

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Cedar Creek Road, 100' S
centerline Marsh Road
15th Election District
5th Councilmanic District
(1020 Cedar Creek Road)

Edward M. Mathews
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-276-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Edward M. Mathews, property owner, for that property known as 1020 Cedar Creek Road in the Cedarbeach area of Baltimore County. The Petitioner herein seeks a variance from Section 1A04.3B2 of the Baltimore County Zoning Regulations (BCZR), to permit a 46 ft. street centerline setback in lieu of 75 ft. and a lot line setback of 33 ft. in lieu of 50 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation contained in the case file.

In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that 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.

DATE 2/4/2000
BY R. J. [Signature]

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 (DEPRM) 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.

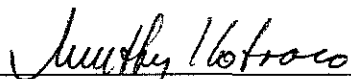
These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements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

2/4/2000
J. J. G. Mason

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of February, 2000, that the Petition for Administrative Variance seeking relief from Section 1A04.3B2 of the Baltimore County Zoning Regulations (BCZR), to permit a 46 ft. street centerline setback in lieu of 75 ft. and a lot line setback of 33 ft. in lieu of 50 ft., 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 his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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) recommendations submitted by (DEPRM), dated January 21, 2000, to minimize any effect the proposed development might have on the Bay and its tributaries.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED
2/4/2000
R. J. JAMESON

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: January 21, 2000
SUBJECT: Zoning Item: #276
1620 Cedar Creek Road

RECEIVED JAN 27 2000

Zoning Advisory Committee Meeting of January 18, 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.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - ☐ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - ☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Keith Kelley

Date: January 20, 2000



Baltimore County
Zoning Commissioner

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

February 4, 2000

Mr. Edward M. Mathews
1020 Cedar Creek Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 00-276-A
Property: 1020 Cedar Creek Road

Dear Mr. Mathews:

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 M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Thomas Phelps
945 Barron Avenue
Baltimore, Maryland 21221



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1020 Cedar Creek Road
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) 1A04.3B2 to permit a 46' street centerline setback in lieu of 75' and a lot line setback of 33' in lieu of 50'

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):

Edward M Mathews

Name - Type or Print

Signature

Name - Type or Print

Signature

1020 Cedar Creek Road 410 574 1004

Address

Telephone No.

Baltimore

Maryland

21220

City

State

Zip Code

Representative to be Contacted:

Thomas Phelps

Name

945 Barron Ave

410 574 6744

Address

Telephone No.

Baltimore Maryland

21221

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. 00-276-A

Reviewed By MTK Date 1/4/08

Estimated Posting Date 1/14/08

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 1020 Cedar Creek Road
Address
Baltimore Maryland 21220
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): to allow for the setback lines to be changed so that we can add onto our home as our family has grown and need more space.

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 Edward M Mathews
Signature

Signature

t Edward M Mathews
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

x I HEREBY CERTIFY, this 23rd day of December, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Edward M Mathews

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.

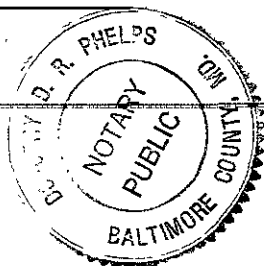
AS WITNESS my hand and Notarial Seal

12/23/99
Date

Dorothy D R Phelps
Notary Public

My Commission Expires 05/01/02

REN 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.

That the Affiant(s) does/do presently reside at 1020 Cedar Creek Road
Address
Baltimore Maryland 21220
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): to allow for the setback lines to be changed so that we can add onto our home as our family has grown and need more space.

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.

Edward M Mathews
Signature

Signature

Edward M. Mathews
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of December, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Edward M Mathews

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.

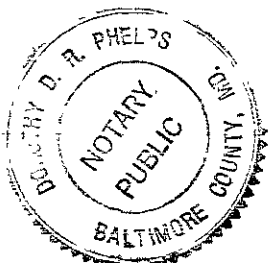
AS WITNESS my hand and Notarial Seal

12/23/99
Date

Dorothy D R Phelps
Notary Public

My Commission Expires 05/01/02

RD 09/15/98





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1020 Cedar Creek Road

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) 1A 04.3b2 to permit a 46' street centerline setback in lieu of 75', and a lot line setback of 33' in lieu of 50'

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):

Edward M Mathews

Name - Type or Print

Signature

Name - Type or Print

Signature

1020 Cedar Creek Road 410 574 1004

Address

Telephone No.

Baltimore Md

21220

City

State

Zip Code

Representative to be Contacted:

Thomas Phelps

Name

945 Barron Avenue 410 574 6744

Address

Telephone No.

Baltimore

Maryland

21221

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. 00-276-A

Reviewed By MLK

Date

1/4/08

Estimated Posting Date

1/14/08

REV 9/15/98

-- Zoning Description --

THOMAS E. PHELPS & ASSOCIATES, INC.

945 Barron Avenue

Baltimore, Maryland 21221-5202

(301) 574-6744

LAND SURVEYING

LAND PLANNING

00-276-A

ZONING DESCRIPTION FOR 1020 Cedar Creek Road

(address)

Beginning at a point on the West side of
(north, south, east or west)

Cedar Creek Road which is 40
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 100 South
(number of feet) (north, south, east or west) of the

centerline of the nearest improved intersecting street Marsh Road
(name of street)

which is 25 wide. *Being Lot # 238-41
(number of feet of right-of-way width)

Block _____, Section # 1 in the subdivision of Cedar Creek
(name of subdivision)

as recorded in Baltimore County Plat Book # 7, Folio # 186

containing .34 Also known as _____
(square feet or acres) (property address)

and located in the 15 Election District. 5 Councilmanic District.
~~18~~

276

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **076781**

DATE 1/4/00 ACCOUNT 001-6150

By WIND AMOUNT \$ 50.00
2465 276

RECEIVED FROM: James Phelps - 1020 Cedar Creek Rd.

FOR: 010-Res. Var. (Hdwa.) - \$ 50.00

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
 PAYMENT ACTUAL TIME
 1/06/2000 1/06/2000 13:34:17
 REG 4804 CASHIER JKAR JLK DROWER 5
 Dept 5 ESD ZONING VERIFICATION
 Receipt # 110854 UELN
 CR NO. 076781
 Receipt Tot 50.00
 50.00 CK .00 CA
 BALTIMORE COUNTY, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN. V.

RE: Case No.

00-276-A

Petitioner/Developer:

O'KEEFE, ETAL
PHELPS, ETAL

Date of Hearing/Closing:

2/1/2000

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 #1020 CEDAR CREEK RD

The sign(s) were posted on

1/15/00
(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 1/26/00
(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)

ZONING NOTICE

VARIANCE

USE 200-TIG-A
TO PERMIT A SIDE-YARD SETBACK
OF 30 FEET MINUS OF THE REQUIRED
50 FEET AND A 40-FOOT SETBACK
TO THE E. OF STREET
(#1020 CEDAR CREEK RD)

PUBLIC HEARING 2

RECEIVED FEB 2 2000

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 276 -A Address 1020 Cedar Creek Rd.

Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/4/00 Posting Date: 1/14/00 Closing Date: 1/31/00

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- 276 -A Address 1020 Cedar Creek Rd.

Petitioner's Name Edward Mathews Telephone 410-574-1004

Posting Date: 1/14/00 Closing Date: 1/31/00

Wording for Sign: To Permit a street centerline setback of
46 ft in lieu of 75 ft and a lot line setback of
33 ft in lieu of 50 ft.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Mobile: 410-382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: 410-687-8405
Mobile: 410-262-8163
Fax: 410-687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Cell: 410-905-8571
Fax: 410-628-2574
410-882-2469

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

Staff Sergeant Robert A. Black
1508 Leslie Road
Dundalk, MD 21222

Telephone: 410-282-7940
Cell: 410-499-7940
Pager: 410-373-9662
Work: 410-288-3284

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR - Revised 11/17/99

276

**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: 00-276-A

Petitioner: Edward M Mathews

Address or Location: 1020 Cedar Creed Road Baltimore Md 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Edward M Mathews

Address: 1020 Cedar Creek Road Baltimore Md 21220

Telephone Number: 410 574 1004

Revised 2/20/98 - SCJ



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

February 1, 2000

Mr. Thomas Phelps
945 Barron Avenue
Baltimore MD 21221

Dear Mr. Phelps:

RE: Case Number 00-276-A , 1020 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 January 4, 2000.

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 21, 2000

RECEIVED JAN 27 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for January 24, 2000
Item Nos. 273, 274, 276, 277, 279,
280, 281, 282, 283, 284, and 285

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: January 21, 2000
SUBJECT: Zoning Item: #276
1620 Cedar Creek Road

RECEIVED JAN 27 2000

Zoning Advisory Committee Meeting of January 18, 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 20, 2000

AV
1/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: January 21, 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): 275 and 276

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: 1-12-00

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

RE: Baltimore County
Item No. 276 MJK

RECEIVED JAN 14 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

TAX ID 1513206210

DEED 44751365

LOT AREA = 15,000

HOUSE 850

DECK 192

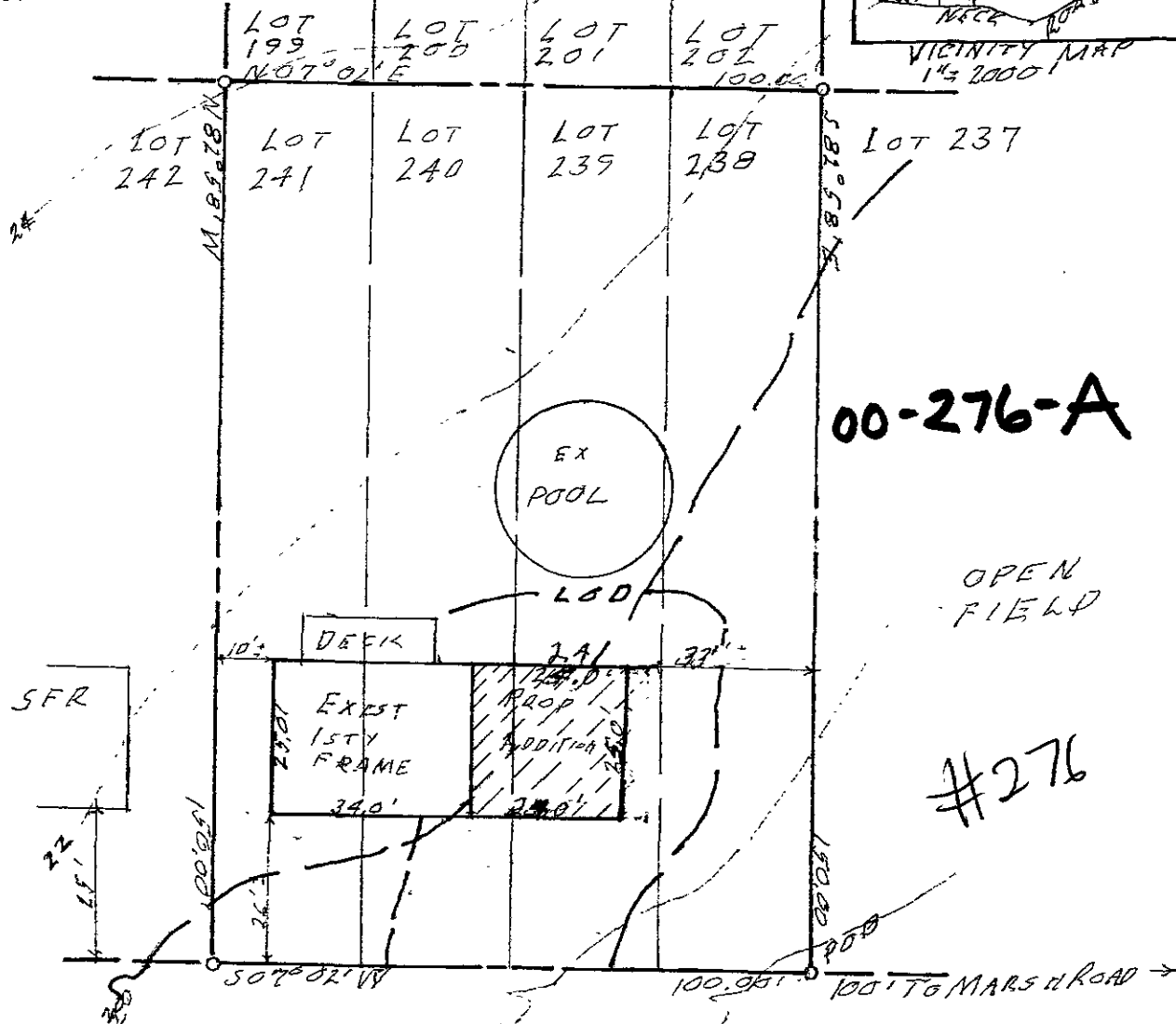
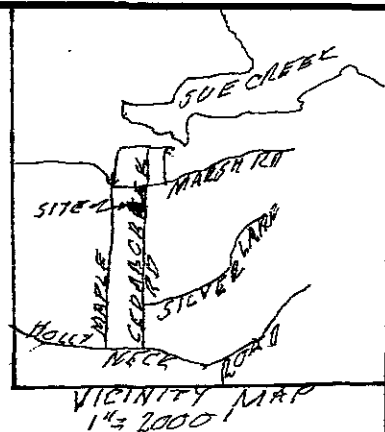
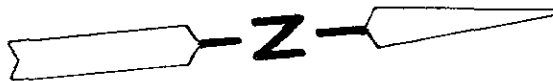
POOL 196

ADDITION 600

TOTAL 1838 @ 12.2%

LOD 3,000±

NO PRIOR ZONING HEADINGS
KNOWN



1020 CEDAR CREEK ROAD (40' R.O.W.)
OWNER EDWARD M. MATHEWS
1020 CEDAR CREEK ROAD
BALTIMORE, MARYLAND 21226
DEED 130071392
TAX # 1513206210
PRECINCT 13 ZONED RC5
DISTRICT 15
CEDAR BEACH 5th CD.

THIS DOES NOT CONSTITUTE A PROPERTY LINE SURVEY.
THIS WILL CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS
ON THE ABOVE PROPERTY AS INDICATED.

THOMAS E. PHELPS AND ASSOCIATES, INC.

REGISTERED PROPERTY LINE SURVEYORS

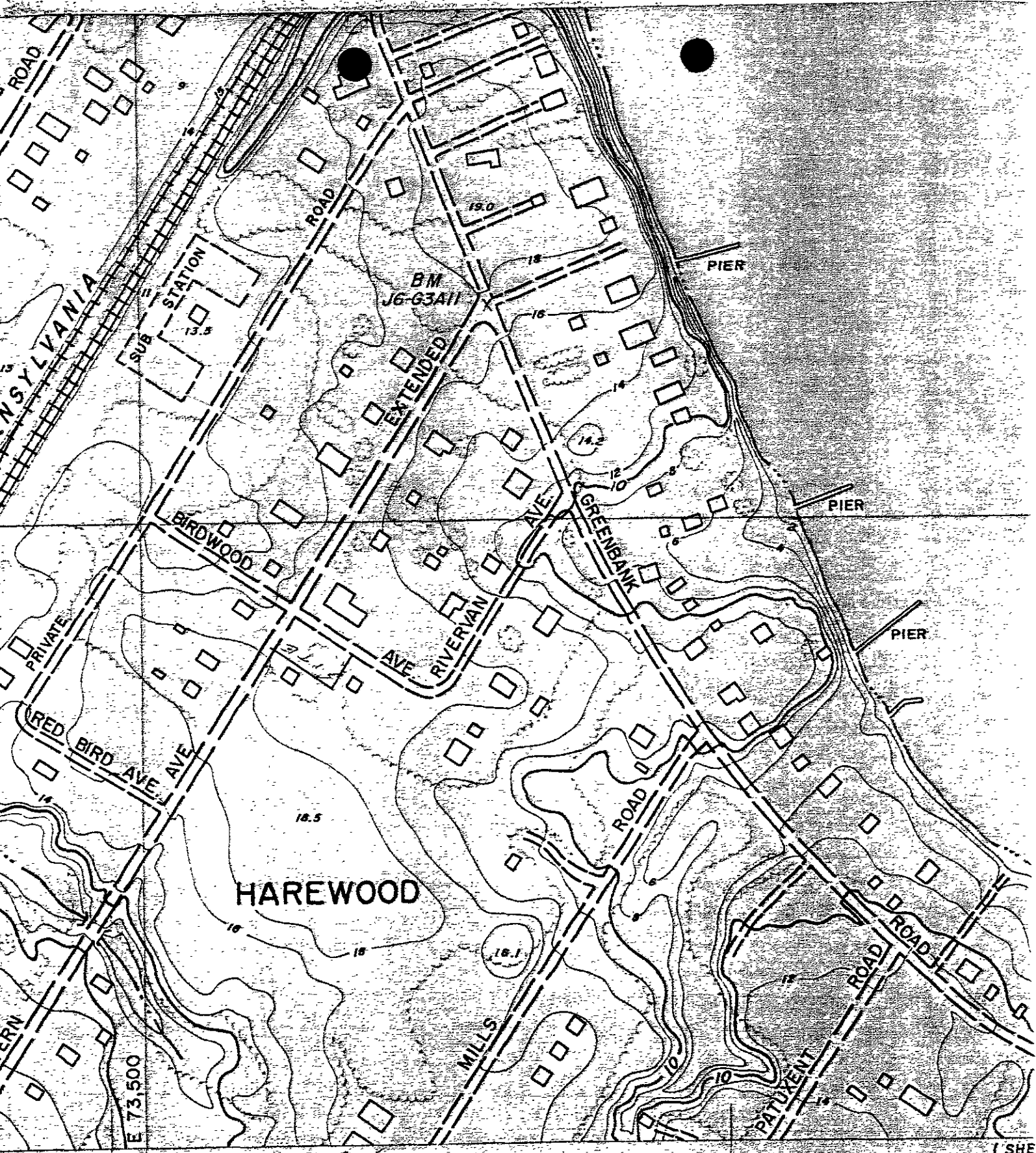
945 BARRON AVENUE
BALTIMORE, MARYLAND 21221
OFFICE (301) 574-6744

PLAT TO ACCOMPANY VARIANCE

MATHEWS PROPERTY
1020 CEDAR CREEK ROAD
BALTIMORE, MARYLAND

Plat Book 7 Folio 186

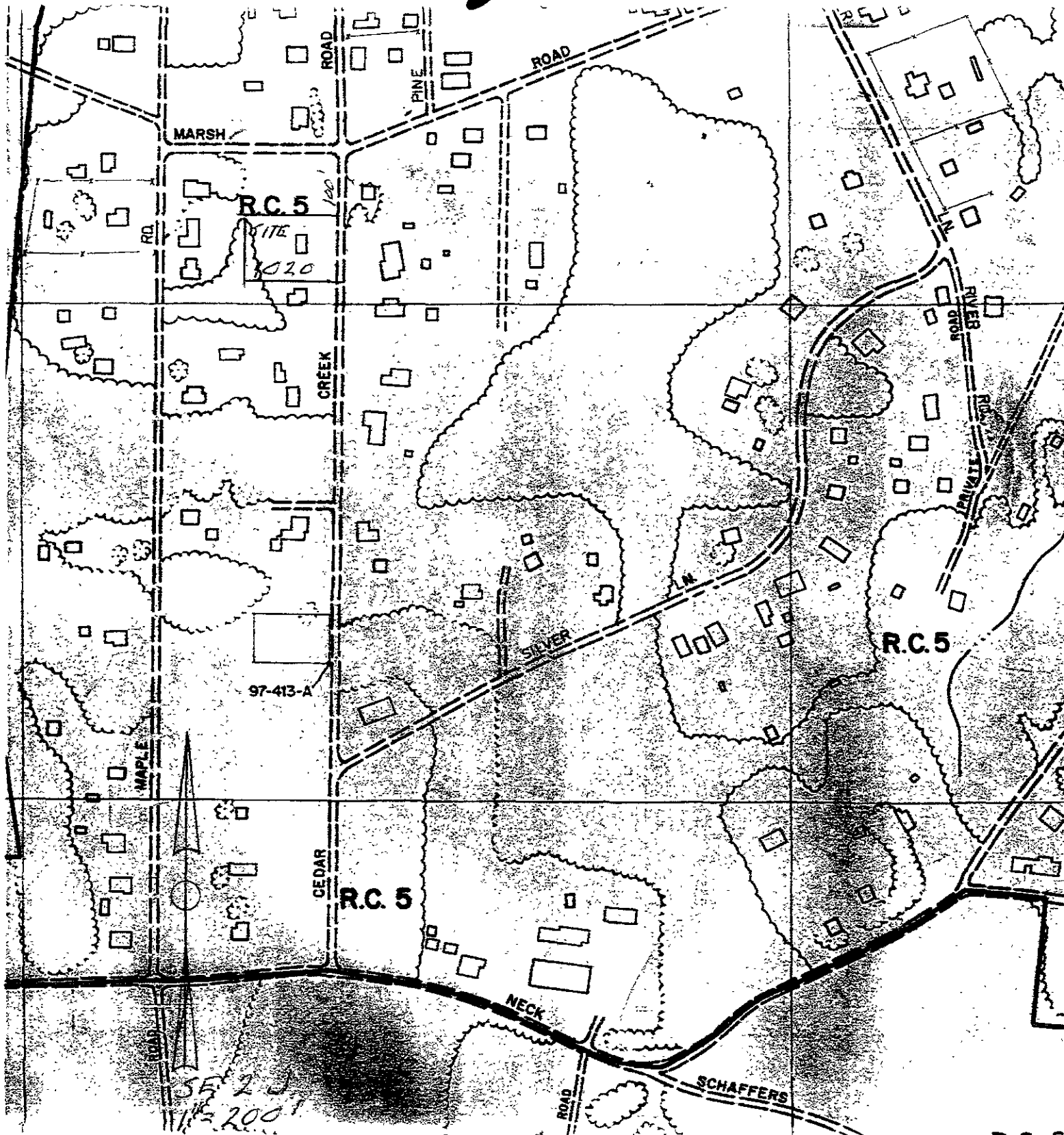
Scale 1" = 30' Date 9/05/99



55 21
276

PHOTOGRAMM
BALTIMORE COUNTY

00-276-A



276

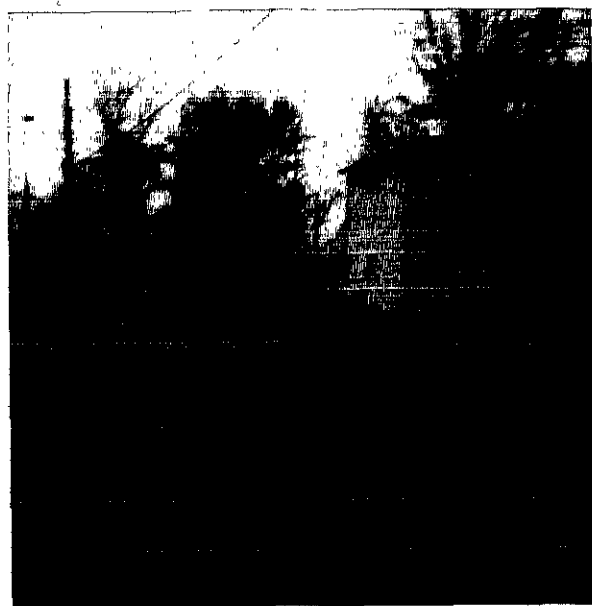
CO-275-A



HOUSE ON PROPERTY



RIGHT HALF OF PROPERTY



HOUSE TO LEFT OF
PROPERTY



VACANT LOT
RIGHT SIDE OF PROPERTY

BALTIMORE COUNTY LIQUOR BOARD

DATE: February 7, 2000
PAGE: 4 of 6

HEARINGS

COURT REPORTER: _____

<u>NAME AND ADDRESS</u>	<u>TIME</u>	<u>CLASS</u>	<u>REMARKS</u>
Michael Kostinsky Robert A. Dedad SORRENTO RESTAURANT CARRY-OUT, INC. t/a Sorrento of Arbutus 5401 East Drive Baltimore, MD 21227	2:00 p.m.	B(BW) CHANGE OF CORPORATE OFFICERS	Application for change of Corporate Officers of Class B (on sale) Beer & Wine License from Kathryn K. Kostinsky, Kathryn K. Kostinsky, Surv. Spouse, Michael K. Kostinsky of Sorrento Restaurant Carry- Out, Inc. t/a Sorrento of Arbutus.

DISTRICT (13)

ATTORNEY: Melvin J. Kodenski, Esq.

Mary Helen Beacham
DEAN-MAR, INC.
t/a Sportsman's Inn
4301 Annapolis Road
Baltimore, MD 21227

2:15 p.m. D(BWL)
TRANSFER

Application for transfer of Class D(on sale)
Beer, Wine & Liquor License from Thomas
Leon Lam of Sportsman's Inn t/a Sportsman's
Inn.

DISTRICT (13)

ATTORNEY: Melvin J. Kodenski, Esq.