

|                                     |   |                            |
|-------------------------------------|---|----------------------------|
| IN RE: PETITION FOR ADMIN. VARIANCE | * | BEFORE THE                 |
| E/S Sandhill Road, 0' from          |   |                            |
| centerline of Mistletoe Court       | * | DEPUTY ZONING COMMISSIONER |
| 15th Election District              |   |                            |
| 5th Councilmanic District           | * | OF BALTIMORE COUNTY        |
| (203 Sandhill Road)                 |   |                            |
|                                     | * | CASE NO. 00-537-A          |
| Christopher and Cathy Heinlein      |   |                            |
| Petitioner                          | * |                            |

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Christopher and Cathy Heinlein. The variance request is for property located at 203 Sandhill Road in the Middle River area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (in-ground swimming pool) to be located in a side yard in lieu of the required rear yard and from Section 427 of the B.C.Z.R., to permit a 5 ft. fence to be located in the rear/side yard which is adjacent to the front yard of another residence. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative 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

ORDER RECEIVED FOR FILING  
 Date 7/13/00  
 By J. P. Garrison

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.

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 13<sup>th</sup> day of July, 2000, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (in-ground swimming pool) to be located in a side yard in lieu of the required rear yard and from Section 427 of the B.C.Z.R., to permit a 5 ft. fence to be located in the rear/side yard which is adjacent to the front yard of another residence, be and is hereby GRANTED, subject, however, to the following restrictions which are 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.
2. Compliance with the Zoning Plans Advisory Committee (ZAC) comment submitted by the Office of Planning dated June 29, 2000, a copy of which is attached hereto and made a part hereof.
3. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING  
Date 7/13/00  
By R. O'Connell



Baltimore County  
Zoning Commissioner

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

July 13, 2000

Mr. & Mrs. Christopher Heinlein  
203 Sandhill Road  
Baltimore, Maryland 21221

Re: Petition for Administrative Variance  
Case No. 00-537-A  
Property: 203 Sandhill Road

Dear Mr. & Mrs. Heinlein:

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,

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

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 703 SANDHILL ROAD  
which is presently zoned RESIDENTIAL

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) 400.1 to permit an accessory structure (in-ground swimming pool) to be located in a side yard in lieu of the required rear yard. Section 427 to permit a 5' fence to be located in the rear/side yard which is adjacent to the front yard of another residence.

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:

### Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

City

State

Zip Code

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

### Attorney For Petitioner:

### Representative to be Contacted:

Name - Type or Print

Name

Signature

Address

Telephone No.

Company

Address

Telephone No.

City

State

Zip Code

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. 00-5374

Reviewed By TAG Date 6-15-00

Estimated Posting Date 6-25-00

REV 9/15/98

ORDER RECEIVED FOR FILING

Date \_\_\_\_\_  
By \_\_\_\_\_

# 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

203 SANDHILL ROAD  
Address  
BALTIMORE, MARYLAND 21221  
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):

WE WOULD LIKE TO HAVE AN INGROUND POOL INSTALLED. THE ONLY AREA IT WILL FIT IN IS ALONG SIDE THE GARAGE EXTENDING TOWARDS THE FRONT AND BACK YARDS. IT WOULD REQUIRE THE SIDE FENCED AREA TO BE EXTENDED 9' TO 10'. THE EXISTING WIRE FENCE WOULD BE TAKEN DOWN AND A NEW FENCE INSTALLING MEETING THE HEIGHT REQUIREMENTS. ALSO THE FENCE ON THE OPPOSITE SIDE OF THE PROPERTY ALLOWING US FULL USE OF THE YARD AREA. CATY HAS RHEUMATOID ARTHRITIS. AN INGROUND POOL WILL GIVE HER EASY ACCESS FOR HER SWIMMING THERAPY WHICH IS RECOMMENDED BY HER DOCTOR. WE PRESENTLY HAVE AN ABOVE GROUND POOL AND SHE IS UNABLE TO USE IT DUE TO HAVING TO CLIMB STEPS AND A POOL LADDER.

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.

Christopher P. Heinlein  
Signature  
CHRISTOPHER P. HEINLEIN  
Name - Type or Print

Mrs Cathy Heinlein  
Signature  
MRS CATY HEINLEIN  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of June, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Christopher P. Heinlein & Cathy Heinlein  
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

June 14, 2000  
Date

Emily J. Kelly  
Notary Public  
My Commission Expires 10/2003

# 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 203 SANDHILL ROAD  
Address BALTIMORE, MARYLAND 21221  
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):

WE WOULD LIKE TO HAVE AN INGROUND POOL INSTALLED. THE ONLY AREA IT WILL FIT IN IS ALONG SIDE THE GARAGE EXTENDING TOWARDS THE FRONT AND BACK YARDS. IT WOULD REQUIRE THE SIDE FENCED AREA TO BE EXTENDED 9' TO 10'. THE EXISTING WIRE FENCE WOULD BE TAKEN DOWN AND A NEW FENCE INSTALLING MEETING THE HEIGHT REQUIREMENTS. ALSO THE FENCE ON THE OPPOSITE SIDE OF THE PROPERTY ALLOWING US FULL USE OF THE YARD AREA. CATHY HAS RHEUMATOID ARTHRITIS. AN INGROUND POOL WILL GIVE HER EASY ACCESS FOR HER SWIMMING THERAPY WHICH IS RECOMMENDED BY HER DOCTOR. WE PRESENTLY HAVE AN ABOVE GROUND POOL AND SHE IS UNABLE TO USE IT DUE TO HAVING TO CLIMB STEPS AND A POOL LADDER.

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.

Christopher P. Heinlein  
Signature  
CHRISTOPHER P. HEINLEIN  
Name - Type or Print

Mrs. Cathy Heinlein  
Signature  
MRS CATHY HEINLEIN  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of June, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Christopher P. Heinlein Cathy Heinlein  
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

June 14, 2000  
Date

Emily J. Kelly  
Notary Public  
My Commission Expires 10/2003



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 703 SANDHILL ROAD  
which is presently zoned RESIDENTIAL

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) 400.1 to permit an accessory

structure (in-ground swimming pool) to be located in side yard in lieu of the required rear yard. Section 427 to permit a 5' fence to be located in the rear/side yard which is adjacent to the front yard of another residence.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

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. 00-537A

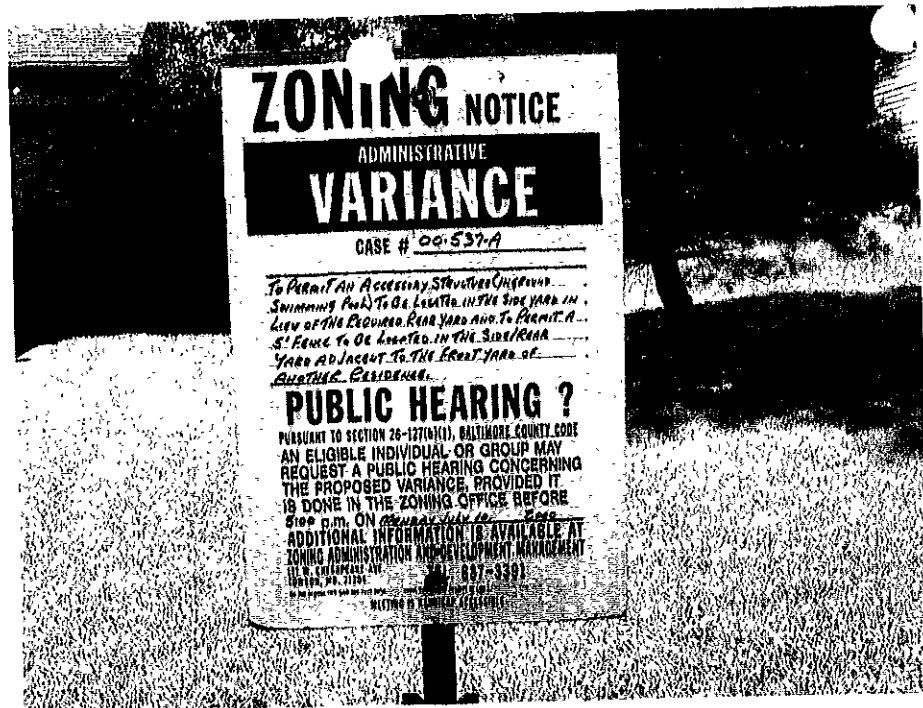
Reviewed By TAG Date 6-15-00

REV 9/15/98

Estimated Posting Date 6-25-00

# Zoning Description

Zoning description for 203 Sandhill road. Beginning at a point on the east side of Sandhill road which is 60 feet wide at a distance of "0" feet of the centerline of the nearest improved intersecting street Mistletoe Court which is 31 feet wide. Being lot #227, Block , Section #3, in the Subdivison of Goldentree as recorded in the Baltimore County Plat Book #50, Folio #61 containing 9346 Square Feet. Also known as 203 Sandhill Road and located in the 15th Election District, 5th Councilmanic District.



Posted at 203 Sandhill Road

00-537A



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 081481

DATE 6-15-00 ACCOUNT R001 6150

AMOUNT \$ 50.00

RECEIVED FROM: Christopher Heinlein

FOR: Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PROD RECEIPT

6/15/2001 6/15/2000 14170006

REG 5807 CASHIER NOTE NEG. DISMISSED

Dept 2 THE JOPING VERIFICATION

Project # 112377

CR NO. 181481

Permit Fee \$50.00

100.00 \$100.00

Baltimore County, Maryland

00-537-A

CASHIER'S VALIDATION

**CERTIFICATE OF POSTING**

**RE: CASE #00-537-A  
PETITIONER/DEVELOPER  
(Christopher Heinlein)  
DATE OF Closing  
( 7-10-00)**

**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**

**203 Sandhill Road Baltimore, Maryland 21221\_\_\_\_\_**

**THE SIGN(S) WERE POSTED ON\_\_\_\_\_ 6-23-00 \_\_\_\_\_**  
**( MONTH, DAY, YEAR)**

**SINCERELY,**

  
**(SIGNATURE OF SIGN POSTER & DATE)**

**\_\_\_\_\_ THOMAS P. OGLE SR. \_\_\_\_\_**

**\_\_\_\_\_ 325 NICHOLSON ROAD \_\_\_\_\_**

**\_\_\_\_\_ BALTIMORE, MARYLAND 21221 \_\_\_\_\_**

**\_\_\_\_\_ 410-687-8405 \_\_\_\_\_**  
**(TELEPHONE NUMBER)**

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 00- 537 -A Address 203 Sand Hill RoadContact Person: Terry Gibson Phone Number: 410-887-3391  
Planner, Please Print Your NameFiling Date: 6-15-00 Posting Date: 6-25-00 Closing Date: 7-10-00

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 537 -A Address 203 Sand hill RoadPetitioner's Name Christopher Heinlein Telephone 410-780-0820Posting Date: 6-25-00 Closing Date: 7-10-00

Wording for Sign: To Permit an accessory structure (inground swimming pool) to be located in the side yard in lieu of the required rear yard and to permit a 5' fence to be located in the side/rear yard adjacent to the front yard of another residence.

**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: 00-537-A  
Petitioner: CHRISTOPHER P. & CATHY A. HEINLEIN  
Address or Location: 203 SANDHILL ROAD, BALTIMORE, MARYLAND 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHRISTOPHER P. & CATHY A. HEINLEIN  
Address: 203 SANDHILL ROAD  
BALTIMORE, MARYLAND 21221  
Telephone Number: 410-780-0820

Revised 2/20/98 - SCJ

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 203 SAND HILL ROAD

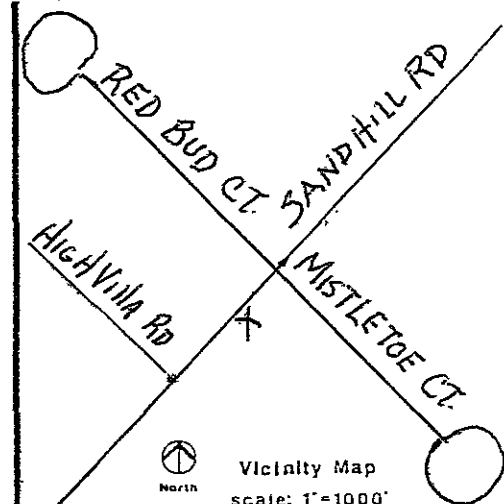
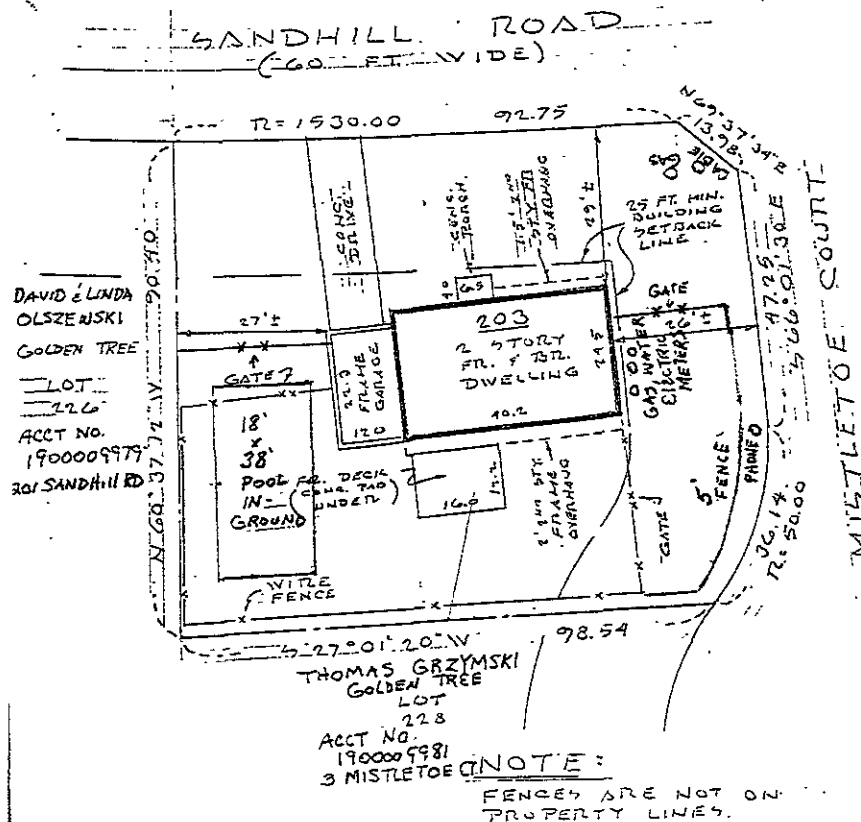
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: GOLDEN TREE

plat book # 50, folio # 61, lot # 227, section # 3

OWNER: CHRISTOPHER P. & CATHY A. HEINLEIN

This property is not located in a H.U.S. identified Special Flood Hazard Area. Flood Hazard Map is a representation though best available information is not guaranteed.



## LOCATION INFORMATION

Election District: 15  
 Councilmanic District: 05  
 1"=200 scale map #: NE 4-H  
 Zoning: DRS.5  
 Lot size: .2145 acreage, 9346 square feet

SEWER: ☒ public, ☐ private  
 WATER: ☒ yes, ☐ no

Chesapeake Bay Critical Area: ☐ yes, ☒ no  
 Prior Zoning Hearings: ☐

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE #: \_\_\_\_\_

TRAG 537 00-537-A



North

date: 6-14-00

prepared by: CHRISTOPHER P. HEINLEIN Scale of Drawing: 1"= 20'

NOTE:

FENCES ARE NOT ON PROPERTY LINES.

*Det. Ex. #1*



Baltimore County  
Department of Permits and  
Development Management

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

July 7, 2000

Mr. Christopher Heinkin  
203 Sandhill Road  
Baltimore MD 21221

Dear Mr. Heinkin:

RE: Case Number 00-537-A , 203 Sandhill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 6/15/00.

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.*  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:rsj

Enclosure



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** July 17, 2000

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For July 3, 2000  
Item Nos. 516, 517, 518, 519, 520, 521, 522,  
523, 524, 526, 527, 528, 529, 530, 531, 532,  
534, 535, 536, 537, 538, 540, 541, and 543

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

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

June 29, 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 June 26, 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.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

516, 517, 518, 519, 522, 524, 525, 526, 527, 528,  
529, 530, 531, 533, 535, 536, ~~537~~, 538, 539, 540,  
541, 543,

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

cc: File





15

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley */ms*

DATE: August 15, 2000

SUBJECT: Zoning Petitions  
Zoning Advisory Committee Meeting of June 26, 2000

DEPRM has no comments for the following zoning petitions:

| Item # | Address                     |
|--------|-----------------------------|
| 516    | 209 Church Road             |
| 518    | 6 Stanson Court             |
| 526    | 122 Allegheny Avenue        |
| 527    | 7931 Ellenham Avenue        |
| 529    | 3700 Green Oak Court        |
| 530    | 3 Lancashire Court          |
| 532    | 1026-1028 York Road         |
| 533    | Burmout Avenue              |
| 534    | 4001 Southwestern Boulevard |
| 535    | 615 Glenrock Road           |
| 536    | 9737 Matzon Road            |
| 537    | 203 Sandhill Road           |
| 540    | 9419 Oak White Road         |
| 541    | 2044 Putnam Road            |
| 542    | 585 Frederick Road          |
| 543    | 110 Woodholme Avenue        |

*Completed 7-12-00*

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** June 29, 2000

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

**SUBJECT:** 203 Sandhill Rd.

JUN 29

**INFORMATION:**

**Item Number:** 537

**Petitioner:** Christopher & Cathy Heinlein

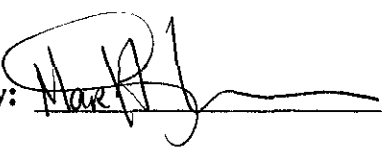
**Zoning:** DR 10.5

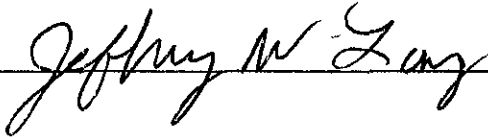
**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning supports the request to permit an accessory structure to be located in the side yard in lieu of the required rear yard provided the following conditions are met:

1. The pool should be screened from the view of neighboring property by an attractive preferable wooden fence.
2. Landscaping on the outside of said fence should be applied so as to soften the visual impact of the fence.

**Prepared by:** 

**Section Chief:** 

**AFK:MAC:**



**Maryland Department of Transportation**  
**State Highway Administration**

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

Date: 6.26.00

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

RE: Baltimore County  
Item No. 537 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,

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

Ira T. Fine, M.D., David E. McGinnis, M.D.

J. Todd Baldanza, M.D.

10753 Falls Road, Suite 225

Lutherville, Maryland 21093

June 15, '00

To whom it may concern,

I follow Cathy A. Hemlein for severe rheumatoid arthritis. She would clearly benefit from regular water therapy and swimming on a regular basis. Please take this into consideration while making this decision.

Sincerely,

J. Todd Baldanza, M.D.

Ira T. Fine, M.D.

(410) 583-2828

Rheumatology/Internal Medicine

David E. McGinnis, M.D.

(410) 583-2848

Rheumatology/Internal Medicine

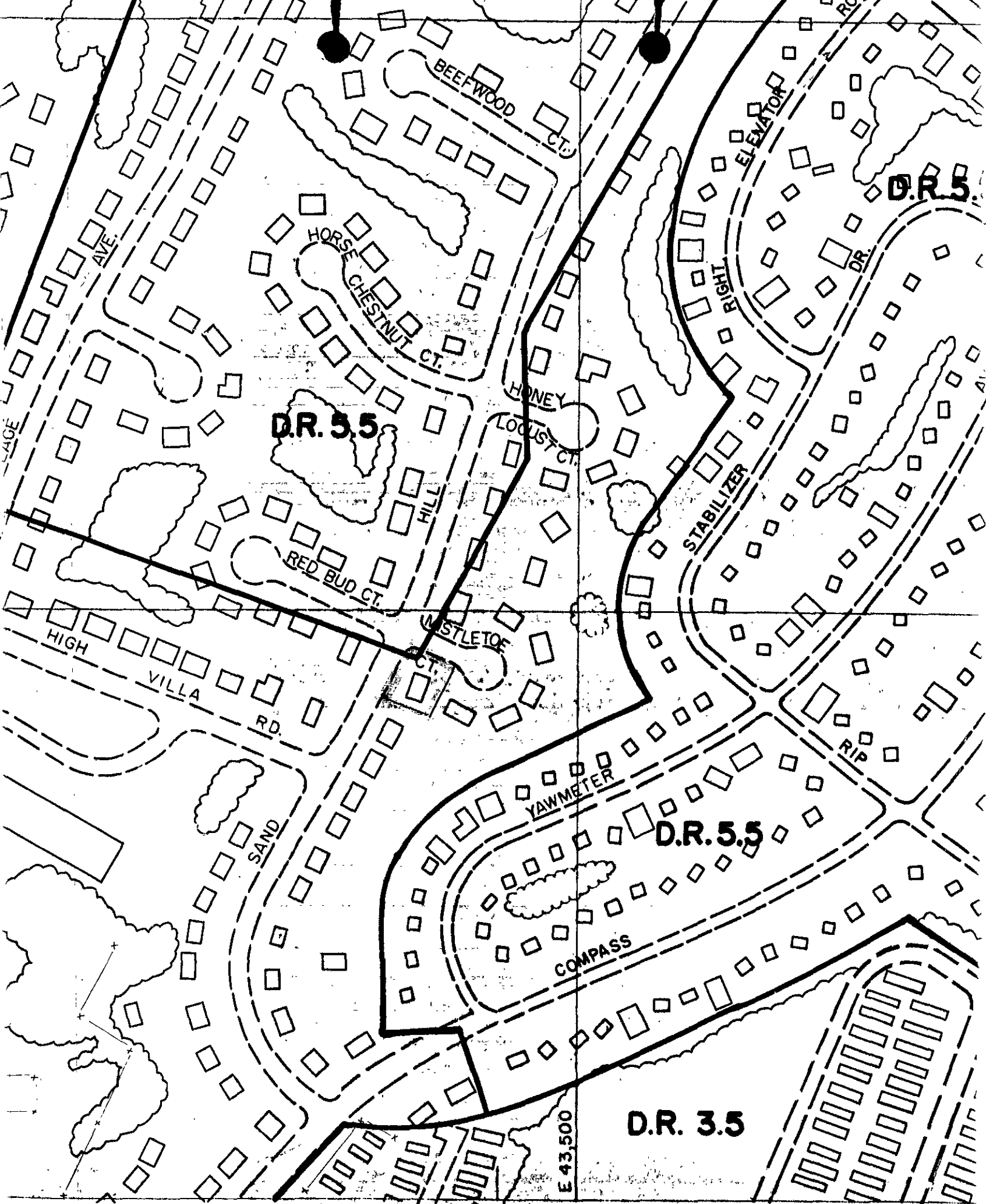
Fax (410) 583-2841

J. Todd Baldanza, M.D.

(410) 583-2844

Internal Medicine

00-537-A



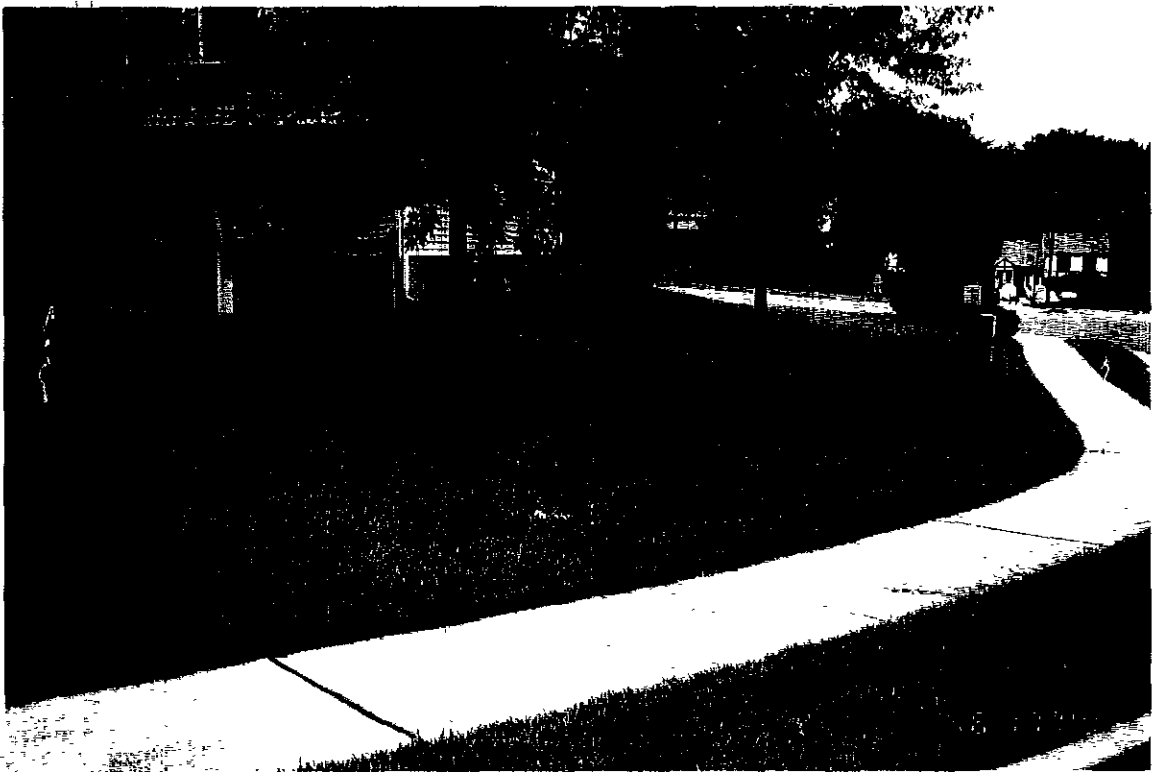
00-537A

1996 COMPREHENSIVE ZONING MAP  
ADOPTED by

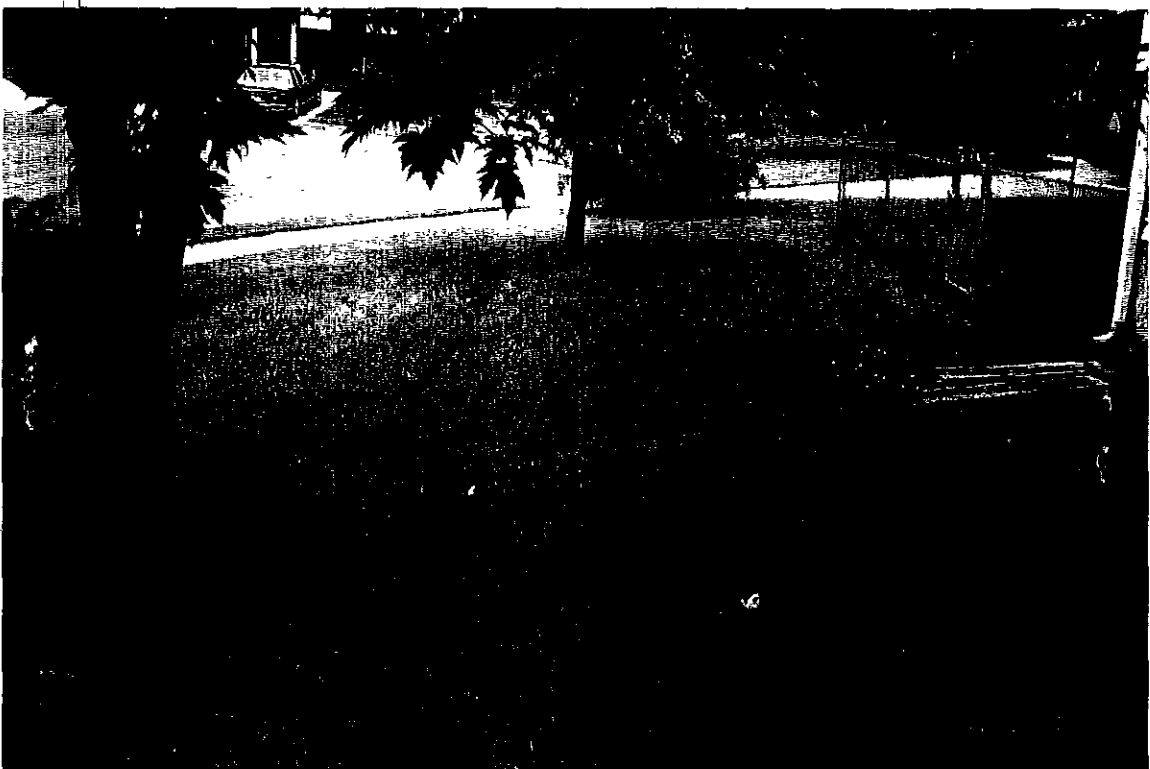
NE 4-H



SIDE YARD FROM MISTELTUE COURT

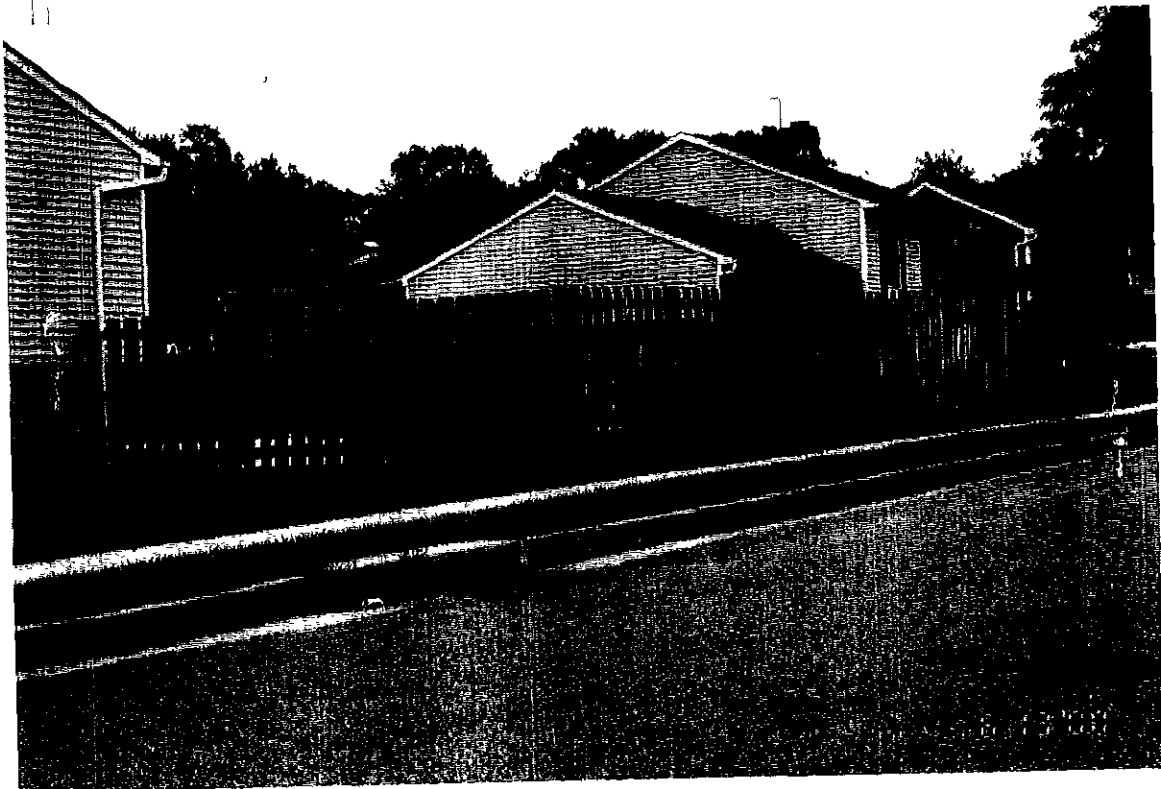


SIDE VIEW FROM REAR TO FRONT OF THE LOT

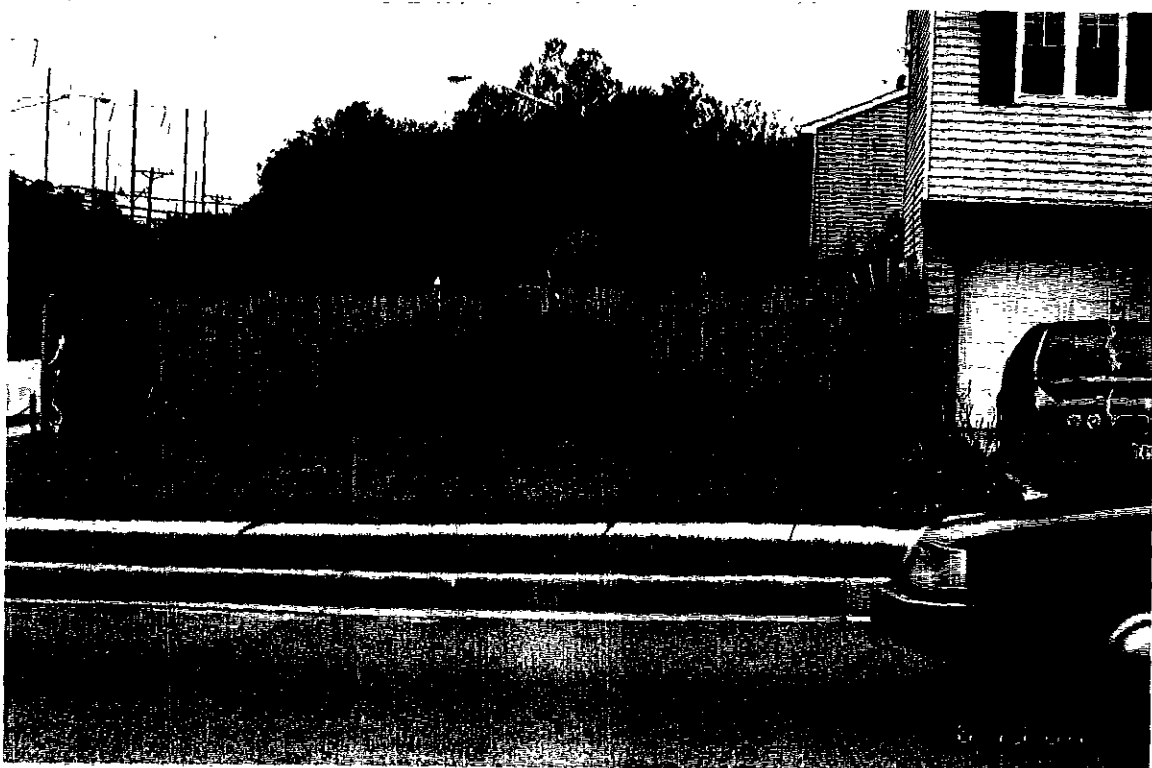


SIDE VIEW FROM FRONT TO REAR OF LOT

00-537A



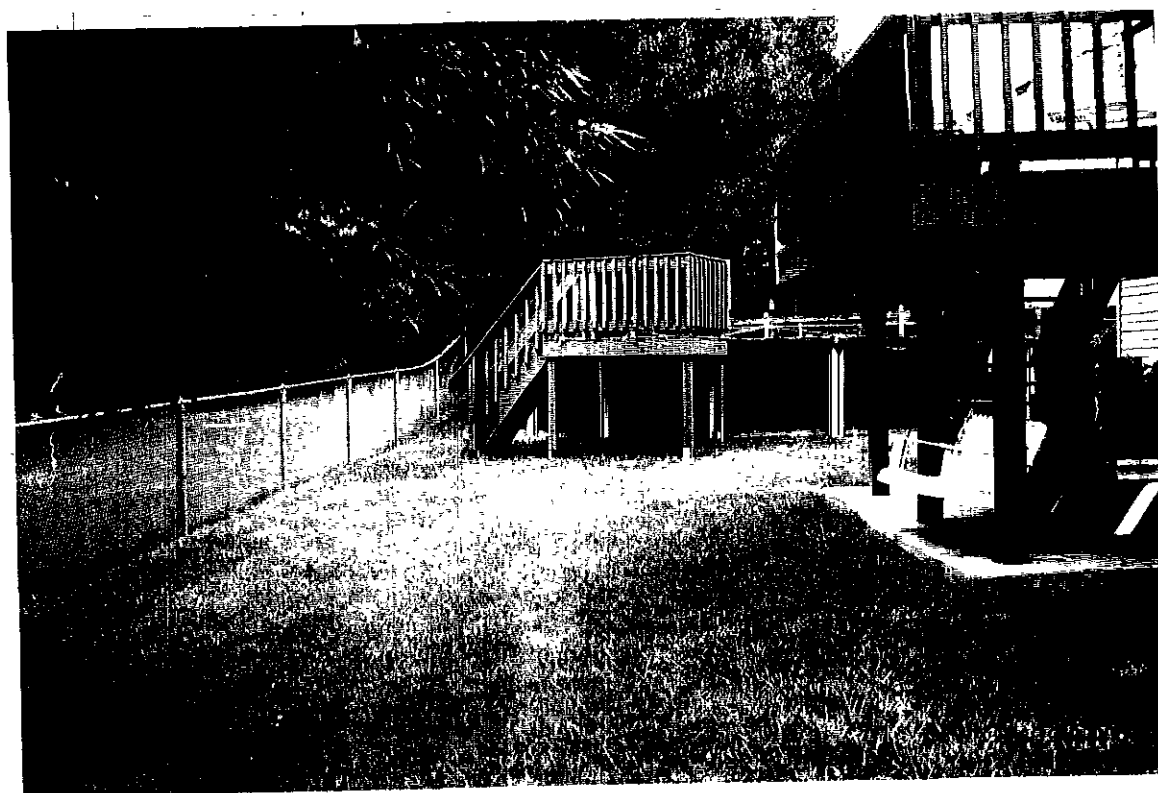
NEIGHBORS FENCE. ALL 3 PICTURES ARE OF  
EXISTING FENCES



00-537A



VIEW OF SIDE YARD WHERE IN GROUND POOL WILL BE  
GOING.



VIEW OF BACK YARD. NOT ENOUGH AREA TO  
PUT THE POOL IN WIRE LINK FENCE IS  
ONLY 42" HIGH









00-5874  
PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

| SCALE                     | LOCATION     | SHEET        |
|---------------------------|--------------|--------------|
| 1" = 200' ±               | MIDDLE RIVER | N. E.<br>4-H |
| DATE<br>OF<br>PHOTOGRAPHY |              |              |
| JANUARY<br>1986           |              |              |