

IN RE: PETITION FOR SPECIAL HEARING
SW/S Greenspring Avenue, 2,000' SE of
the c/I Caves Road
(11712-A Greenspring Avenue)
3rd Election District
3rd Council District

Pelayo E. Correa, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-555-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Pelayo E. and Elsa I. Correa. The Petitioners request a special hearing to approve two accessory structures on an unimproved lot without a principal dwelling, pursuant to Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 400.1.b of the Zoning Commissioner's Policy Manual (P. 4-1). The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Pelayo E. Correa, property owner, Christopher Correa, Lucy Correa-Cashdollar, and Ron Kearney, Registered Property Line Surveyor who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 4.267 acres, more or less, zoned R.C.5, and is unimproved but for two accessory sheds. The property is located on the southwest side of Greenspring Avenue in the vicinity of Caves Road and the subdivision known as Caves Point. The Petitioners own the subject parcel and Lots 7 and 11 of Caves Point, which are located adjacent thereto. Although the parcel in question is not part of the Caves Point subdivision, a portion of the tract abuts the south side property line of Lot 11. Testimony indicated that the Petitioners have owned and resided on Lot 7 for some time; however,

ORDER RECEIVED FOR FILING

Date

By

are in the process of developing adjacent Lot 11 with a new single family dwelling in which they will reside upon its completion.

At issue in this case is the fact that there are two accessory structures (sheds) located on the vacant lot that lies adjacent to the south side of Lot 11. Testimony indicated that these sheds were originally located on Lot 11, but were moved when construction of the new dwelling commenced. Mr. Correa indicated that these sheds are used to store lawn mowers, tools and equipment used to maintain the property. He further indicated that at one time, a complaint was registered with the Code Enforcement Division of the Department of Permits and Development Management (PDM), as to the unkempt appearance of the subject property, which had become overgrown. Thus, he now mows this lot on a regular basis and uses the two sheds to store his equipment. As shown on the site plan and photographs submitted at the hearing, the lot is significantly wooded along the other three sides and that the sheds are located in approximately the center of lot, basically out of the view of any adjacent property owner.

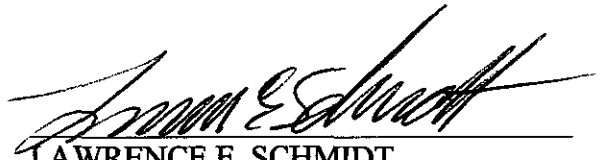
Based upon the testimony and evidence offered, I am persuaded to grant the special hearing. While there is no principal dwelling on the property, the sheds are necessary to house the equipment used to maintain the principal use of the property as a vacant lot and thus, should be permitted to remain. Clearly, strict compliance with the zoning regulations would result in a practical difficulty and unreasonable hardship for the Petitioners. Moreover, there were no adverse comments from any Baltimore County reviewing agency and no one appeared in opposition to the request. Thus, it is clear that there will be no detrimental impact upon the health, safety or general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of August, 2000 that the Petition for Special Hearing seeking approval of two accessory structures on an unimproved lot without a principal dwelling, pursuant to Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 400.1.b of the Zoning

Commissioner's Policy Manual (P. 4-1), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The subject sheds shall be used to store only such items as are necessary for the maintenance and upkeep of the subject property and shall not be used in conjunction with any business or commercial venture.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT

Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/29/01
By [Signature]



Baltimore County
Zoning Commissioner

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

August 29, 2000

Mr. & Mrs. Pelayo E. Correa
11726 Greenspring Avenue
Lutherville, Maryland 21093-1412

RE: PETITION FOR SPECIAL HEARING
SW/S Greenspring Avenue, 2000' SE of the c/l Caves Road
(11712-A Greenspring Avenue)
3rd Election District – 3rd Council District
Pelayo E. Correa, et ux - Petitioners
Case No. 00-555-SPH

Dear Mr. & Mrs. Correa:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Ronald Kearney, KLS Consultants, Inc.
102 Main Street, Bel Air, Md. 21214

People's Counsel; Case File



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 Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 11712 A Greenspring Avenue
which is presently zoned RC-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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve TO PERMIT ACCESSORY

STRUCTURES (2) ON AN UNIMPROVED LOT (NO PRINCIPAL DWELLING)
SECT. 101 BCZR AND
SECT. 400.1.B ZONING
OFFICE POLICY MANUAL.
(P. 4-1)

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):

Pelayo E. Correa

Name - Type or Print _____

Signature _____

Elsa I. Correa

Name - Type or Print _____

Signature _____

11726 Greenspring Avenue 410-252-0738

Address _____

Telephone No. _____

Lutherville, Maryland 21093-1412

City _____

State _____

Zip Code _____

Representative to be Contacted:

Ronald Kearney K.L.S. Consultants, Inc

Name _____

102 N. Main Street 410-879-1441

Address _____

Telephone No. _____

Bel Air, Maryland 21014

City _____

State _____

Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JCM Date 6-28-00

Case No. 00-555 SPH.

Date 6/15/98

ORDER RECEIVED FOR FILING

ZONING DESCRIPTION FOR
11712 A GREENSPRING AVENUE

Beginning for the same at a point in the center of Greenspring Avenue, thence binding on the outlines, South 58 degrees 42 minutes 45 seconds West 274.55 feet, South 47 degrees 57 minutes 45 seconds West 200.38 feet, South 26 degrees 19 minutes 15 seconds East 58.30 feet, South 26 degrees 19 minutes 15 seconds East 504.00 feet, South 63 degrees 40 minutes 45 seconds West 451.30 feet, North 02 degrees 40 minutes 45 seconds East 663.87 feet, North 47 degrees 57 minutes 45 seconds East 335.29 feet, South 23 degrees 50 minutes 15 seconds East 39.01 feet, North 58 degrees 42 minutes 45 seconds East 273.68 feet, and South 33 degrees 57 minutes 15 seconds East 16.00 feet to the place of beginning, as recorded in Liber S.M. No. 7989 page 178. Containing 4.27 acres of land more or less, also known as 11712 A Greenspring Avenue and located in the 3rd Election District and 3rd Councilmanic District.

555

00-555-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083802

555

6,280.00

DATE _____ ACCOUNT _____

AMOUNT \$

50.00

RECEIVED FROM:

FOR:

DISTRIBUTION
 WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
 6/28/2000 6/28/2000 09:17:18
 REF. 0002 CASHIER PAID DND DRIVER 2
 DATE 5 520 ZINING VERIFICATION
 RECEIPT # 141057
 CR NO. 003802

Receipt Tot 50.00
 50.00 OK
 Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD, 8/3, 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 8/3 successive weeks, the first publication appearing on 8/3, 2000.

S. William
THE JEFFERSONIAN,

LEGAL ADVERTISING

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 #000555-BPW
17712-A Greenspring Avenue
SW/8 Greenspring Avenue,
2000 +/- SE from Caves Road
3rd Election District

3rd Councilmanic District
Legal Owner(s): Lisa L. & Palayo E. Corrao

Special Hearing: to permit accessory structures (2) on an unimproved lot.

Hearing: Tuesday, August 22, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bodley Avenue.

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 concerning the file and/or hearing, contact the Zoning Review Office at (410) 887-3391.

8/04/99 Aug. 3 0408801

CERTIFICATE OF POSTING

RE: Case No.: 00-555-SPHPetitioner/Developer: CORREA, ETAL% KLS, INC.Date of Hearing/Closing: 8/22/00

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:

1 st brand fax transmittal memo 7671 # of pages 1	
To <u>ROBIN/BETTY</u>	From <u>O'KEEFE</u>
Co. <u>ZON'G</u>	Co.
Dept.	Phone <u>410-512-4621</u>
Fax # <u>887-3468</u>	Fax #

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 #11726 GREENSPRING AVE.

The sign(s) were posted on

8/7/00

(Month, Day, Year)

Sincerely,

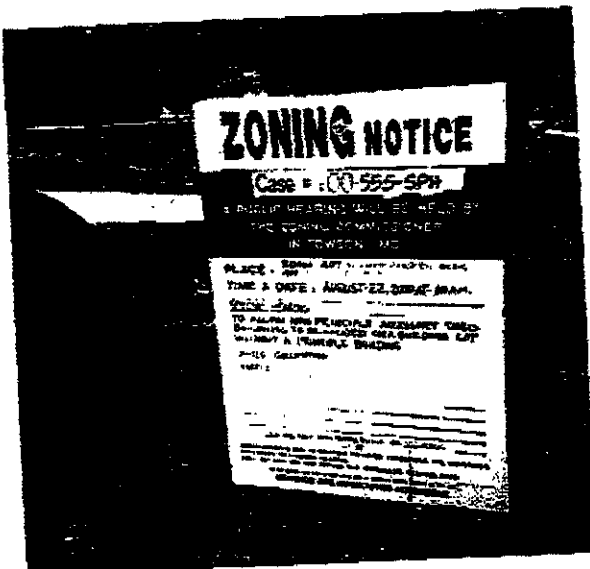
Patrick M. O'Keefe 8/10/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



00-555-SPH
#11726 GREENSPRING AVE.
CORREA

RE: PETITION FOR SPECIAL HEARING
11712A Greenspring Avenue, SW/S Greenspring Ave,
2000' +/- SE of Caves Rd
3rd Election District, 3rd Councilmanic

Legal Owner: Pelayo E. & Elsa I. Correa
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-555-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 28th day of July, 2000 a copy of the foregoing Entry of Appearance was mailed to Ronald M. Kearney, 102 N. Main Street, Bel Air, MD 21014, representative for 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 21, 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: 00-555-SPH
11712-A Greenspring Avenue
SW/S Greenspring Avenue, 2000' +/- SE from Caves Road
3rd Election District – 3rd Councilmanic District
Legal Owner: Elsa I. & Pelayo E. Correa

Special Hearing to permit accessory structures (2) on an unimproved lot.

HEARING: Tuesday, August 22, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon" with a stylized flourish at the end.

Arnold Jablon
Director

C: Elsa & Pelayo Correa, 11726 Greenspring Avenue, Lutherville 21093-1412
Ronald Kearney K.L.S. Consultants, Inc., 102 N. Main St., Bel Air 21014

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 7, 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, August 3, 2000 Issue – Jeffersonian

Please forward billing to:

Pelayo & Elsa Correa
11726 Greenspring Avenue
Lutherville, MD 21093-1412

410-252-0738

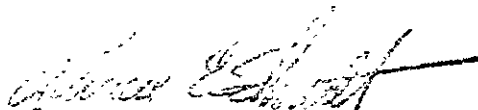
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CASE NUMBER: 00-555-SPH
11712-A Greenspring Avenue
SW/S Greenspring Avenue, 2000' +/- SE from Caves Road
3rd Election District – 3rd Councilmanic District
Legal Owner: Elsa I. & Pelayo E. Correa

Special Hearing to permit accessory structures (2) on an unimproved lot.

HEARING: Tuesday, August 22, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

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/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: 555

Petitioner: PBLAYO & ELSA CORREA

Address or Location: 11712A GREENSPRING AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: PBLAYO & ELSA CORREA

Address: 11726 GREENSPRING AVE.

LUTHERVILLE, MD. 21093-1412

Telephone Number: 410-252-0738

Revised 2/20/98 - SCJ

00-555-SPH



Baltimore County
Department of Permits and
Development Management

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

August 16, 2000

Elsa & Pelayo Correa
11726 Greenspring Avenue
Lutherville, MD 21093

Dear Mr. & Mrs. Correa:

RE: Case Number: 00-555-SPH00, 11712-A Greenspring Avenue

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

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,

W. Carl Richards Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

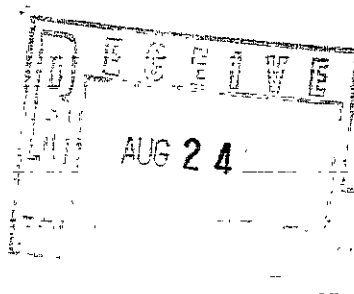
Enclosures

C: Ronald Kearney K.L.S. Consultants, Inc., 102 N. Main Street, BelAir 21014
People's Counsel

**Hagan Consulting**
Marketing, Public Relations, Promotions
& Media Events

Gayle Hagan

1201 Dairy Rd., Parkton, MD 21120
410-357-8994 • Fax 410-357-8307



*Please file in folder.
Had hearing Tuesday
8-22-00.*

*Thank
George*



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba

FILE

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 16, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2000
Item Nos. 551, 552, 553, 554, ~~555~~, 556,
557, 558, 559, 560, 561, 562, 563

and

00-336-SPH

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

RWB:HJO:jrb

cc: File

ZAC-7-27-2000-NO COMMENT ITEMS.doc

SENT TO ZONING COMMISSION 8-18-00



Baltimore County
Fire Department

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

July 20, 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 JULY 17, 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.

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

551, 552, 553, 554, 555, 556, 557, 559, AND 562

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

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: July 25, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of July 17, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
552	1815 Circle Road
553	2411 Velvet Ridge Drive
554	4501 Sandwood Road
555	11712A Greenspring Avenue
556	25 Manor Spring Court
557	7118-7210 Castlemoor Road
558	2127 York Road
559	11317 Reisterstown Road
560	8014 Pulaski Highway
563	6310 Blair Hill Road
336	Stocksdale Avenue

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 21, 2000

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 336-Revised, 553, 555, 559, 560 & 004

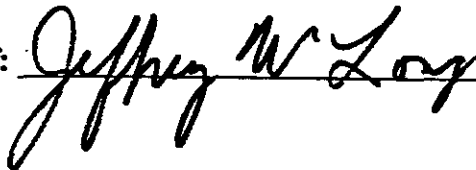
The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

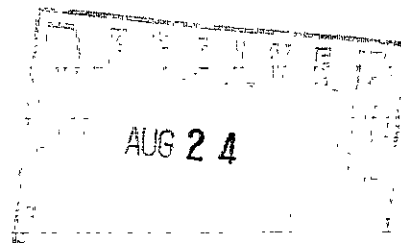
Prepared by:



Section Chief:



AFK/JL:MAC





Maryland Department of Transportation
State Highway Administration

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

Date: 7.18.00

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

RE: Baltimore County
Item No. 555 JCM

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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

RON KEARNEY

4401 PHILADELPHIA RD.
BEL AIR, MD 21015

LUCY GOREA-CASHDOLLAR

561 LUCIA AVE
BALTIMORE, MD 21229

Christopher Correa

11726 Greenspring Ave
Lutherville, MD 21093

PELAYO E. CORREA

11726 Greenspring Ave
Lutherville, MD 21093



File #49-35-3216/ce

This Deed, MADE THIS 15th day of September

in the year one thousand nine hundred and eighty-eight by and between

✓ LESTER N. ROBINSON by CLARENCE WILBUR ROBINSON, his Attorney in Fact and
 ✓ CLARENCE WILBUR ROBINSON, individually
 of Baltimore County, State of Maryland, Grantors and parties of the first part, and
 ✓ PELAYO E. CORREA and ELSA I. CORREA, Husband and Wife, Grantees and parties

of the second part.

WITNESSETH, That in consideration of the sum of \$98,000.00, the actual consideration paid or to be paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

the said parties of the first part

A GC F 21.00
 A T IX 4.90
 A T IX 455.10
 A BDCS 479.00
 NEED
 SH CLESA 1001.00
 #51157 003 RM F1005
 17-042

do grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and unto the survivor's

personal representatives, heirs, assigns and assigns, in fee simple, all

that lot of ground situate in Baltimore County, State of Maryland,

and described as follows, that is to say:

No. 11712 Greenspring Avenue, Baltimore County, Maryland

FOR LEGAL DESCRIPTION, SEE SCHEDULE "A" AND AMENDED PLAT ATTACHED HERETO AND MADE A PART HEREOF.

BEING a portion of the property which by Deed dated February 27, 1986 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr., No. 7099, Folio 347, was granted and conveyed by Lester N. Robinson, Personal Representative of The Estate of Nina V. Robinson, unto Lester N. Robinson and Clarence Wilbur Robinson, the within Grantors.

SEE SPECIAL POWER OF ATTORNEY dated August 26, 1988 and intended to be recorded among the Land Records of Baltimore County, immediately prior hereto whereupon Lester N. Robinson appointed Clarence Wilbur Robinson, his Attorney in Fact.

RECEIVED FOR TRANSFER
 State Department of
 Assessments & Taxation
 for Baltimore County

JR 9-22-88

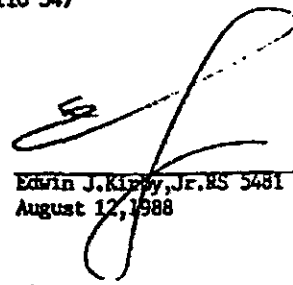
AGRICULTURAL TRANSFER TAX
 NOT APPLICABLE
 SIGNATURE JR DATE 9-22-88

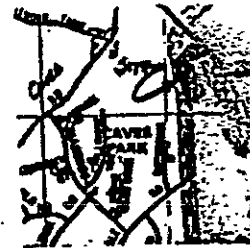
SCHEDULE "A"

ROBINSON PROPERTY LOT NO.1

Beginning for the same at an iron pin heretofore set for the end of the second or South 72° 52' West 479.61 feet line of that same land which by deed dated February 20, 1980 and recorded among the Land Records of Baltimore County in Liber No. 7099 folio 347 was conveyed by Lester N. Robinson, Personal Representative of the Estate of Nina V. Robinson unto Lester N. Robinson and Clarence Wilbur Robinson and running thence as now surveyed and binding on the third, fourth, fifth and part of the sixth lines thereof the four following courses and distances viz; (1) South 26° 19' 15" East 504.00 feet, (2) South 63° 40' 45" West 451.30 feet, (3) North 02° 40' 45" East 663.87 feet, and (4) North 47° 57' 45" East 335.29 feet to a stone heretofore set and thence leaving said outline (5) South 23° 50' 15" East 39.01 feet to a stone heretofore set, thence (6) North 58° 42' 45" East 273.68 feet to a point in the center of Greenspring Avenue and to intersect the last line of the abovementioned conveyance and thence binding thereon in part and on the center of Greenspring Avenue (7) South 33° 57' 15" East 16.00 feet to the beginning of that same land which by deed dated February 20, 1986 and recorded among the Land Records of Baltimore County in Liber No. 7099 folio 345 was conveyed by Lester N. Robinson, Personal Representative of the Estate of Nina V. Robinson unto Lester N. Robinson and Clarence Wilbur Robinson and running thence and binding reversely on the last line thereof (8) South 58° 52' 45" West 274.55 feet to a stone heretofore set and to the beginning of said last line, thence (9) South 47° 57' 45" West 200.38 feet and (10) South 26° 19' 15" East 58.30 feet to the place of Beginning.....containing 4.2375 acres of land more or less.

Being part of the abovementioned conveyance from Lester N. Robinson, Personal Representative of the Estate of Nina V. Robinson unto Lester N. Robinson and Clarence Wilbur Robinson dated February 20, 1986 and recorded among the Land Records of Baltimore County in Liber No. 7099 folio 347


Edwin J. Kippy, Jr. RS 5481
August 12, 1988



VICINITY PLAN
Scale 1"=2,000'

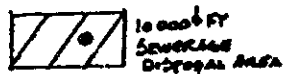
GROSS AREA 5.334 AC. $\frac{1}{2}$
EXISTING ZONING EC-5
NO. OF LOTS ALLOWED
 $(5.334 \times 0.667) = 3.56$
NO. OF LOTS SHOWN 2

AMENDED PLAT
ROBINSON PROPERTY
DISTRICT NO. 23
BALTIMORE COUNTY, MD

TAX MAP NO. 69 PARCEL 71
TAX SECT NO. 03-18-04
No. PORTION OF THIS LOT IS
WITHIN 200' OF A STREAM OR
WATER COURSE.

NOTE: ORIGINAL
LOT NO. 2
MERGED INTO
LOT NO. 1

LEGEND



WELL ENVELOPE

DIRECTION OF HOUSE

B.A. BUILDABLE AREA
FOR RESIDENCE

DEPARTMENT OF
ENVIRONMENTAL PROTECTION
RESOURCES MANAGEMENT

By
Director

EDWIN J. KIRBY & ASSOC.
PROFESSIONAL LAND SURVEYOR
800 GREENSPRING VALLEY RD.
LUTHERVILLE, MD 21093
301-337-7942
SCALE: 1"=100' DATE: 8/12/81



Sub
9-1-88

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and unto the survivor's personal representatives/successors and assigns, in fee simple.

AND the said parties of the first part hereby covenants that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor *Lester N. Robinson*
By *Clarence Wilbur Robinson*
HIS ATTORNEY IN FACT

Test:

[Signature]
WITNESS
LESTER N. ROBINSON, By CLARENCE WILBUR ROBINSON, his Attorney in Fact (SEAL)

Clarence Wilbur Robinson
CLARENCE WILBUR ROBINSON (SEAL)

STATE OF MARYLAND, Baltimore County, to wit:

I HEREBY CERTIFY, That on this 15th day of September, in the year one thousand nine hundred and eighty-eight, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Lester N. Robinson and Clarence Wilbur Robinson, Grantors and Pelayo E. Correa and Elsa I. Correa, his wife, Grantees, by Clarence Wilbur Robinson, his Attorney in Fact, individually known to me (or satisfactorily proven) to be the persons whose names were subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
RALPH JAMES RICHARDS
NOTARY PUBLIC
Baltimore Co., Md.

My Commission expires:

July 1, 1990

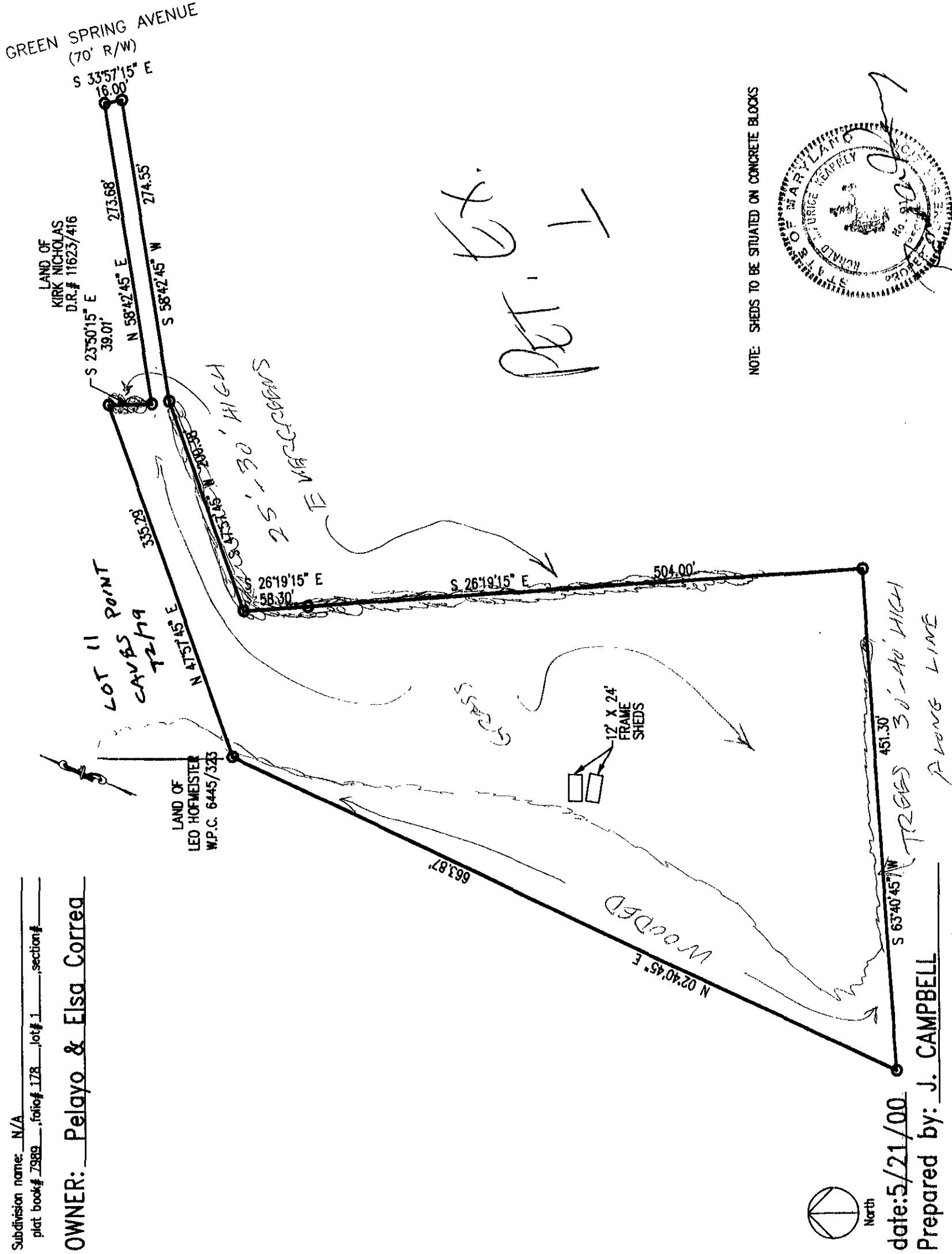
Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

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

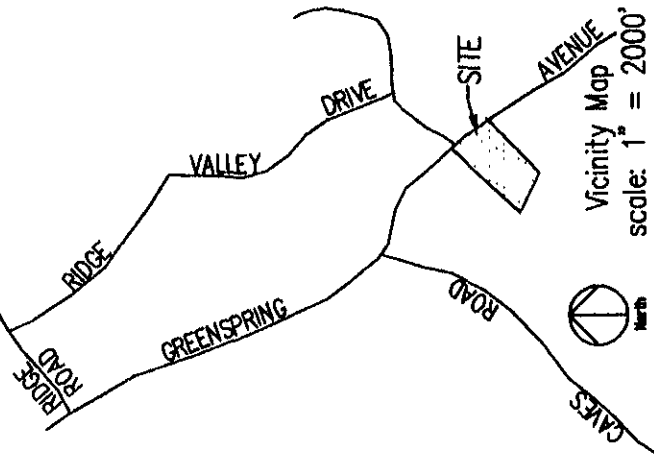
PROPERTY ADDRESS: 11712 A Greenspring Avenue

Subdivision name: N/A
plat book# 7989, folio# 178, lot# 1, section#

OWNER: Pelayo & Elsa Correa



date: 5/21/00
Prepared by: J. CAMPBELL
Scale of Drawing: 1" = 100'



LOCATION INFORMATION

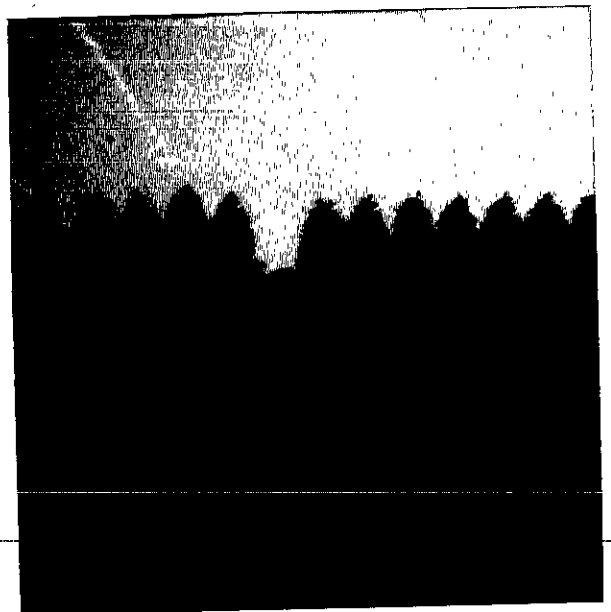
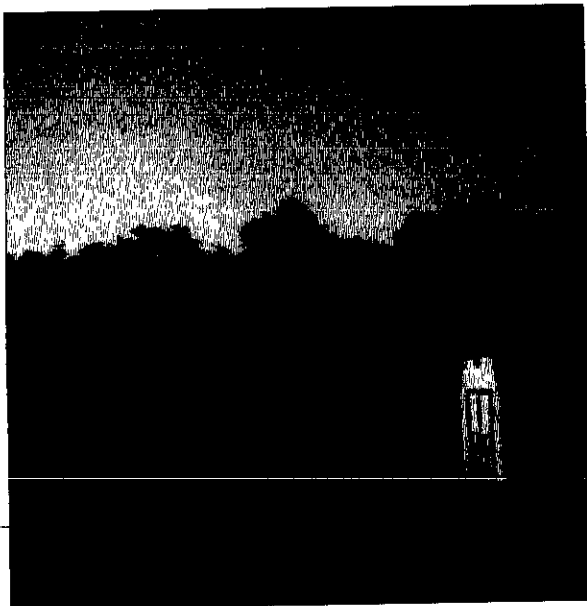
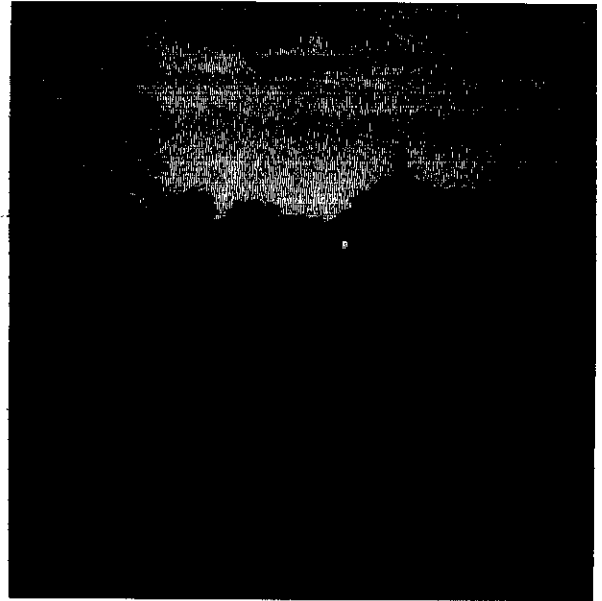
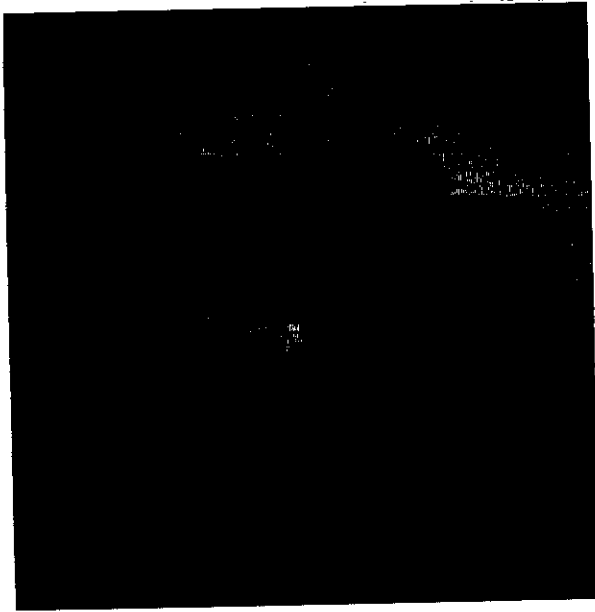
Coundimanic District: 3
Election District: 3
1" = 200' scale map# 14E
Zoning: RC-5
Lot size: 4.267 acreage 185879.8 square feet
SEWER: ☐ public ☒ private
WATER: ☐ public ☒ private
Cheapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings:

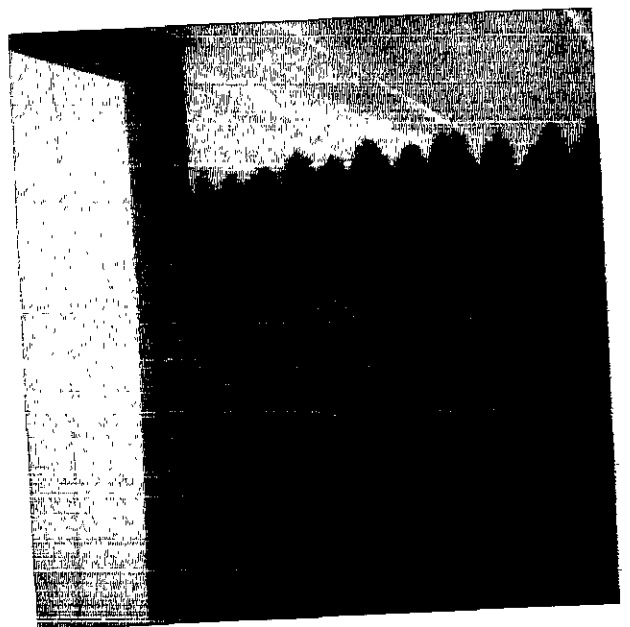
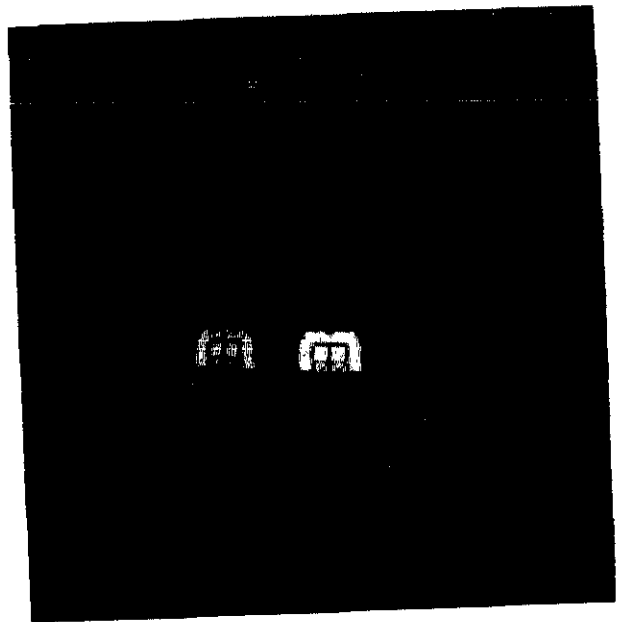
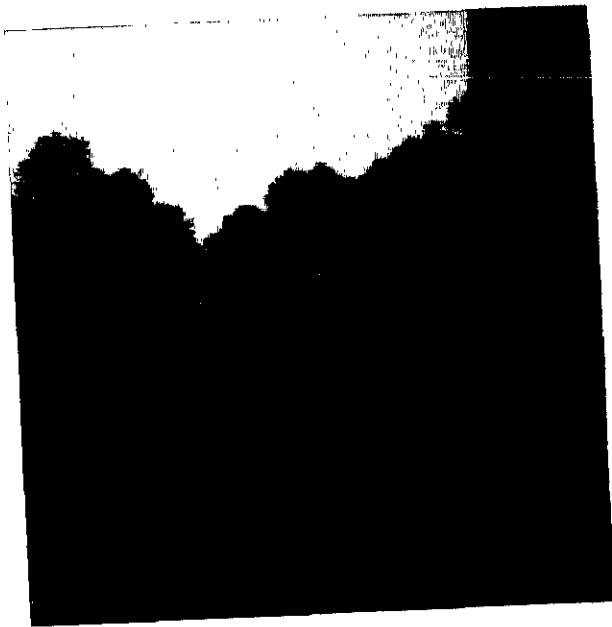
Zoning Office USE ONLY!

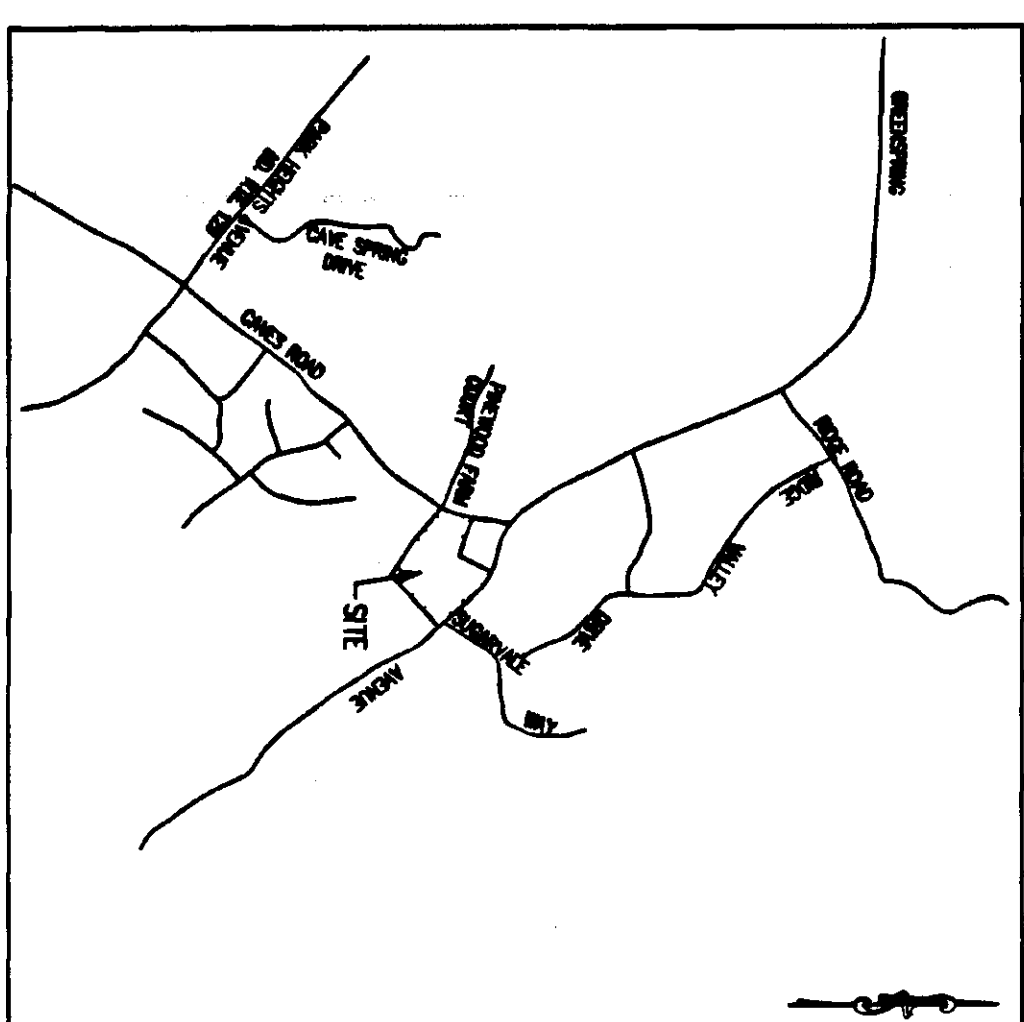
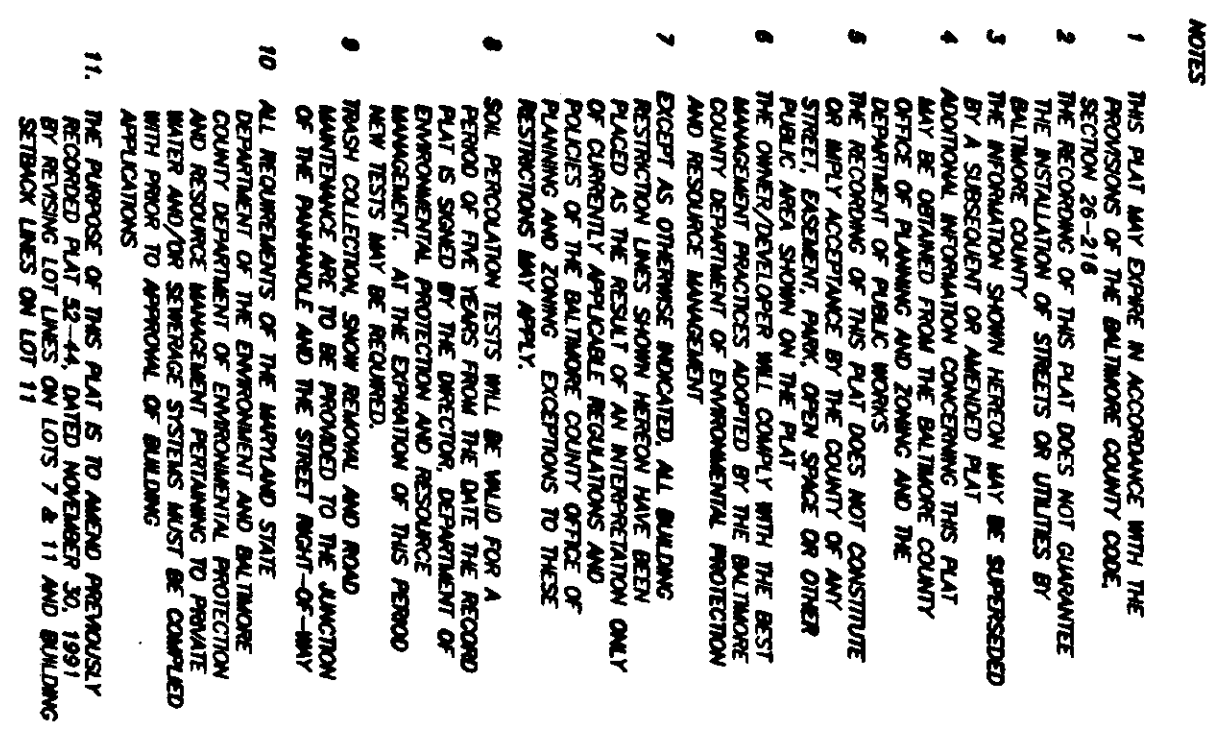
reviewed by: ITEM #: CASE#

photograph

00-555-5PH







ST 279

PUA COMPLETED VIA TEB
 FROM PLAT. 101 3-3 24
 FROM 101 3-3 24
 STREETS, NAME, NUMBER, DATE, 1/23/00
 REV. PLAT NUMBER 101 3-3 24
 DEV ENGINEER 101 3-3 24
 DW. OF REEL ESTIMATE
 ASSASSMENTS
 REC & PAGES 101 3-3 24

709 HAWAIIAN

DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

DATE 10/26/80 2-2-2-2-2

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT
MANAGEMENT PURSUANT TO SECTION 26-215(C), BALTIMORE
COUNTY CODE

David Flower 3-14-00

DIRECTOR OF PERMITS AND DEVELOPMENT MGMT DATE

K.L.S. CONSULTANTS, INC.
102 NORTH MAIN STREET
BEL AIR, MARYLAND 21014
(410) 838-1441

CAVES POINT

3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

MSA 554 1236-10651

SEE ALSO 3RD AMENDED FINAL DEVELOPMENT PLAN FOR CAVES POINT APPROVED 11/22/96 BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED FINAL DEVELOPMENT PLAN DATED 10/13/89 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAN, PURSUANT TO THAT APPROVED FINAL DEVELOPMENT PLAN.

OWNERS CERTIFICATION

[illegible]

SURVEYORS CERTIFICATION

**HIGHWAYS AND HIGHWAY IMPROVINGS, SLOPE
EASEMENTS DRAINAGE AND UTILITY EASEMENT**

[illegible]

STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAN IS ATTACHED, THEIR HEIRS AND ASSAIGNS.

NOTE: COORDINATES AND BEARINGS PLAT ARE REFERRED TO THE S DATES ESTABLISHED IN BALTIMORE METROPOLITAN DISTRICT AND FOLLOWING TRAVERSE STATIONS

X- 8296	N54763 12	W30399 3
X- 8297	N54247.86	W30484 8

IN RE: PETITION FOR VARIANCE
E/S of Manor Springs Court, 303.4' S
centerline of Glen Echo Court
11th Election District
6th Councilmanic District
(25 Manor Spring Court)

Patrick and Doreen Horan
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-556-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 owners of the subject property, Patrick and Doreen Horan. The variance request is for property located at 25 Manor Spring Court, in the Glen Arm area of Baltimore County. The variance request is from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a rear yard setback of 37 ft. in lieu of the required 50 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

Date

By

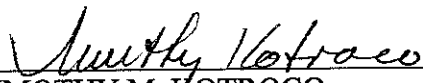
2/26/00

R. Jameson

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of July, 2000, that a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a rear yard setback of 37 ft. in lieu of the required 50 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

DATE RECEIVED FOR FILING
Date 7/26/00
By R. Jameson



Baltimore County
Zoning Commissioner

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

July 26, 2000

Mr. & Mrs. Patrick J. Horan
25 Manor Spring Court
Glen Arm, Maryland 21057

Re: Petition for Administrative Variance
Case No. 00-556-A
Property: 25 Manor Spring Court

Dear Mr. & Mrs. Horan:

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 that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 25 Manor Spring Court

which is presently zoned RC 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)

1A04.3.B.3 to permit a

rear yard setback of 37 ft. in lieu of the required 50 ft.

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):

Patrick J. Horan

Name - Type or Print

Signature

Doreen M. Horan

Name - Type or Print

Signature

25 Manor Spring Ct.

Address

410-592-2047

Telephone No.

Glen Arm

City

MD

State

21057

Zip Code

Representative to be Contacted:

Joseph W. McGraw, Jr.

Name

410-335-3352 ext.

6912 North River Drive

Address

410-335-9142 day

Telephone No.

Baltimore, MD. 21220-1059

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 7/15/98 day of July, 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.

00-556-A

Reviewed By BL

Date

6/28/00

Estimated Posting Date

7/9/00

RSI 9/15/98

Affidavit in Support of Administrative Variance

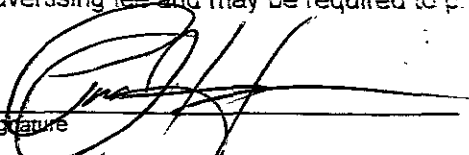
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is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

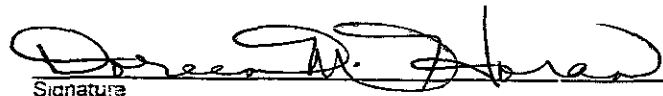
That the Affiant(s) does/do presently reside at 25 Manor Springs Court
Address
Glen Arm, MD. 21057-9500
City State Zip Code

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 desire to construct an addition on the rear of our residence. Because of the triangular shape of our lot, our house had to be placed in the building envelope with two rear corners touching the minimum building setback line. Now in order to construct the desired addition, we have to encroach over the minimum building setback line. Since the addition to the house is only on one side of the rear of the house, and the other side of the rear of the house is not close to the MBSL, the average rear yard is 50 feet.

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
Patrick J. Horan
Name - Type or Print


Signature
Doreen M. Horan
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of June, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Patrick J. & Doreen M. Horan

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

6-27-00
Date


Notary Public
My Commission Expires 12/30/01

Affidavit in Support of Administrative Variance

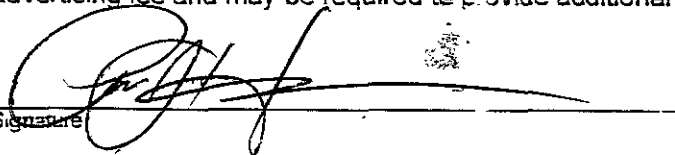
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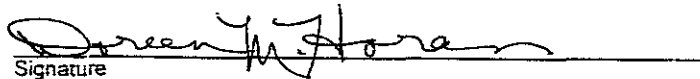
That the Affiant(s) does/do presently reside at 25 Manor Springs Court
Address
Glen Arm, MD. 21057-9500
City State Zip Code

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 desire to construct an addition on the rear of our residence. Because of the triangular shape of our lot, our house had to be placed in the building envelope with two rear corners touching the minimum building setback line. Now in order to construct the desired addition, we have to encroach over the minimum building setback line. Since the addition to the house is only on one side of the rear of the house, and the other side of the rear of the house is not close to the MBSL, the average rear yard is 50 feet.

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
Patrick J. Horan
Name - Type or Print


Signature
Doreen M. Horan
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

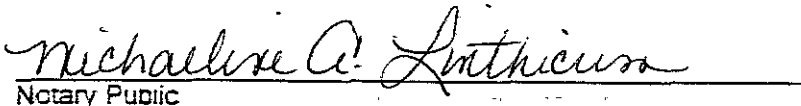
I HEREBY CERTIFY, this 27th day of June, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Patrick J. and Doreen M. Horan

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

6-27-00
Date


Notary Public

My Commission Expires 12-30-01



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 25 Manor Spring Court

which is presently zoned RC S

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)

1A04.3.B.3 to permit a rear yard setback of 37 ft. in lieu of the required 50 ft.

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

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.

Legal Owner(s):

Patrick J. Horan

Name - Type or Print

Signature

Doreen M. Horan

Name - Type or Print

Signature

25 Manor Springs Ct

Address

410-592-2047

Telephone No.

Glen Arm

City

MD

State

21054

Zip Code

Representative to be Contacted:

Joseph W. McGraw, Jr.

Name

410-335-3352 sup.

6912 North River Drive

Address

410-335-9142 day

Telephone No.

Baltimore, MD. 21220-1059

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 00-556-A

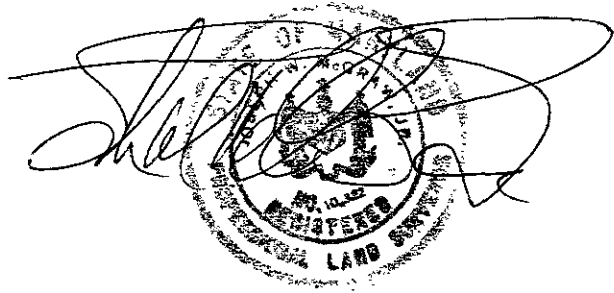
Reviewed By BR Date 6/28/00

RSB 9/15/98

Estimated Posting Date 7/9/00

ZONING DESCRIPTION FOR 25 MANOR SPRINGS COURT

Beginning at a point on the East side of Manor Springs Court which is 50 feet wide at the distance of 303.4 feet south of the centerline of the nearest improved street Glen Echo Court which is 50 feet wide. Being Lot #16, in the subdivision of Manor Springs as recorded in Baltimore County Plat Book # 58, Folio #108, containing 1.1768 acres. Also known as #25 Manor Springs Court and located in the 11TH Election District, 6TH Councilmanic District.



00-556-A

#556

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 003803

DATE 6/28/00 ACCOUNT Root-6150

AMOUNT \$ 50.00

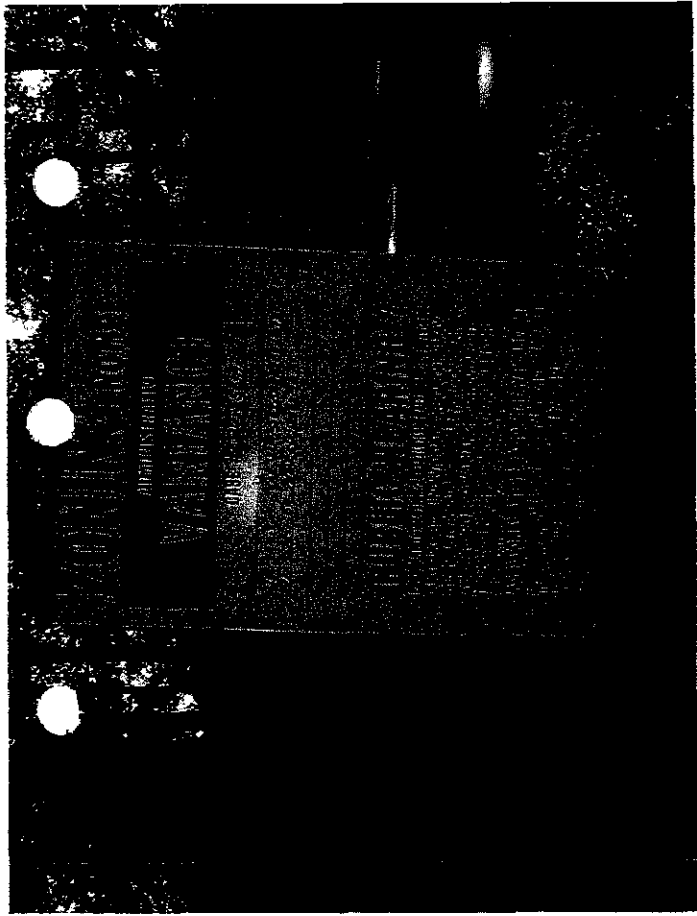
RECEIVED FROM: Joe McGraw

FOR: code 010 Zoning Variance

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Item # 556

Paid Receipt
PAYMENT ACTUAL TIME
6/28/2000 6/28/2000 10:24:44
REG 1502 CASHIER DDOL DMD INAMER 2
Dept b 528 ZONING VERIFICATION
Receipt # 161082
CR NO. 083003
Receipt Tot 50.00
50.00 OK .00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION



CERTIFICATE OF POSTING

**RE: CASE # 00-556-A
PETITIONER/DEVELOPER
(Doreen Horan)
DATE OF Closing
(7-24-00)**

**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**

25 Manor Spring Court Baltimore, Maryland 21057_____

THE SIGN(S) WERE POSTED ON_____ **7-7-00** _____
(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 DATESCase Number 00- 556 -AAddress 25 Manor Spring Ct.Contact Person: Bruno Rudaitis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/28/00Posting Date: 7/9/00Closing Date: 7/24/00

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 00- 556 -AAddress 25 Manor Spring Ct.Petitioner's Name Pat & Doreen HorenTelephone 410-592-2047Posting Date: 7/9/00Closing Date: 7/24/00Wording for Sign: To Permit a rear yard setback of 37 ft. in lieu of
the required 50 ft.

**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: 00-556-A

Petitioner: PATRICK J. & DOREEN M. HORAN

Address or Location: 25 MANOR SPRINGS COURT

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH W. McGRATH, JR. % JST ENGINEERING CO., INC.

Address: 6912 NORTH RIVER DRIVE

BALT. MD. 21220-1059

Telephone Number: 410-335-9142

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 16, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2000
Item Nos. 551, 552, 553, 554, 555, 556
557, 558, 559, 560, 561, 562, 563

and

00-336-SPH

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

July 20, 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 JULY 17, 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.

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

551, 552, 553, 554, 555, 556, 557, 559, AND 562

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

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: July 25, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of July 17, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
552	1815 Circle Road
553	2411 Velvet Ridge Drive
554	4501 Sandwood Road
555	11712A Greenspring Avenue
556	25 Manor Spring Court
557	7118-7210 Castlemoor Road
558	2127 York Road
559	11317 Reisterstown Road
560	8014 Pulaski Highway
563	6310 Blair Hill Road
336	Stocksdale Avenue

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 24, 2000

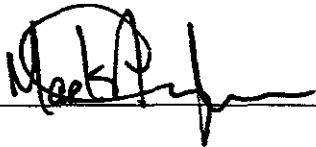
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 520 Revised, 556, 001, 010, 012, 014, 015,
and 018

The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

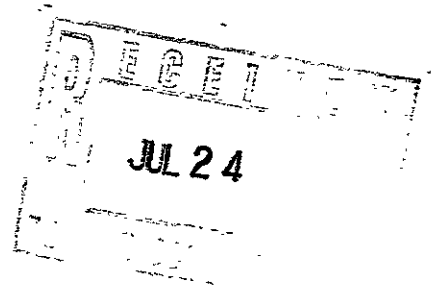
Prepared by: _____



Section Chief: _____



AFK/JL:MAC





**Maryland Department of Transportation
State Highway Administration**

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

Date: 7-18-00

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

RE: Baltimore County
Item No. 556 32

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

NOTES:

1. THIS PROPERTY IS SHOWN ON BALTIMORE COUNTY'S 1"=200' SCALE ZONING MAPS NE-E14 & NE-E15.
2. THIS SITE IS NOT SERVED BY PUBLIC WATER & SEWER. SCHOOL SISTERS OF NOTRE DAME TAX ACCT. #1119009650
3. ZONING OF SITE AND SURROUNDING AREA IS RC5.
4. OWNER & OCCUPANT: PATRICK J. & DOREEN M. HORAN
5. TAX I.D. #11-2100005117
6. DEED REF: 8433/459
7. AREA: 1.1768+/- ACS. (51,261.408+/- S.F.)

B. PARKING: REQ: 2 SP. PROV.: 2+ SP.
 9. THERE ARE NO KNOWN PRIOR PERMITS (EXCEPT ORIG. BLDG. PERMIT), CRG HEARINGS OR ZONING CASES FOR THIS SITE.

10. LOTS 15, 16, 17 & 18 ARE ALL SHOWN ON THE PLAT OF "MANOR SPRINGS" RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK S.M. 58, FOLD 108.

Lot 15
 FRANK J. & KATHLYNE WAGNER
 TAX ACCT. #2100005116
 8454/471



303.4' TO THE E OF
 GLEN ECHO COURT
 50' R/W

MAJOR SPRING COURT
 50' R/W

J.S.T. Engineering Co., Inc.
 6912 North River Drive
 Baltimore, MD. 21220
 410 335-9142 Fax 410 335-9144

Scale: 1"=50' Date: 6-26-00

Lot 18
 WILLIAM & MELISSA A. CARAMBELAS
 TAX. ACCT. #2100005119
 8363/539

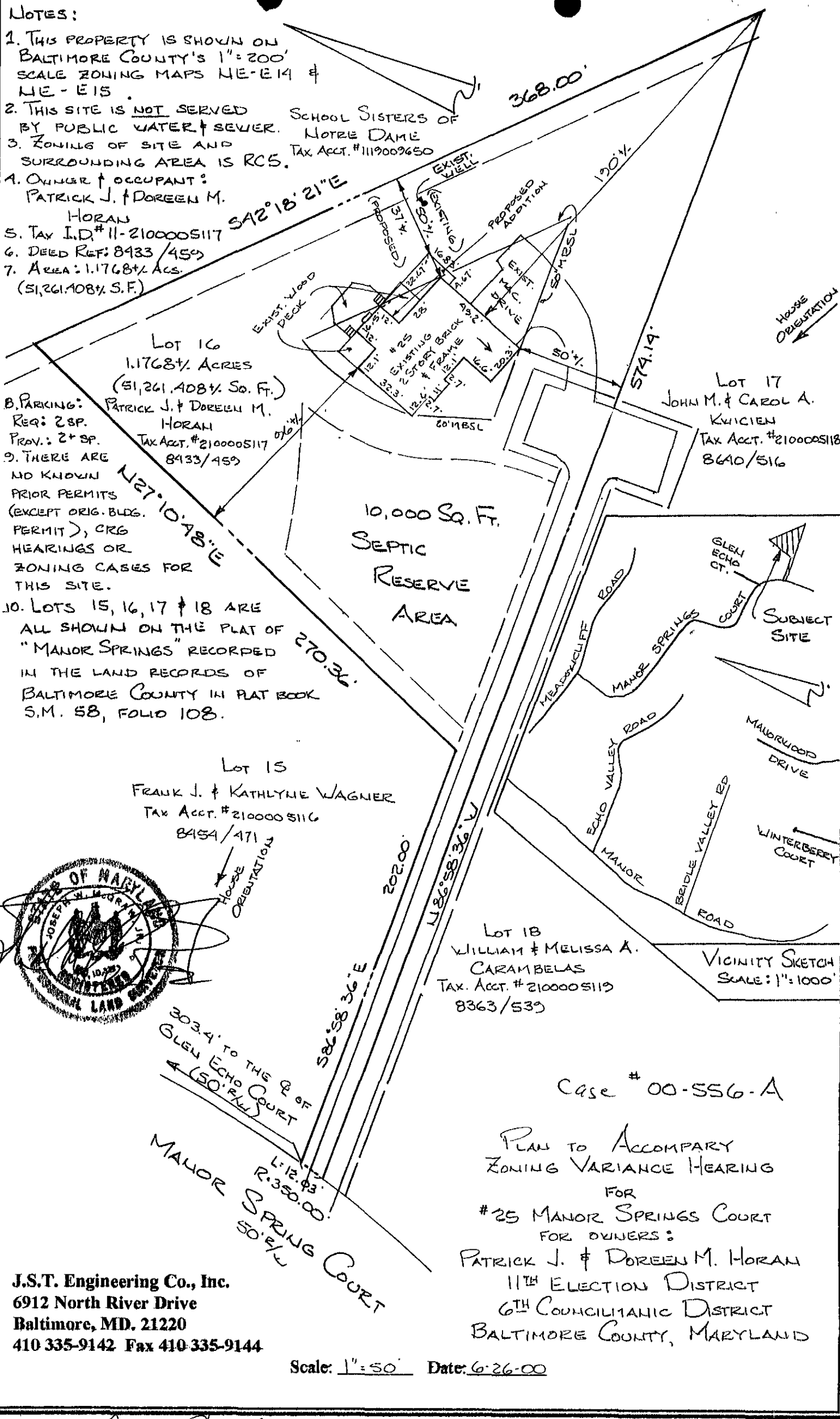
VICINITY SKETCH
 SCALE: 1"=1000'

Case # 00-556-A

PLAN TO ACCOMPANY
 ZONING VARIANCE HEARING
 FOR
 #25 MANOR SPRINGS COURT
 FOR OWNERS:
 PATRICK J. & DOREEN M. HORAN
 11TH ELECTION DISTRICT
 6TH COUNCILMANIC DISTRICT
 BALTIMORE COUNTY, MARYLAND

Case # 00-556-A

3h

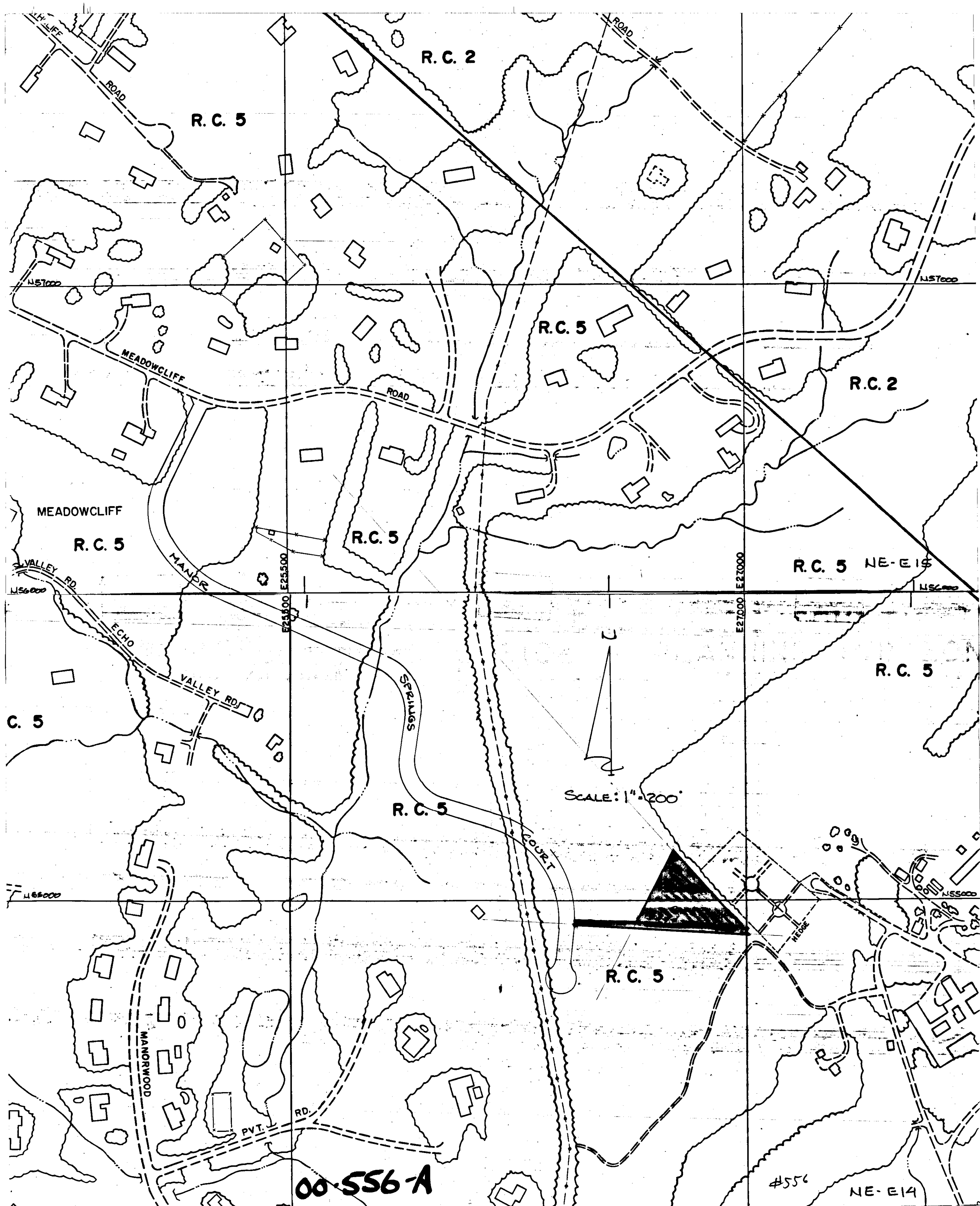




00-556-A



00-556-A





00-556-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

#556

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	NOTCHCLIFF	N.E. 14-E
DATE OF PHOTOGRAPHY JANUARY 1966		