD Item # 230

FOR: CI - VARIANCE Taken by: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

DATE RECEIVED
THIS RECEIPT
FOR THE
12/01/79 12:00 PM
MOSIER 320 MILES RD
320 MILES RD
RECEIVED \$ 50.00
TOTAL \$ 50.00

RECEIVED BY
JRF
BALTIMORE COUNTY, MD

CERTIFICATE OF POSTING

RE: CASE # 00-230-A
PETITIONER/DEVELOPER
(Craig Mosier)
DATE OF Closing
(Dec. 27, 1999)

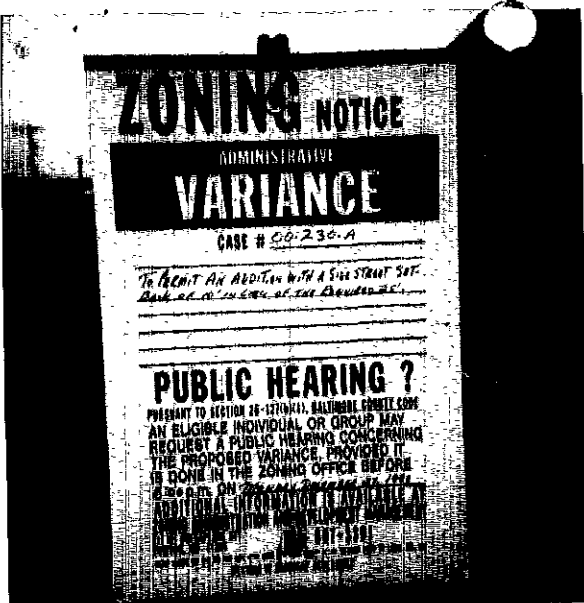
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
329 Miles Road Baltimore, Maryland 21221—

The sign(s) were posted on 12-10-99
[Month, Day, Year]



Sincerely,

Thomas P. Ogle, Sr. 12/10/99
(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- 230 -A

Address 329 MILES RD.

Contact Person: JUN R. FERNANDO
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12-1-99

Posting Date: 12-12-99

Closing Date: 12-27-99

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

1. **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.
2. **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.
3. **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.
4. **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- 230 -A

Address 329 MILES RD.

Petitioner's Name Craig & Frances Mosier

Telephone 410-574-3786

Posting Date: 12-12-99

Closing Date: 12-27-99

Wording for Sign: To Permit an addition with a side street setback
of 10' in lieu of the required 25'



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations 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 which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 230

Petitioner: Craig and Frances Mosier

Location: 329 Miles Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Craig and Frances Mosier

ADDRESS: 329 Miles Road

Baltimore, MD 21221-1526

PHONE NUMBER: 410 574-3736

AJ:ggs

(Revised 09/24/96)



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 29, 1999

Ms. Bernadette Moskunas
M & H deveopment Engineers, Inc.
200 E. Joppa Road, Room 101
Towson, Maryland 21286

Dear Ms. Moskunas:

RE: Case Number 00-230-A , 329 Miles Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 12/1/99.

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Craig Mosier



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

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: December 21, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
 for December 20, 1999
 Item Nos. 181, 222, 223, 224, 225,
 226, 227, 228, 229, 231, 232, 233,
 and 235

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

RWB:HJO:jrb

cc: File

ZAC12209.NOC

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: December 21, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
 for December 20, 1999
 Item No. 230

The Bureau of Development Plans Review has reviewed the subject zoning item. Miles Road is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

RWB:HJO:jrb

cc: File

ZAC12209.230

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: December 21, 1999
SUBJECT: Zoning Item #230
329 Miles Road

Zoning Advisory Committee Meeting of December 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.
- ☒ 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).

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 16, 1999

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

SUBJECT: 329 Miles Road

INFORMATION:

Item Number: 230

Petitioner: Craig Mosier

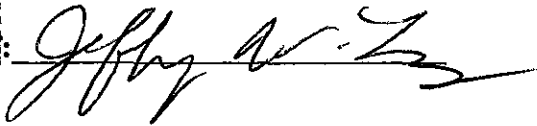
Zoning: DR 3.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the applicant's request subject to the provision of elevation drawings for review and approval by this office.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 12.17.99

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

RE: Baltimore County
Item No. 230 JRF

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,

1st Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

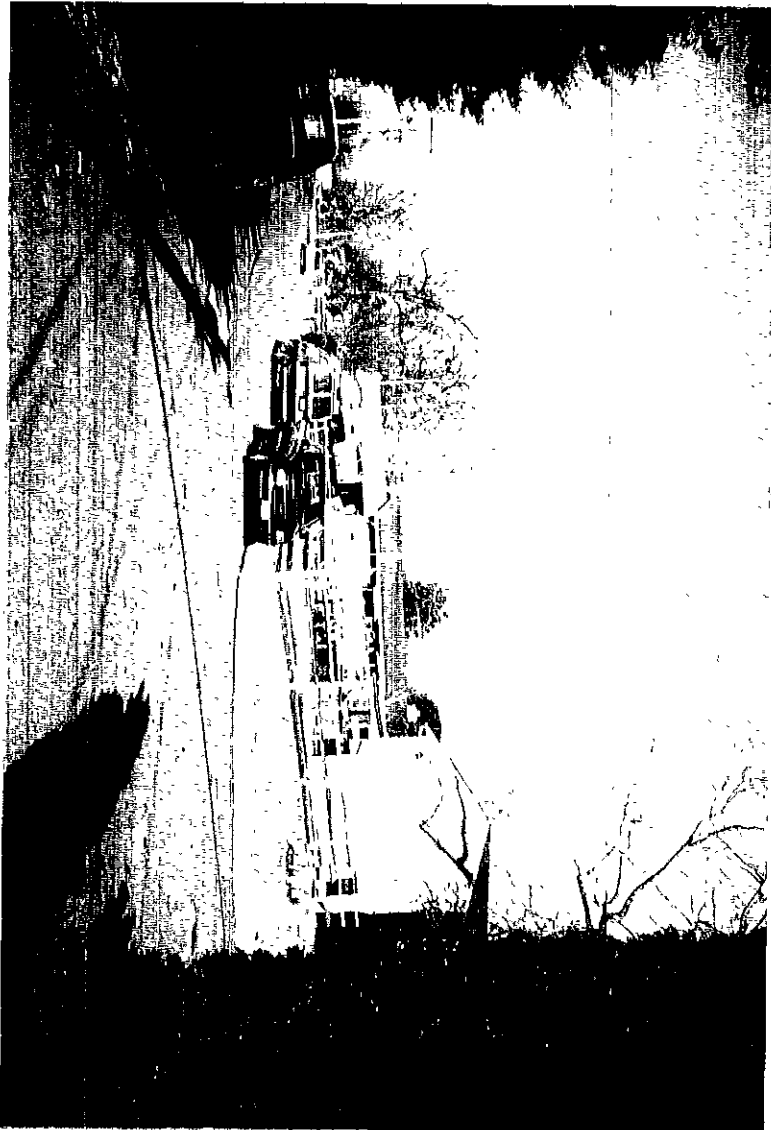
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

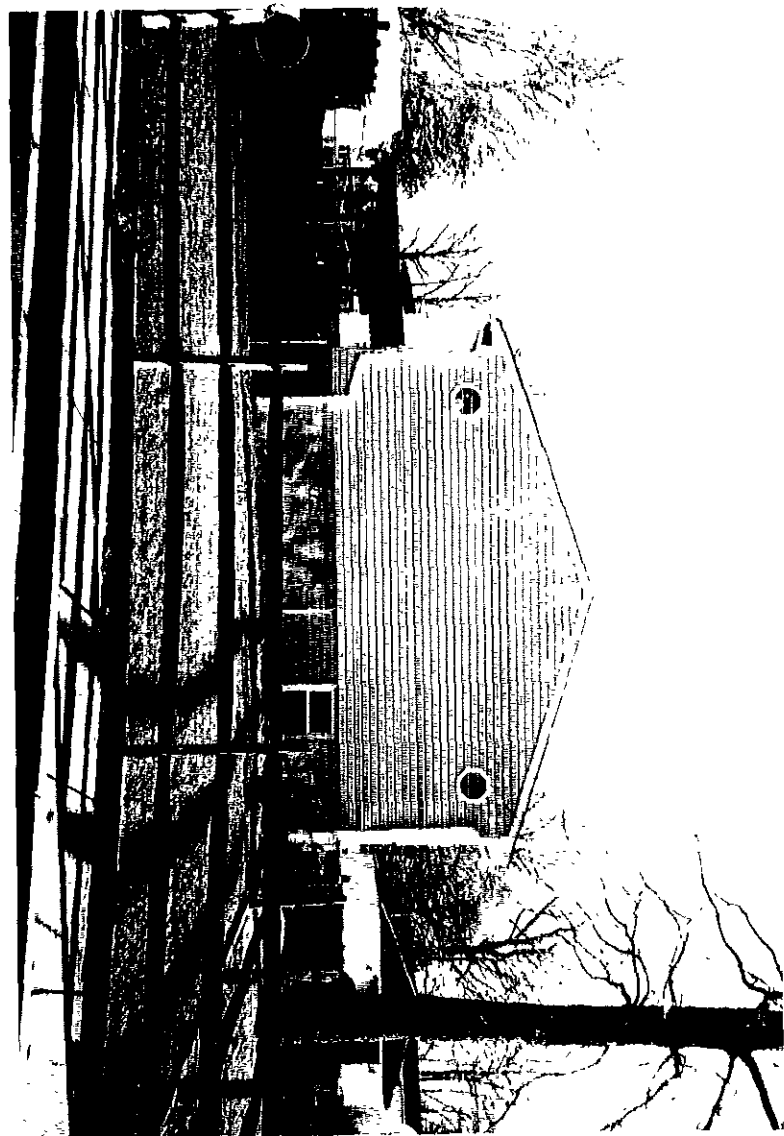
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



#230

00-230-A

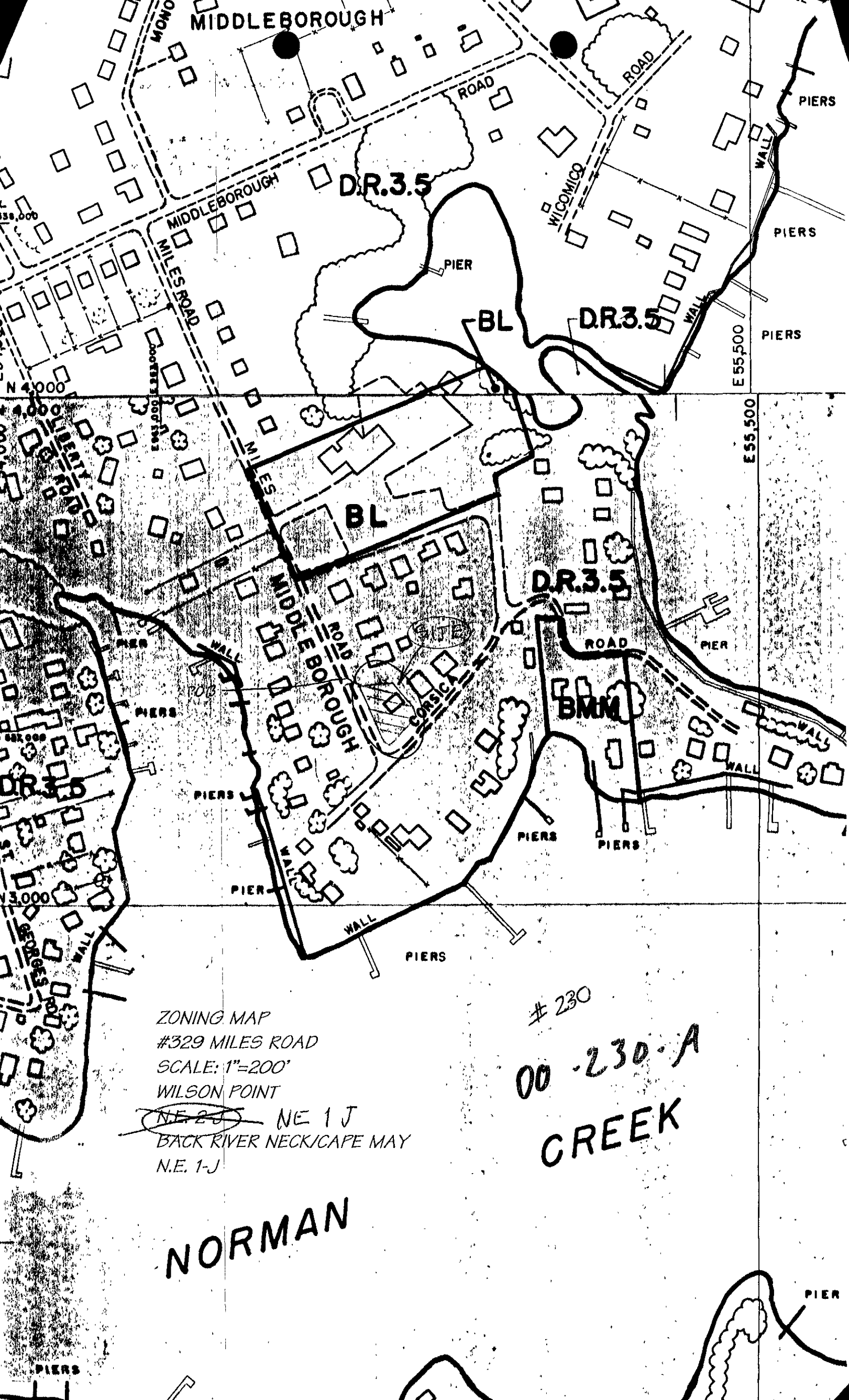




#230

00-230-A





ZONING MAP

#329 MILES ROAD

SCALE: 1"=200'

WILSON POINT

~~NE 2 J~~ NE 1 J

BACK RIVER NECK/CAPE MAY

N.E. 1-J

NORMAN

230

00 .230 .A
CREEK

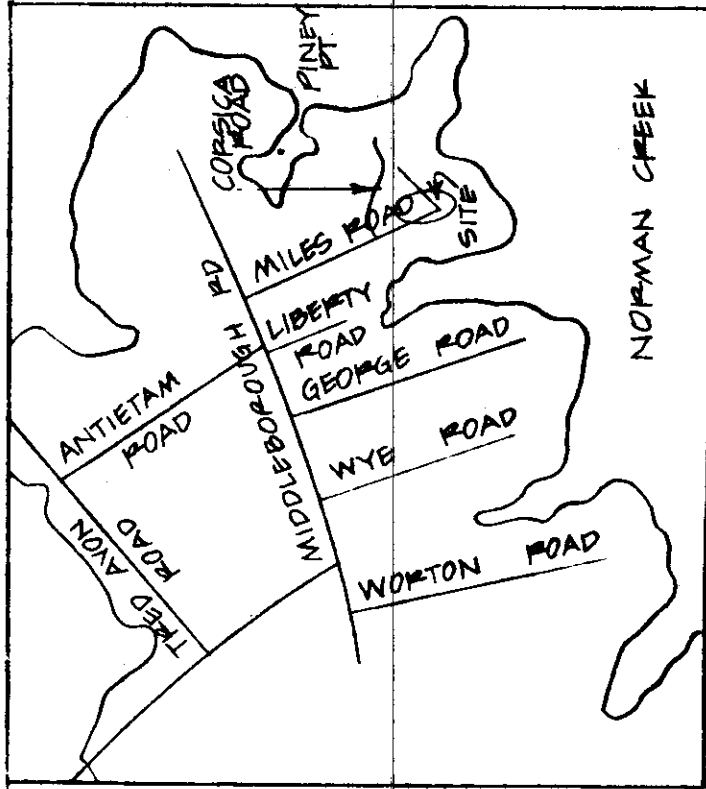


TOPO MAP
 #329 MILES ROAD
 SCALE: 1"=200'
 WILSON POINT
 NE 2-J NE 1-J
 BACK RIVER NECK/CAPE MAY
 N.E. 1-J

230
 NORMAN
 CREEK



AERIAL MAP
#329 MILES ROAD
SCALE: 1"=200'
WILSON POINT
~~NE 2-J~~ NE 1-J
BACK RIVER NECK/CAPE MAY
NE 1-J



VICINITY MAP SCALE: 1"=1000'

GENERAL NOTES

1. EXISTING ZONING: D.R. 3.5
2. LOT SIZE: SQUARE FEET: 7616 S.F. ACREAGE: 0.174
3. LOT SERVED BY PUBLIC WATER AND SEWER
4. LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
5. EXISTING USE: SINGLE FAMILY DWELLING
6. PROPOSE AN ADDITION TO THE LEFT SIDE OF HOUSE (20'X26'D)
7. 200' SCALE MAP (N.E. 1-LAND NE 8-1)
8. NO PRIOR ZONING HEARING(S)
9. COUNCILMANIC DISTRICT: 5
10. F.I.R.M. COMMUNITY PANEL NO. 240010 0445C ZONE "C"

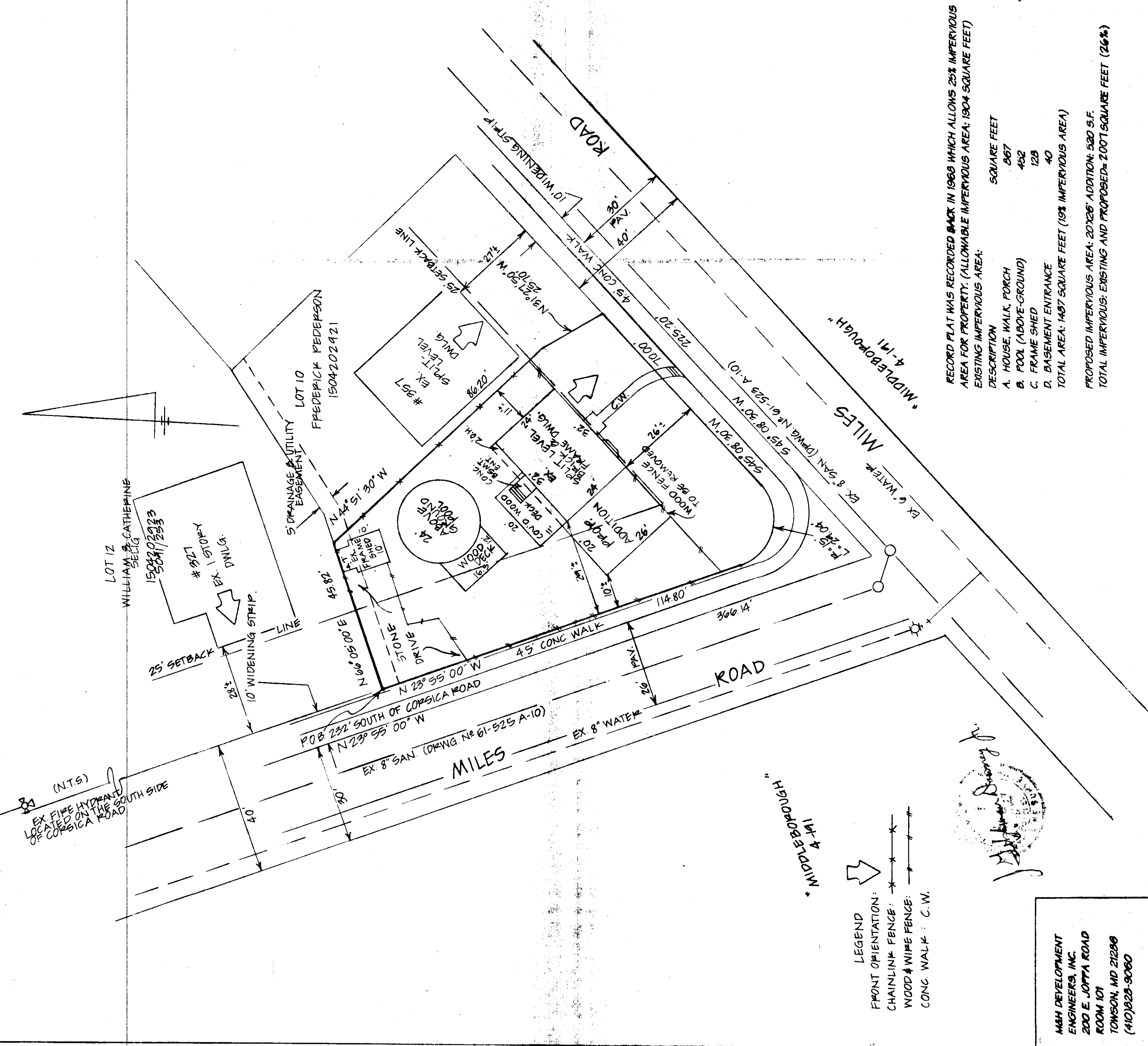
00-230-A

PLAN TO ACCOMPANY A PETITION
FOR AN ADMINISTRATIVE VARIANCE
329 MILES ROAD
"MIDDLE-LEA"
LOT NO. 11
O.T.G. 33 FOLIO 54
ELECTION DISTRICT NO. 15
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20'
NOVEMBER 18, 1999
JOB NO. 99-8298

PET. EX. #1

OWNER: CRAIG AND FRANCES MOSIER
329 MILES ROAD
BALTIMORE, MD 21221-1526
TAX ACCOUNT NO. 1504202922
DEED REF: 7191398
MAP: 98 GRID: 1 PARCEL: 400

ZONING OFFICE USE ONLY!	
REV'D BY:	ITEM N° CASE N°
JPP	230



RECORD PLAT WAS RECORDED BACK IN 1968 WHICH ALLOWS 25% IMPERVIOUS AREA FOR PROPERTY. (ALLOWABLE IMPERVIOUS AREA: 1904 SQUARE FEET)

EXISTING IMPERVIOUS AREA:	DESCRIPTION	SQUARE FEET
A. HOUSE, WALK, PORCH		967
B. POOL (ABOVE-GROUND)		452
C. FRAME SHED		129
D. BASEMENT ENTRANCE		40
TOTAL AREA: 1487 SQUARE FEET (19% IMPERVIOUS AREA)		

PROPOSED IMPERVIOUS AREA: 20'X26' ADDITION: 520 S.F.
TOTAL IMPERVIOUS: EXISTING AND PROPOSED= 2007 SQUARE FEET (26%)

M&H DEVELOPMENT
ENGINEERS, INC.
200 E. JOPPA ROAD
ROOM 101
TOWSON, MD 21204
(410) 228-9060