

IN RE: PETITION FOR ADMINISTRATIVE	*	BEFORE THE
SPECIAL HEARING		
W/S Jarrettsville Pike, 1 mile S of	*	DEPUTY ZONING COMMISSIONER
centerline of Hess Road		
10th Election District	*	OF BALTIMORE COUNTY
6th Councilmanic District		
(15300 Jarrettsville Pike)	*	CASE NO. 00-364-SPH
Thomas A. & Anne Jeannette Gaul	*	
Petitioners		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by the legal owners of the subject property, Thomas and Anne Jeannette Gaul, for property they own at 15300 Jarrettsville Pike in the Monkton area of Baltimore County. The subject property is zoned R.C.2. The Petitioners seek approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code, of the requirements of Sections 26-203(C)(8) of the Code, and a finding that their proposal satisfies the requirements of Section 26-278 of the Code, as those requirements relate to the preservation of historical buildings and sites, to approve the construction of an addition to the building and to raze a non-historic lean-to addition on the same side as the proposed addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

Section 26-172(b) of the Baltimore County Code (B.C.C.) provides that waivers from the requirements of Section 26-203 of the Code (i.e., the development plan) can be granted by the Director of the Department of Permits and Development Management (DPDM). Such requirements can be waived upon a finding that the size, scope and nature of the proposed development does not justify strict compliance, that a waiver would be within the scope, purpose

OFFICE RECEIVED FOR FILING
 DATE 4/4/00
 BY R. J. Jameson

and intent of the development regulations, and that the proposed development complies with all other County laws, ordinances, and regulations. In order to afford due process, the Director has designated the Deputy Zoning Commissioner (Hearing Officer) to consider the waiver request filed in this instance. Moreover, in order to provide public notice, the property was posted with a sign describing the request on March 19, 2000. There was no request by the public for a hearing nor any public input for the requisite period of fifteen (15) days after posting the property. Thus, the matter is eligible for review and resolution by this Hearing Officer.

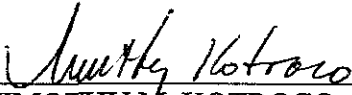
The Petitioners have filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 81.14 acres, more or less, zoned R.C.2. The information submitted is persuasive to a finding that the proposed addition is consistent with the character and historic features of the existing building and will not be inappropriate. Furthermore, the Landmarks Preservation Commission reviewed the Petitioner's proposal and recommended a finding that the project is consistent with Section 26-278 of the Baltimore County Code on March 9, 2000. There is no evidence in the file to indicate that the requested waiver would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved.

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 relief requested should be granted.

RECEIVED FOR FILING
APR 14 2000
BY J. J. [Signature]

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of April, 2000 that the request for Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to permit construction of an addition to the building and to raze a non-historic lean-to addition on the same side as the proposed addition, 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 an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

FILED FOR FILING
4/14/00
J. J. G. Mason

AV
4/3

DATE: March 22, 2000

~~SECRET~~ 22

10

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Jeffrey W. Long

Jeffrey W. Long

4/4/00
R. Jameson



Baltimore County
Zoning Commissioner

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

April 5, 2000

Mr. & Mrs. Thomas A. Gaul
15300 Jarrettsville Pike
Monkton, Maryland 21111

Re: Petition for Administrative Special Hearing
Case No. 00-364-SPH
Property: 15300 Jarrettsville Pike

Dear Mr. & Mrs. Gaul:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Special Hearing 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 black ink, which appears to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



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 Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 15300 JARRETTVILLE PIKE
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

construct an addition to the building and to raze a non-historic lean-to addition on the same side as the proposed addition

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

THOMAS A. GRAUL

Name - Type or Print

Signature

ANNE JEANNETTE GRAUL

Name - Type or Print

Signature

15300 JARRETTVILLE PIKE 410-666-3454

Address

Telephone No.

MONKTON MARYLAND

City

State

21111

Zip Code

Representative to be Contacted:

THOMAS A. GRAUL

Name

15300 JARRETTVILLE PIKE 410-666-3454

Address

Telephone No.

MONKTON MARYLAND

City

State

21111

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 11 day of March, 2000, 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. 00-364-SPH

Reviewed By BR Date 3/7/00

Estimated Posting Date 3/14/00

ORDER RECEIVED FOR FILING

Date 3/14/00
By [Signature]

Affidavit

in Support of Administrative Special Hearing

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 15300 JARRETTSVILLE PIKE
Address

MONKTON MARYLAND 21111
City State Zip Code

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.

TBWL
Signature

THOMAS A. GRAUL
Name - Type or Print

Annejeannette W. Graul
Signature

ANNEJEANNETTE GRAUL
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of February, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

2-22-00
Date

Thelma M. Brawner
Notary Public

THELMA M. BRAWNER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 6, 2003

Affidavit

in Support of Administrative Special Hearing

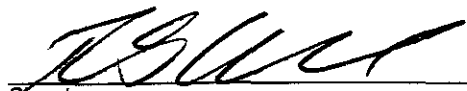
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

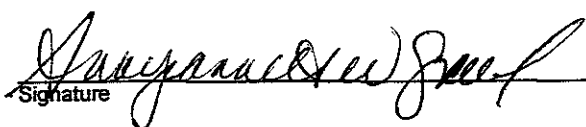
15300 JARRETTVILLE PIKE
Address

MONKTON MD 21111
City State Zip Code

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

THOMAS A. GRAUL
Name - Type or Print


Signature

ANNEJEANNETTE GRAUL
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

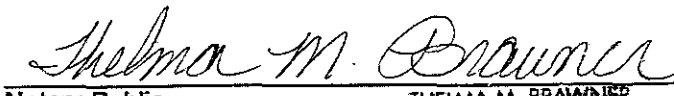
I HEREBY CERTIFY, this 25 day of February, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas A. Grawl and Anne Jeannette Grawl

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

2-25-00
Date


Notary Public

THELMA M. BRAUNER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 6, 2003

My Commission Expires _____

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 15300 JARRETSVILLE PIKE
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

construct an addition to the building and to take a non-historic legal addition on the same side as the proposed addition

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

THOMAS A. GRAUL

Name - Type or Print

Signature

ANNE JEANNETTE GRAUL

Name - Type or Print

Signature

15300 JARRETSVILLE PIKE 410-666-3454

Address

Telephone No.

MONKTON MD

City

State

21111

Zip Code

Representative to be Contacted:

THOMAS A. GRAUL

Name

15300 JARRETSVILLE PIKE 410-666-3454 ^{day eve.}

Address

Telephone No.

MONKTON MD

City

State

21111

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. 00-364-SHA

Reviewed By BR Date 3/7/00

REU 9/18/98

Estimated Posting Date 3/19/00

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 15300 JARRETTSVILLE PIKE.
BEGINNING AT A POINT ON THE WEST SIDE OF
JARRETTSVILLE PIKE WHICH IS 60 FEET WIDE
AT THE DISTANCE OF ONE MILE SOUTH OF THE
CENTERLINE OF THE NEAREST IMPROVED INTERSECTING
ROAD HESS ROAD WHICH IS 40 FEET WIDE.
AS RECORDED IN BALTIMORE COUNTY DEED
LIBER # 6467 FOLIO # 834
CONTAINING 3,534,158 SQUARE FEET
81.14 ACRES. ALSO KNOWN AS 15300 JARRETTSVILLE PIKE
AND LOCATED IN THE 10TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT

00-364-SPH

364

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

No. **078930**

DATE 3/7/01 ACCOUNT 68001610

AMOUNT \$ 40.00

RECEIVED FROM: James C. Paul

FOR: Special License

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

James C. Paul

PAID RECEIPT

DATE 03/07/2001 TIME 14:23:50
BY USGAL R. MOLE, JR.
DEPT 5 520 ZOMBIE
RECEIPT # 162001
TOTAL 00950

PAID FOR 40.00
BALANCE 00.00
BALANCE DUE 40.00
BALANCE DUE DATE 03/07/2001

00-364-SPH

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 079036

DATE 3/17/00 ACCOUNT 001-6150

AMOUNT \$ 10.00

RECEIVED FROM Tom Grant

FOR: 1000 010 Mdn. Service Housing

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER 1000 # 364

PAID RECEIPT

PAYMENT ACTUAL TIME
07/20/2000 3/17/2000 13:09:16
RECEIVED BY CASHIER JILL JMR DEANER 1
NOTE TO 520 ZONING VERIFICATION
RECEIPT # 160665
CHK NO. 079036

Receipt for 10.00
00.00 CK
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

00-364-SPH

CERTIFICATE POSTING

RE: Case No.: 00-364-SPH

Petitioner/Developer: _____

THOMAS GRAUL

Date of Hearing/Closing: 4/3/00

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

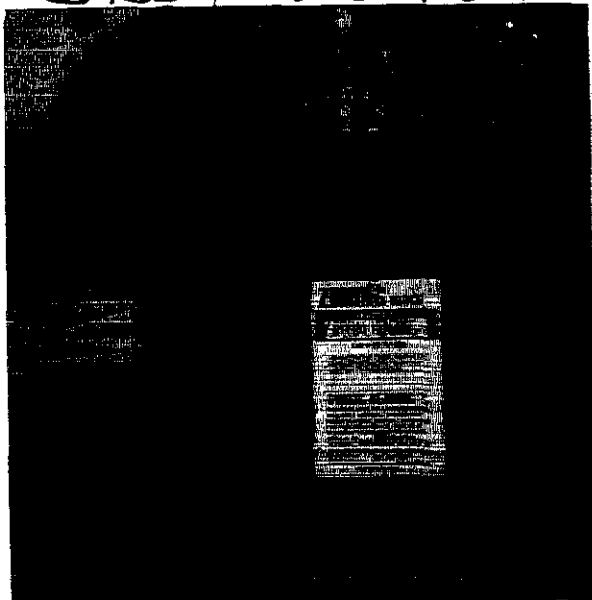
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

15300 JARRETTSVILLE PIKE

The sign(s) were posted on _____

3/19/00
(Month, Day, Year)

CASE # 00-364-SPH



15300 JARRETTSVILLE PIKE

POSTED 3/19/00

Richard E. Hoffman 3/19/00

Sincerely,

Richard E. Hoffman 3/19/00
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MO. 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

RE: PETITION FOR SPECIAL HEARING
15300 Jarrettsville Pike, W/S Jarrettsville Pike,
1 mi. S of c/l Hess Rd
10th Election District, 6th Councilmanic

Legal Owner: Thomas A. & Anne J. Gaul
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-364-SPH

* * * * *

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 14th day of March, 2000 a copy of the foregoing Entry of Appearance was mailed to Thomas A. & Anne J. Gaul, 15300 Jarrettsville Pike, Monkton, MD 21111, Petitioners.


PETER MAX ZIMMERMAN

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 00- 364 -SPH Address 15300 Jarrettsville Pike

Contact Person: Bruce Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/7/00 Posting Date: 3/19/00 Closing Date: 4/3/00

Any contact made with this office regarding the status of the administrative special hearing 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 SPECIAL HEARING SIGN FORMAT

Case Number 00- 364 -SPH Address 15300 Jarrettsville Pike

Petitioner's Name Thomas Greal Telephone 410-666-3454

Posting Date: 3/19/00 Closing Date: 4/3/00

Wording for Sign: Administrative Special Hearing to approve the construction of an addition to the building.

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: 00-364-SB14

Petitioner: THOMAS & ANNE GRAUL

Address or Location: 15300 JARRETTSVILLE PIKE
MONKTON, MD, 21111

PLEASE FORWARD ADVERTISING BILL TO:

Name: THOMAS & ANNE GRAUL

Address: 15300 JARRETTSVILLE PIKE
MONKTON, MD, 21111

Telephone Number: 610-666-1535

Revised 2/20/98 - SCJ



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

April 4, 2000

Mr. and Mrs. Thomas Graul
15300 Jarrettsville Pike
Monkton MD 21111

Dear Mr. and Mrs. Graul:

RE: Case Number 00-364-SPH , 15300 Jarrettsville Pike

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 03/07/00.

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:rsj

Enclosures



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 21, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For March 27, 2000
Item No. 364

The Bureau of Development Plans Review has reviewed the subject zoning item. The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1-foot freeboard. See Plate D19 in the *Baltimore County Design Manual*.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

In areas where the base flood elevation has not been established, the 100-year flood plain and flood elevation shall be determined by means of a flood study prepared in accordance with the requirements of the *Department of Public Works Design Manual* and sealed by a registered professional engineer prior to the issuance of a permit.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

March 21, 2000

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

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MARCH 20, 2000

Item No.: 362, 364, 365, 366, 367, 368, 369

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME.

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 *RLS*
DATE: April 6, 2000
SUBJECT: Zoning Item #364
15300 Jarrettsville Pike

Zoning Advisory Committee Meeting of March 20, 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:

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

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

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Agricultural Preservation: The property is in the process of settling on a Maryland Agricultural Easement. The request for an addition is not in conflict with the easement.

Reviewer: Dave Lykens
Reviewer: Wally Lippincott

Date: March 22, 2000
Date: April 4, 2000

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: March 22, 2000

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

SUBJECT: No. 15300 Jarrettsville Pike

INFORMATION

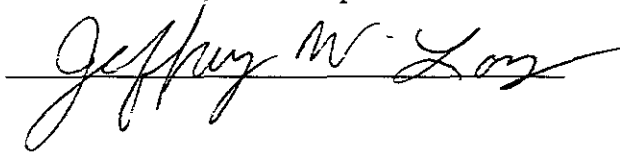
Item Number: 00-364-SPH
Petitioner: Tom Gaul (owner)
Zoning: RC 2
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The structure located at 15300 Jarrettsville Pike is listed as No. 123 on the Baltimore County Final Landmarks Lists, and listed as # BA 103 on the Maryland Historic Trust Inventory of Historic Properties.

On March 9, 2000, the LPC unanimously agreed to recommend to the hearing officer a finding that proposed addition, necessitating a partial demolition of an existing shed-roof addition, is consistent with Section 26-278, "must be preserved."

Section Chief:



AFK:KA:kra



**Maryland Department of Transportation
State Highway Administration**

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

Date: 3 . 22 . 00

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

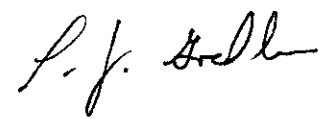
RE: Baltimore County
Item No. 364 BR

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 146 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,


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

Special Hearing

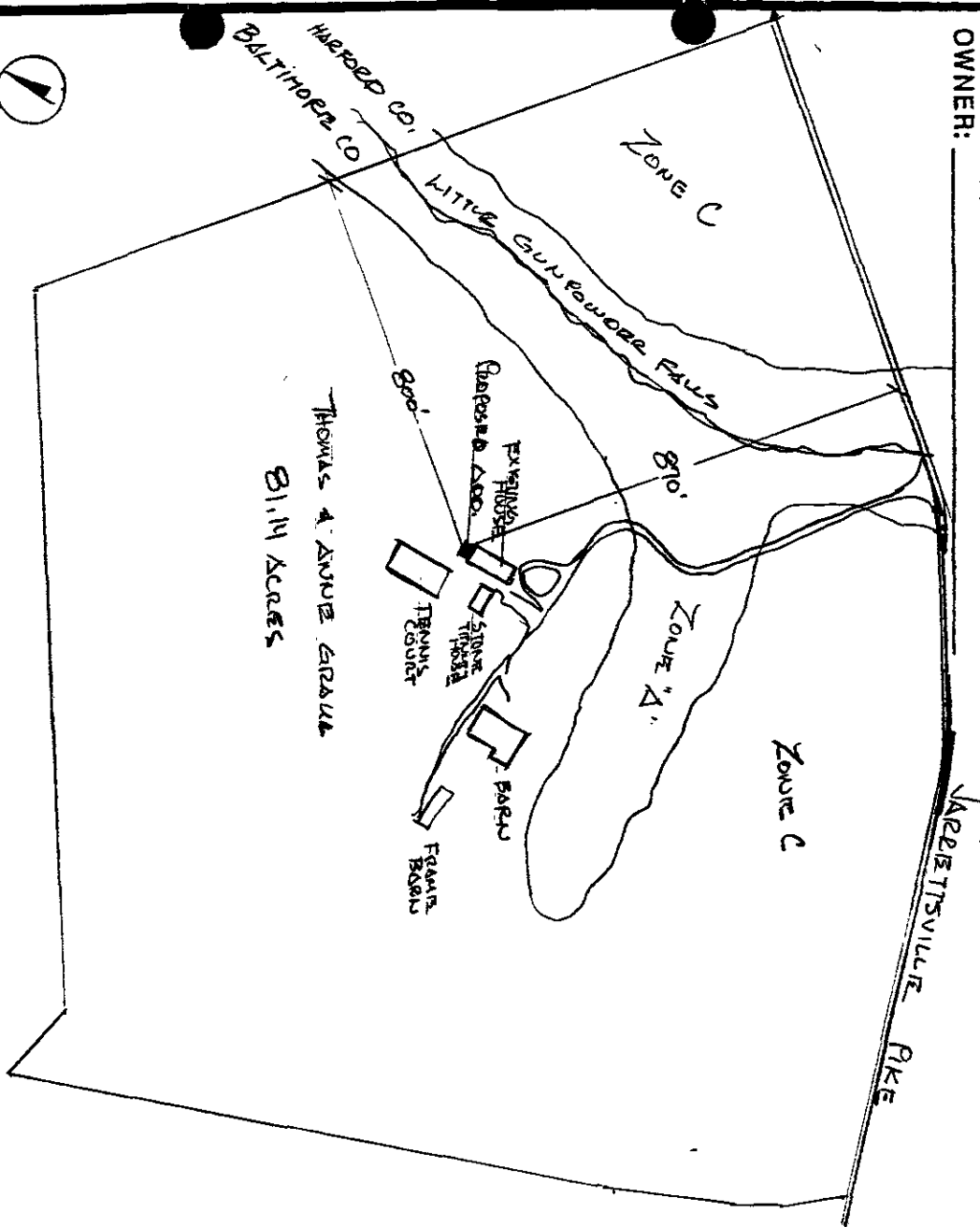
MARKETSVILLE PER
HONKTON, NC,

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

Subdivision name:

plat book # 6-16, folio # 834, lot # _____, section # BALT/MORE
" " 1177 - 100 " HARTFORD COUNTY

OWNER:

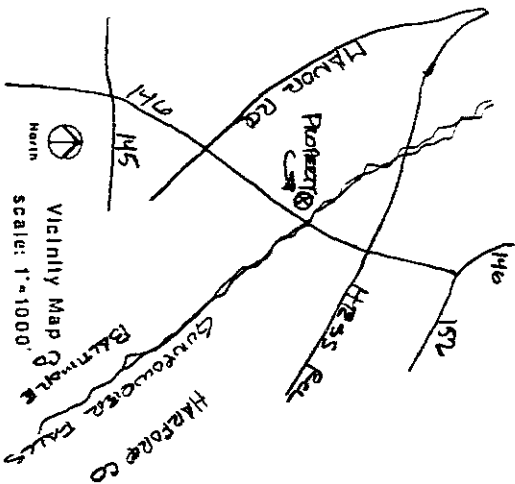


North

date: 2/28

date: 2/20
prepared by: Douglas Small

Scale of Drawing: 1" = 350' + -



LOCATION INFORMATION

Election District:

—
C

Councilmanic District:

5

1"=200 scale map#: ME 23-D

ME 23-D

Zoning: KC-2

RC-2

Lot size: 20,171

$$\begin{array}{r} 2250 \\ \times 27 \\ \hline 15750 \\ 4500 \\ \hline 60750 \end{array}$$

ସଫରସମ୍ପ୍ରଦ

Square feet

publis prius

SEWER: ☐ ☒

WATER: ☒

no
761

☒

**Chesapeake Bay Critic
Prior Zoning Hearings:**

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
--------------	---------	--------

#: **CASE#:**

CASE#:

5/12

364

00-364-5817

Pet. Ex. #1

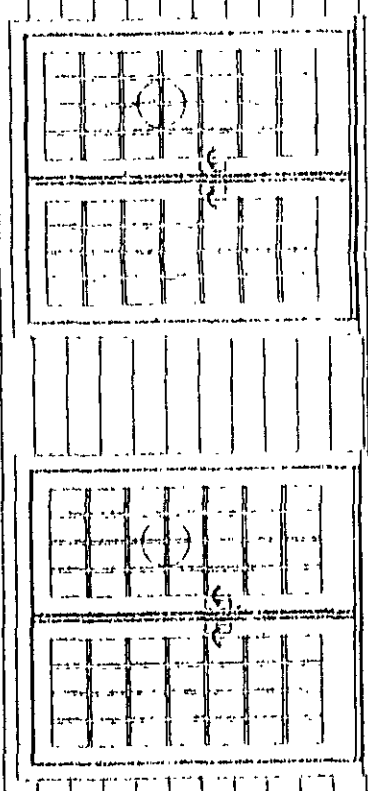
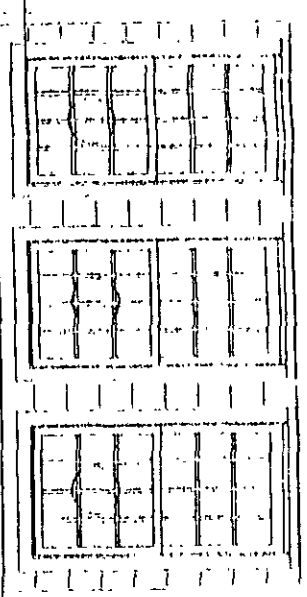
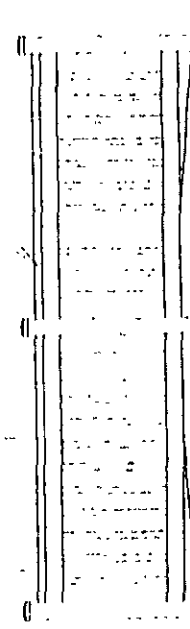
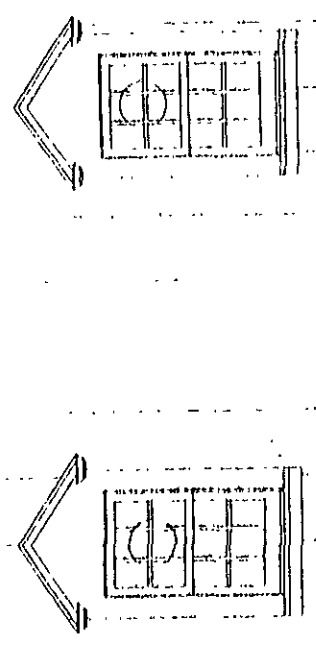
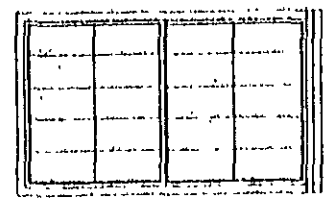
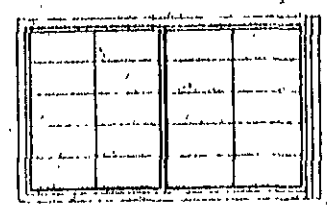
ADDITION

EXISTING

STUCCO FINISH TO
MATCH EXISTING

STANDING SEAM
COPPER ROOF

RAILING 36" HIGH



7'-0"

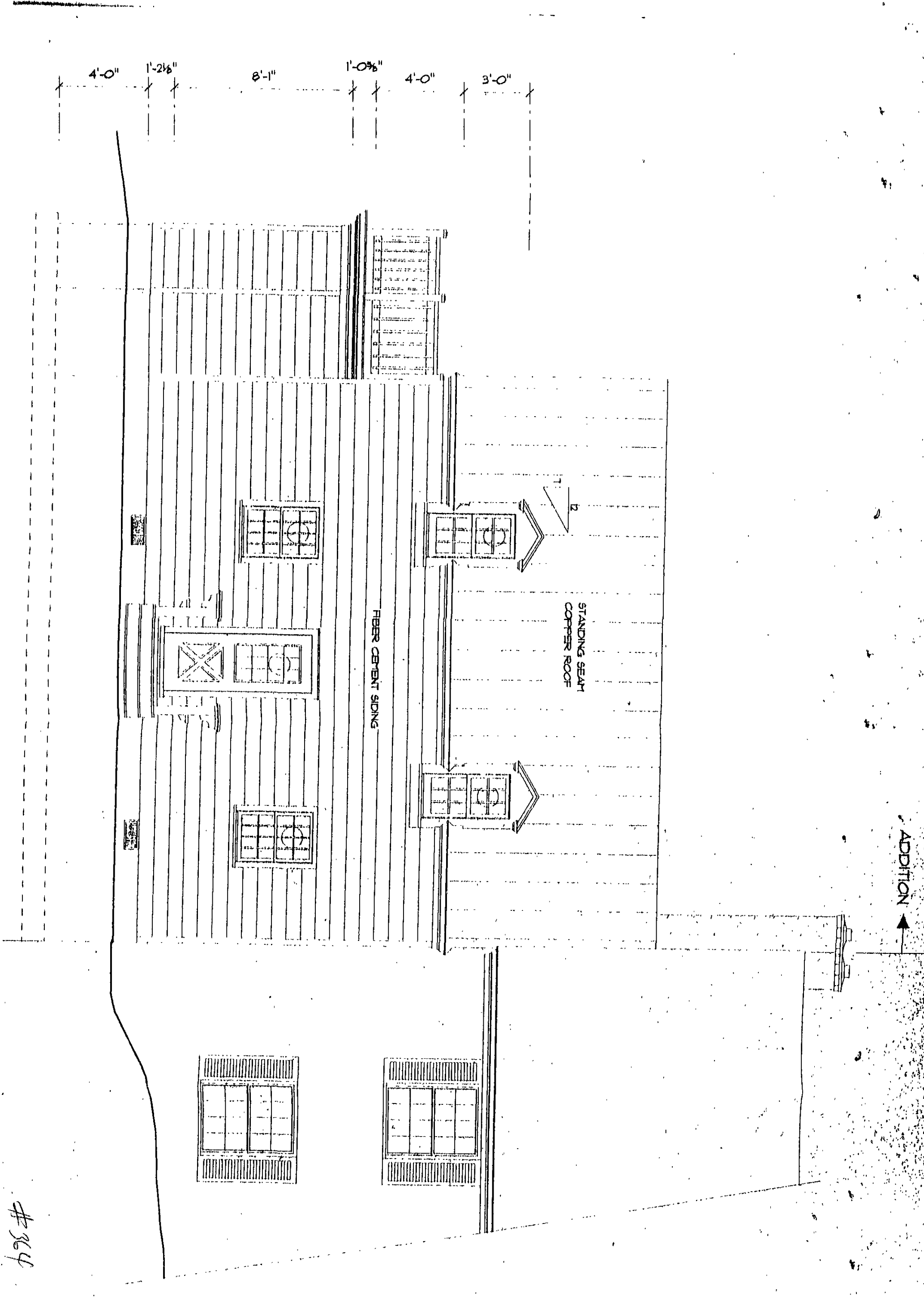
1'-0 3/8"

8'-1"

6'-11 3/8"

1'-2 3/8"

4'-0"



REVISIONS

DATE :
JAN. 5, 2000

DRAWING NO. :
3 OF 7

ALL DIMENSIONS & SITE DESIGNATIONS ARE SUBJECT TO JOB SITE VERIFICATION AND ADJUSTMENT.

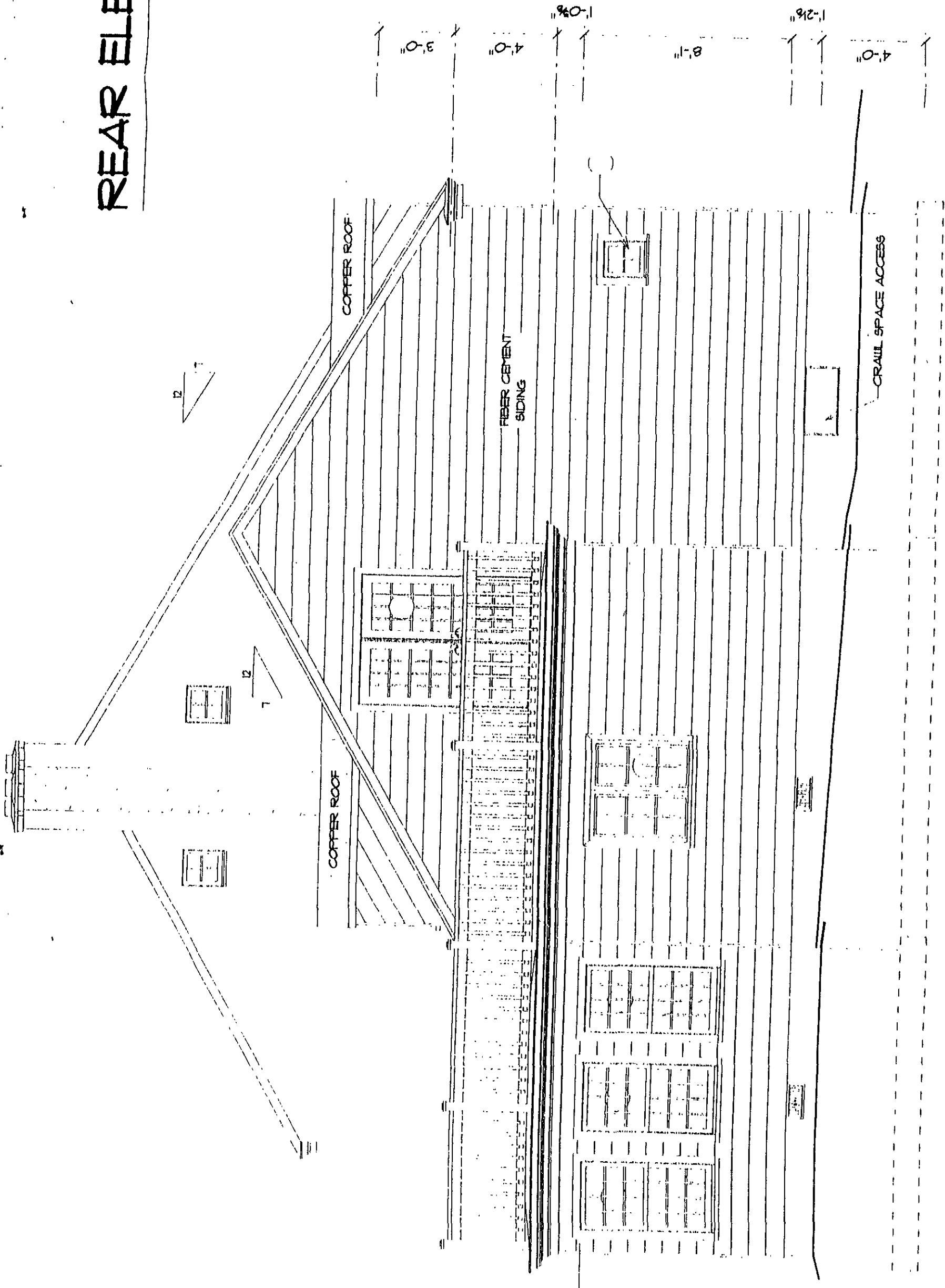
THIS IS AN ORIGINAL DESIGN INTENDED FOR USE BY WATERBURY ASSOCIATES INC. THE USE OF THESE DRAWINGS OR THEIR REPRODUCTION IS PROHIBITED WITHOUT EXPRESS WRITTEN PERMISSION.

DRAWN BY:
J. GARYN

SCALE:
1/4" = 1'-0"

ADDITION

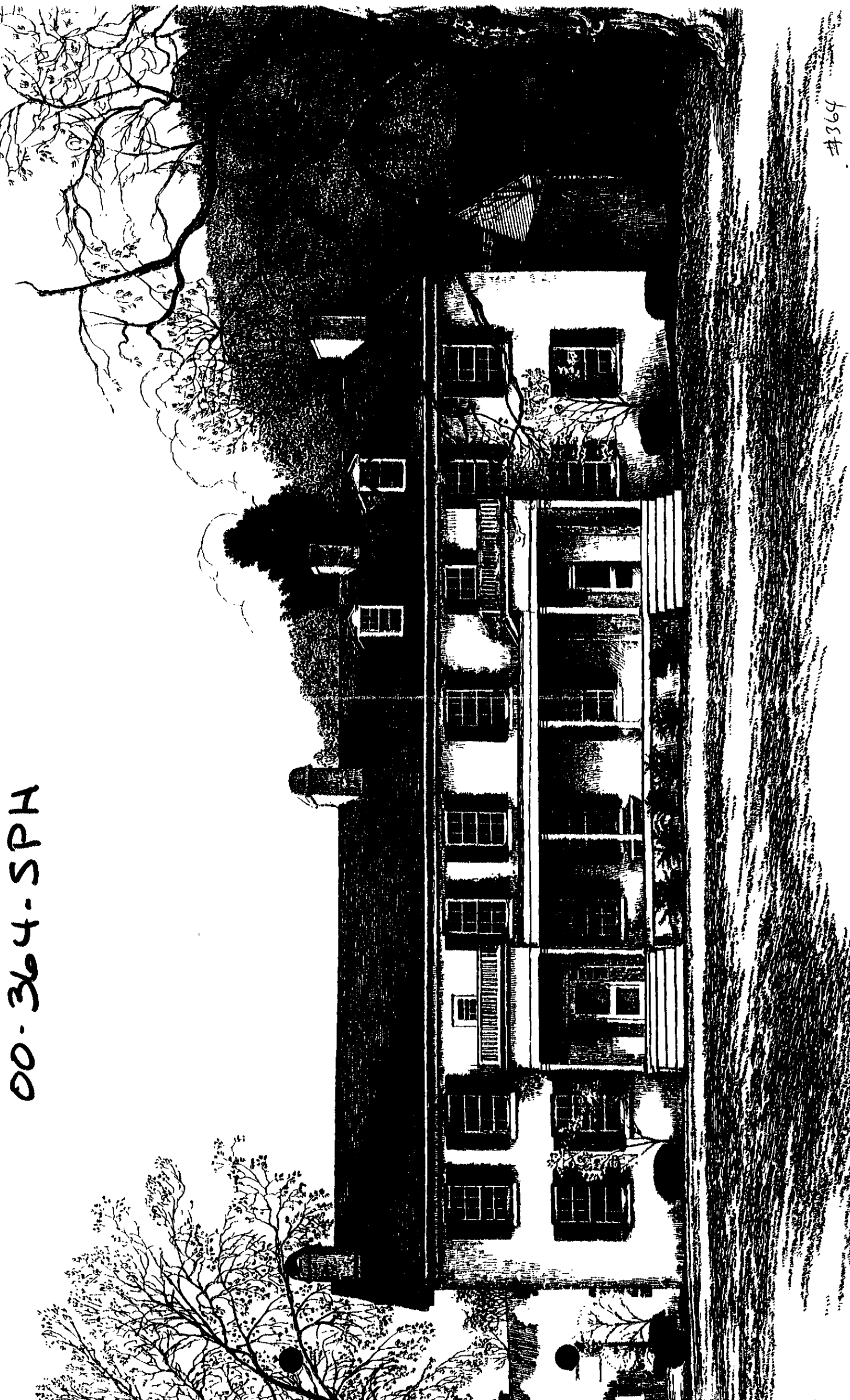
REAR ELEVATION



RIGHT SIDE ELEVATION

798#

00-364-SPH



#364

DRAWING NUMBER

PLAN HOLD CORPORATION - IRVINE, CALIFORNIA

DRAWING NUMBER

PLAN HOLD CORPORATION - IRVINE, CALIFORNIA

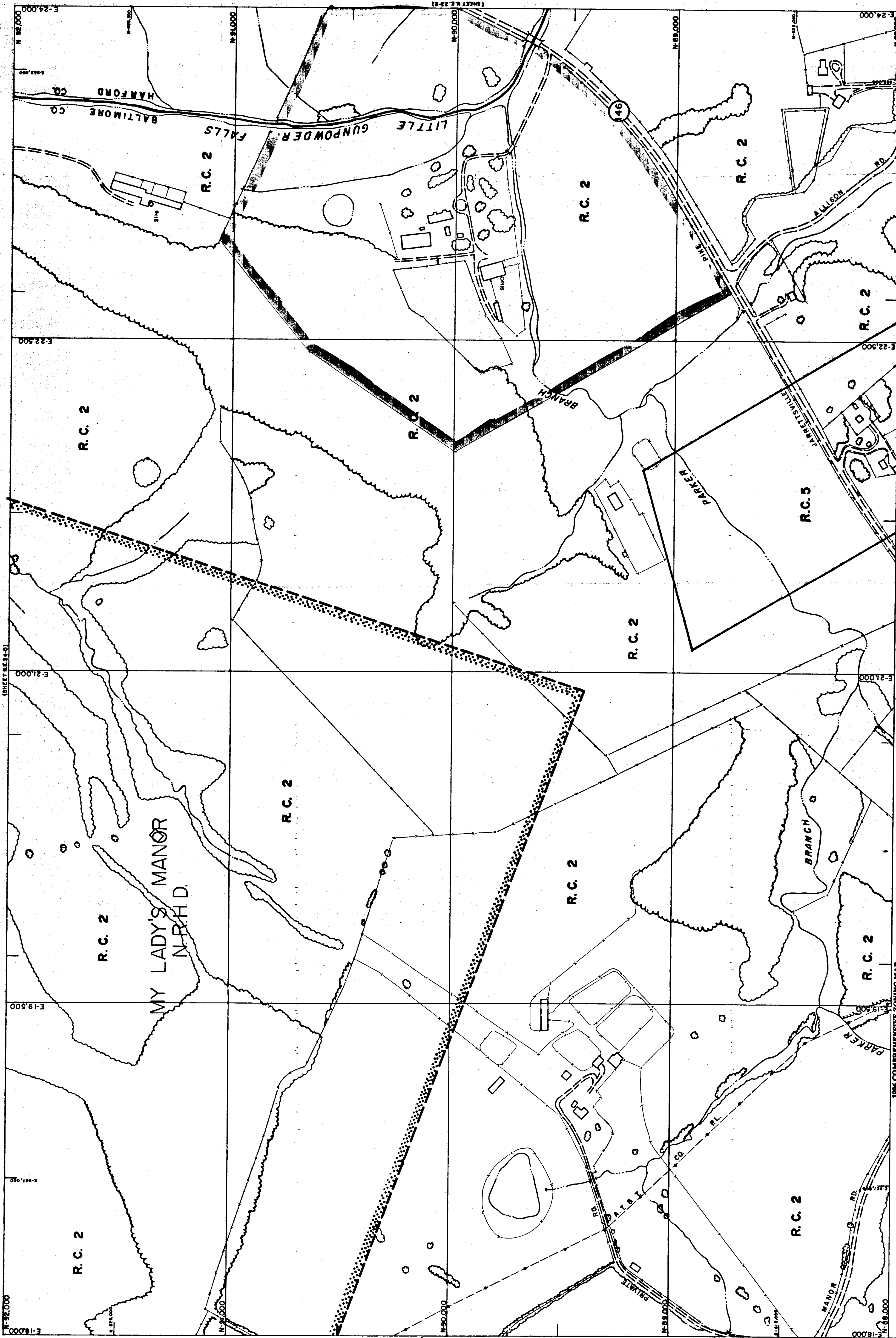
DRAWING NUMBER

PLAN HOLD CORPORATION - IRVINE, CALIFORNIA

DRAWING NUMBER

NE 23-D

PLAN HOLD CORPORATION - IRVINE, CALIFORNIA



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 123-96, 128-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kaneney
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

00-364-SPA

364



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	PARKER BRANCH AND LITTLE GUNPOWDER FALLS	N. E 23-D
DATE OF PHOTOGRAPHY JANUARY 1966		

369