

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
NWC intersections Grist Stone Way		
And Rider Mill Court	*	DEPUTY ZONING COMMISSIONER
4th Election District		
1st Councilmanic District	*	OF BALTIMORE COUNTY
(122 Grist Stone Way)		
	*	CASE NO. 00-328-A
Clifford T. & Regina M. Hughes		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Clifford T. Hughes, Jr. and Regina M. Hughes, property owners, for that property known as 122 Grist Stone Way in the Owings Mills area of Baltimore County. The Petitioners herein seek a variance from Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback for a open projection (deck) of 18 ft. in lieu of the required 22 ½ ft. and to amend the final development plan (as last amended) for Lot #11 in Rider Mill. 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.

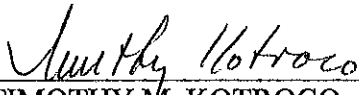
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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.

FILED
 3/10/00
 By R. Jameson

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 10th day of March, 2000, that a variance from Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback for a open projection (deck) of 18 ft. in lieu of the required 22 ½ ft. and to amend the final development plan (as last amended) for Lot #11 in Rider Mill, be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

COPIES REQUIRED FOR FILING
Date 3/10/00
By J. P. J. J. J.



Baltimore County
Zoning Commissioner

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

March 10, 2000

Mr. & Mrs. Clifford T. Hughes, Jr.
122 Grist Stone Way
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance
Case No. 00-328-A
Property: 122 Grist Stone Way

Dear Mr. & Mrs. Hughes:

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 122 GRIST STONE WAY
OWINGS MILLS, MD. 21117
which is presently zoned D.R. - 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) ~~1801~~ 1801.2.C.1.b AND 301.1 TO PERMIT A REARYARD SETBACK FOR A OPEN PROJECTION (DECK) OF 18 FT. IN LIEU OF THE REQUIRED 22 1/2 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN (AS LAST AMENDED) FOR LOT # 11 IN RIDER MILL.

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):

CLIFFORD T. HUGHES JR.
Name - Type or Print _____
Signature _____
REGINA M. HUGHES
Name - Type or Print _____
Signature _____
122 GRIST STONE WAY (410) 654-6982
Address _____ Telephone No. _____
OWINGS MILLS, MD. 21117
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. 00-328 A

Reviewed By SL Date 2/10/00

Estimated Posting Date 2/10/00

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.

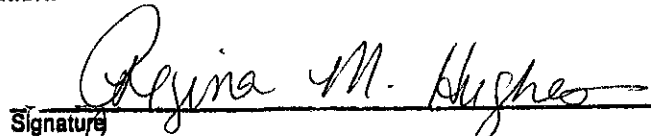
That the Affiant(s) does/do presently reside at 122 GRIST STONE WAY
Address
OWINGS MILLS MD. 21117
City State Zip Code

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):

OUR REAR YARD IS 32 FEET AWAY FROM THE REAR OF OUR HOUSE (PROPERTY LINE) I WOULD LIKE TO ADD ON A 14X28FT. DECK. THIS WOULD LEAVE THE REAR SETBACK OF 18 FT. IN LIEU OF THE REQUIRED 22.5 FT. EVERY HOME IN THE DEVELOPEMENT HAS A DECK ON THE SAME SIDE THAT WE LIVE ON. OUR RESIDENCE IS LOCATED IN A POSITION SO THAT THE REAR OF OUR HOME AND THE DECK WOULD NOT BE FACING ANY OTHER HOME OR OBSTRUCTING ANY VIEW. THIS IS A CORNER LOT WITH PLENTY OF OPEN SPACE BEHIND US WITH THE CURRENT LAW, I COULD ONLY HAVE A DECK THAT EXTENDS ONLY 7 FT. WHICH IS VERY SMALL. HAD I KNOWN THIS WOULD BE A FACTOR, I WOULD NOT HAVE PURCHASED THE 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.


Signature
CLIFFORD T. HUGHES JR.
Name - Type or Print


Signature
REGINA M. HUGHES
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

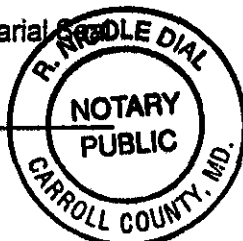
I HEREBY CERTIFY, this 31st day of December, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

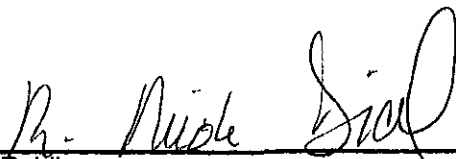
Clifford T. Hughes Jr. & Regina M. Hughes

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

12/31/99
Date




Notary Public
R. Nicole Dial
My Commission Expires Notary Public of Maryland
My Commission Expires April 9, 2002

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 122 GRIST STONE WAY
Address
OWINGS MILLS MD. 21117
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):

OUR REAR YARD IS 32 FEET AWAY FROM THE REAR OF OUR HOUSE (PROPERTY LINE) I WOULD LIKE TO ADD ON A 14X28FT. DECK. THIS WOULD LEAVE THE REAR SETBACK OF 18 FT. IN LIEU OF THE REQUIRED 22.5 FT. EVERY HOME IN THE DEVELOPEMENT HAS A DECK ON THE SAME SIDE THAT WE LIVE ON. OUR RESIDENCE IS LOCATED IN A POSITION SO THAT THE REAR OF OUR HOME AND THE DECK WOULD NOT BE FACING ANY OTHER HOME OR OBSTRUCTING ANY VIEW. THIS IS A CORNER LOT WITH PLENTY OF OPEN SPACE BEHIND US. WITH THE CURRENT LAW, I COULD ONLY HAVE A DECK THAT EXTENDS ONLY 7 FT. WHICH IS VERY SMALL. HAD I KNOWN THIS WOULD BE A FACTOR, I WOULD NOT HAVE PURCHASED THE 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.

Clifford T. Hughes Jr.
Signature
CLIFFORD T. HUGHES JR.
Name - Type or Print

Regina M. Hughes
Signature
REGINA M. HUGHES
Name - Type or Print

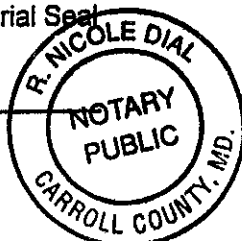
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of December, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Clifford T. Hughes Jr & Regina M. Hughes
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

12/31/99
Date



R. Nicole Dial
Notary Public
My Commission Expires Notary Public of Maryland
R. Nicole Dial
My Commission Expires April 9, 2002



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

122 GRIST STONE WAY
for the property located at OWINGS MILLS, MD. 21117
which is presently zoned D.R.-35

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) 1801 and 2. C. 1. 6 and 301.1

*To permit a Rearyard Setback for a open
projection (deck) of 18 Ft. In Lieu of the required
22 1/2 Ft. and to amend the Final Development plan
(as last amended) For lot # 11 in Riden Mill*

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):

CLIFFORD T. HUGHES JR.
Name - Type or Print _____
Signature *[Signature]* _____
REGINA M. HUGHES
Name - Type or Print _____
Signature *[Signature]* _____
122 GRIST STONE WAY (410) 654-6982
Address _____ Telephone No. _____
OWINGS MILLS, MD. 21117
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.

CASE NO. 00 328 A

REV 9/15/98

Zoning Commissioner of Baltimore County
Reviewed By JL Date 2/10/00
Estimated Posting Date 2/18/00

LONG DESCRIPTION. # 122 GRIST MILL WAY

BEGINNING AT A POINT ON THE N.W. CORNER OF THE INTERSECTIONS,
OF GRIST STONE WAY AND RIDER MILL COURT BEING LOT # 11 AS RECORDED
IN THE SUBDIVISION OF RIDER MILL PLAT BOOK 66 FOLIO 116 PLAT I
BEING . . 144 AC IN THE 4TH E.D.

CTH
~~CTH~~ 1/2

328

00-328-A

CERTIFICATE OF POSTING

**RE: CASE # 00-328-A
PETITIONER/DEVELOPER
(Clifford Hughes)
DATE OF Closing
(3-6-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

122 Grist Stone Way Baltimore, Maryland 21117_____

**THE SIGN(S) WERE POSTED ON _____ 2-18-00 _____
(MONTH, DAY, YEAR)**

SINCERELY,

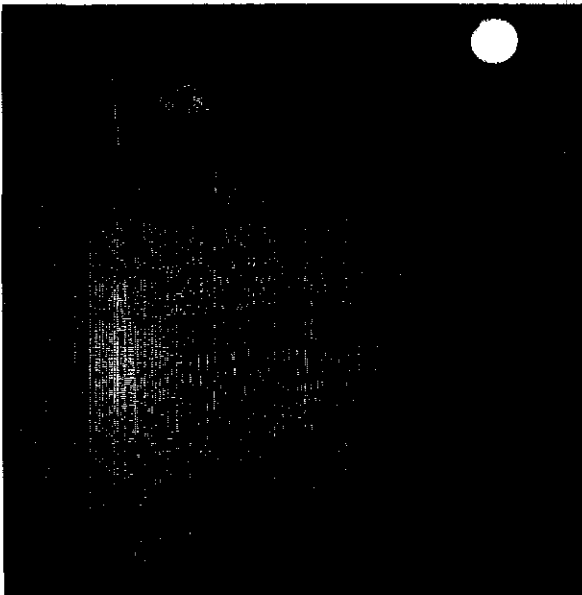

(SIGNATURE OF SIGN POSTER & DATE)

**_____
THOMAS P. OGLE SR.**

**_____
325 NICHOLSON ROAD**

**_____
BALTIMORE, MARYLAND 21221**

**_____
410-687-8405
(TELEPHONE NUMBER)**



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JL 328

No. 078679

DATE 2/10/00 ACCOUNT R0016150

AMOUNT \$ 100.00

RECEIVED FROM: CLIFFORD, HARRY G.

FOR: Verdugo - FBI - Award for single CP

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAID BY CASHIER 100
2/10/2000 2/10/2000 10:54:12
BEG 0000 CASHIER 1000 100 000000 5
Ded 5 500 20000.00 1000000
Receipt # 143064 (611)
CR 100 078679
Receipt 100 100.00
100.00 DE (60) 00
Baltimore County, Maryland

00-328-A

CASHIER'S VALIDATION

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 328 -A Address 122 GRIST STONE WAY
Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 2/10/00 Posting Date: 2/18/00 Closing Date: 3/06/00

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- 328 -A Address 122 GRIST STONE WAY
Petitioner's Name CLIFFORD AND REGINA HUGHES Telephone 410 654 6982
Posting Date: 2/18/00 Closing Date: 3/06/00
Wording for Sign: To Permit A REAR YARD SETBACK FOR A OPEN PROTECTION (DECK)
OF 18 FT. IN LIEU OF 22 1/2 FT. AND TO ~~BE~~ AMEND THE LAST APPROVED
FINAL DEVELOPMENT PLAN FOR LOT 11 IN RIDER MILL

**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/neighbors 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: _____

328

Petitioner: _____

Clifford T. Hughes

Address or Location: _____

622 Grist Store Way
Owings Mills MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Clifford T. Hughes

Address: _____

622 Grist Store Way
Owings Mills MD 21117

Telephone Number: _____

(410) 654-6982

Revised 2/20/98 - SCJ

00-328-A



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

March 6, 2000

Mr. & Mrs. Clifford T. Hughes
122 Grist Stone Way
Owings Mills MD 21117

Dear Mr. & Mrs. Hughes:

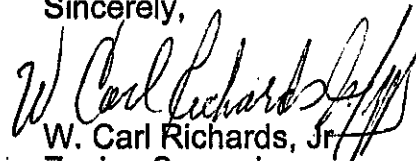
RE: Case Number 00-328-A , 122 Grist Stone Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 10, 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: March 23, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for *February 28, 2000*
Item Nos. 321, 323, 324, 325, 327, 328,
329, 330, 331, 332,

and

Case #99-488-SPHA
1823 York Road

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

RWB:HJO:jrb

cc: File

ZAC-2-28-28-2000-NOC



Baltimore County
Fire Department

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

February 22, 2000

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

RECEIVED MAR 03 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 22, 2000

Item No.: SEE BELOW

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

325, 327, (328) 330, 331, 332,

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

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: March 8, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 22, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
323	9013 Liberty Road
324	9704 William Parks Road
325	609 Sunspot Road
327	314 Garrison Forest Road
328	122 Grist Shore Way
330	9901 York Road
331	4017 Black Rock Road
303	500-512 Eastern Boulevard
488	1823 York Road
321	408 Delaware Avenue
322	Melrose Avenue/Egges Lane

AY
3/6

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: February 22, 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): 326, 327 and 328

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: 2 . 2 4 . 00

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

RE: Baltimore County
Item No. 328

JLL

RECEIVED MAR 03 2000

Dear Ms. Jackson:

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

328

TO: WHOM IT MAY CONCERN

FROM: CLIFFORD AND REGINA HUGHES

SUBJECT: PETITION FOR ZONING VARIANCE

DATE: 11-22-99

We,  and  live at 124 Grist Stone Way. Our home is to the right of 122 Grist Stone Way. Clifford and Regina have informed us that they are in the process of building a 14/28 ft. deck. This would leave about 18 ft. to the property line. We do not object to this and would approve of the variance which would allow them to build this deck.

RESPECTFULLY SUBMITTED,
CLIFFORD AND REGINA HUGHES

00-328-A

TO: WHOM IT MAY CONCERN

FROM: CLIFFORD AND REGINA HUGHES

SUBJECT: PETITION FOR ZONING VARIANCE

DATE: 11-22-99

We, WARREN and SUE MARSHALL, live at 4 Rider Mill Ct. The rear of 122 Grist Stone Way faces our front yard and driveway. Clifford and Regina have informed us that they are in the process of building a 14/28 ft. deck. This would leave about 18 ft. to the property line. We do not object to this and would approve of the variance which would allow them to build this deck.

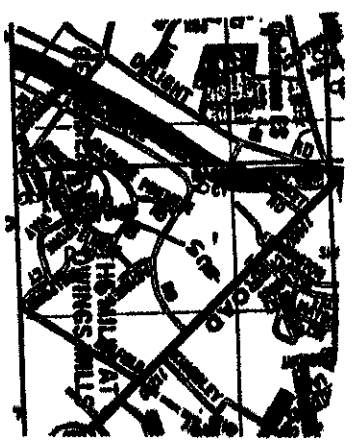
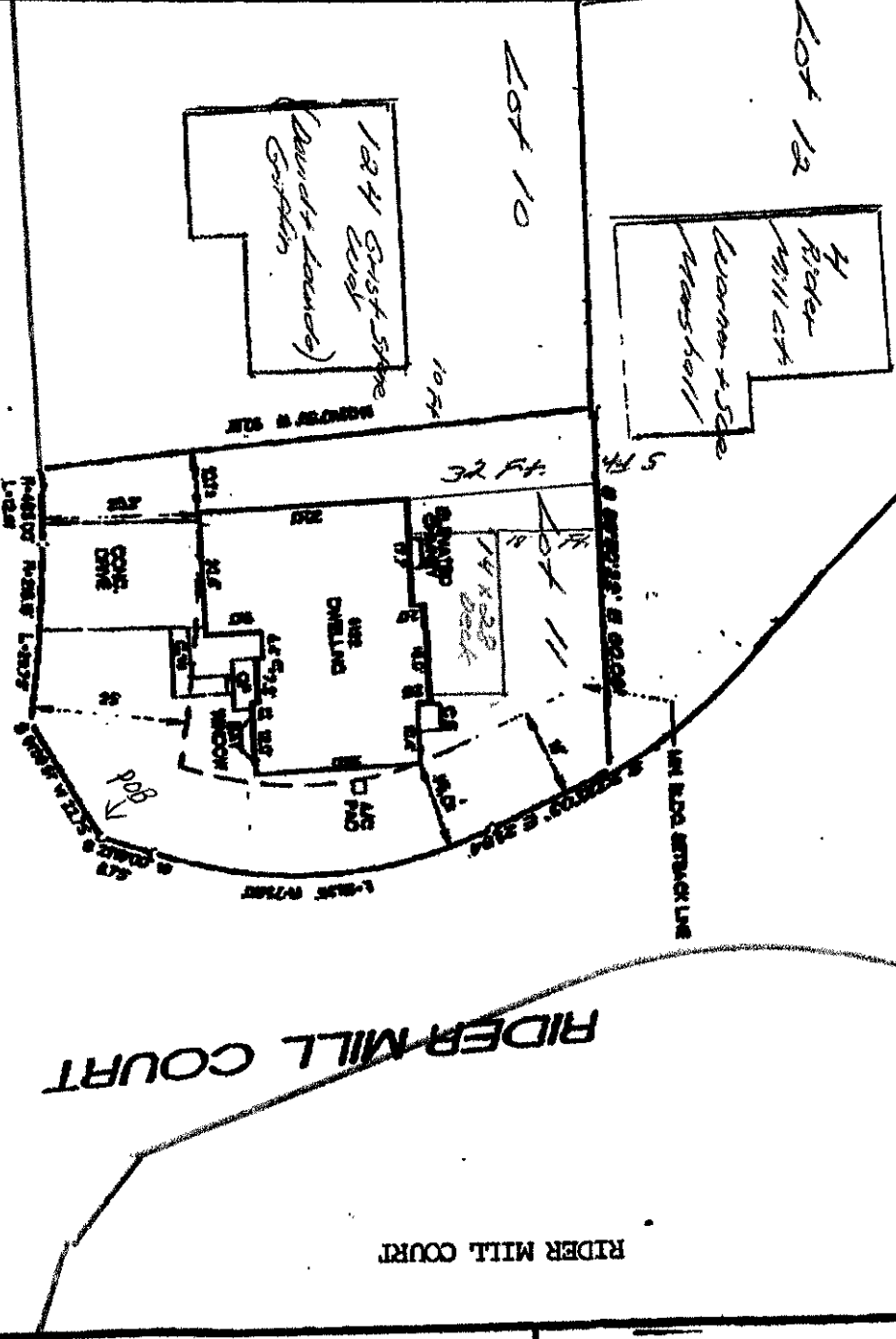
RESPECTFULLY SUBMITTED,
CLIFFORD AND REGINA HUGHES

00-328-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 122 CRIST STONE WAY, OWINGS MILLS, MD. 21117 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: RIDER MILL
 plat book # 66, lot # 116, lot # 11, section # PLAT 1
 OWNER: CLIFFORD T. HUGHES JR. AND REGINA M. HUGHES



LOCATION INFORMATION

Election District: 4
 Councilmanic District: 1

1"=200' scale map: N.H. 13-1
 Zoning: R.R. - 3.5
 Lot size: .144 acreage 6272 square feet

SEWER: ☒
 WATER: ☒
 Chesapeake Bay Critical Areas: ☐
 Prior Zoning Hearings: ☐

Zoning Office USE ONLY

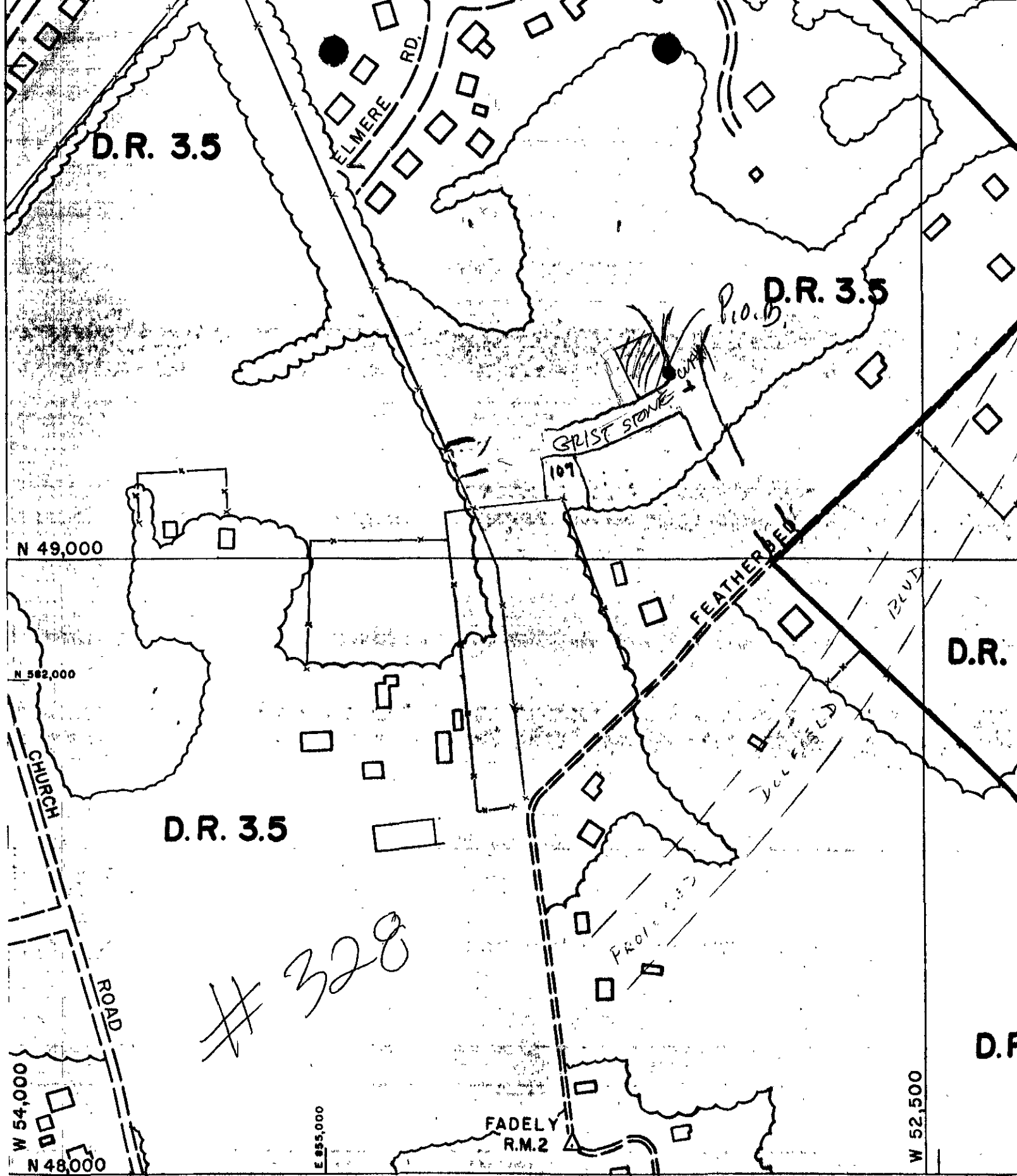
reviewed by: ITEM #: CASE#

328

prepared by: CLIFFORD T. HUGHES JR. Scale of Drawing: 1"=30'

PET. EX. #1

00-328-A



T - NW

00-328-A

N.W. 13 - I

1996 COMPREHENSIVE ZONING

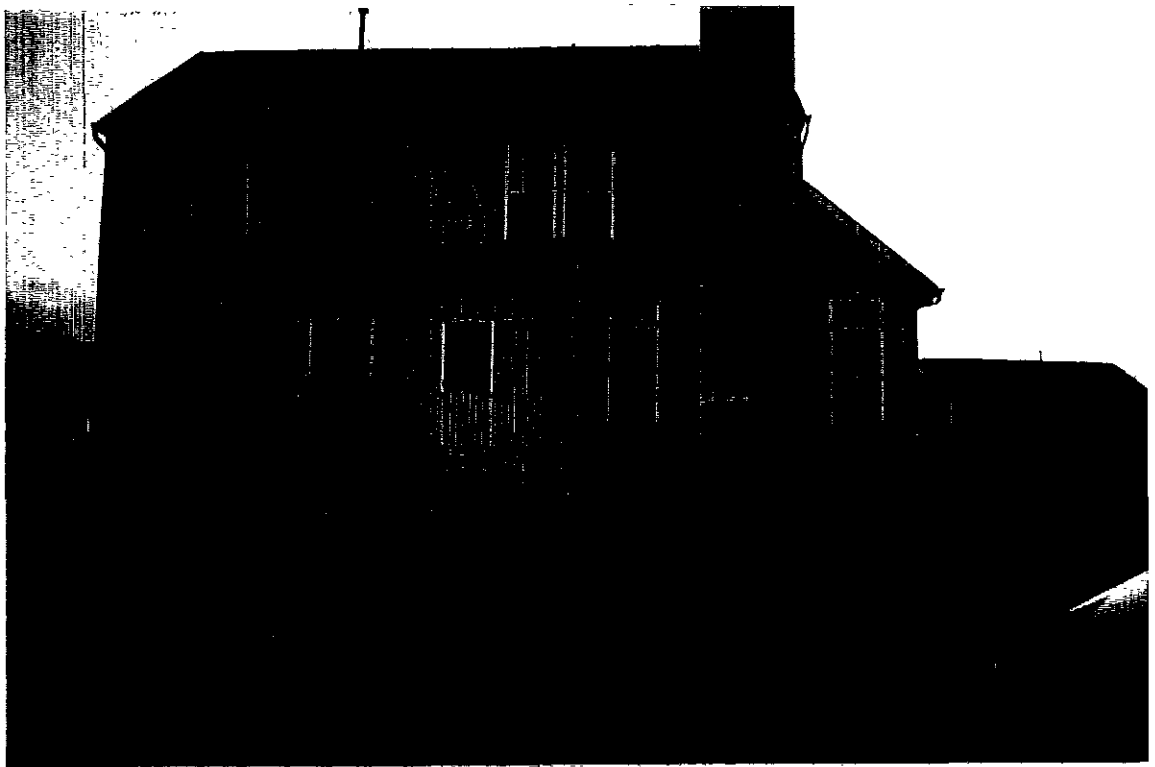
ADOPTED by
THE BALTIMORE COUNTY COUNCIL

OCTOBER 8, 1996

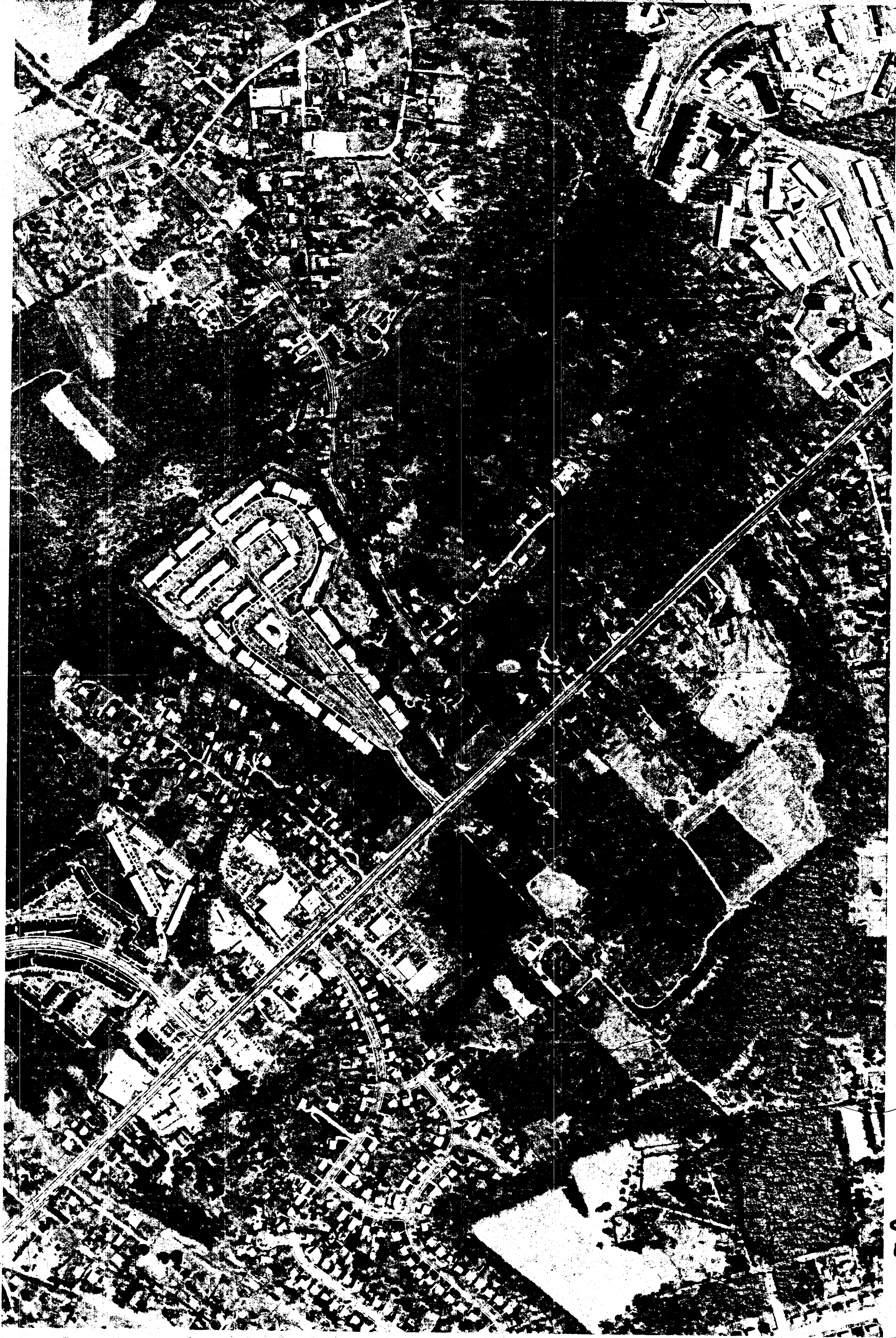
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96



00-328-A



00-328-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	BELLTOWN	NW 13-1
DATE OF PHOTOGRAPHY JANUARY 1966		

00-328-A

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