

IN RE: PETITION FOR ADMINISTRATIVE	*	BEFORE THE
SPECIAL HEARING		
N/S Sparks Road, 70' W	*	DEPUTY ZONING COMMISSIONER
c/l Gunpowder Bridge		
8th Election District	*	OF BALTIMORE COUNTY
3rd Councilmanic District		
(1100 Sparks Road)	*	CASE NO. 00-489-SPH
Marc Seldin Rosen	*	
Petitioner		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by Marc Seldin Rosen, legal owner of that property known as 1100 Sparks Road in the Sparks area of Baltimore County. The Petitioner herein seeks an 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 build an addition to a dwelling located in a historic district, as approved by the Landmarks Preservation Commission on May 11, 2000. This building is listed on the Maryland Historical Trust Inventory as #BA 409. The subject property and requested relief are more particularly described on Petitioner's 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, and intent of the development regulations, and that the proposed development

ORDER RECEIVED FOR FILING

Date 6/27/00
By J.R. Jernigan

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 June 2, 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 Petitioner has 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 11.502 acres, more or less, zoned RC 4. The information submitted is persuasive to a finding that the proposed alterations are 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 May 11, 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.

ORDER RECEIVED FOR FILING

Date

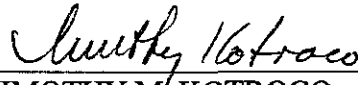
6/22/00

By

R. J. Garrison

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of June, 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 build an addition to a dwelling located in a historic district, as approved by the Landmarks Preservation Commission on May 11, 2000, be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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 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

ORDER RECEIVED FOR FILING
Date 6/29/00
By R. J. [signature]



Baltimore County
Zoning Commissioner

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

June 27, 2000

Marc Seldin Rosen, Esquire
Scanlan, Rosen & Shar, LLC
26 South Street
Baltimore, Maryland 21202

Re: Petition for Administrative Variance
Case No. 00-489-SPH
Property: 1100 Sparks Road

Dear Mr. Rosen:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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 cursive script, reading "Timothy M. 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 1100 SPARKS ROAD
which is presently zoned RC 4

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 **APPROVE NEW CONSTRUCTION (AN ADDITION TO A DWELLING) IN A HISTORIC DISTRICT,**

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

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

Reviewed By JL/TG

Date 5/22/00

Estimated Posting Date 6/4/00

ORDER RECEIVED FOR FILING
Date 6/27/00
By R. J. [Signature]

Case No. 00 489 SPH

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 1100 SPARKS ROAD
Address
SPARKS MD 21152
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]
Signature

Signature

MARC SELDIN ROSEN
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of MAY, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARC SELDIN ROSEN

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

5-10-00
Date

[Signature]
Notary Public

My Commission Expires 05-01-01

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) 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 _____

Name - Type or Print _____

I HEREBY CERTIFY, this 10 day of MAY, 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.


Notary Public

REV 9/18/98

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 1100 SPARKS ROAD
which is presently zoned RC 4

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 APPROVE NEW

CONSTRUCTION (AN ADDITION TO A DWELLING) IN A HISTORIC DISTRICT.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

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.

Reviewed By

Date

Estimated Posting Date

REV 9/18/98

489

ZONING DESCRIPTION FOR 1100 SPARKS ROAD, SPARKS, MARYLAND 21152, also known as 1100 Sparks Road, Sparks, Maryland 21152 and located in the 08 Election District, 01 Precinct, the 09A Legislative District, the 2nd Congressional District, and the 3rd Councilmanic District.

As recorded in Deed Liber 0014232, Folio 579:

Beginning at a point at the intersection of the existing centerline of the Gunpowder Falls and the centerline of the existing bridge for Sparks Road, just west of the center of the Pennsylvania Railroad right of way, thence binding along the centerline of the bridge, and the following courses and distances referring to the Baltimore County Grid Meridian:

1. south 89 degrees 04 minutes 15 seconds west 58.78 feet to intersect the southeasternmost corner of that parcel of land conveyed in a Deed dated March 5, 1982 and recorded among the Land Records of Baltimore County in Liber 6380, folio 303 was conveyed by Charles F. Schomann, Jr., and Mary R. Schomann to Baltimore County, Maryland; thence binding along the outlines of said parcel the three (3) following courses and distances
2. north 00 degrees 55 minutes 45 seconds west 19.50 feet
3. south 89 degrees 04 minutes 15 seconds west 47.50 feet and
4. south 00 degrees 55 minutes 45 seconds east 19.50 feet to intersect the aforementioned centerline of Sparks Road; thence binding along the existing centerline of Sparks Road the eleven (11) following courses and distances
5. south 89 degrees 04 minutes 15 seconds west 4.72 feet
6. north 74 degrees 03 minutes 46 seconds west 59.38 feet
7. north 67 degrees 29 minutes 24 seconds west 50.91 feet
8. north 63 degrees 45 minutes 31 seconds west 82.30 feet
9. north 67 degrees 21 minutes 52 seconds west 70.02 feet
10. north 79 degrees 05 minutes 40 seconds west 52.22 feet
11. south 86 degrees 19 minutes 47 seconds west 48.74 feet
12. south 73 degrees 11 minutes 29 seconds west 56.71 feet
13. south 62 degrees 01 minutes 50 seconds west 54.93 feet
14. south 51 degrees 03 minutes 16 seconds west 54.00 feet
15. south 43 degrees 01 minutes 47 seconds west 41.55 feet
16. north 16 degrees 39 minutes 42 seconds west 588.03 feet and
17. north 45 degrees 55 minutes 59 seconds west 259.04 feet to a point where the westernmost boundary line of said parcel of land intersects with the existing centerline of Piney Run, thence running and binding on the existing centerline of Piney Run as established by survey on or about May 8, 1995 the thirty (30) following courses and distances viz
18. south 83 degrees 27 minutes 41 seconds east 9.93 feet
19. north 53 degrees 55 minutes 00 seconds east 71.00 feet
20. north 45 degrees 35 minutes 00 seconds east 65.00 feet

489

00-489-SPH

21. north 31 degrees 35 minutes 00 seconds east 53.00 feet
22. south 89 degrees 26 minutes 00 seconds east 69.00 feet
23. south 22 degrees 18 minutes 00 seconds east 42.00 feet
24. north 62 degrees 54 minutes 00 seconds east 60.00 feet
25. north 34 degrees 28 minutes 00 seconds east 77.00 feet
26. north 56 degrees 39 minutes 00 seconds east 33.00 feet
27. north 88 degrees 59 minutes 00 seconds east 66.00 feet
28. south 70 degrees 10 minutes 00 seconds east 35.00 feet
29. south 29 degrees 54 minutes 00 seconds east 25.00 feet
30. south 52 degrees 54 minutes 00 seconds east 51.00 feet
31. south 81 degrees 18 minutes 00 seconds east 83.00 feet
32. south 38 degrees 54 minutes 00 seconds east 61.00 feet
33. south 11 degrees 17 minutes 00 seconds east 64.00 feet
34. south 55 degrees 42 minutes 00 seconds east 83.00 feet
35. north 85 degrees 00 minutes 00 seconds east 36.00 feet
36. south 52 degrees 45 minutes 00 seconds east 89.00 feet
37. south 43 degrees 10 minutes 00 seconds 37 feet
38. south 01 degrees 18 minutes 00 seconds east 59.00 feet
39. south 14 degrees 10 minutes 00 seconds east 27.00 feet
40. south 33 degrees 27 minutes 00 seconds east 59.00 feet
41. south 20 degrees 57 minutes 00 seconds west 59.00 feet
42. south 44 degrees 36 minutes 00 seconds west 34.00 feet
43. south 22 degrees 28 minutes 00 seconds west 51.00 feet
44. south 02 degrees 32 minutes 00 seconds west 88.00 feet
45. south 19 degrees 23 minutes 00 seconds east 42.00 feet
46. south 20 degrees 41 minutes 00 seconds east 46.00 feet
47. south 39 degrees 56 minutes 00 seconds east 64.00 feet to intersect the
existing centerline of the Gunpowder Falls; thence running and binding on the
existing centerline of the Gunpowder Falls the three (3) following courses and
distances as
48. south 03 degrees 16 minutes 00 seconds west 37.00 feet
49. south 19 degrees 15 minutes 00 seconds east 24.00 feet
50. south 46 degrees 20 minutes 10 seconds east 132.33 feet to the place of
beginning (a point at the intersection of the existing centerline of the
Gunpowder Falls and the centerline of the existing bridge for Sparks Road),
containing 11.502 acres of land more or less

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 081344

DATE 5-22-00 ACCOUNT 2001 6150
AMOUNT \$ 50.00

RECEIVED FROM: Mark Rosen

FOR: Administrative Special Hearing

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
5/22/2000 5/22/2000 09:27:12
REG 0001 CASHIER JRIC JAR DRAWER 1
Dept 5 520 ZINING VERIFICATION
Receipt # 147251 OFLN
CR NO. 081344
Receipt Tot 50.00
50.00 CK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE #00-489-SPH
PETITIONER/DEVELOPER
(Mark Rosen)
DATE OF Closing
(6-19-00)**

**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**

1100 Sparks Road Sparks, Maryland 21152_____

THE SIGN(S) WERE POSTED ON _____ 6-2-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)



Posted at 1100 Sparks Road

RE: PETITION FOR SPECIAL HEARING
1100 Sparks Road, N/S Sparks Rd,
70' W of c/I Gunpowder Bridge
8th Election District, 3rd Councilmanic

Legal Owner: Marc Seldin Rosen
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-489-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.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



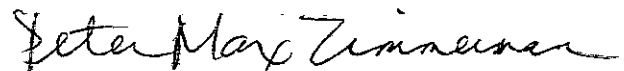
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 12th day of June, 2000 a copy of the foregoing Entry of Appearance was mailed to Marc Seldin Rosen, Esq., Scanlan, Rosen & Shar, 26 South Street, Baltimore, MD 21202, Petitioner(s).



PETER MAX ZIMMERMAN

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 00- 489 -SPH Address 1100 Sparks Road
Contact Person: John Lewis / Terry Gibson Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5-22-00 Posting Date: 6-4-00 Closing Date: 6-19-00

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- 489 -SPH Address 1100 Sparks Road
Petitioner's Name Mark Rosen Telephone 410-329-3330
Posting Date: 6-4-00 Closing Date: 6-19-00
Wording for Sign: Administrative Special Hearing to approve new construction
(an addition to a dwelling) in a Historic District

**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: 489
Petitioner: MANE SEDIN ROSEN
Address or Location: 1100 SPARKS ROAD, SPARKS, MD 21152

PLEASE FORWARD ADVERTISING BILL TO:

Name: MANE ROSEN
Address: PO BOX 598 ; 1100 SPARKS ROAD
SPARKS, MD 21152
Telephone Number: 410 - 329 - 3330

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

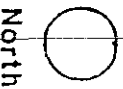
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: _____

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
North
scale: 1" = 1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1" = 200' scale map# _____

Zoning: _____

Lot size: _____

acreage _____ square feet _____

SEWER: ☐ public ☐ private

WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: June 13, 2000

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

SUBJECT: No. 1100 Sparks Road

INFORMATION

Item Number: 00-489-SPH

Petitioner: Marc Rosen (owner)

Zoning: RC 4

Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The property is listed on the Maryland Historic Trust Inventory as #BA 409.

At their meeting on May 11, 2000, the LPC unanimously agreed to recommend to the hearing officer a finding that the addition as proposed was consistent with Section 26-278, "must be preserved."

Section Chief: Jeffrey W. Long

Form prepared by: Kathryn Hine

AFK:KA:kra

ORDER RECEIVED FOR FILING

Date 6/27/00
By P. Johnson

JUN 14



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6.8.00

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

RE: Baltimore County
Item No. 489 JL/TAG

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,

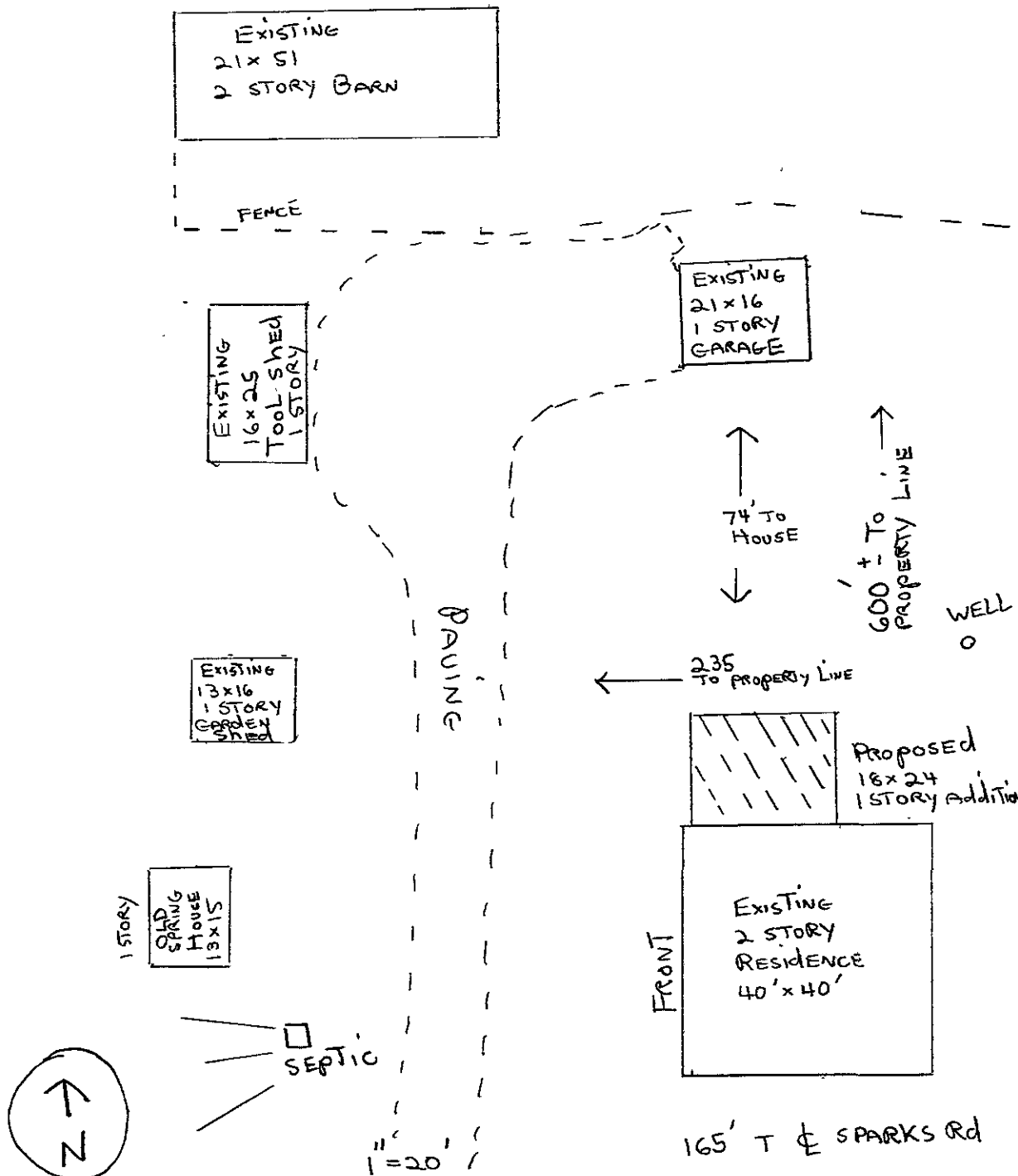
for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

PLAN FOR ZENITH ~~TABLE~~ SPECIAL HEARING.
SHEET 1 OF 2



YORK RD
 SPARKS PARK
 CONFOUNDERY RD
 SPARKS RD
 SUBJECT PROPERTY
 Vicinity Map
 Scale: 1"=1000
 NORTH

LOCATION INFORMATION
 Election District: 8
 Councilmanic District: E
 1"-200' scale map: NW 23-0
 Zoning: RC 4
 Lot size: 11.5 500940
 acreage square foot

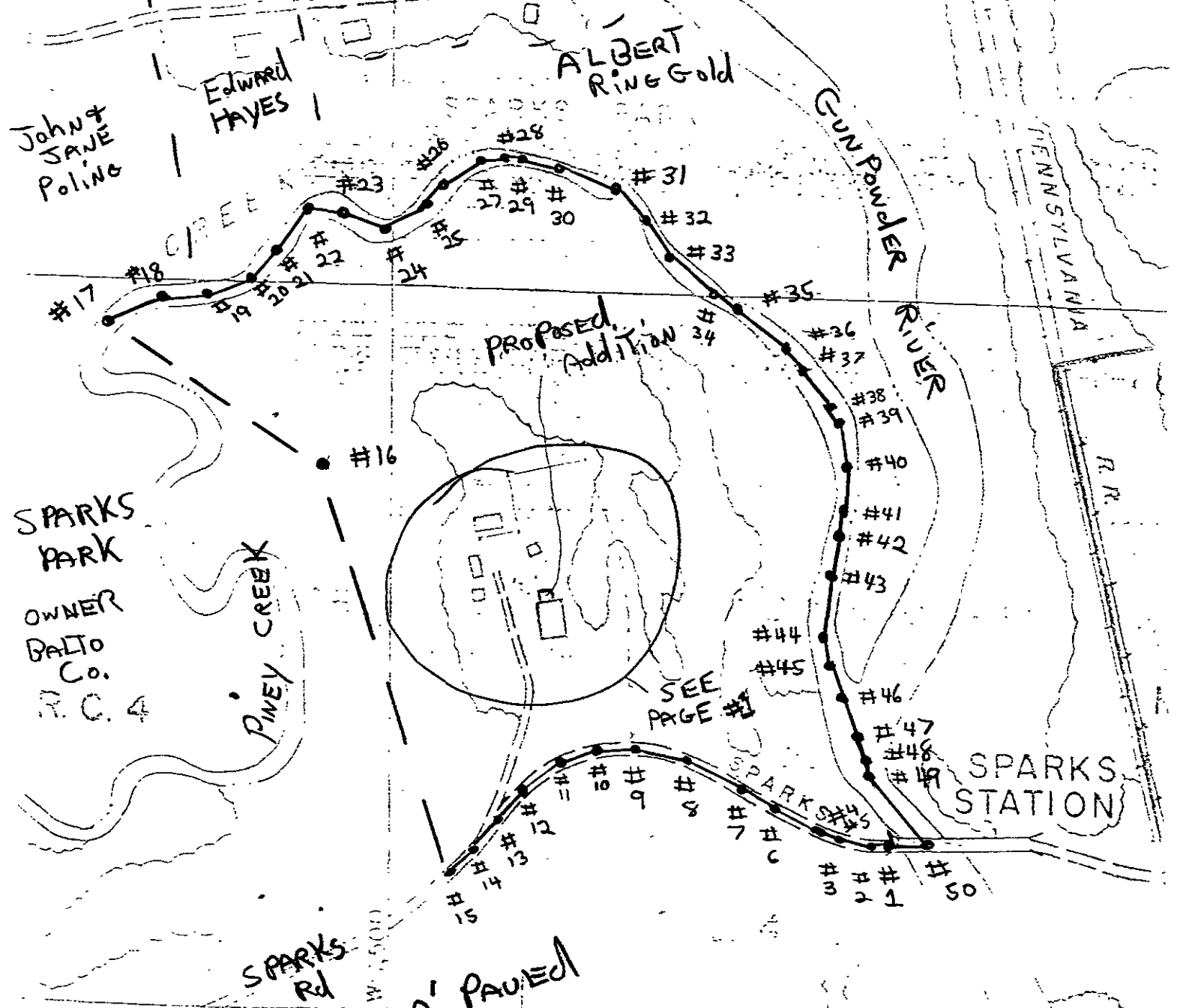
public private
 SEWER: ☐ ☒
 WATER: ☐ ☒
 YES NO
 Chesapeake Bay Critical Area: ☐
 Prior Zoning Hearings: NONE
 ASTIN BOYR FLECO PLAIN
 Zoning Office USE ONLY!
 reviewed by: ITEM #: CASE #:
 JL 1489

✓HEET 1 OF 2

Pl. ex. #1

00-489-SP4

1100 SPARKS Rd
 MARC ROSEN

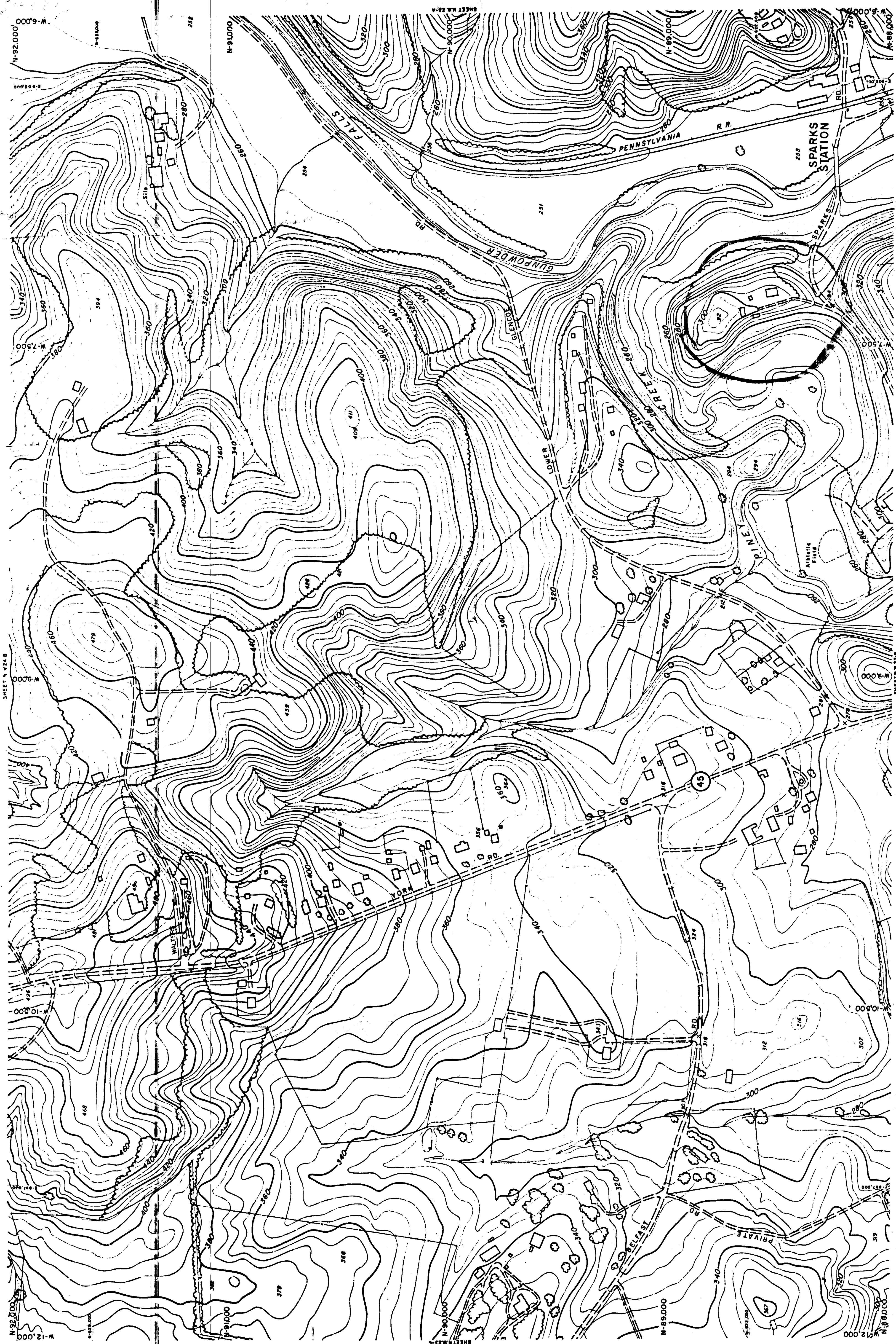


SPARKS Rd
 60' RW 30' PAVED



1" = 200' ±

#1 58° SW	#11 48° SW	#21 50° NE	#31 83° SW	#41 59° SW
#2 19° NW	#12 57° SW	#22 69° SE	#32 61° SE	#42 34° SW
#3 47° SW	#13 55° SW	#23 42° SE	#33 64° SE	#43 51° SW
#4 20° SW	#14 54° SW	#24 60° NE	#34 83° NE	#44 88° SW
#5 5° SW	#15 42° SW	#25 77° NE	#35 36° NE	#45 42° SE
#6 60° NW	#16 588° NW	#26 33° NE	#36 89° SE	#46 46° SE
#7 51° NW	#17 259° NW	#27 66° NE	#37 37° SE	#47 64° SE
#8 82° NW	#18 98° SE	#28 35° SE	#38 59° SE	#48 37° SW
#9 70° NW	#19 71° NE	#29 25° SE	#39 27° SE	#49 29° SE
#10 50° NW	#20 65° NE	#30 51° SE	#40 59° SE	#50 132° SE



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY, MARYLAND

DD - SE
DD - NE

REVISIONS
BY DATE
1/11/55-1/1

SCALE
1" = 200'

LOCATION
SPARKS
STATION

SHEET
N. W.
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00-489-SAM

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: July 17, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of June 5, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
489	1100 Sparks Road
491	3510 Loganview Drive
492	17441 Troyer Road
493	10 Marks Manor Court
494	1424 Armacost Road
495	1306 Old Eastern Avenue
496	610 Old North Point Boulevard
497	7373 Edsworth Road
498	7206 Denberg Road
499	230 Pidco Road
500	1009 Malvern Avenue
501	2205-2207 Frederick Road

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 14, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For June 12, 2000
Item Nos. 489, 490, 491, 492, 493, 494,
495, 497, 498, 499, 500, and 502

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

RWB:HJO:jrb

cc: File