

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE – SW/Corner Quiet		
Brook Court and Cameron Ridge Court	*	ZONING COMMISSIONER
(5 Quiet Brook Court)		
7 th Election District	*	OF BALTIMORE COUNTY
3 rd Councilmanic District		
	*	Case No. 00-243-SPHA
Ruben Sebastian, et ux		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Ruben and Carol Sebastian. The Petitioners request a special hearing to approve an amendment to the Final Development Plan of Cameron Mill, Lot 33 thereof, and a variance from Section 1A03.4.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), (R.C.4 as enacted 1975), to permit a front yard setback of 80 feet to the street centerline in lieu of the required 100 feet, for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 3.

Appearing at the requisite public hearing held in support of the request were Ruben and Carol Sebastian, property owners, and Geoffrey C. Schultz with McKee and Associates, the engineering firm which prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregularly shaped parcel in the Cameron Mill subdivision which contains a gross area of 3.561 acres, more or less, zoned R.C.4. Presently, the property is unimproved. Mr. & Mrs. Sebastian recently purchased the subject property and propose constructing a single family dwelling thereon. The proposed dwelling will face Quiet Brook Court and the front wall of the dwelling will be set back 80 feet from the centerline of the street, 20 feet less than the 100 feet required.

Mr. Schultz testified that the location shown for the proposed dwelling was the most appropriate site. He noted that the lot is sloped towards the rear and that the rear yard of the

ORDER RECEIVED FOR FILING
 Date 8/1/11
 By [Signature]

property contains a large area of existing forest. Much of the rear of the lot is located within the designated forest buffer easement area for this subdivision. In view of this topography, and the existence of these natural features, Mr. Schultz testified that the proposed dwelling should be constructed towards the front of the lot as is proposed. He also noted the location of the proposed well and septic reserve areas and that these areas also limit the area of the building envelope. Lastly, Mr. Schultz noted that the lot abuts three streets, including Cameron Mill Road, Cameron Ridge Court and Quiet Brook Court. Locating the dwelling where proposed would make the house less visible from those streets.

As noted above, there were no Protestants or other interested persons present at the hearing. Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. I believe that the facts presented in this case meet the standards for variance relief as set out in Section 307 of the B.C.Z.R. and as construed in Cromwell v. Ward, 102 Md. App. 691 (1995). The site's uniqueness is its topography, shape and natural features. The practical difficulty is that this lot could not be used for a permitted purpose (a single family dwelling) if relief were denied. Moreover, there is no evidence that the relief requested would result in any detrimental impact on the surrounding locale.

Subsequent to the hearing, a letter of opposition was received from Dr. Richard W. McQuaid, President of the Maryland Line Area Association, Inc. Dr. McQuaid indicated that he was unable to attend the hearing due to illness; however, wished to register his objection by letter. I have read and considered the points raised in his letter. Dr. McQuaid notes that the Maryland Line Area Association, Inc. has long opposed the Cameron Mill development. This development was approved by the County Review Group (CRG), the reviewing body under the development review process that existed at the time this subdivision was approved. At the present time, development proposals are reviewed by way of a new development review process codified in Title 26 of the Baltimore County Code, which abolished the CRG. This process was adopted into law in early 1992.

I am appreciative of Dr. McQuaid's points and concerns. Indeed, projects which require mass variances in order to be built out might be judged as inappropriate. This Office has

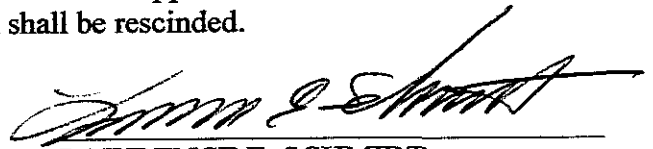
recognized this position in other cases (See e.g., Dett-Chambers Property, Case No. IV-514). Nevertheless, the fact of the matter is that the Cameron Mill development plan was approved. That approval was appealed to the Maryland Court of Special Appeals, which affirmed; I cannot re-litigate that approval. Thus, the Developer has an approved development plan containing specifically laid out lots. The subject property is one such approved lot. I cannot adjudge the merits of the Cameron Mill development as a whole, rather, only the subject property. Since this lot is approved, I must consider only the circumstances of this specific lot in determining whether variance relief should be granted. For the reasons set out above, I believe that it should.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of February, 2000 that the Petition for Special Hearing to approve an amendment to the Final Development Plan of Cameron Mill, Lot 33 thereof, in accordance with Petitioner's Exhibit 3, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1A03.4.B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), (R.C.4 as enacted 1975), to permit a front yard setback of 80 feet to the street centerline in lieu of the required 100 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 3, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



Baltimore County
Zoning Commissioner

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

February 1, 2000

Mr. & Mrs. Ruben Sebastian
2402 Chetwood Circle
Timonium, Maryland 21093

RE: PETITION FOR SPECIAL HEARING AND VARIANCE
SW/Corner Quiet Brook Court and Cameron Ridge Court
(5 Quiet Brook Court)
7th Election District – 3rd Councilmanic District
Ruben Sebastian, et ux - Petitioners
Case No. 00-243-SPHA

Dear Mr. & Mrs. Sebastian:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Geoffrey C. Schultz, McKee & Associates, Inc.
5 Shawan Road, Suite 1, Cockeysville, Md. 21030
Dr. Richard McQuaid
1501 Harris Mill Road/Parkton, Md. 21120
People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at # 5 Quiet Brook Court
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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

An amendment to the Final Development Plan of Cameron Mill to change the front building setback line of Lot 33, Cameron Mill from 100 feet setback from the centerline of Quiet Brook Court to 80 feet.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, 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):

Ruben Sebastian

Name - Type or Print

x

Signature

Carol Sebastian

Name - Type or Print

x

Signature

5402 Chetwood Cir #203
706 E. J. Road (410) 561-1825

Address Telephone No.

Timonium MD 21093
Joppa, Maryland 21085

City State Zip Code

Representative to be Contacted:

Geoffrey C. Schultz
McKee & Associates, Inc.

Name

5 Shawan Road, Suite 1 (410) 527-1555

Address Telephone No.

Cockeysville, Maryland 21030

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By SDJ Date 12-10-99

ORDER RECEIVED FOR FILING

Case No. CO - 243-SP47

Date 12/15/98



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at # 5 Quiet Brook Court

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)

Section 1A03.4.B.4 (RC-4 as enacted 1975)

To permit a front yard setback of 80 feet to the centerline of Quiet Brook Court in lieu of the required 100 feet.

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

The steep topography of the sites prevents reasonable grading of the lot if the house is setback the full 100 feet.

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):

Ruben Sebastian

Name - Type or Print

x

Signature

Carol Sebastian

Name - Type or Print

x

Signature

2402 Chetwood Cir #203

706 Falconer Road (410) 561-1825

Address

Timonium MD 21093

City

Joppa, Maryland 21085

State

Zip Code

Representative to be Contacted:

Geoffrey C. Schultz

McKee & Associates, Inc.

Name

5 Shawan Road, Suite 1 (410) 527-1555

Address

Telephone No.

Cockeysville, Maryland 21030

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By SJD Date 12-10-99

Case No. 00-243-SPHQ

Date 12/15/98

By _____

ORDER RECEIVED FOR FILING

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

December 9, 1999

**ZONING DESCRIPTION
FOR NO. 5 QUIET BROOK COURT
7TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING at a point on the southwest corner of the intersection of Quiet Brook Court, which is 40 feet wide and Cameron Ridge Court, which is 50 feet wide.

BEING Lot No. 33, Plat 2, Section 2 in the subdivision of Cameron Mill, as now recorded in Baltimore County Plat Book No. 67, Folio 142, containing 3.561 acres of land more or less.

ALSO KNOWN AS No. 5 Quiet Brook Court and located in the 7th Election District, 3rd Councilmanic District.

00-243-SP1+A

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: #00-243-SPHA
5 Quiet Brook Court
S/S Quiet Brook Court at
SWC Quiet Valley Court
7th Election District
3rd Councilmanic District
Legal Owner(s): Carol &
Ruben Sebastian

Special Hearing: to approve an amendment to the Final Development Plan of Cameron Mill. **Variance:** to permit a front yard setback of 80 feet to the centerline in lieu of the required 100 feet. **Hearing:** Tuesday, January 18, 2000 at 9:00 a.m. in Room 407, County Courts Building, 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.

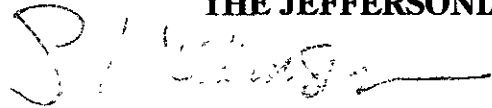
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

12/30/99 Dec. 30 C361511

TOWSON, MD, 12-30 1999, ~~20~~

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 12-30, ~~20~~ 1999

THE JEFFERSONIAN,



LEGAL ADVERTISING
Publisher

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

CELLANEOUS RECEIPT

DATE 12-10-99 ACCOUNT R-CC1-GISC

AMOUNT \$100.00

RECEIVED FROM: KUTZER S. SEBASTIAN

FOR: R UAR 5
TEAM GAD TUG DEO PLAN

DUTION

CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

SDA

No. **076686**

PAID RECEIPT

PROCESS	ACTUAL	TIME
12/10/1999	12/10/1999	11:19:35
REG 0805	CASHIER NOTE WES DASHNER	5
Dept	5 528 ZONING VERIFICATION	
Receipt #	135959	01/11
CR NO.	076686	

Recpt Tot 100.00

100.00 OK .00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

LES

RE: Case No. 00-243-SPHA

Petitioner/Developer: McKEE, ETAL
J. SCHULTZ

Date of Hearing/Closing: 1/18/00

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 #5 QUIET BROOK CT

The sign(s) were posted on

1/3/00
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 1/9/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

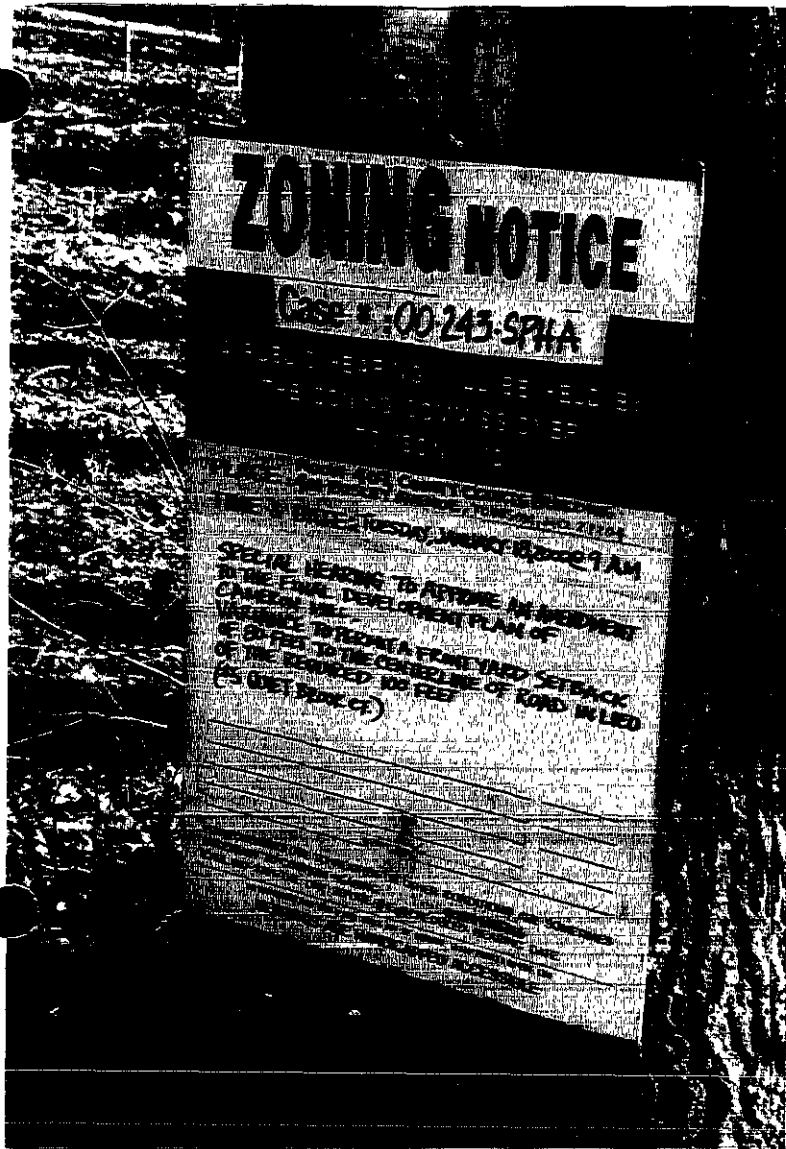
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



RECEIVED JAN 18 2000

CERTIFICATE OF POSTING

RE Case No 00-243-SPHA

Petitioner/Developer: J. SCHULTZ ETAL
McKEE ASSOC

Date of Hearing/Closing 1/18/2000

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 #5 QUIET BROOK CT

The sign(s) were posted on

1/3/00
(Month, Day, Year)

Sincerely,

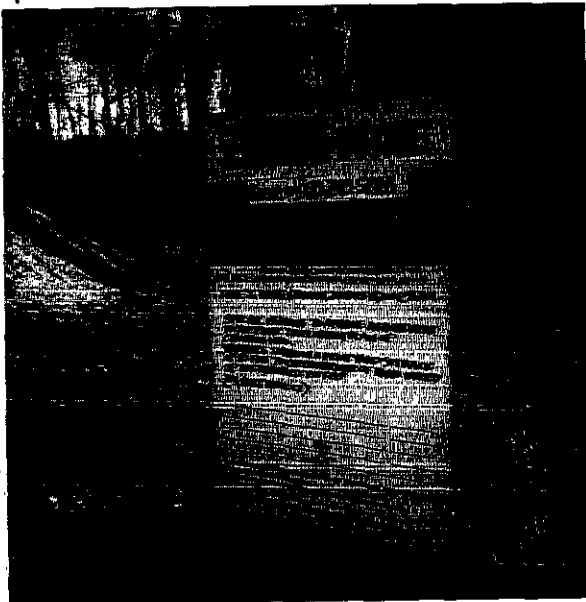
Patrick M O'Keefe 1/6/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



00-243
#5 QUIET BROOK CT
1/18/00
SCHULTZ

RECEIVED JAN 10 2000

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
5 Quiet Brook Ct, S/S Quiet Brook Ct
at S/W cor Quiet Valley Ct
7th Election District, 3rd Councilmanic

Legal Owner: Ruben & Carol Sebastian
Petitioner(s)

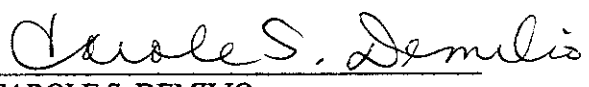
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-243-SPHA

* * * * *

ENTRY OF APPEARANCE

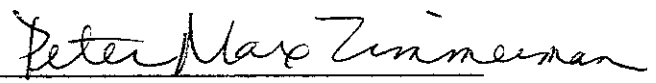
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


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 December, 1999 a copy of the foregoing Entry of Appearance was mailed to Geoffrey C. Schultz, McKee & Assoc., Inc., 5 Shawan Road, Suite 1, Hunt Valley, MD 21030, representative for 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

December 21, 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: 00-243-SPHA
5 Quiet Brook Court
S/S Quiet Brook Court at SWC Quiet Valley Court
7th Election District – 3rd Councilmanic District
Legal Owner: Carol & Ruben Sebastian

Special Hearing to approve an amendment to the Final Development Plan of Cameron Mill. Variance to permit a front yard setback of 80 feet to the centerline in lieu of the required 100 feet.

HEARING: Tuesday, January 18, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon". Below the signature is the number "39".

Arnold Jablon
Director

c: Carol & Ruben Sebastian, 2402 Chetwood Circle, #203, Timonium 21093
McKee & Associates, 5 Shawan Road, Suite 1, Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 3, 2000.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 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
Thursday, December 30, 1999 Issue – Jeffersonian

Please forward billing to:

Carol & Ruben Sebastian
2402 Chetwood Road, #203
Timonium, MD 21093

410-561-1825

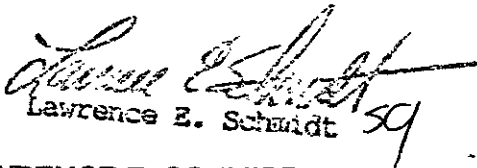
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HEARING: Tuesday, January 18, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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.



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

January 13, 2000

Mr. Geoffrey C. Schultz
McKee & Associates, Inc.
5 Shawan Road, Suite 1
Cockeysville MD 21030

Dear Mr. Schultz:

RE: Case Number 00-243-SPHA , 5 Quiet Brook Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 10, 1999.

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.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

c:



ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF

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:

236, 237, 238, 240, 241, 242, AND (243)

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

cc: File

Les
1/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: December 21, 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): 238 and 243

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

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

Date: 12.20.99

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

RE: Baltimore County
Item No. 243

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,

for 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

CAMERON MILL PARTNERSHIP

January 17, 2000

Baltimore County Zoning Commissioner
Zoning Commissioner's Office
400 Washington Avenue
Towson, Maryland 21204

Dear Mr. Commissioner:

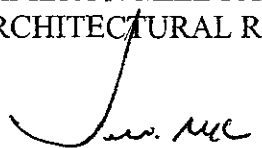
**Subject: Lot 33, Cameron Mill
#5 Quiet Brook Court**

Please be advised that as the Architectural Review Committee of the Cameron Mill Subdivision, we have reviewed the revised site plan for the above-referenced lot and have granted approval for the reduced front yard setback request of 80 feet in lieu of the minimum required 100 feet. Granting of the variance will considerably reduce the amount of on-site grading, reduce the amount of clearing, and enable the grading of a reasonable landing area from the rear walkout basement.

I trust the above is sufficient for your use. Should you have any questions or require additional information, please do not hesitate to call.

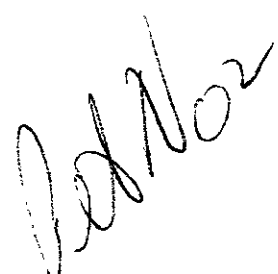
Very truly yours,

CAMERON MILL PARTNERSHIP
ARCHITECTURAL REVIEW COMMITTEE



James W. McKee, President

JWM:mcc



1/18

**MARYLAND LINE AREA ASSOCIATION, INC
1501 HARRIS MILL ROAD
PARKTON, MD 21120**

January 24, 2000

Zoning Commissioner
Baltimore County
County Courts Building, 4th Floor
Towson, MD 21204

Re: Case No. 00 243 SPHA

Dear Sir,

As president of the Maryland Line Area Association, Inc., I wish to enter our protest to the Variance and Development Plan Amendment petition in the above referenced case. The influenza "epidemic" made it impossible for any of our members to attend the hearing to voice our opposition.

The reasons for our opposition are two fold:

First: Our opposition to the Cameron Mill Development of which this lot is a part was based in part on the unsuitability of of the property for home construction due to the steep slopes, forest buffer and wetlands. The desire of the developer to maximize the number of lots required 39 Variances for the 52 lots on the subdivision. All lots were long and narrow extending into the forest buffer and down the steep slopes. There was no justification for the Variances other than the convenience of the developer since all hardships were self imposed by the developer. We protested the development and lost by a split decision in the Maryland Court of Special Appeals. We predicted there would be difficulties building homes on these lots. Our predictions are coming true in the above referenced case where a setback Variance is requested

Second: There is nothing unique about this lot and there are no hardships other than the self imposed ones by the developer, the realtor, the home builder and the purchaser.

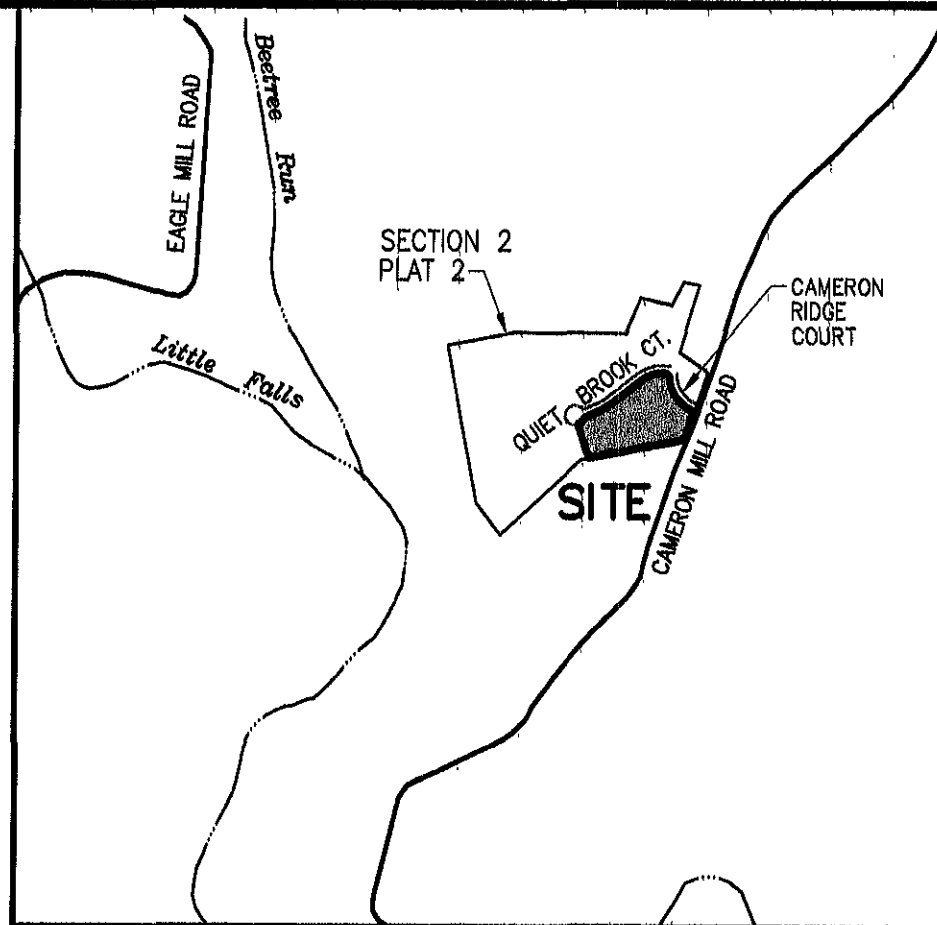
We respectfully request that the Variance and Development Plan Amendment be denied. A multitude of Variances have already been granted for this development. **Let the buyer beware!!!!**

Very truly yours


Dr. Richard W. McQuaid
President

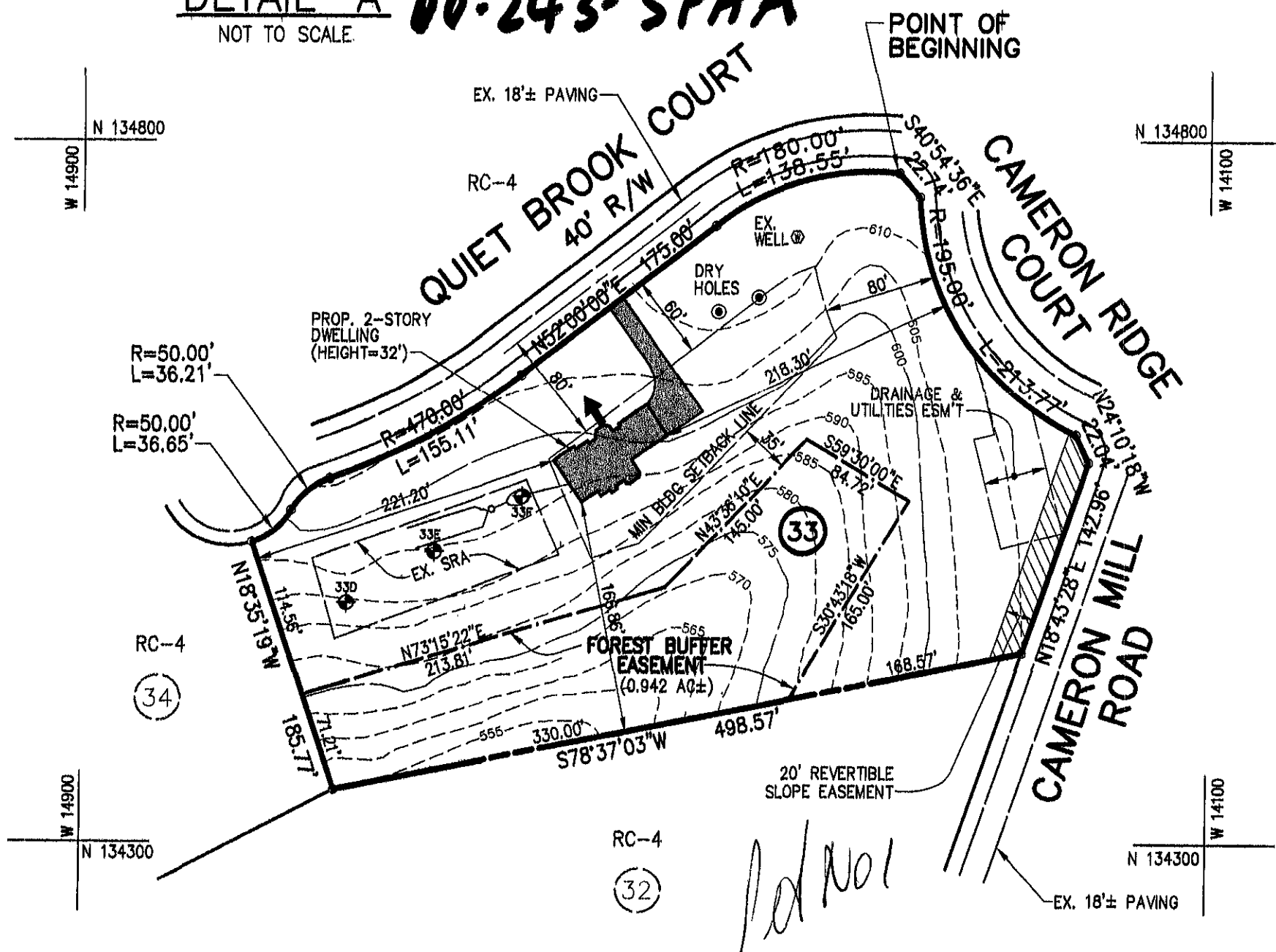
1. COUNCILMANIC DISTRICT: 3rd
2. EXISTING ZONING: RC-4 NW 34-C
3. TO THE BEST OF OUR KNOWLEDGE THERE ARE HAVE BEEN NO PRIOR ZONING HEARINGS ON THIS SITE.
4. BEING LOT 33, SECTION 2, PLAT 2 CAMERON MILL, PLAT 67/142
5. THIS SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ELEVATION RANGE.
6. LOTS WILL BE SERVED BY PRIVATE WATER AND SEWER SERVICES.
7. TOPOGRAPHY SHOWN IS BASED ON FIELD-RUN DATA. ELEVATIONS ARE REFERENCED TO THE BALTIMORE COUNTY METROPOLITAN DISTRICT.

Diagram of a closed traverse polygon with 14 sides. The sides are labeled with their lengths in feet. The vertices are labeled with letters A through N. The traverse is not in clockwise order, starting at A and ending at A. The sides are: A-B (3.18'), B-C (17.65'), C-D (10.00'), D-E (6.33'), E-F (4.13'), F-G (6.83'), G-H (4.08'), H-I (6.33'), I-J (2.00'), J-K (24.67'), K-L (2.76'), L-M (23.57'), M-N (31.00'), N-O (11.00'), O-P (2.82'), P-Q (8.00'), Q-R (2.00'), R-S (7.33'), S-T (2.33'), T-U (7.67'), U-V (4.00'), V-W (14.00'), W-X (32.23'), X-Y (0.33'), Y-Z (3.18').



VICINITY MAP
SCALE: 1" = 1000'

DETAIL 'A' 00-243-SPHA
NOT TO SCALE.



RUBEN & CAROL SEBASTIAN
DEED REFERENCE 13729/260
TAX MAP 12, PARCEL 233/33
ACCOUNT No. 22-00-024525



JAMES W. McKEE
MD REG. No. 9012

12/8/99
DATE

McKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying

Natural Resource Planning - Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

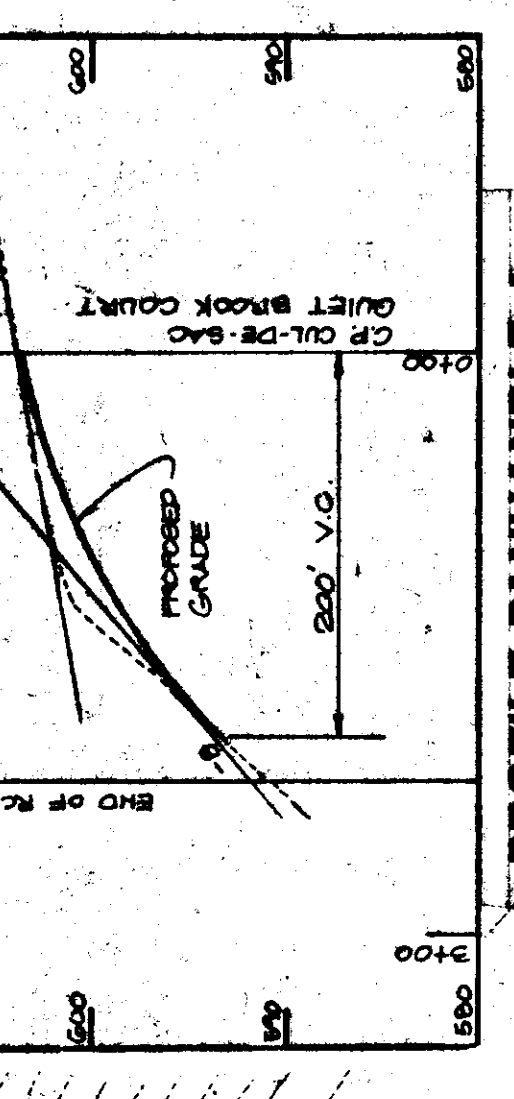
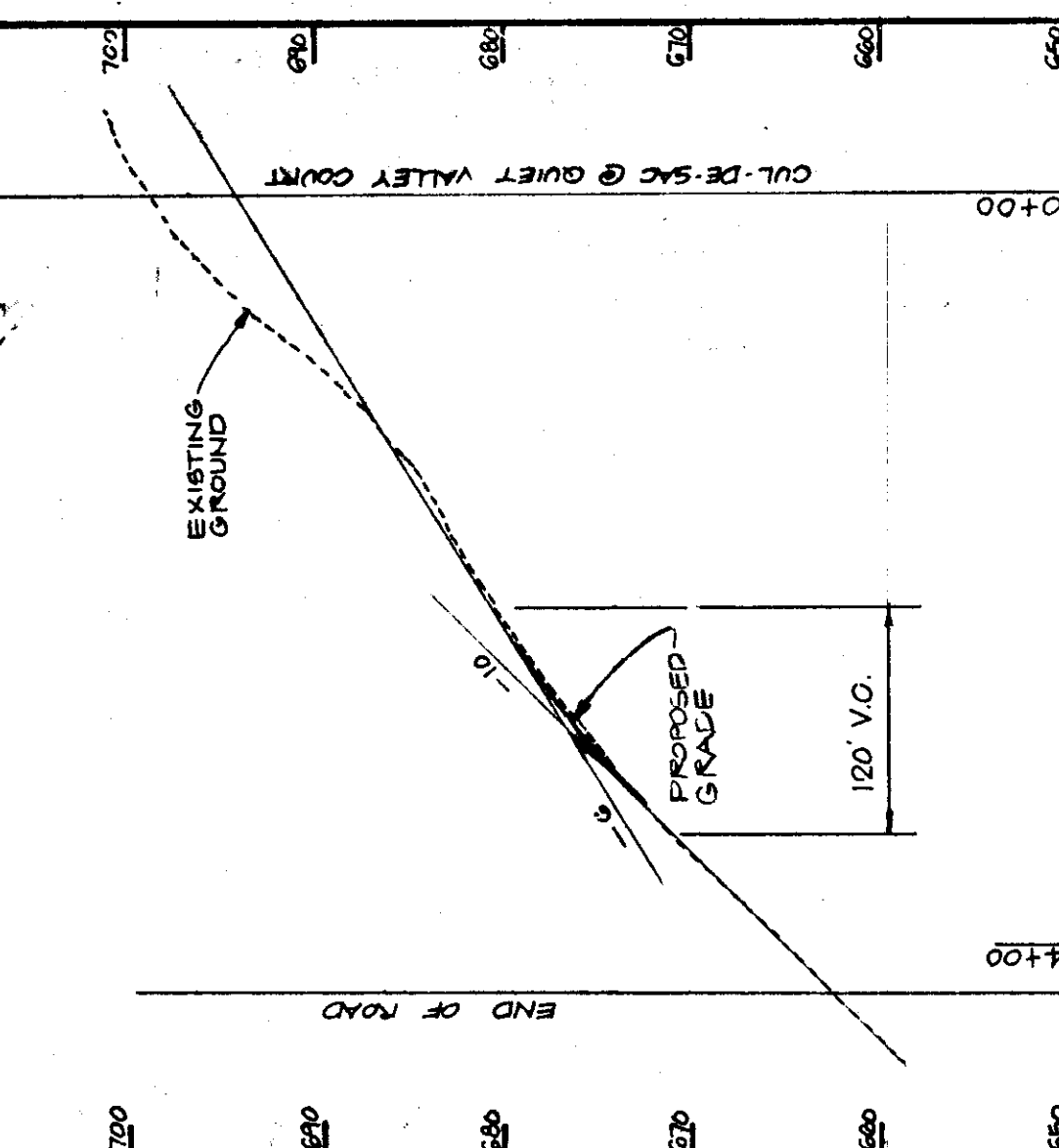
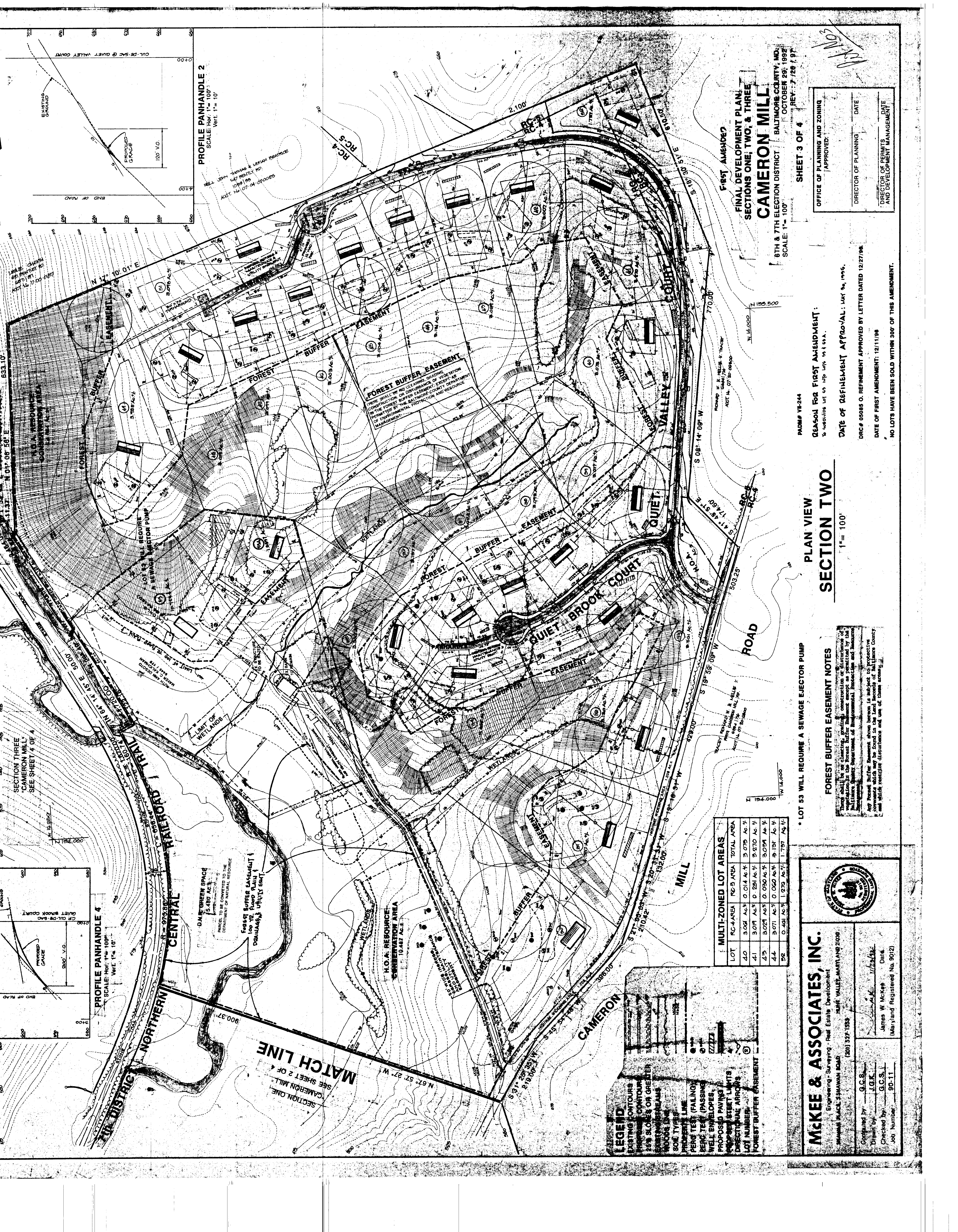
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE & SPECIAL HEARING REQUESTS

#5 QUIET BROOK COURT

7th ELECTION DISTRICT
SCALE: 1" = 100'

BALTIMORE COUNTY, MARYLAND
DATE: NOVEMBER 23, 1999

SECTION TWO PLAT TWO
PLAT REF: 67/142 00-243-SP1A7



MULTI-ZONED LOT AREAS			
LOT	RC-4 AREA	RS-3 AREA	TOTAL AREA
40	3.061 AC.	0.014 AC.	3.075 AC.
41	3.019 AC.	0.251 AC.	3.270 AC.
43	3.021 AC.	0.030 AC.	3.051 AC.
44	3.071 AC.	0.060 AC.	3.131 AC.
52	0.491 AC.	1.270 AC.	1.761 AC.

- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - 2% SLOPE OR GREATER
 - EXISTING STREAMS
 - PROPOSED STREAMS
 - SOE TYPES
 - PROPOSED LINE
 - PERMITS (PASSING)
 - WELL ENVELOPES
 - PROPOSED PAVING
 - PROPOSED STREET LIGHTS
 - DIRECTIONAL ARROWS
 - LOT NUMBERS
 - FOREST BUFFER EASEMENT

McKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development
SHAWAN PLACE, SHAWAN ROAD (201) 377-1533
HARRIS VALLEY, MARYLAND 21038

Designed by: G.C.S. Date: 11/25/98
Drawn by: J.G.K.
Checked by: G.C.S. Job Number: 90-11
James W. McKee (Maryland Registered No. 9012)

* LOT 53 WILL REQUIRE A SEWAGE EJECTOR PUMP

FOREST BUFFER EASEMENT NOTES

There shall be no clearing, grading, construction or disturbance of any forested area within the Forest Buffer Easement area without the approval of the Baltimore County Department of Environmental Protection and Resources. Any person who violates this provision shall be liable for civil penalties and may be subject to criminal prosecution and use of these areas.

**PLAN VIEW
SECTION TWO**
1" = 100'

Reason for First Amendment:
To revise lot 53 into lots 54 & 55.

Date of Refinement Approval: May 9, 1995.

DC# 05085 O. REFINEMENT APPROVED BY LETTER DATED 12/27/98.

DATE OF FIRST AMENDMENT: 12/11/98

NO LOTS HAVE BEEN SOLD WITHIN 300' OF THIS AMENDMENT.

**FINAL DEVELOPMENT PLAN
SECTIONS ONE, TWO, & THREE
CAMERON MILL**

8TH & 7TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1" = 100'
OCTOBER 28, 1992
REV: 7/28/97

SHEET 3 OF 4

OFFICE OF PLANNING AND ZONING
APPROVED: _____
DIRECTOR OF PLANNING _____ DATE _____
DIRECTOR OF PERMITS _____ DATE _____
AND DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP



00-245-SPH-17