

IN RE: PETITION FOR VARIANCE
W/S Cedar Creek Road, 150' N
of centerline Silver Lane
15th Election District
5th Councilmanic District
(1112 Cedar Creek Road)

Janet L. Vogan
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-272-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Janet L. Vogan. The Petitioner is requesting a variance for property she owns at 1112 Cedar Creek Road, located in the Cedar Beach area of Baltimore County. The subject property is zoned R.C.5. The Petitioner is requesting a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow 20 ft. side yard setbacks and a 50 ft. front yard setback in lieu of the required 50 ft. and 75 ft. respectively. In addition, the Petitioner is requesting an undersized lot approval in that the subject property contains 0.34 acres in lieu of the minimum 1 acre.

Appearing at the hearing on behalf of the variance request were William Brady, appearing on behalf of Janet Vogan, property owner and Doug Duval, appearing on behalf of DuVal & Associates, P.A. There were no protestants or other interested parties in attendance.

Testimony and evidence indicated that the property is an unimproved parcel consisting of four 25 ft. lots, located along Cedar Creek Road in Cedar Beach. Ms. Vogan has owned the property for the past 32 years. She is now desirous of constructing a single family residential dwelling thereon, wherein she intends to reside with her mother and father. After 32 years of owning the subject property, Ms. Vogan is now able to build a house there as a result of the

ORIGINAL FILED FOR FILING
FILED
DATE 12/12/00
BY J.R. JENNINGS

newly installed sewer line. Ms. Vogan, as well as William Brady, her brother, who appeared at the hearing, and her mother and father have all been lifelong residents of Cedar Beach and wish to remain in the community. In order to construct the single family dwelling on the property, the variance requests are necessary.

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the relief requested sufficiently complies with the requirements of Section 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should, therefore, be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

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

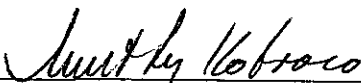
- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

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

THEREFORE, IT IS ORDERED this 2nd day of February, 2000, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow 20 ft. side yard setbacks and a 50 ft. front yard setback in lieu of the required 50 ft. and 75 ft. respectively, and undersized lot approval, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at his time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated January 18, 2000, 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

DATE: 2/23/2000
BY: J. P. Jamison



Baltimore County
Zoning Commissioner

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

February 2, 2000

Ms. Janet L. Vogan
c/o Bill Brady
1032 Cedar Creek Road
Baltimore, Maryland 21221

Re: Petition for Variance
Case No. 00-272-A
Property: 1112 Cedar Creek Road

Dear Ms. Vogan:

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the 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,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Douglas W. DuVal
Duval & Associates, P.A.
8 Edgarwood Court
Phoenix, Maryland 21131

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1112 Cedar Creek Rd.
which is presently zoned RC-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 AD4, 3. B.3, requesting a 20' sideyard in lieu of the required 50', 50' in lieu of required 75' to road centerline and lot area (0.34 ac.) less than minimum 1 ac. And to amend approve an undersized lot per section 304 & to approve any other variances deemed necessary by zoning commissioner.
of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. Proposed house with garage (60'x26') will not fit onto property without relief
2. Proposed house is sited forward to reduce impact of woods on property.

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:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

N/A
Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Janet L. Vogan
Name - Type or Print
Janet L. Vogan
Signature

Name - Type or Print

Signature c/o Bill Brady 410-
1032 Cedar Creek Road 238-0207
Address Telephone No.
Baltimore, MD 21221
City State Zip Code

Representative to be Contacted:

Douglas W. DuVal, L.S.
Name
DuVal & Associates, P.A. 410-
8 Edgarwood Ct., Phoenix, MD 666-5467
Address Telephone No.
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By JRF Date 12/23/99

Case No. 00-272-A

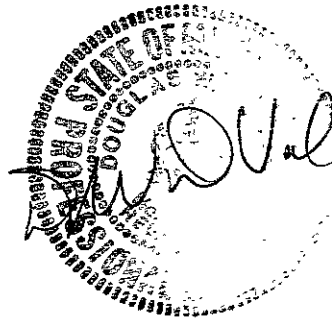
ORDER RECORDED FOR FILING
2000 DEC 23 10:00 AM
JRF

9/15/98

December 8, 1999

ZONING DESCRIPTION

Beginning at a point on the west side of Cedar Creek Road which is 40 feet wide at a distance of 150 feet north of the centerline of Silver Lane which is 50 feet wide. Thence the following 4 courses and distances: Westerly 150 feet, Northerly 100 feet, Easterly 150 feet and Southerly 100 feet to the place of beginning, as recorded in Deed Liber 6325, Folio 190. Being Lots 274, 275, 276 and 277 in the subdivision of Cedar Beach as recorded in Baltimore County Plat Book #7, Folio 186, Part 2, containing 15,000 square feet or 0.34 acres of land. Also known as 1112 Cedar Creek Road and located in the 15th Election District.



272

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **076770**

DATE 12-23-99

ACCOUNT B-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: VOGAN

FOR: 1112 CEDAR CREEK RD.
010 VANDONC

ITEM # 272
Taken by: JEH

DEBIT
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT AUTH. TIME

12/23/1999 12/23/1999 13:18:08

REB. DESK CASHIER PAID PER JOURNAL

DEPT 5 528 ZIRLING IDENTIFICATION

Receipt # 109733

CR NO. 076770

Receipt Tot 50.00

50.00 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

00-272-A

Petitioner/Developer: DUVAL, ETAL

Date of Hearing/Closing: 2/2/00

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 #1112 CEDAR CREEK RD

The sign(s) were posted on 1/15/00
(Month, Day, Year)

Sincerely,

Rasul Kafe 1/22/00
(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)



Case #: 00-272-A

[illegible]

PLACE - 801 BOXLEY AVENUE
ROOM - 407, COUNTY COURTS BLDG
TIME & DATE - WEDNESDAY, FEB 2, 1990 @ 9:00 A.M.
ATTORNEY TO -

[illegible]

RECEIVED FEB 3 1 2000

CERTIFICATE OF PUBLICATION

TOWSON, MD, January 21, 2000

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 January 18, 20 00.

THE JEFFERSONIAN,

S. Williams

LEGAL ADVERTISING

RECEIVED JAN 24 2000

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 #00-272-A

1112 Cedar Creek Road

W/S Cedar Creek Road, 150' N of centerline Silver Lane

15th Election District - 5th Congressional District

Legal Owner(s): Janet L. Vogan

Variance: to permit a 20-foot side yard setback in lieu of the required 50 feet; to permit a 50-foot front street centerline in lieu of the required 75 feet; to permit a lot area less than the minimum one acre; to approve an undersized lot; and to approve any other variances deemed necessary by the zoning commissioner.

Hearing: Wednesday, February 2, 2000 at 11:00 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. C304491

RE: PETITION FOR VARIANCE
1112 Cedar Creek Road, W/S Cedar Creek Rd,
150' N of c/l Silver Ln
15th Election District, 5th Councilmanic

Legal Owner: Janet L. Vogan
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-272-A

* * * * *

ENTRY OF APPEARANCE

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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of January, 2000 a copy of the foregoing Entry of Appearance was mailed to Douglas W. DuVal, DuVal & Associates, 8 Edgewood Court, Phoenix, MD 21131, 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

January 6, 2000

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: 00-272-A
1112 Cedar Creek Road
W/S Cedar Creek Road, 150' N of centerline Silver Lane
15th Election District – 5th Councilmanic District
Legal Owner: Janet L. Vogan

Variance to permit a 20-foot side yard setback in lieu of the required 50 feet; to permit a 50-foot to street centerline in lieu of the required 75 feet; to permit a lot area less than the minimum one acre; to approve an undersized lot; and to approve any other variances deemed necessary by the zoning commissioner.

HEARING: Wednesday, February 2, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Janet Vogan, c/o Bill Brady, 1032 Cedar Creek Road, Baltimore 21221
DuVal & Associates, 8 Edgarwood Court, Phoenix 21131

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 18, 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
Tuesday, January 18, 2000 Issue – Jeffersonian

Please forward billing to:

Douglas W. DuVal 410-666-5467
DuVal & Associates, P.A.
8 Edgarwood Court
Phoenix, MD 21131

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: 00-272-A

1112 Cedar Creek Road

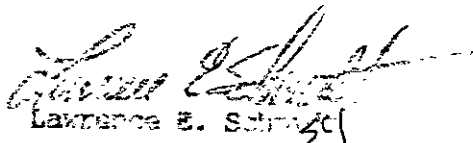
W/S Cedar Creek Road, 150' N of centerline Silver Lane

15th Election District – 5th Councilmanic District

Legal Owner: Janet L. Vogan

Variance to permit a 20-foot side yard setback in lieu of the required 50 feet; to permit a 50-foot to street centerline in lieu of the required 75 feet; to permit a lot area less than the minimum one acre; to approve an undersized lot; and to approve any other variances deemed necessary by the zoning commissioner.

HEARING: Wednesday, February 2, 2000 at 11:00 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.

12-8-99

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: 272

Petitioner: Janet L. Vogan c/o Douglas W. DuVal, L.S.
DuVal & Associates, P.A.

Address or Location: 8 Edgarwood Ct., Phoenix, MD 21131

PLEASE FORWARD ADVERTISING BILL TO:

Name: Douglas W. DuVal c/o DuVal & Associates, P.A.

Address: 8 Edgarwood Ct.
Phoenix, MD 21131

Telephone Number: 410-666-5467



Baltimore County
Department of Permits and
Development Management

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

January 28, 2000pdmlandacq@co.ba.md.us

Mr. Douglas W. DuVal
DuVal & Associates P.A.
8 Edgarwood Court
Phoenix MD 21131

Dear Mr. DuVal:

RE: Case Number 00-272-A , 1112 Cedar Creek Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 23, 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

c:



Heating 2/2/03

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 20, 2000

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

RECEIVED JAN 24 2000

SUBJECT: Zoning Advisory Committee Meeting
for January 17, 2000
Item No. 272

The Bureau of Development Plans Review has reviewed the subject zoning item.

The Developer is responsible for any public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County, public sanitary sewer extension is Cedar Creek Road.

The State Department of the Environment Construction Permits for water and sewer mains that are larger than 15" in diameter and for pumped sewer systems (including grinder pumps) will be obtained through the Baltimore County Department of Public Works after approval of the construction drawings.

RWB:HJO:cab

cc: File

ZAC01170.272



Baltimore County
Fire Department

Office of the Fire Marshal
January 28, 2000 2700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

Property Owner: JANET L. VOGAN

Location: DISTRIBUTION MEETING OF January 10, 2000

Item No.: 272

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JAN - 7

Jim K
2/2

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

Date: January 6, 2000

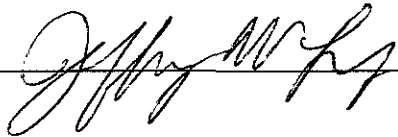
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions Item No. 272

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

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

Section Chief:



AFK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: January 18, 2000
SUBJECT: Zoning Item #272
1112 Cedar Creek Road

RECEIVED JAN 27 2000

Zoning Advisory Committee Meeting of January 10, 2000

- _____ 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).

Reviewer: Keith Kelley

Date: January 14, 2000



Maryland Department of Transportation
State Highway Administration

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

Date: 1.6.00

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

RE: Baltimore County
Item No. 272 JRF
RECEIVED JAN 10 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,

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

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

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

Permit or Case No. 00-272-A

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by JRF
Date 12/23/99

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

MINIMUM APPLICANT SUPPLIED INFORMATION:

Douglas W. DuVal, L.S. c/o DuVal & Associates, P.A. 410-
Print Name of Applicant 8 Edgarwood Ct., Phoenix, MD 21131 Address 666-5467 Telephone Number

Lot Address 1112 Cedar Creek Rd. Election District 15 Councilmanic District 5 Square Feet 15,000

Lot Location: N E S W side/corner of Cedar Creek Rd. 150 feet from N E S W corner of Silver Lane
(street) (street)

Land Owner: Janet L. Vogan Tax Account Number 15-22-450351

Address: c/o Bill Brady (brother)
1032 Cedar Creek Rd., Essex, MD 21221 Telephone Number (410) 238-0207

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

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

	YES	NO
1. This Recommendation Form (3 copies)	<u> </u>	<u> </u>
2. Permit Application	<u> </u>	<u>X</u>
3. Site Plan	<u> </u>	<u> </u>
Property (3 copies)	<u> </u>	<u> </u>
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<u> </u>	<u> </u>
4. Building Elevation Drawings	<u> </u>	<u> </u>
5. Photographs (please label all photos clearly)	<u> </u>	<u> </u>
Adjoining Buildings	<u> </u>	<u> </u>
Surrounding Neighborhood	<u> </u>	<u> </u>
6. Current Zoning Classification: <u>RC-5</u>	<u> </u>	<u> </u>

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

Signed by: _____
for the Director, Office of Planning and Community Conservation

Date: _____

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

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

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

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

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

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

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

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

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

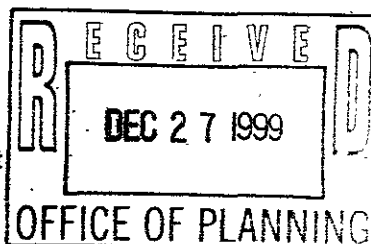
INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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

Permit or Case No. 00-272-A

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

RE: Undersized Lots



Residential Processing Fee Paid
(\$50.00)

Accepted by JRF
Date 12/23/99

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

MINIMUM APPLICANT SUPPLIED INFORMATION:

Douglas W. DuVal, L.S. 40 DuVal & Associates, P.A. AD-
Print Name of Applicant 8 Edgarwood Ct., Phoenix, MD 21131 Address 666-5467 Telephone Number

Lot Address 1112 Cedar Creek Rd. Election District 15 Councilmanic District 5 Square Feet 15,000

Lot Location: N E SW side/corner of Cedar Creek Rd. 150' feet from NE SW corner of Silver Lane
(street) (street)

Land Owner: Janet L. Vogan Tax Account Number 15-22-450351

c/o Bill Brady (brother)
Address: 1032 Cedar Creek Rd., Essex, MD 21221 Telephone Number (410) 238-0207

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

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

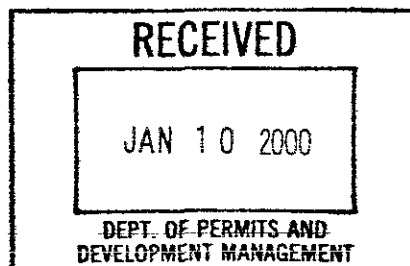
	YES	NO
1. This Recommendation Form (3 copies)	☐	☐
2. Permit Application	☐	☒
3. Site Plan	☐	☐
Property (3 copies)	☐	☐
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	☐	☐
4. Building Elevation Drawings	☐	☐
5. Photographs (please label all photos clearly)	☐	☐
Adjoining Buildings	☐	☐
Surrounding Neighborhood	☐	☐
6. Current Zoning Classification: <u>PC-5</u>	☐	☐

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

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



Date: 1/6/00

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

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

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

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

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

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

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

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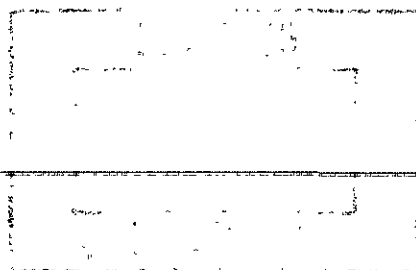
CERTIFICATE OF POSTING

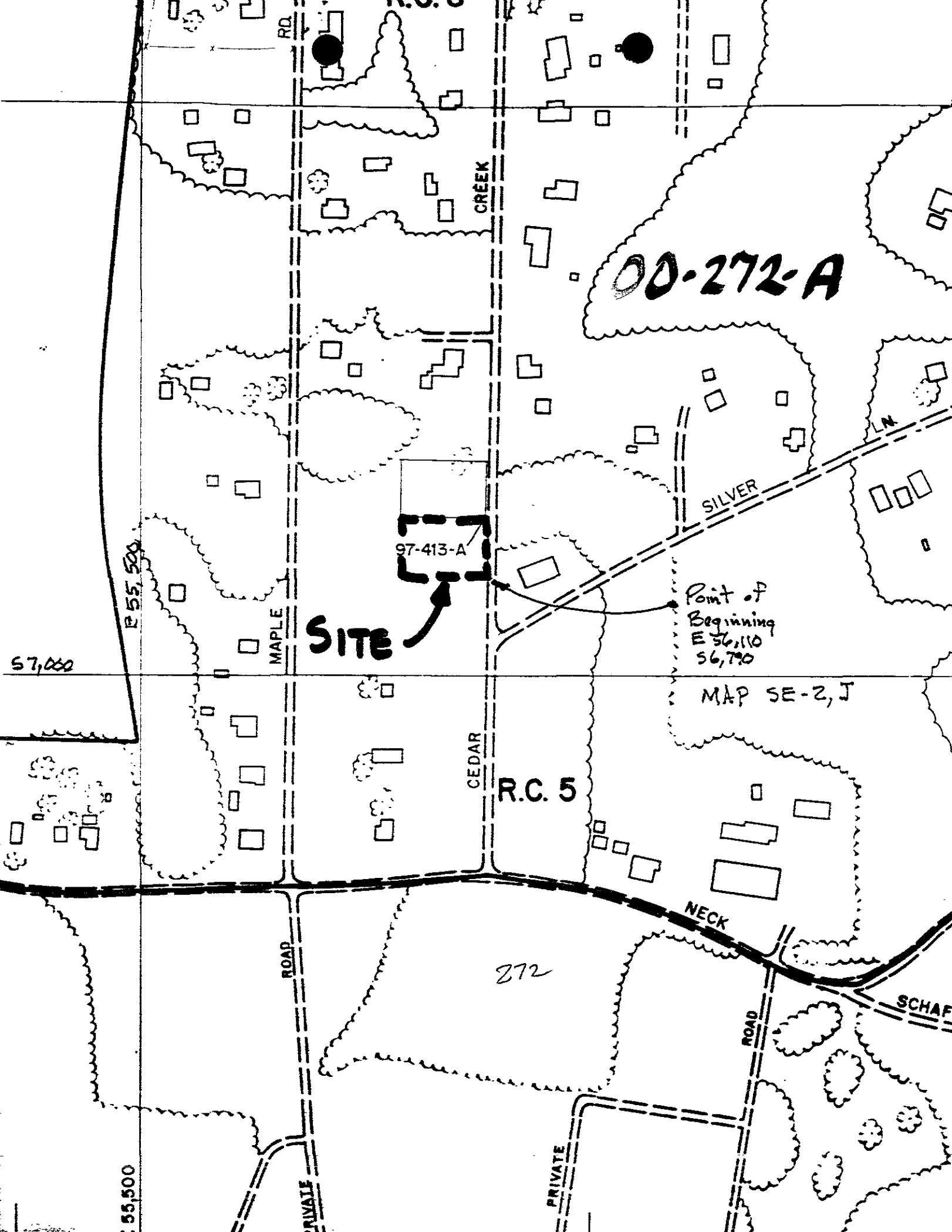
District: _____

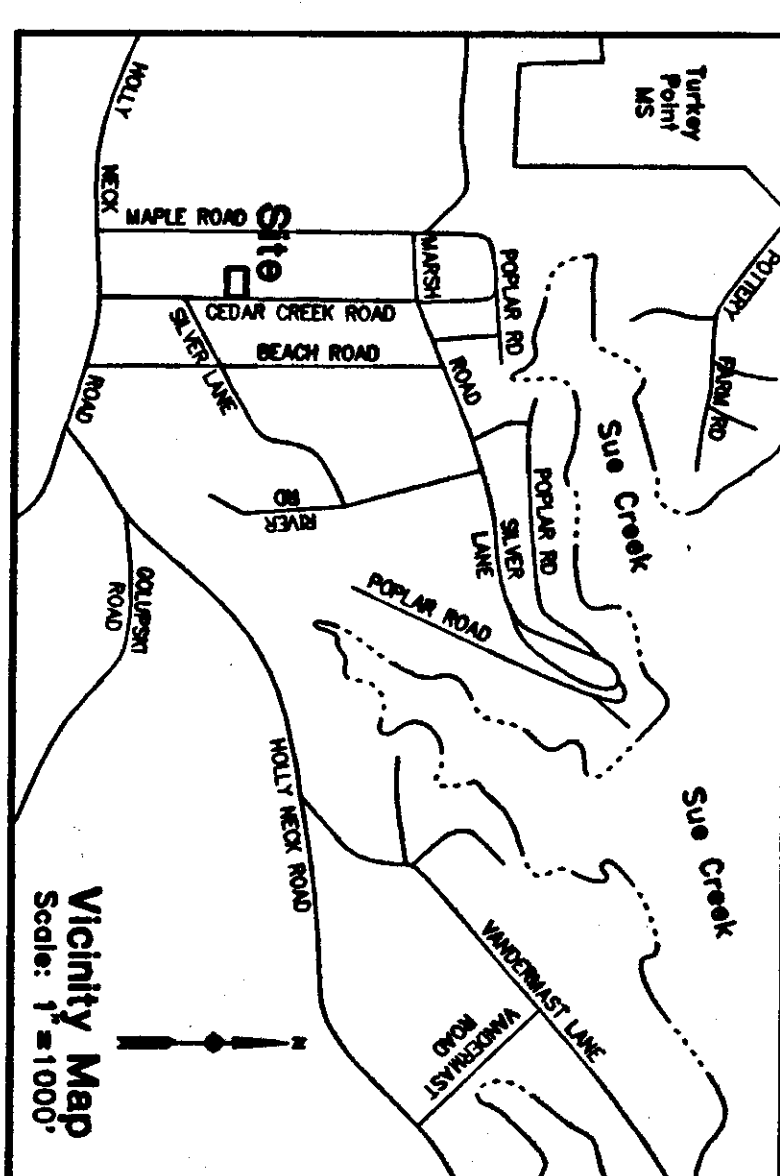
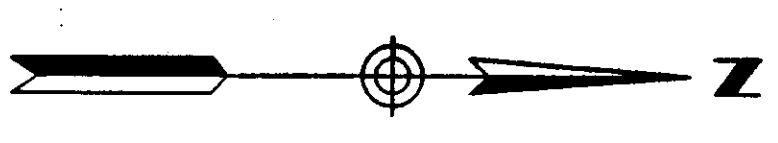
Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____



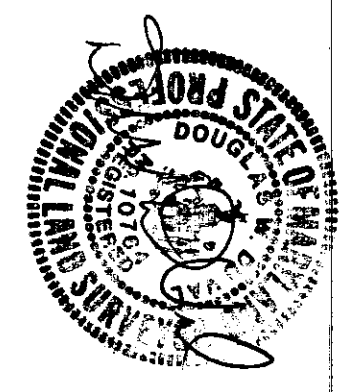




GENERAL NOTES

1. Owner: Janet L. Vogan
Deed Ref.: 6325-190, 07-29-81
Plot Ref.: "Plot of Cedar Beach", 7-186
Tax Acct. No.: 15-22-450351
Tax Map 105, Grid 1, Parcel 245
 2. Area: 15,000 sf / 0.3444 ac +/-
 3. Councilmatic District: 5
 4. Regional Planning District: 328
 5. Census Tract: 4510
 6. School District: 142
 7. Zoning: RC-5 (MAP SE-2J)
- VARIANCES REQUESTED:
- 20' IN LEO OF THE REQUIRED 50' SIDE YARD
 - 50' IN LEO OF THE REQUIRED 75' TO ROAD CENTERLINE
 - LOT SIZE LESS THAN MINIMUM 1.0 AC (B02R 1 A04, 3B.3)
8. This property lies in Chesapeake Bay Critical Area (CBA).
 9. Impervious surface allowed: 15,000 sf x 25% = 3,750 sf
Proposed impervious surface: 2,300 sf
Proposed area of disturbance: 6,800 sf
Large trees in area of disturbance to remain where possible.
 10. A Chesapeake Bay Critical Area Administrative Variance has been applied for.
 11. Site is actively wooded.

00-277A-1



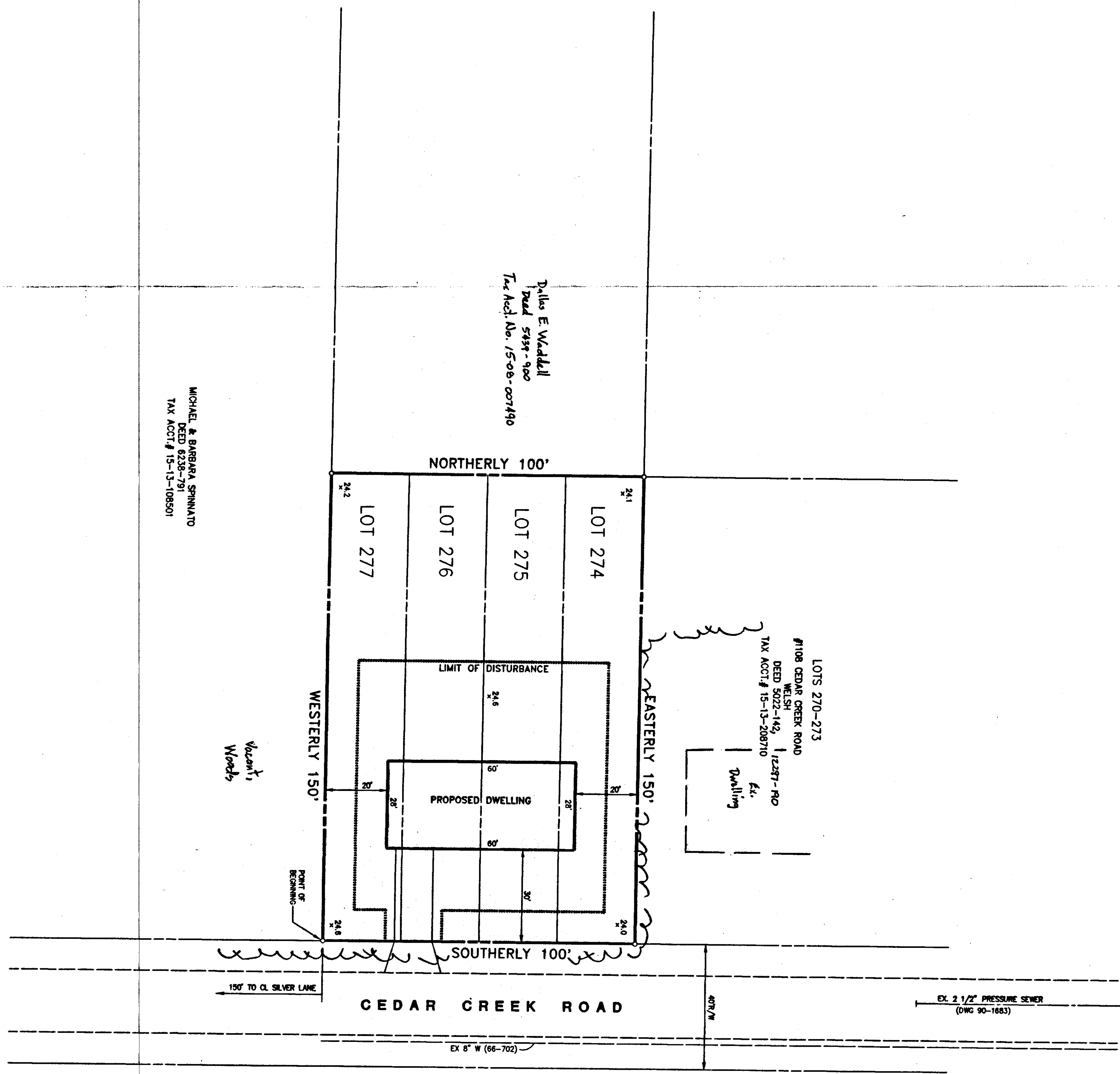
**Plat To Accompany Petition For
Zoning Variance
1112 Cedar Creek Road**

15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20'
DATE: DECEMBER 7, 1999



277

CEDARDCWG
12-07-99

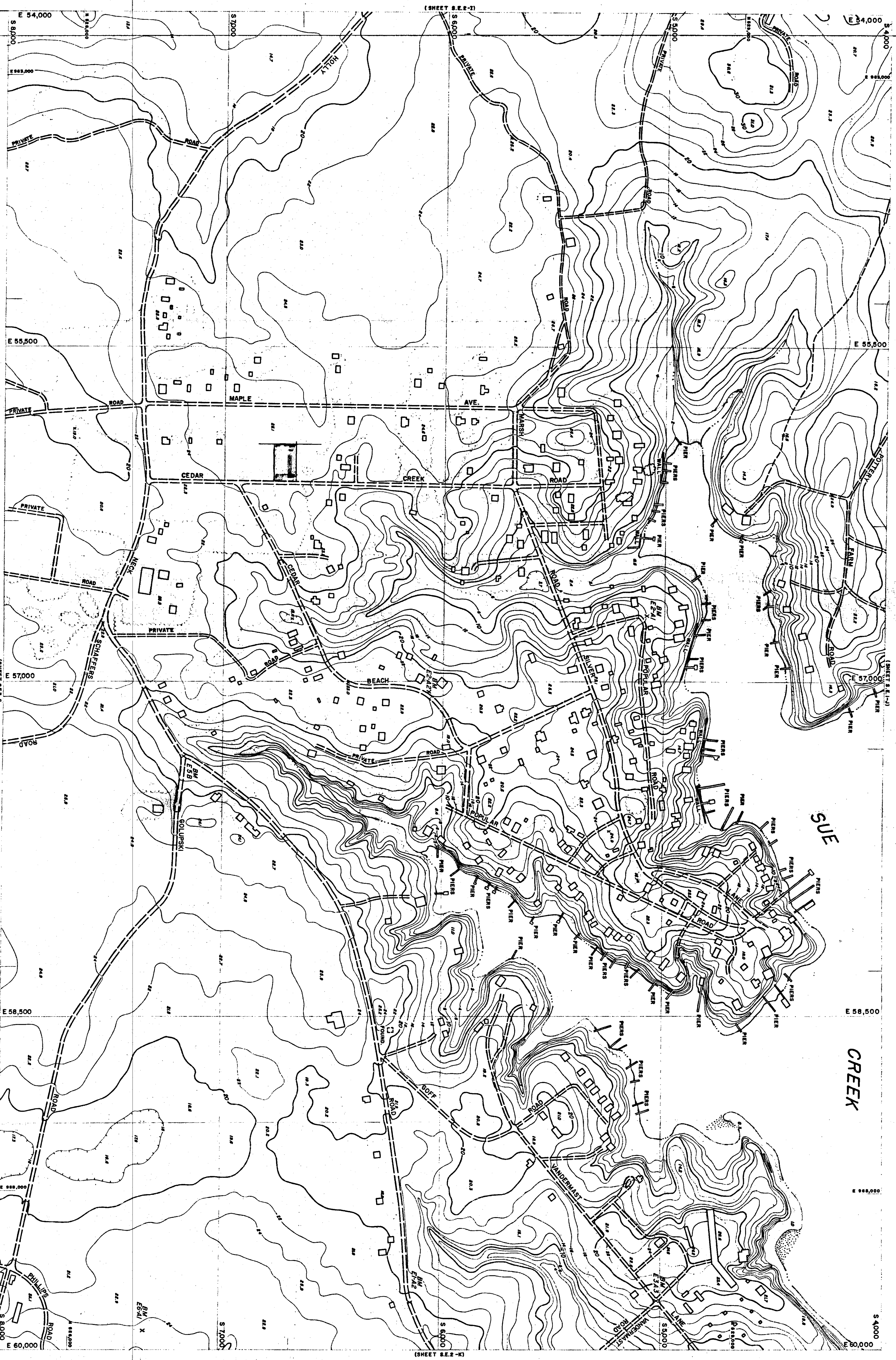


MICHAEL & BARBARA SPINNATO
DEED 6238-791
TAX ACCT# 15-13-106501

Dallas E. Waddell
Deed 5035-1400
Tax Acct. No. 15-08-007190

LOTS 270-273
#108 CEDAR CREEK ROAD
WELSH
DEED 5022-142, 112387-RO
TAX ACCT# 15-13-208710
Dwelling

DUVAL & ASSOCIATES, P.A.
ENGINEERS • SURVEYORS
8 Edgemoor Court
Phoenix, MD 21131
410-666-5467



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE 1" = 200'	LOCATION HOLLY NECK	SHEET SE 2-J
BY	DATE			
DATE OF PHOTOGRAPHY DEC 1954				
Topography Compiled By Photogrammetric Methods ABRAMS AERIAL SURVEY CORP LANSING MICH.				

00-272-4

MICROFILMED