

IN RE: PETITION FOR VARIANCE
N/S Minnow Branch Road, 160' E
of centerline Eastern Avenue
15th Election District
5th Councilmanic District
(7108 Minnow Branch Road)

Nina J. Knill
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-539-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Nina J. Knill. The Petitioner is requesting a variance for property she owns at 7108 Minnow Branch Road, located in the Bowleys Quarters area of Baltimore County. The subject property is zoned DR 5.5. The variance request is from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front average setback of 10 ft. in lieu of the required 18.5 ft.

Appearing at the hearing on behalf of the variance request was Nina Knill, property owner. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, is pictured as Lot No. 3 on the site plan submitted into evidence at the hearing. The lot contains 0.28 acres, more or less, and is zoned DR 5.5. The subject property is unimproved at this time and has been owned by Ms. Knill since 1963. She is now desirous of constructing a single family residential dwelling on the lot for herself and her family. As a result of wetlands and a critical area buffer situated to the rear of the lot, she is requesting a variance to allow the house to be situated 10 ft. from the right-of-way of Minnow Branch Road in lieu of the required

ORDER RECEIVED FOR FILING

Date

8/7/00

By

J. J. Jameson

18.5 ft. After considering the testimony and evidence offered at the hearing and the lack of opposition from anyone in her neighborhood, I find that the variance request should be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and her property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 7th day of August, 2000, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front average setback of 10 ft. in lieu of the required 18.5 ft., 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 her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 8/7/00
By M. J. J. J.



Baltimore County
Zoning Commissioner

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

August 7, 2000

Ms. Nina Knill
224 Bowleys Quarters Road
Baltimore, Maryland 21220

Re: Petition for Variance
Case No. 00-539-A
Property: 7108 Minnow Branch Road

Dear Ms. Knill:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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 Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7108 Minnow Branch Rd.
which is presently zoned DRS.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3.C.1 AND 303.1 BCZR TO PERMIT A FRONT AVERAGE SETBACK OF 10 FT. IN LIEU OF THE REQUIRED 18 1/2 FT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

I AM REQUESTING A SETBACK VARIANCE OF 10' ON THE MINNOW BRANCH ROADSIDE FRONT OF THE PROPERTY AT 7108 MINNOW BRANCH ROAD, LOT #3, DUE TO THE FACT THAT, ACCORDING TO THE ATTACHED LETTER FROM KEITH KELLY, THE BUILDABLE AREA FOR THIS PROPERTY IS ONLY 12' X 75' AND A HOME COULD NOT BE BUILT ON A LOT OF THIS SIZE, BUT BY THE GRANTING OF THIS VARIANCE IT WOULD GIVE ME THE LEEWAY TO HAVE A HOME BUILT APPROXIMATELY 25' X 55'. THE BUILDING OF THIS HOME WOULD NOT INFRINGE ON EITHER THE BUFFER FOR THE NON-TIDAL WETLANDS 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):

NINA J. (DOTTERER) KNILL

Name - Type or Print

Signature

Name - Type or Print

Signature

224 BOWLEYS QUARTERS RD. (w) 410-686-4700
Address (H) 335-2710

BALTIMORE MD 21220
City State Zip Code

Representative to be Contacted:

NINA J. KNILL

Name 410-686-4700 (w)

224 BOWLEYS QUARTERS RD. 410-335-2710 (H)
Address Telephone No.

BALTIMORE MD 21220
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By ✓ Date 6/16/00

ORDER RECEIVED FOR FILING

Case No. 00-539-A

8/7/00
By [Signature]
Date 8/15/98

 Baltimore County
Department of Environmental Protection
and Resource Management

401 Bosley Avenue, Suite 416
Towson, Maryland 21204

April 28, 2000

Ms. Nina Dotterer
635 Overbrook Rd.
Baltimore, Maryland 21212

Re: Lot #3-7108 Minnow Branch Rd.
Preliminary Assessment

Dear Ms. Dotterer:

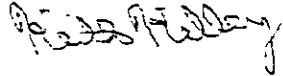
The Department of Environmental Protection and Resource Management has completed a preliminary assessment regarding environmental constraints on the above referenced property. The site is located within the Resource Conservation Area (RCA) of the Chesapeake Bay Critical Area (C3CA) and is subject to the following regulations:

1. A minimum 25 foot buffer is required from the existing non-tidal wetlands located on the rear of the property. Additionally, a 35 foot setback from the buffer for a principle structure (dwelling) is required. A Critical Area Administrative Variance would be required if the above distances cannot be met. With the zoning setback off the road and the buffer required for a dwelling to be placed from the non-tidal wetland, that only leaves a 12' x 75' buildable area. It appears that a dwelling is not feasible without going through the variance process. The variance process takes about 2 months with no guarantee of project approval.
2. Lots less than one-half acre in size are limited to 25% man-made impervious surfaces. The property is 0.28 acre in size. No impervious surfaces exist on site.
3. A 15% forest cover must be established or maintained. The existing wooded area and scattered trees on site equal a forest cover greater than 15%.
4. Rooftop runoff must be directed across a pervious area such as lawn or forest to encourage maximum infiltration for any new construction. All new downspouts must discharge rainwater onto the lawn.

Ms. Nina Dotterer
April 28, 2000
Page 2

If you have any questions regarding this matter, please call me at 410-887-3980.

Sincerely,

A handwritten signature in cursive script, appearing to read "Keith Kelley".

Keith Kelley
Natural Resource Specialist
Environmental Impact Review

C: Andrew Boubaropoulos

kak#9/dotterer

539

ZONING DESCRIPTION FOR 7108 MINNOW BRANCH ROAD:

BEGINNING AT A POINT ON THE NORTHERN SIDE OF MINNOW BRANCH
ROAD WHICH IS 30 FEET WIDE AT THE DISTANCE OF 160 FEET EAST
OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET
EASTERN AVENUE WHICH IS 80 FEET WIDE. AS RECORDED IN BOOK
LIBER 51, FOLIO 023, BEING LOT #3 OF THE LILLIAN EATMAN
PROPERTY ALSO KNOWN AS 7108 MINNOW BRANCH ROAD AND LOCATED
IN THE 15TH ELECTION DISTRICT, 5TH COUNCILMANIC DISTRICT.

00-539-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JL 539

No. 081467

DATE 6/16/00 ACCOUNT R0016150

AMOUNT \$ 50.00

RECEIVED FROM: NINA KNILL

FOR: RES. VARIANCE,

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
6/16/2000	6/16/2000	09:19:21
REG M502	CASHIER	INITIAL AND DRAWN
Dept 5	503 ZONING VERIFICATION	
Receipt #	14658	
CE NO.	081467	

Receipt Tot 50.00
50.00 OK .00 OK
Baltimore County, Maryland

00-539-A

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner
Baltimore County, by
virtue of the Zoning Act,
regulations of Balti-
more County will hold a
public hearing in Towson,
Maryland, on the property
identified herein as follows:

1108 Minnow Branch Road,
N/S Minnow Branch Road,
160' E of centerline Eastern
Avenue

15th Election District

5th Councilmanic District

Legal Owner: Nina J. Knill

Variance: to permit a front
average setback of 10 feet
in lieu of the required 18-
1/2 feet

Hearing:

Room 207, County Courts
Building, 401 Bosley Ave-
nue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the file and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

7/14/1 July 20 C405257

CERTIFICATE OF PUBLICATION

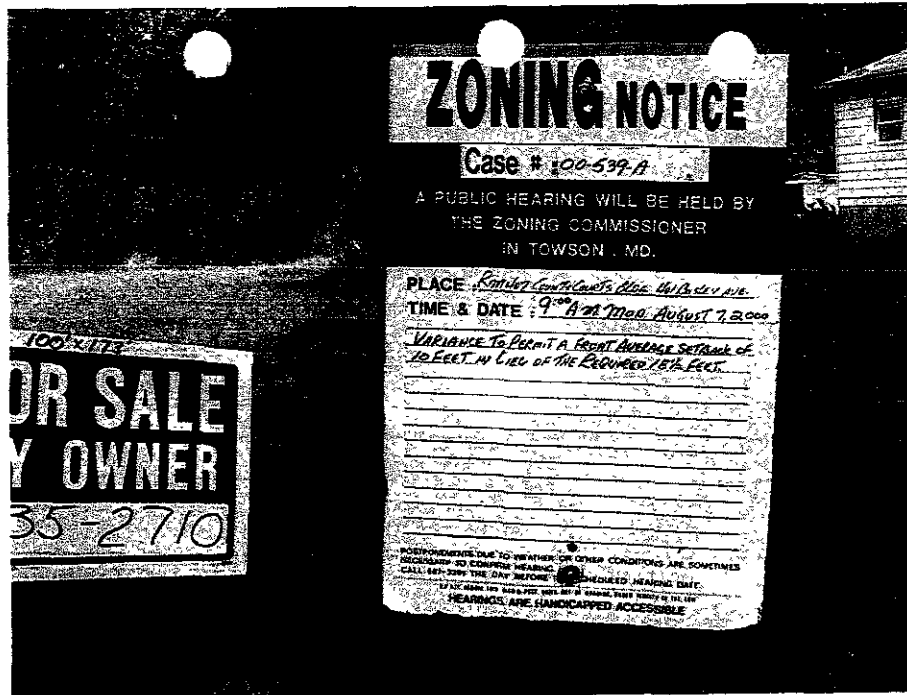
TOWSON, MD, 7/20, 2000

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published in
Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 7/20, 2000.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING



Posted at 7108 Minnow Branch Road

CERTIFICATE OF POSTING

**RE: CASE # 00-539-A
PETITIONER/DEVELOPER
(Nina J. Knill)
DATE OF Hearing
(8-7-00)**

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

ATTENTION : MS. GWENDOLYN STEPHENS

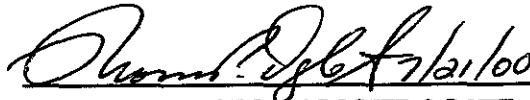
LADIES AND GENTLEMEN:

**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**

7108 Minnow Branch Road Baltimore, Maryland 21220_____

THE SIGN(S) WERE POSTED ON_____ **7-21-00** _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ **THOMAS P. OGLE SR.** _____

_____ **325 NICHOLSON ROAD** _____

_____ **BALTIMORE, MARYLAND 21221** _____

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

RE: PETITION FOR VARIANCE
7108 Minnow Branch Road, N/S Minnow Branch Rd,
160' E of c/l Eastern Ave
15th Election District, 5th Councilmanic

Legal Owner: Nina J. (Dotterer) Knill
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-539-A

* * * * *

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 13th day of July, 2000 a copy of the foregoing Entry of Appearance was mailed to Nina J. (Dotterer) Knill, 224 Bowleys Quarters Road, Baltimore, MD 21220, Petitioners.



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

July 13, 2000

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-539-A
7108 Minnow Branch Road
N/S Minnow Branch Road, 160' E of centerline Eastern Avenue
15th Election District – 5th Councilmanic District
Legal Owner: Nina J. Knill

Variance to permit a front average setback of 10 feet in lieu of the required 18-1/2 feet.

HEARING: Monday, August 7, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: Nina Knill, 224 Bowleys Quarters Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JULY 20, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, July 20, 2000 Issue – Jeffersonian

Please forward billing to:

Nina J. Knill
224 Bowleys Quarters Road
Baltimore, MD 21220

410-335-2710 (home)
410-686-4700 (work)

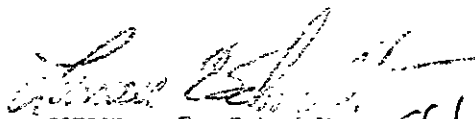
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-539-A
7108 Minnow Branch Road
N/S Minnow Branch Road, 160' E of centerline Eastern Avenue
15th Election District – 5th Councilmanic District
Legal Owner: Nina J. Knill

Variance to permit a front average setback of 10 feet in lieu of the required 18-1/2 feet.

HEARING: Monday, August 7, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt SC1

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**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/neighbor 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: 539

Petitioner: NINA J. KNILL

Address or Location: 7108 MINNOW BRANCH ROAD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: NINA J. KNILL

Address: 224 BOWLEYS QUARTERS ROAD

BALTIMORE, MD 21220

Telephone Number: (H) 410-335-2710 or 410-686-4700(w)

Revised 2/20/98 - SCJ

00-539-A



Baltimore County
Department of Permits and
Development Management

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

August 2, 2000

Ms. Nina J. Knill
224 Bowleys Quarters Road
Baltimore, MD 21220

Dear Ms. Knill:

RE: Case Number: 00-539-A, 7108 Minnow Branch Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 16, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:gdz

Enclosures

C: People's Counsel



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 No. 539

The Bureau of Development Plans Review has reviewed the subject zoning item. Minnow Branch Road is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/A*

DATE: June 29, 2000

SUBJECT: Zoning Item #539
7108 Minnow Branch Road

Zoning Advisory Committee Meeting of June 26, 2000

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Keith Kelley

Date: June 29, 2000

File
Jim
8/7

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

JUN 29

SUBJECT: 7108 Minnow Branch Rd.

INFORMATION:

Item Number: 539

Petitioner: Nina Knill

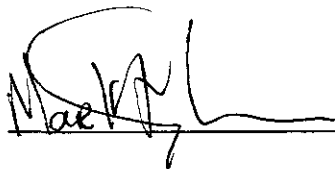
Zoning: DR 5.5

Requested Action: Variance

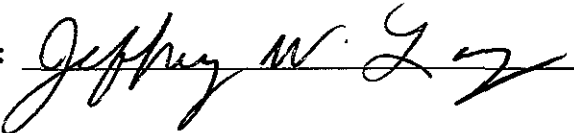
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit a front yard setback of 10 feet in lieu of the required front average setback of 18 1/2 feet.

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. 539 JLL

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).

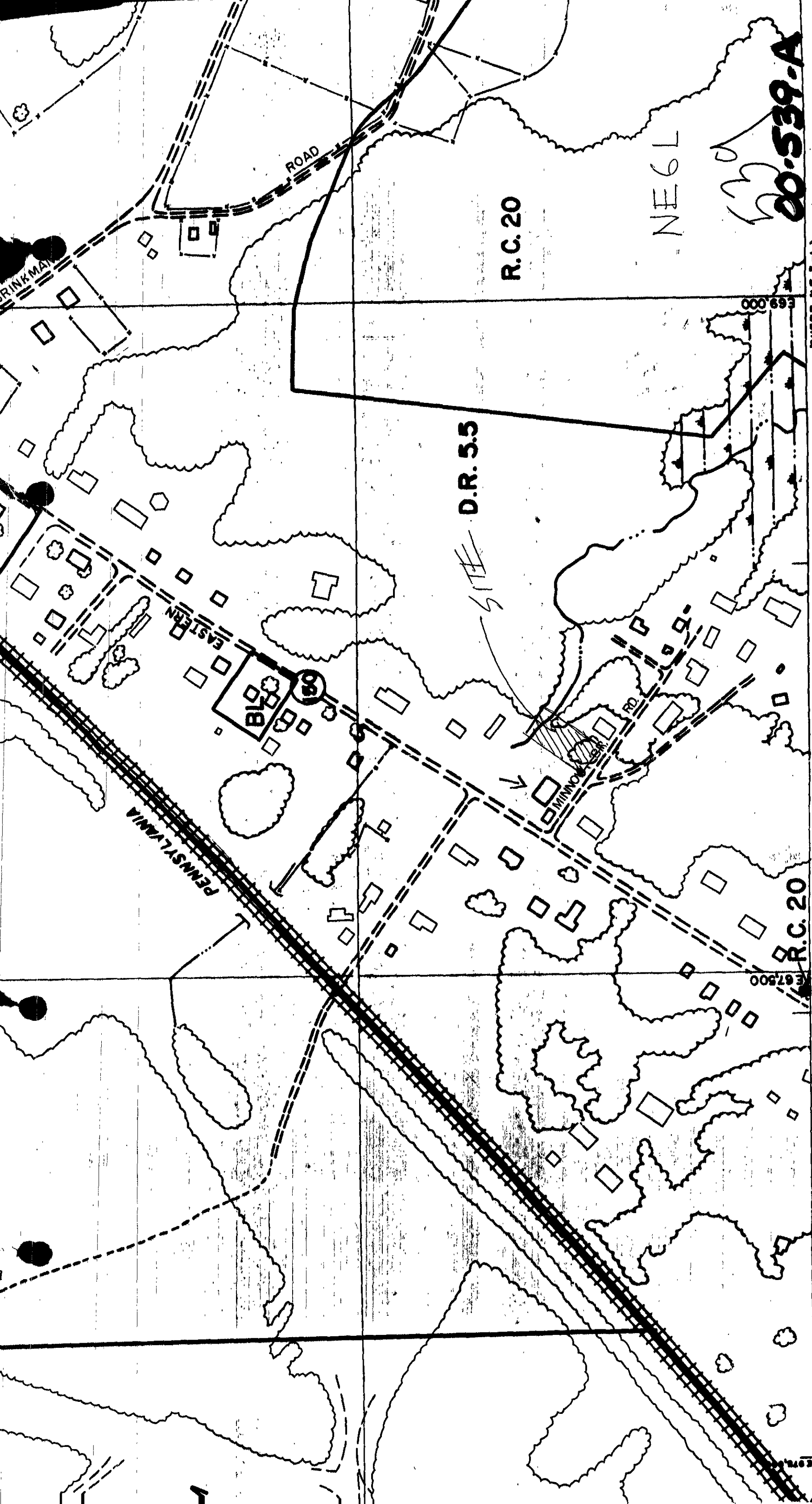
Very truly yours,

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



SHEET N.E. 3-L

00-539-A

1996 COMPREHENSIVE ZONING MAP

ADOPTED by
THE BALTIMORE COUNTY COUNCIL

OCTOBER 8, 1996

Bill Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kenn Kamenev
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

REVISED IN SELECTED AREAS.
FILED BY PHOTOGRAMMETRIC METHODS

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

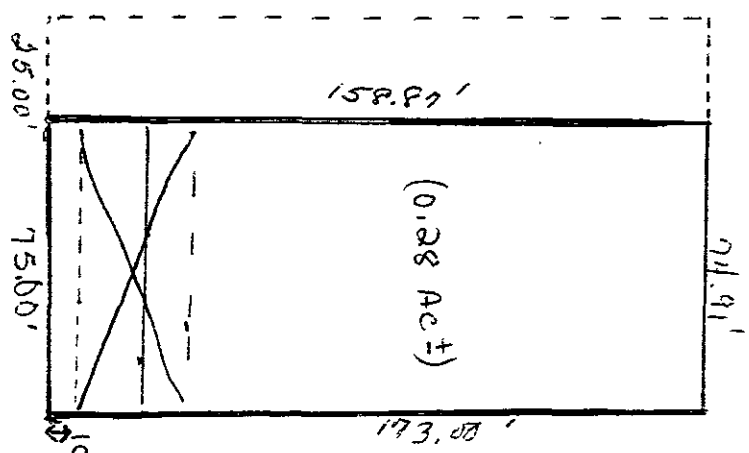
PROPERTY ADDRESS: 2108 MINNOW BRANCH ROAD see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: LUCIAN EATMAN PROP

TAX ID #: 19-00-011921

plat book # 51, folio # 023, lot # 3, section #

OWNER: NINA J. (DOTTERER) KNILL



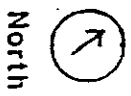
Pol Et #1

SEE SHEET 2

FLOOD ZONE D

ELEVATION 12'

SHEET 1 OF 2

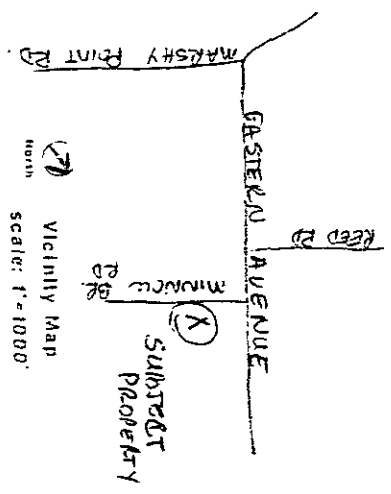


North

date: 6-6-00

prepared by: Nina Knill

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200 scale map#: NEGL

Zoning: DR 5.5

Lot size: 1.28 12196
acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: N/A

Zoning Office USE ONLY

reviewed by: ITEM #: CASE #:

JC 539

00-539-A

EASTERN

EX. PAVING
STATE ROAD

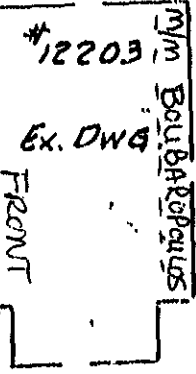
AVENUE

N 33° 24' 08" E - 161.97'
HIGHWAY WIDENING (0.12 AC.)
TO BE DEEDED TO S.H.A.
N 33° 24' 08" E - 132.17'

EASTERN AVE

EX. 20' UTILITY EASEMENT (RW 68-158-1)

HIGHWAY WIDENING (0.05 AC.)

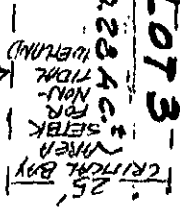


#12205
25' MIN. BLDG. SETBACK
LINE

Lot 2
(0.19 AC.)

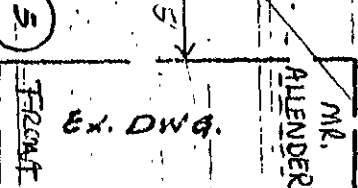
10' ORANGE & UTILITY EASEMENT

Lot 3
(0.23 AC.)



WETLANDS

PROP. 10' FRONT SETBK.



LILLIAN C. EIDER
1537-293

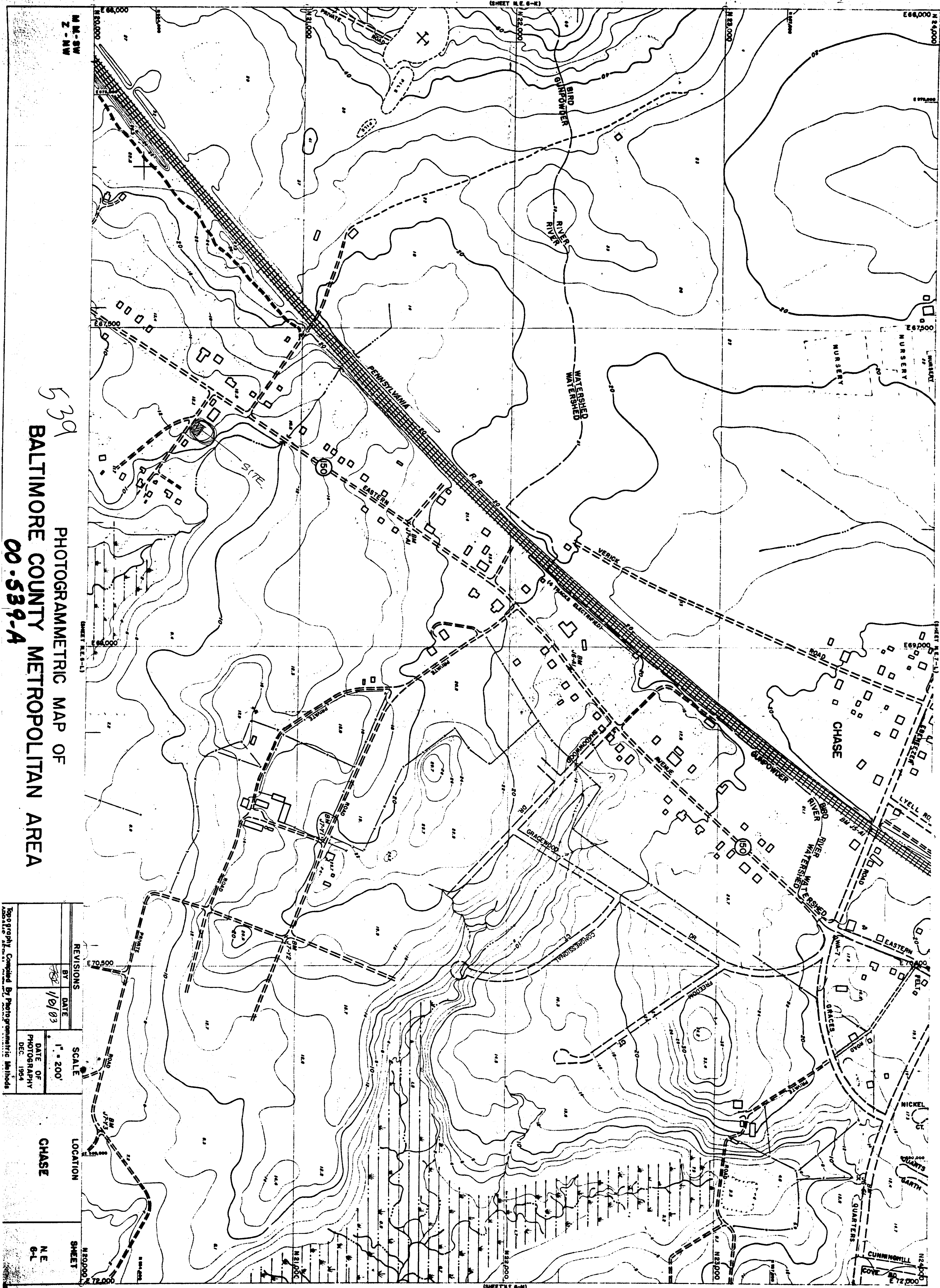
LOT
FOR ZONING
VARIANCE

PROPOSED
BUILDING
ENV. ELOPE MAXIMUM
50' WIDE
BY 25' DEEP

FRONT AVG. SETBACK
= 18 1/2 FT
PROPOSED IS 10 FT

NO OTHER PLUGS
BEHIND 200'

MINNOW BRANCH ROAD
SHEET 2 OF 2 1"=30 FT.
ZONING VARIANCE



539
 PHOTOGRAMMETRIC MAP OF
 BALTIMORE COUNTY METROPOLITAN AREA
 00-539-A

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
	1/2/03	1" = 200'	CHASE	NE 6-1
DATE OF PHOTOGRAPHY				
DEC. 1964				

Topography Compiled By Photogrammetric Methods