

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Longfield Drive, 1,050' N
centerline of Belair Road
11th Election District
5th Councilmanic District
(7424 Longfield Drive)

Charles L. & Barbara S. Slusher
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-005-A

* * * * *

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, Charles and Barbara Slusher. The variance request is for property located at 7424 Longfield Drive, in the Kingsville area of Baltimore County. The variance request is from the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a side yard setback of 39 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.

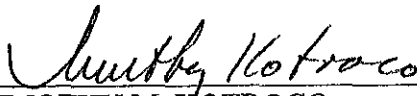
ORDER RECEIVED FOR FILING

Date 8/22/00
By J. J. J. J.

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 22nd day of August, 2000, that a variance from the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a side yard setback of 39 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. ROTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 8/22/00
By J.P. Johnson



Baltimore County
Zoning Commissioner

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

August 22, 2000

Mr. & Mrs. Charles L. Slusher
7424 Longfield Drive
Kingsville, Maryland 21087

Re: Petition for Administrative Variance
Case No. 01-005-A
Property: 7424 Longfield Drive

Dear Mr. & Mrs. Slusher:

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 Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7424 Longfield Drive
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.2 to Permit an

addition to a single family home with a side setback of 39' in lieu of the required 50'.

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):

BARBARA S. SLUSHER
Name - Type or Print

CHARLES L. SLUSHER
Name - Type or Print

[Signature]
Signature

[Signature]
Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

7424 Longfield Drive 410-817-4191
Address Telephone No.

Name - Type or Print

Kingsville MD 21087
City State Zip Code

Signature

Representative to be Contacted:

Company

Michael Watts - Bel Air Construction
Name

Address Telephone No.

1464 Rock Ridge Rd. 410-557-9838
Address Telephone No.

City State Zip Code

Jarrettsville MD 21084
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. 01-005-A

Reviewed By TAG Date 7-7-00

REV 9/15/98

Estimated Posting Date 7-16-00

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 7424 Longfield Drive
Address
Kingsville MD 21087
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):

The occupants wish to extend their living space within 50 feet of their property line. This would be to accomodate their growing family and their entertaining needs. The proposed addition is the only practical solution to their needs.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
CHARLES L. SLUSHER
Name - Type or Print

[Signature]
Signature
BARBARA S. SLUSHER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of June, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date June 28th, 2000

Sarah E. Keller
Notary Public
My Commission Expires 6/1/02

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 7424 Longfield Drive
Address
Kingville MD 21087
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):

The occupants wish to extend their living space within 50 feet of their property line. This would be to accomodate their growing family and their entertaining needs. This is the only practical solution to their needs.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature

CHARLES L. SLUSHER
Name - Type or Print

[Signature]
Signature

BARBARA S. SLUSHER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of June, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

June 28, 2000
Date

Sarah E. Keller
Notary Public

My Commission Expires 6/1/02



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7424 Longfield Drive
which is presently zoned ACS

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.2 to permit an

addition to a single family home with a side setback of 39' in lieu of the required 50'.

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):

CHARLES L. SLUSHER
Name - Type or Print

Signature

BARBARA S. SLUSHER
Name - Type or Print

Signature

7424 Longfield Drive 410-817-4191
Address Telephone No.

Kingsville MD 21087
City State Zip Code

Representative to be Contacted:

Michael Watts - Bel Air Construction
Name

1464 Rock Ridge Rd. 410-557-9838
Address Telephone No.

Jarrettsville MD 21084
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. 01-005A

Reviewed By TAG Date 7-7-00

REV 9/15/98

Estimated Posting Date 7-16-00



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7424 Longfield Drive

which is presently zoned RC5

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)

To permit an addition with a side yard setback of 37 feet in lieu of the required 50 feet.

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.

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):

Charles L. Slusher
Name - Type or Print _____
Signature _____
Barbara S. Slusher
Name - Type or Print _____
Signature _____
7424 Longfield Drive 410-817-4191
Address Telephone No.
Kingsville MD 21087
City State Zip Code

Representative to be Contacted:

Michael Watts, Bel Air Construction, Inc.
Name _____
1464 Rock Ridge Road 410-557-9838
Address Telephone No.
Jarrettsville MD 21084
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.

CASE NO. 01-005-A

Zoning Commissioner of Baltimore County

Reviewed By WCU Date 7/27/00

Estimated Posting Date 8/6/00

Revised 7/27/00

ORDER RECEIVED FOR FILING
Date 8/22/00
By R. J. [Signature]

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 7424 Longfield Drive
Address
Kingsville MD 21087
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):

The addition would generate more living space for a growing family while meeting their entertainment needs.

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
Charles L. Slusher
Name - Type or Print


Signature
Barbara S. Slusher
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of July, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Charles L. Slusher & Barbara S. Slusher
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

7/21/00
Date


Notary Public
My Commission Expires My Commission Expires July 8, 2002

REV 07/15/98

00/55/5 bezu09

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.

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City State Zip Code

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Signature
Charles L. Slusher
Name - Type or Print


Signature
Barbara S. Slusher
Name - Type or Print

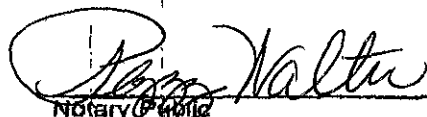
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of July, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles L. Slusher & Barbara S. Slusher
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

7/21/00
Date


Notary Public
My Commission Expires My Commission Expires July 8, 2002

00155/r bazil



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7424 Longfield Drive
which is presently zoned RC5

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)

To permit an addition with a side yard setback of 37 feet
in lieu of the required 50 feet.

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):

Charles L. Slusher
Name - Type or Print _____
Signature _____
Barbara S. Slusher
Name - Type or Print _____
Signature _____
7424 Longfield Drive 410-817-4191
Address _____ Telephone No. _____
Kingsville MD 21087
City _____ State _____ Zip Code _____

Representative to be Contacted:

Michael Watts, Bel Air Construction, Inc.
Name _____
1464 Rock Ridge Rd. 410-557-9838
Address _____ Telephone No. _____
Jarrettsville MD 21084
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.

CASE NO. 01-005-A

REV 9/15/98

Zoning Commissioner of Baltimore County

Reviewed By UC1 Date 7/27/00
Estimated Posting Date 8/6/00

Revised 7/27/00

No.

100-11120

ACCOUNT

AMOUNT

White Clucker

Wingard - 1944 Landfill

YELLOW - CUSTOMER

705450

5/1/19

ACCOUNT _____

AMOUNT

44

10

22

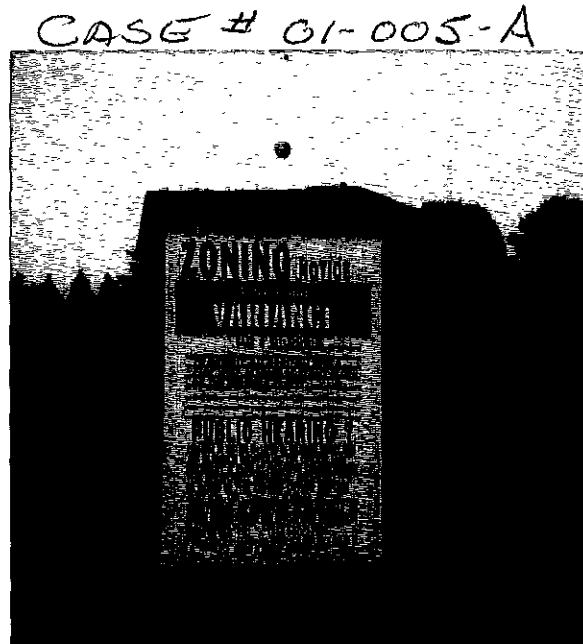
YELLOW - CUSTOMER

CASHIER'S VALIDATION

CASHMER'S VALIDATION

ZONING DESCRIPTION FOR 7424 Longfield Drive, Kingsville, MD 21087

Beginning at the point on the East side of Longfield Drive which is 40 feet wide at the distance of 1,050 feet North of the centerline of the nearest improved intersecting street Bel Air Road which is 60 feet wide. Being Lot # 9, Block --, Section # C in the subdivision Longfield Estates as recorded in Baltimore County Plat Book # 64, Folio # 97, containing 1.5085 acres. Also known as 7424 Longfield Drive and located in the 11th Election District, 5th Councilmanic District.



POSTED 8/6/00
7424 LONGFIELD DR.
Richard E. [Signature] 8/6/00

01-005-A

CERTIFICATE OF POSTING

RE: Case No.: 01-005-A

Petitioner/Developer: _____

SLUSHER

Date of Hearing/Closing: 8/21/00

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

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

7424 LONGFIELD DR.

The sign(s) were posted on _____

8/6/00

(Month, Day, Year)

Sincerely,

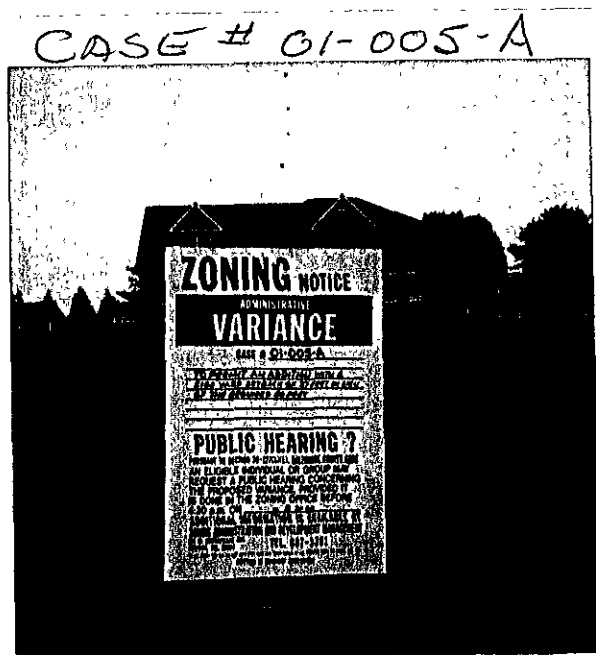
Richard E. Hoffmann 8/6/00
(Signature of Sign Poster and Date)

RICHARD E. HOFFMANN
(Printed Name)

904 DELLWOOD DR
(Address)

FALLSTON, MD.
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



POSTED 8/6/00

7424 LONGFIELD DR.

Richard E. Hoffmann 8/6/00

CERTIFICATE OF POSTING

RE: Case No.: 01-005-A

Petitioner/Developer: _____

SLUSHER

Date of Hearing/Closing: 8/21/00

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

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

7424 LONGFIELD DR.

The sign(s) were posted on _____

8/6/00

(Month, Day, Year)

Sincerely,

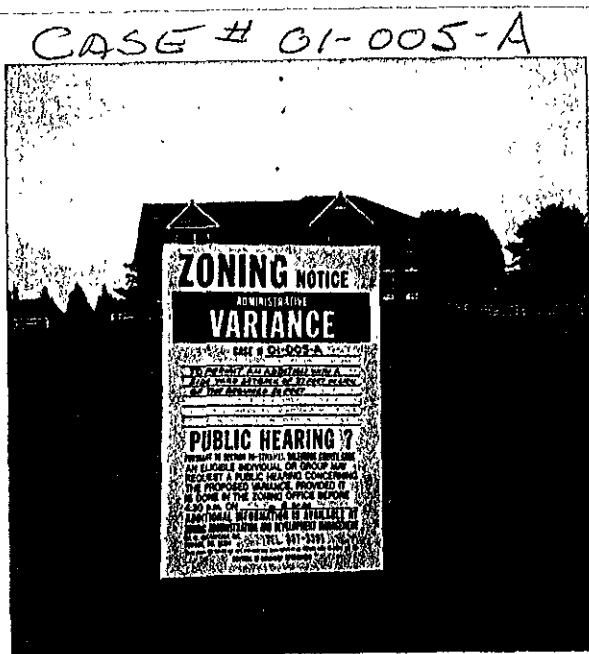
Richard E. Hoffman 8/6/00
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR
(Address)

FALLSTON, MD.
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



POSTED 8/6/00

7424 LONGFIELD DR.

Richard E. Hoffman 8/6/00

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 005 -A Address 7424 Longfield Dr
Contact Person: TERRY GIBSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7-7-00 Posting Date: 7-16-00 Closing Date: 7-31-00

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 01- 005 -A Address 7424 Longfield Dr
Petitioner's Name Charles Slusher Telephone 410557-9838
Posting Date: 7-16-00 Closing Date: 7-31-00
Wording for Sign: To Permit an addition with a side yard setback
of 39 feet in lieu of the required 50 feet.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 005 -A

Address 7424 LONGFIELD DR.

Contact Person: W CARL RICHARDS JR
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7-27-00

Posting Date: 8-6-00

Closing Date: 8-21-00

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.
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(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 005 -A Address 7424 LONGFIELD DRIVE

Petitioner's Name SLUSHER Telephone 817-4191

Posting Date: ~~7-27-00~~ 8-6-00 Closing Date: 8-21-00

Wording for Sign: To Permit AN ADDITION WITH A SIDE YARD
SETBACK OF 37 FEET IN LIEU OF THE
REQUIRED 50 FEET.

REVISED 7/27/00

WCR - Revised 6/28/00

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: + 01-005-A

Petitioner: Charles & Barbara Slusher

• Address or Location: 7424 Longfield Dr., Kingsville, MD 21087

PLEASE FORWARD ADVERTISING BILL TO:

Name: Bel Air Construction, Inc.

Address: 1464 Rock Ridge Road, Jarrettsville, MD 21084

Telephone Number: 410-557-9838

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

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

August 18, 2000

Mr. & Mrs. Charles Slusher
7424 Longfield Drive
Kingsville, MD 21087

Dear Mr. & Mrs. Slusher:

RE: Case Number: 01-005-A, 7424 Longfield Drive

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.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Michael Watts, BelAir Construction, Inc., 1464 Rock Ridge Road, Jarrettsville
21084
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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. 003, 004, and 005

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 29, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For August 17, 2000
Item Nos. 037, 038, 039, 040, 041

And

Item No. 01-005-A (Revised 7/27/2000)

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.

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

002, 003, 005

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
001	6818 Dunbar Road
002	6414 Kenwood Avenue
003	8513 Arborwood Road
004	200 Kaufman Road
005	7424 Longfield Drive

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *mc/RBS*

DATE: September 11, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of August 7, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
037	8617 Oakleigh Road
038	6771 Real Princess Lane
039	9001 Marcella Avenue
042	510 Maryland Avenue
043	512 Maryland Avenue
045	6605 Dogwood Road
005 Revised	7424 Longfield Drive

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

8/21 AV
(9/13/01)
to be reported
& reset

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: 7424 Longfield Drive.

INFORMATION:

JUL 21

Item Number: 01-005

Petitioner: Charles L. Slusher

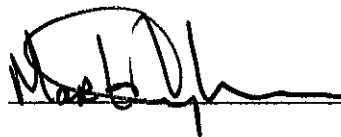
Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit an addition to a single family home within a side yard setback of 39 feet in lieu of the minimum required 50 feet.

Prepared by:



Section Chief:



AFK: MAC:

BALTIMORE COUNTY, MARYLAND

AV
8/21
(fr. 7/31)

INTER-OFFICE CORRESPONDENCE

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

DATE: August 11, 2000

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

SUBJECT: 7424 Longfield Drive.

INFORMATION:

Item Number: 01-005

Petitioner: Charles L. Slusher

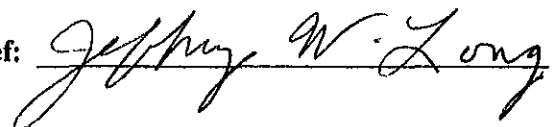
Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit an addition to a single family home within a side yard setback of 39 feet in lieu of the minimum required 50 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: 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. 005 TAG

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Maryland Department of Transportation
State Highway Administration

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

Date: 8.4.00

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

RE: Baltimore County
Item No. 01-005-A
Revision

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).

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Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

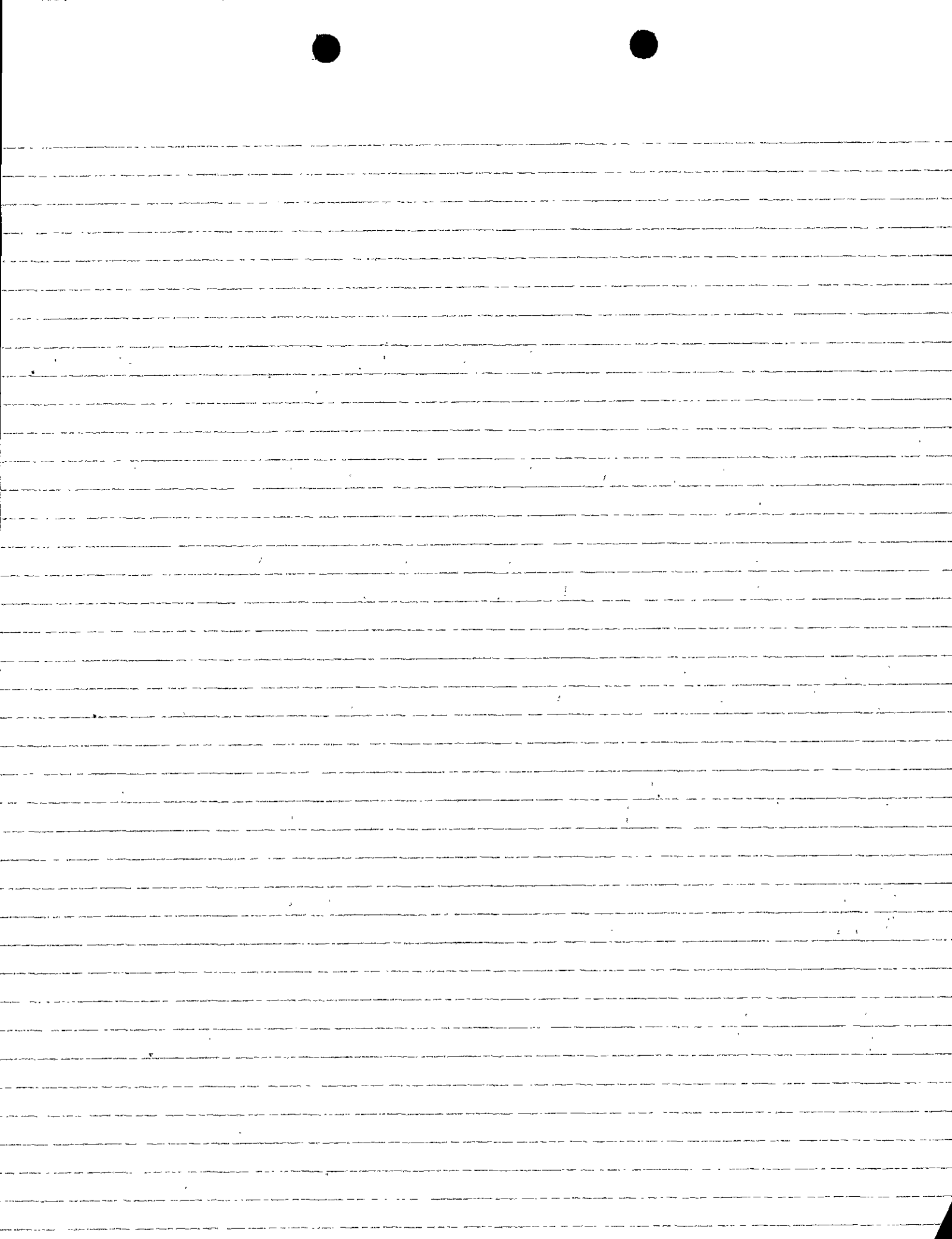
01-005-A

Petitioner is changing the request.

New plats, petitions and revision fee will be submitted to me either this week or next week.

At that time, a new posting date and a new closing date will be assigned by me.

Sophia 7/17/00



BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
401 Bosley Avenue, Towson, MD 21204
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

November 8, 1993

MR MICHAEL GOETZ
JSG HOME BUILDERS INC
710 S SHARP STREET
BALTIMORE MD 21230

Dear Mr. Goetz:

Building Permit application number 01-005A, for a 4 bedroom dwelling located at 7424 LONGFIELD DRIVE, LOT 9,
SEC. 11, LONGFIELD ESTATES, E.D. 11

SEPTIC SYSTEM DESIGN

BASEMENT FIXTURES MAY REQUIRE THE USE OF EJECTOR PUMP

1500 gallon septic tank, 1 distribution box, 2 absorption trenches: 50' long, 2' wide, 7' deep, w/ 5 1/2' of stone

The above system is to be installed as shown on the final approved site plan. The top of the septic tank shall not be deeper than 18 inches below grade. MANHOLE risers are to be installed to the surface over the septic tank and/or grease interceptor. The septic tank cover shall remain in place.

A plumbing permit is required for installation of an on site sewage disposal system. Installation detail shall conform with the Baltimore County Plumbing and Gasfitting Code. This office must be contacted if any deviation to specification or location of the sewage disposal system is desired. Deviation requests must be accompanied by revised site plans showing all structures, water well, sewage disposal system and reserve area, for review and approval prior to system construction.

An inspection must be made by the Plumbing Inspection Division at the time the absorption trench is completely excavated to verify the final depth and grade of the trench. A transit or similar device must be provided.

WATER SUPPLY SYSTEM

The water well yield test for well # BA-88-0294, performed by Barlow's Well Drilling on 3/9/93 indicates the yield of 6 gallons per minute after 3 hours of continuous pumping and a well depth of 275 feet. In accordance with Section 13-117 of the Baltimore County Code, this test shall be valid until 3/9/96, for the purpose of conveyance of the property. This does not constitute, in any form or manner, a guarantee by this office, of continuous water well yield.

Prior to occupancy of any new building served by a water well, bacteriological and chemical samples must be collected for analysis. In order to avoid unnecessary delays, it is suggested that the water supply system be connected to the building and disinfected as soon as possible so that the necessary sampling can be accomplished. If assistance is required for water sample collection and analysis please call 887-2762.

If there are any questions regarding the above, please contact Mrs. Susan S. Farinetti at (410) 887-2762.

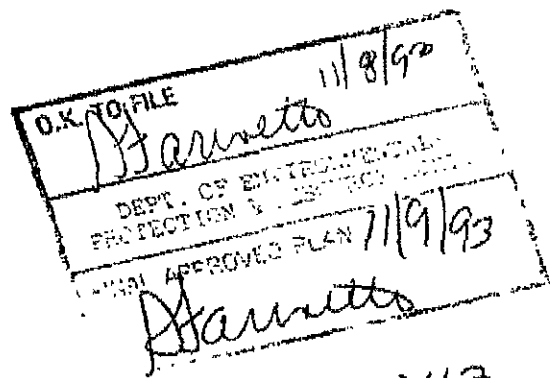
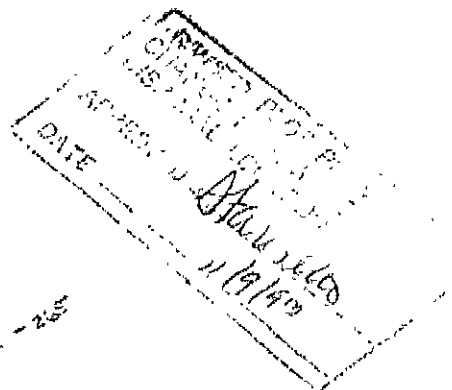
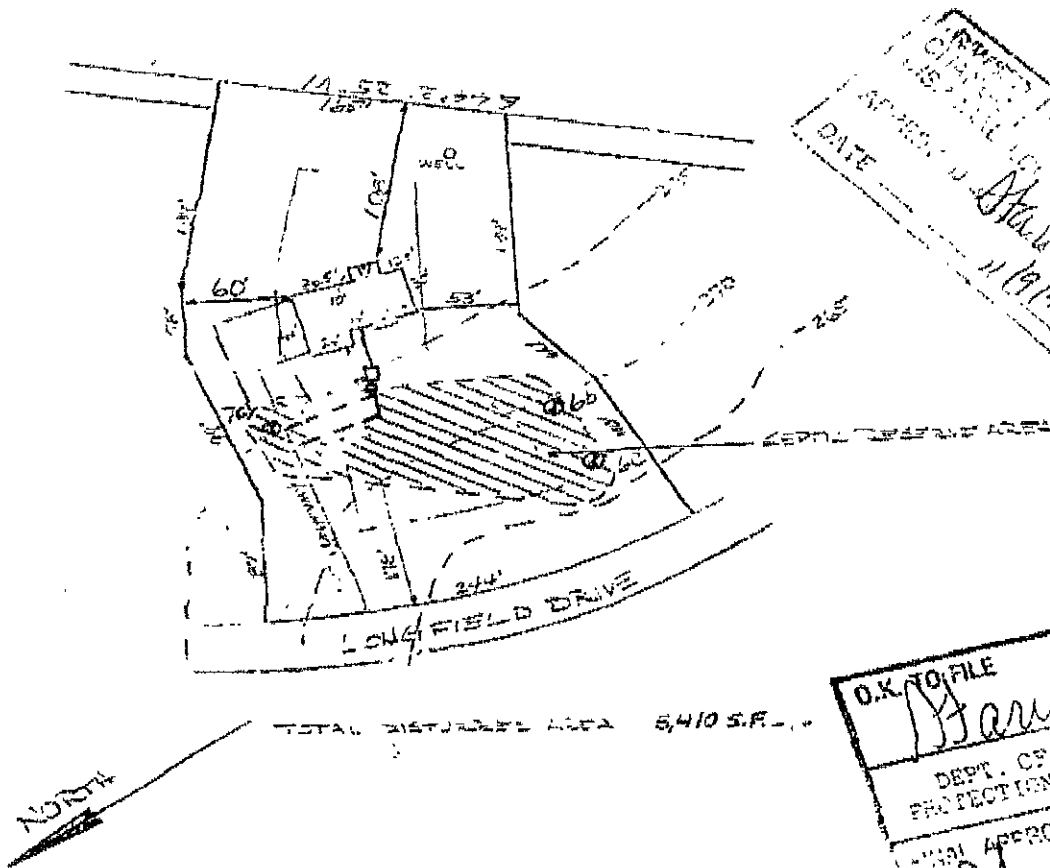
Sincerely,

J. Robert Powell, R.S.
Program Supervisor
GROUND WATER MANAGEMENT

JRP:pj

*7C 2x 7' CO-5' PCN 5-16'
6B CO-6' PCN 6-16'
6C CO-6' PCN 6-15'

01-005A



B 180043

LOT PLAN
~ FOR ~

LOT 9 LONGFIELD ESTATES II

SCALE 1"=100' DATE OCT. 20, 1993

JSB HOMEBUILDERS INC.

7424 Longfield Dr

01-005A

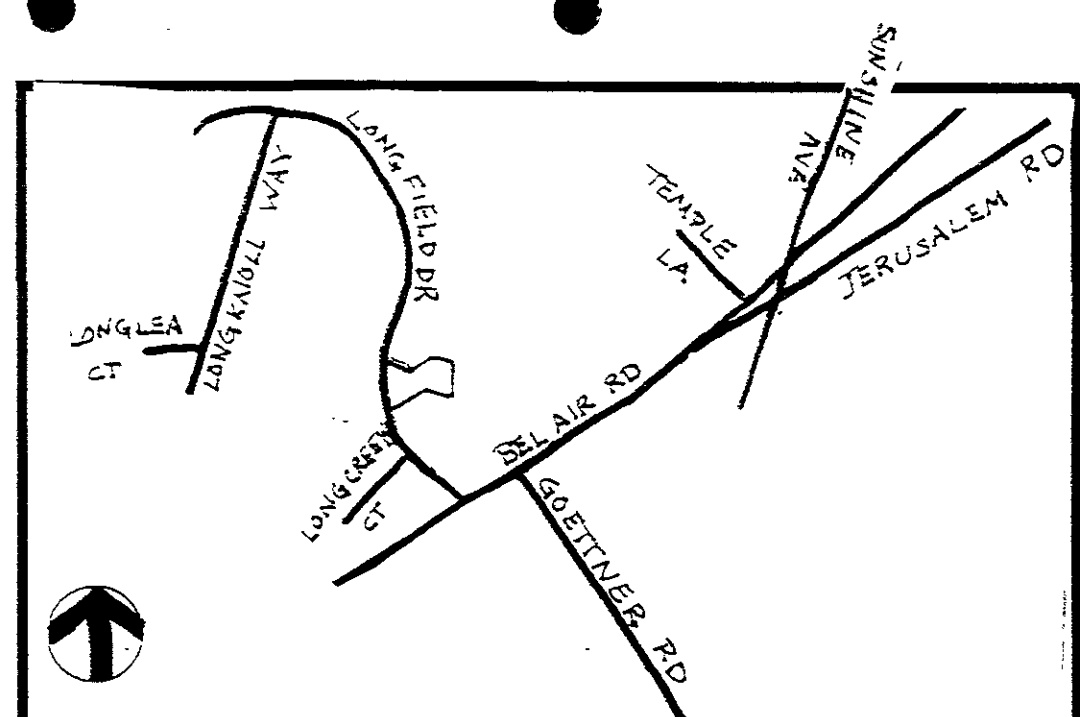
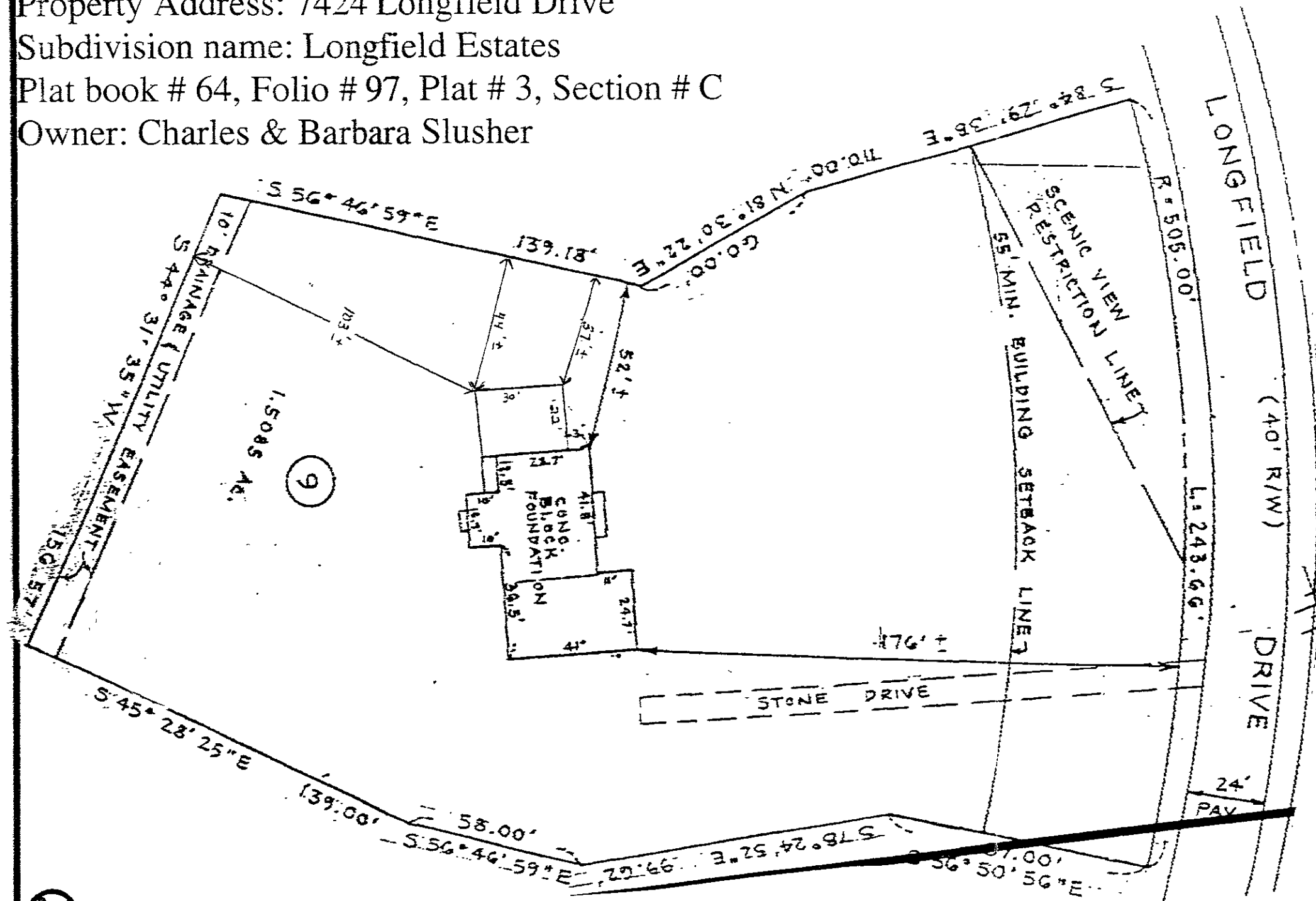
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

Property Address: 7424 Longfield Drive

Subdivision name: Longfield Estates

Plat book # 64, Folio # 97, Plat # 3, Section # C

Owner: Charles & Barbara Slusher



Vicinity Map scale 1" = 1000'

LOCATION INFORMATION

Election District: 11

Councilman District: 5

1" = 200" scale map #: NE-14J

Zoning: RC-5

Lot Size: 1.5085 acreage 66,372 square feet

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

Chesapeake Bay Critical Area:

Prior Zoning Hearings: NONE

ZONING OFFICE USE ONLY!

Reviewed by:

ITEM #:

CASE #:

UC

5

01-
005-
A

Revised 7/27/00

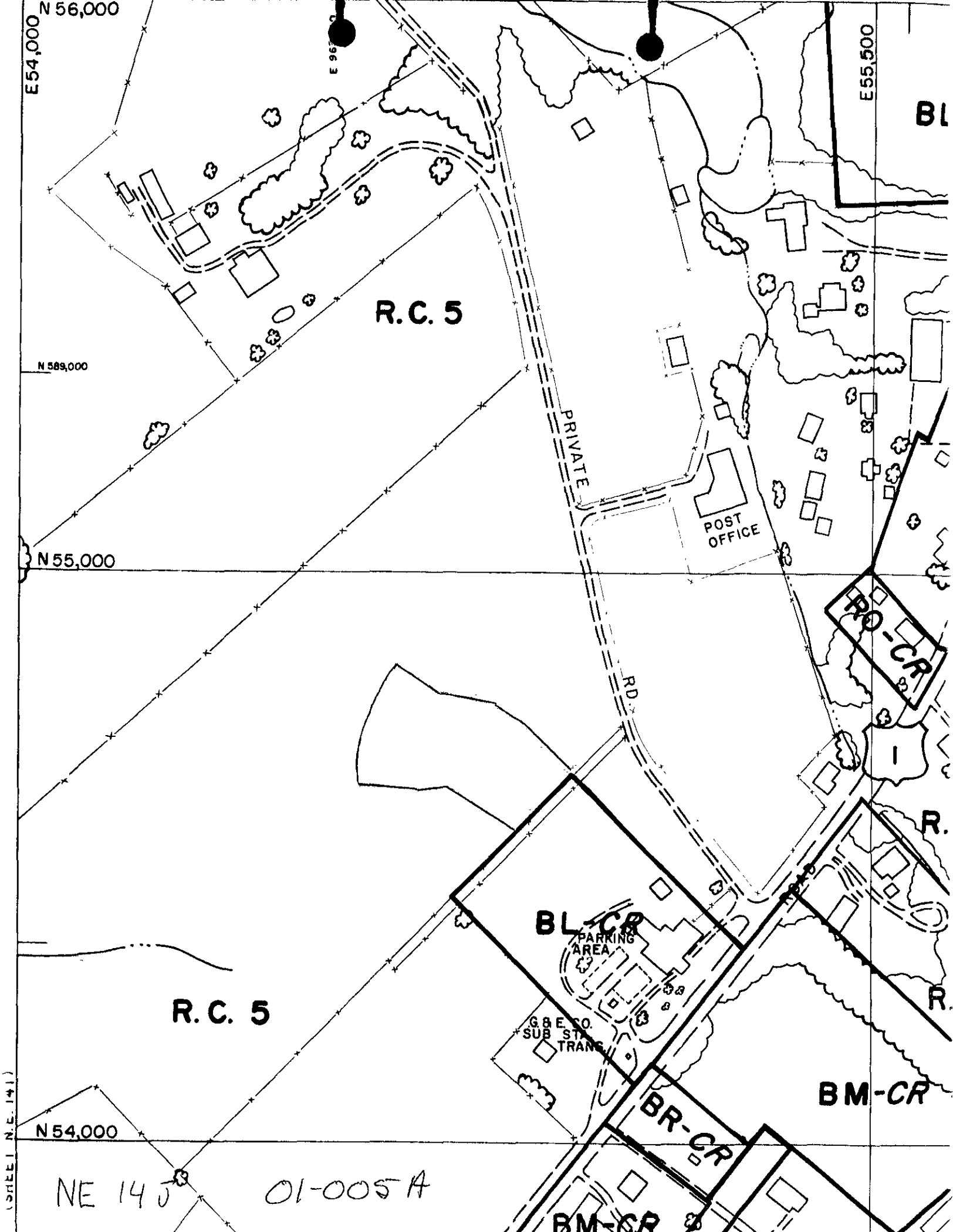


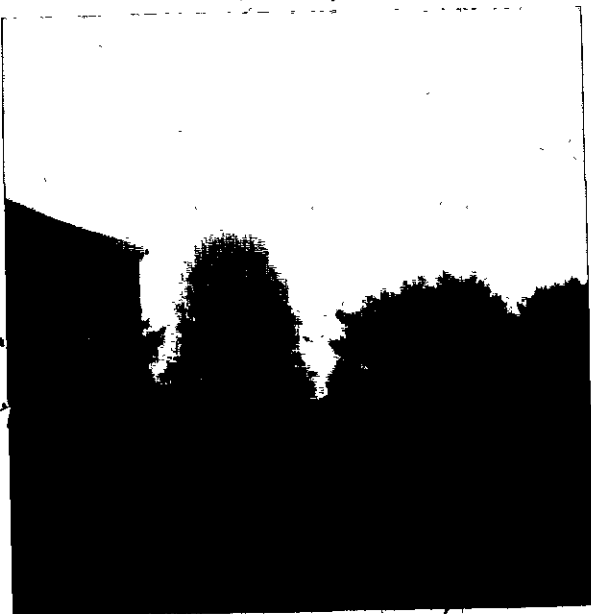
North

Date: 7/18/00

Prepared by: *mjc* for Bel Air Construction, Inc. Scale of Drawing: 1" = 40'

Att. 94-1



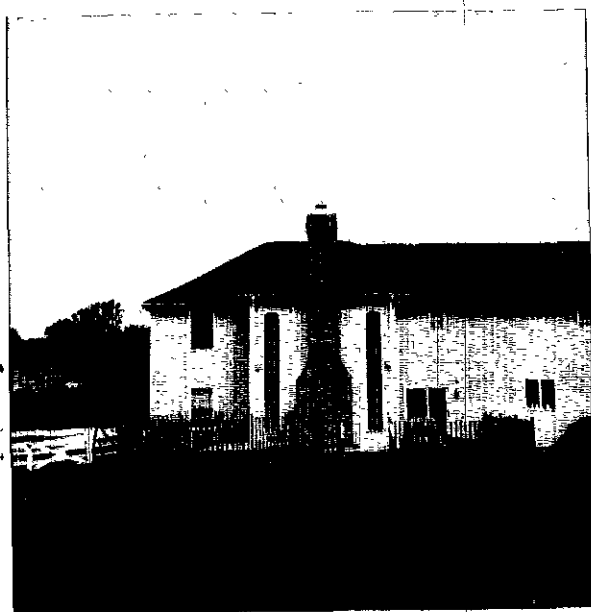


proposed
addition site

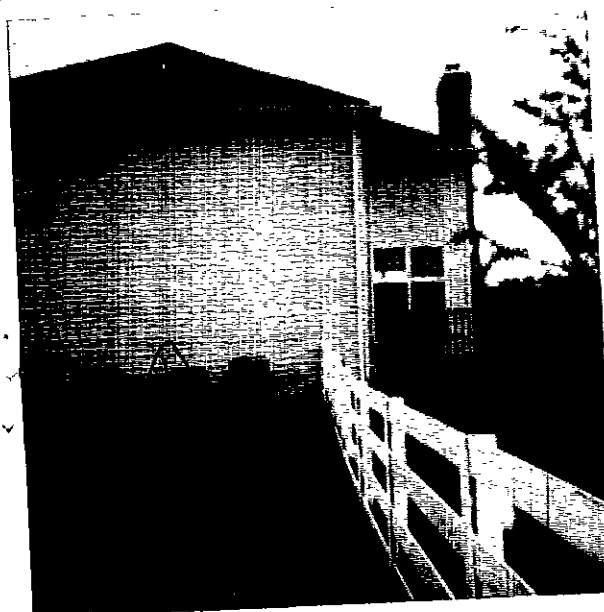
property line



proposed addition
site



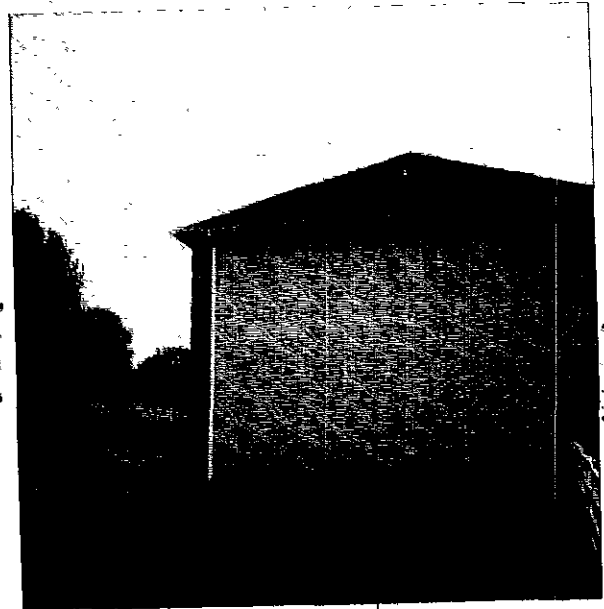
proposed addition site



proposed addition site



proposed addition site



01-005A

proposed addition site

