IN RE: PETITION FOR ADMIN. VARIANCE SWC Charleston Avenue and Hillendale Avenue 13th Election District 1st Councilmanic District (2914 Charleston Avenue) Donald T. & Robin S. Manser Petitioners	* * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 00-247-A

* * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Donald and Robin Manser, property owners, for that property known as 2914 Charleston Avenue in the Hillside subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 20 ft. in lieu of the minimum required 30 ft. for an addition. 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.

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 7th day of February, 2000, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 20 ft. in lieu of the minimum required 30 ft. for an addition, 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.

1) Compliance with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) dated January 5, 2000.

2) 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 Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

2/7/2000

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED JAN 10 2000

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS

DATE: January 5, 2000

SUBJECT: Zoning Item #247
2914 Charleston Avenue, Manser Property

Zoning Advisory Committee Meeting of December 27, 1999

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

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

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

__X__ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

____ 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).

CROSS REFERENCED FOR FILING
DATE 2/7/2000
R. Jameson

C:\My Documents\Zoning Petitions\#247.doc

Baltimore County
Zoning Commissioner

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

February 7, 2000

Mr. & Mrs. Donald T. Manser
2914 Charleston Avenue
Baltimore, Maryland 21227

Re: Petition for Administrative Variance
Case No. 00-247-A
Property: 2914 Charleston Avenue

Dear Mr. & Mrs. Manser:

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 and 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,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

NW 3 of these

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2914 Charleston Avenue

which is presently zoned DR-5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 To allow a rear yard setback of 20 ft. in lieu of the minimum required 30 ft (for an addition)

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):

X Donald T. Manser
Name - Type or Print

X Donald T. Manser
Signature

X Robin S. Manser
Name - Type or Print

X Robin S. Manser
Signature

2914 Charleston Ave. 410 536 4283
Address Telephone No.

Balto Md. 21227
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. 00-247-A

Reviewed By [illegible] **Date** 12-14-99

Estimated Posting Date ~~12-26-99~~ 1/7/00

REV 9/15/98

1/10/00

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 2914 Charleston Avenue
Address

X Balto Md. 21227
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):

Outgrowing home, addition location only feasable in rear of home.

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 Donald T. Manser
Signature

X Robin T. Manser
Signature

X Donald T. Manser
Name - Type or Print

X Robin S. Manser
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of December, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Donald T. Manser

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

X 12/1/99
Date

Maureen A. Mooney
Notary Public

My Commission Expires MAUREEN A. MOONEY NOTARY PUBLIC STATE OF MARYLAND My Commission Expires December 31, 2000

RZU 09/15/98

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.

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Address

X Balto Md. 21227
City State Zip Code

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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 Donald T. Manser
Signature

X Donald T. Manser
Name - Type or Print

X Robin S. Manser
Signature

X Robin S. Manser
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of December, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Donald T. Manser

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

X 12/1/99
Date

Maureen A. Mooney
Notary Public

MAUREEN A. MOONEY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 31 2000

My Commission Expires

REV 09/15/98

NW 3 of these

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2914 Charleston Avenue

which is presently zoned DR-5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 To allow a rear yard setback of 20 ft. in lieu of the minimum required 30 ft. (for an addition)

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:

not necessary

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

X Donald T. Manser
Name - Type or Print

X Donald T. Manser
Signature

X Robin S. Manser
Name - Type or Print

X Robin S. Manser
Signature

2914 Charleston Avenue (410) 536 4283
Address Telephone No.

Balto Md. 21207
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. 00-247-A **Reviewed By** JJ **Date** 12-14-99

REV 9/15/98 **Estimated Posting Date** ~~12-26-99~~ 1/7/00

#247

Zoning Description

2914 Charleston Ave.

'Beginning at a point on the southwest corner of Charleston & Hillendale Aves. Thence running south 69 ft, thence west 100 ft. thence north 69 ft. thence east 100 ft to the point of beginning; containing 6,900 sq ft and located in the 13th Election District of Balto. County.

247

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 076690

DATE [illegible] 97 ACCOUNT [illegible]

AMOUNT $ 50.00

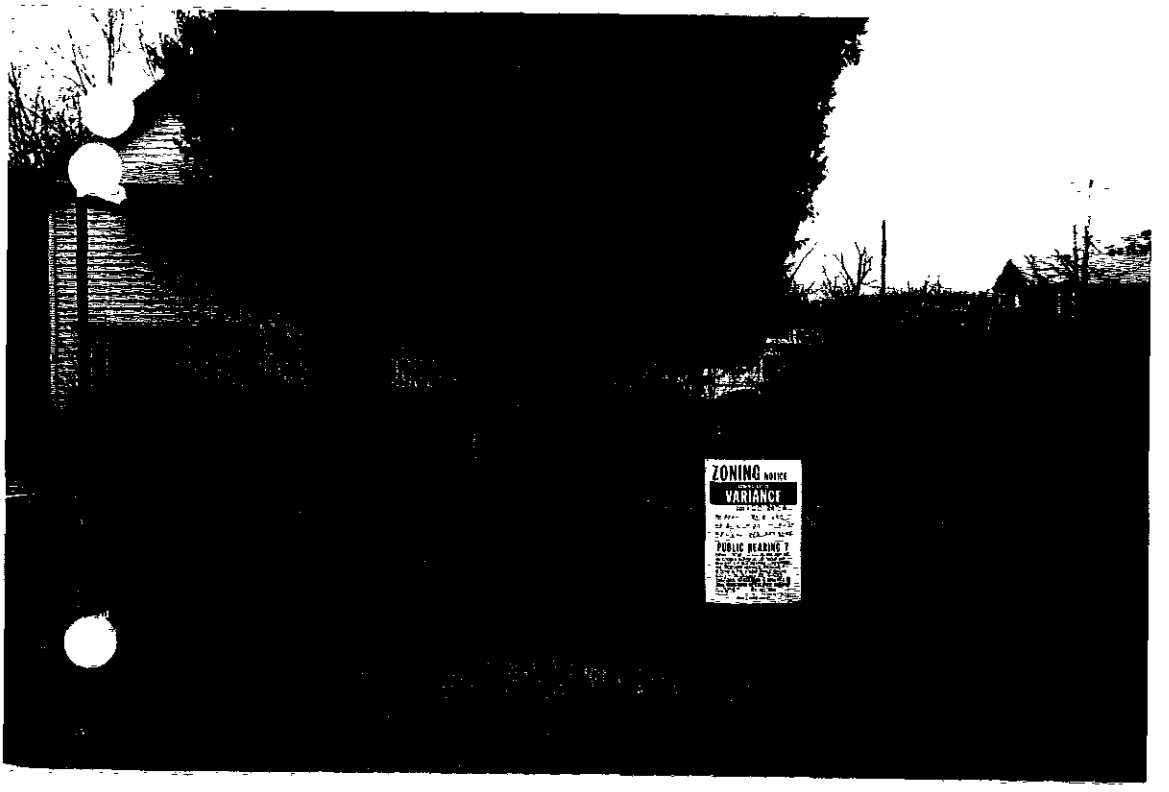
RECEIVED FROM: [illegible] Munster

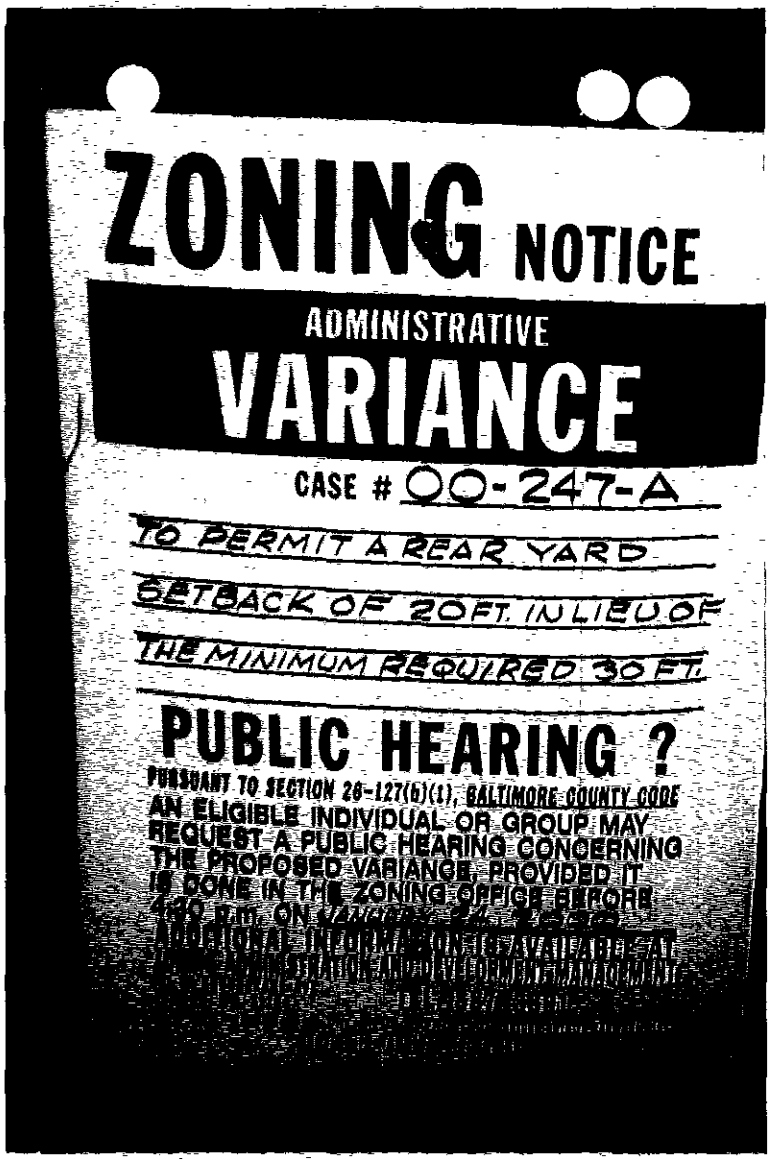
FOR: Residential Permit Application
2914 Chesterfield Ave

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
[illegible]
Amount Tot [illegible]
Ck Ck [illegible]
Balance Due [illegible]

CASHIER'S VALIDATION


ZONING NOTICE
VARIANCE
PUBLIC HEARING ?


ZONING NOTICE
ADMINISTRATIVE
VARIANCE
CASE # 00-247-A
TO PERMIT A REAR YARD
SETBACK OF 20FT. IN LIEU OF
THE MINIMUM REQUIRED 30 FT.
PUBLIC HEARING ?
PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:00 P.M. ON

CERTIFICATE OF POSTING

RE: Case No.: 00-247-A

Petitioner/Developer:

ROBERT DON MANISER

Date of Hearing/Closing: 1-24-00

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

#2914 CHARLESTON AVE.

The sign(s) were posted on JAN. ~~10~~ 7TH, 2000
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

9/96
cert.doc

RECEIVED JAN 10 2000

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 00-247-A

Petitioner: D. T. Manser

Address or Location: 2914 CHARLESTON AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Donald & Robin Manser

Address: 2914 Charleston Ave

Telephone Number: (410) 536-4283

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

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

Subdivision name: _____

plat book# ____ ,folio# ____ ,lot# ____ ,section# ____

OWNER: _____

North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____

North

Vicinity Map

scale: 1"=1000'

LOCATION INFORMATION

Election District:

Councilmanic District:

1"=200' scale map#:

Zoning:

Lot size: _____ acreage _____ square feet

	public	private
SEWER :	☐	☐
WATER :	☐	☐

	yes	no
Chesapeake Bay Critical Area:	☐	☐

Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 247 -A Address 2914 Charleston Ave.

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

Filing Date: 12-14-99 **Posting Date:** 12-26-99 **Closing Date:** 1-10-00

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- 247 -A Address 2914 Charleston Ave.

Petitioner's Name D.T. Manser Telephone (410) 536-4283

Posting Date: 12-26-99 **Closing Date:** 1-10-00

Wording for Sign: To Permit a rear yard setback of 20' in lieu of the minimum required 30 ft.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 247 -A Address 2914 Charleston Ave

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

Filing Date: 12/29/99 **Posting Date:** 1/7/00 **Closing Date:** 1/24/00

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.

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(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- 247 -A Address 2914 Charleston Ave.

Petitioner's Name Donald Manser Telephone 410-536-4283

Posting Date: 1/7/00 **Closing Date:** 1/24/00

Wording for Sign: To Permit a rear yard setback of 20 ft. in lieu of the minimum required 30 ft. (for an addition).

Baltimore County
Fire Department

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

December 30, 1999

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

ATTENTION: Gwen Stephens

RE: Property Owner: KOINONIA PTNP./GRAMERCY BED AND BREAKF.

Location: DISTRIBUTION MEETING OF December 13, 1999

Item No.: 181

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.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

11. IF THE BUILDING PERMITS FOR THIS DEVELOPMENT ARE ISSUED AFTER JUNE 30, 1998; THE DEVELOPER SHALL PROVIDE A RURAL WATER SUPPLY FOR FIRE FIGHTING PURPOSES, OR INSTALL SPRINKLER SYSTEMS COMPLYING WITH NFPA 13D IN ALL HOUSES. AS PER FIRE DEPARTMENT REQUIREMENTS, IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE; SECTION F-517.12.

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

cc: File

00-247-A

MANSER #247

Don and Robin Manser
2914 Charleston Ave
Baltimore, MD 21227

Dear Neighbor,

We, Don and Robin Manser, are having a sunroom added to our house.

Please sign on the line below to indicate you do not contest the addition to our house.

Ed Lidar 212 Hillendale Ave

Thank You,

Don And Robin

00-247-A

247

Don and Robin Manser
2914 Charleston Ave
Baltimore, MD 21227

Dear Neighbor,

We, Don and Robin Manser, are having a sunroom added to our house.

Please sign on the line below to indicate you do not contest the addition to our house.

Rae Glowiso-Brandt 2916 Charleston Ave.

Thank You,

Don And Robin

00-247-A

247

Don and Robin Manser
2914 Charleston Ave
Baltimore, MD 21227

Dear Neighbor,

We, Don and Robin Manser, are having a sunroom added to our house.

Please sign on the line below to indicate you do not contest the addition to our house.

Michael Bu
214 HILLENDALE AVE.

Thank You,

Don And Robin

00-247-A

247

Don and Robin Manser
2914 Charleston Ave
Baltimore, MD 21227

Dear Neighbor,

We, Don and Robin Manser, are having a sunroom added to our house.

Please sign on the line below to indicate you do not contest the addition to our house.

Henry L. Thacker
211 Hillendale ave
21227

Thank You,

Don And Robin

00-247-A

247

Maryland Department of Transportation
State Highway Administration

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

Date: 1·5·00

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

RE: Baltimore County
Item No. 247 JJS

RECEIVED JAN 06 2000

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,

L. J. Gredlein

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

AV
HH
1/24/00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

RECEIVED
JAN - 5

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

Date: January 4, 2000

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): 247
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: Jeffrey W. Long

AFK/JL

C:\JEFF_L\247.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED JAN 1 0 2000

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS

DATE: January 5, 2000

SUBJECT: Zoning Item #247
2914 Charleston Avenue, Manser Property

Zoning Advisory Committee Meeting of December 27, 1999

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

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

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

__X__ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

____ 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).

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

INTEROFFICE CORRESPONDENCE

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

Date: January 6, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for January 3, 2000
Item Nos. 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 259, and 261

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

RWB:HJO:jrb

cc: File

ZAC0103A.NOC

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 10, 2000

Mr. & Mrs. Donald T. Manser
2914 Charleston Avenue
Baltimore MD 21227

Dear Mr. & Mrs. Manser:

RE: Case Number 00-247-A , 2914 Charleston Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 26, 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:

Plat to accompany Petition for Zoning ☑ Variance ☐ Special Hearing

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

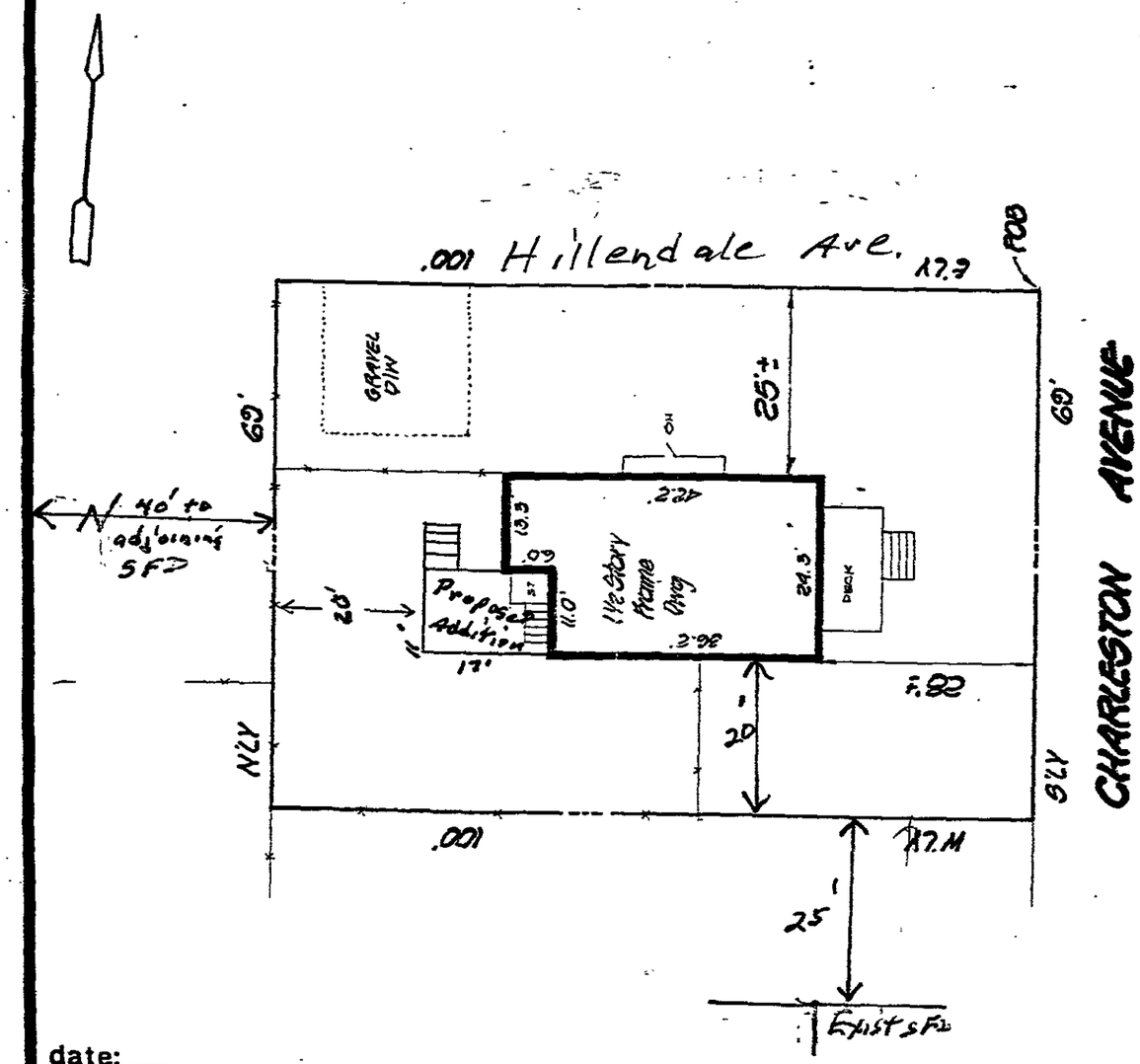
PROPERTY ADDRESS: 2914 Charleston Ave.

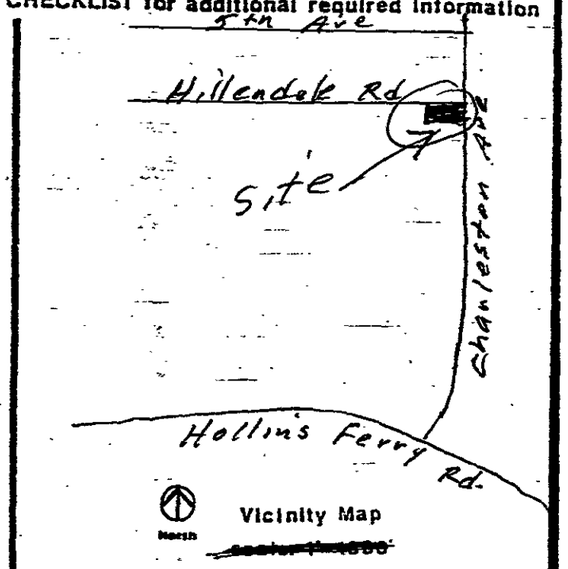
Subdivision name: Hillside

plat book# 2, folio# 305, lot# x, section# –

OWNER: Donald T. & Robin S. Manser

00-247-A





LOCATION INFORMATION

Election District: 1ST

Councilmanic District: 13th

1"=200' scale map#: SW, 6-a

Zoning: DR-5.5

Lot size: 0.158 acreage / 6900 square feet

	public	private
SEWER:	☑	☐
WATER:	☑	☐

	yes	no
Chesapeake Bay Critical Area:	☐	☑

Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
JJ	247	

date: _____

prepared by: _____

Scale of Drawing: 1" = 20'

PET. EX. #1

CORPORATION • IRVINE CALIFORNIA

POSITION EDGE OF PRINT ON THIS LINE

MAP # SW 6-C

PLAN HOLD CORPORATION • IRVINE CALIFORNIA

POSITION EDGE OF PRINT ON THIS LINE

1" = 200'

PLAN HOLD CORPORATION • IRVINE CALIFORNIA

POSITION EDGE OF PRINT ON THIS LINE

#247

00-247-A