

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W/S Gray Haven Court, 250' W		
centerline of Gray Haven Road	*	DEPUTY ZONING COMMISSIONER
12th Election District		
7th Councilmanic District	*	OF BALTIMORE COUNTY
(1618 Gray Haven Court)		
	*	CASE NO. 01-105-A
Louis and Linda Cerreta		
Petitioners	*	

* * * * *

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, Louis and Linda Cerreta. The variance request is for property located at 1618 Gray Haven Court, in the Gray Manor area of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.P.B. approval 12/10/57), to permit an existing single family dwelling with addition to have a rear yard setback of 44 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.

COPIES RECEIVED FOR FILING

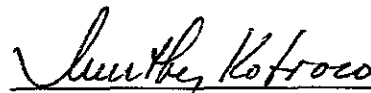
Date 10/18/00

By J.P. Cameron

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 18th day of October, 2000, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.P.B. approval 12/10/57), to permit an existing single family dwelling with addition to have a rear yard setback of 44 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.



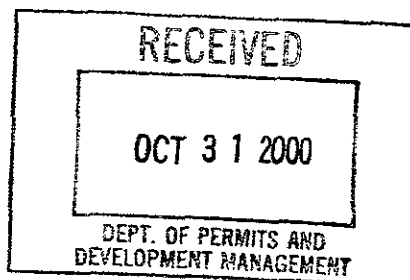
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date 10/18/00

By R. S. [Signature]



IN RE: PETITION FOR ADMIN. VARIANCE

W/S Gray Haven Court, 250' W
centerline of Gray Haven Road
12th Election District
7th Councilmanic District
(1618 Gray Haven Court)

Louis and Linda Cerreta
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-105-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, Louis and Linda Cerreta. The variance request is for property located at 1618 Gray Haven Court, in the Gray Manor area of Baltimore County. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.P.B. approval 12/10/57), to permit an existing single family dwelling with addition to have a rear yard setback of 44 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

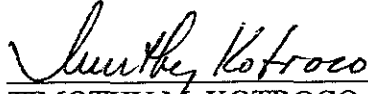
Date 10/18/00

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 18th day of October, 2000, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.P.B. approval 12/10/57), to permit an existing single family dwelling with addition to have a rear yard setback of 44 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

ORDER RECEIVED FOR FILING

Date 10/18/00

By [Signature]



Baltimore County
Zoning Commissioner

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

October 18, 2000

Mr. & Mrs. Louis Cerreta
1618 Gray Haven Court
Baltimore, Maryland 21222

Re: Petition for Administrative Variance
Case No. 01-105-A
Property: 1618 Gray Haven Court

Dear Mr. & Mrs. Cerreta:

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,

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 1618 Gray Haven Ct.
which is presently zoned R18 DR10.5

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) 1802.3.B (B.C.Z.R.)

B.C.P.B. APPROVAL 12/10/57

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A REARYARD SETBACK OF
44 FEET IN LIEU OF 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):

LOUIS W. CERRETA
Name - Type or Print

Louis W. Cerreta
Signature

LINDA L. CERRETA
Name - Type or Print

Linda L. Cerreta
Signature

1618 GRAY HAVEN CT. 282-5732
Address Telephone No.

Ba/lt. Md. 21222
City State Zip Code

Representative to be Contacted:

MARK W. CERRETA
Name

1618 Gray Haven Ct. 285-3668
Address Telephone No.

Ba/lt. Md. 21222
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, 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. 01-105-A

Reviewed By LTM

Date 9/8/00

Estimated Posting Date

9/17/00

REC'D 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

Address 1618 GRAY HAVEN CT.
City BALTO. State MD. Zip Code 21222

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):

I'm building this addition for my grandmother who's getting up in age. The addition will comply with all of the others in the neighborhood

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.

Louis W. Cerreta
Signature

LOUIS W. CERRETA
Name - Type or Print

Linda L. Cerreta
Signature

LINDA L. CERRETA
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

LOUISE WILLIAM CERRETA & LINDA LEE CERRETA

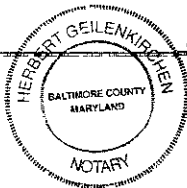
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date August 22, 2000

Herbert Geilenkirchen
Notary Public

REV 09/15/98



Herbert Geilenkirchen, Notary Public
Baltimore County
State of Maryland
My Commission Expires 11-1-2000
My Commission Expires Oct. 1, 2000

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

1618 Gray Haven Ct.
Address
Balt. Md. 21222
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):

I'm building this addition for my grandmother who's getting up in age. The addition will be like all of the others in the neighborhood

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.

Louis W. Cerreta
Signature

Louis W. CERRETA
Name - Type or Print

Linda L. Cerreta
Signature

LINDA L. CERRETA
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

LOUIS William CERRETA & LINDA LEE CERRETA

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.

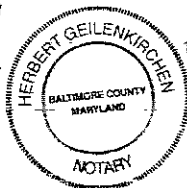
AS WITNESS my hand and Notarial Seal

August 22, 2000
Date

Herbert Geilenkirchen
Notary Public

My Commission Expires 10-1-2000

REV 09/15/98



Herbert Geilenkirchen, Notary Public
Baltimore County
State of Maryland
My Commission Expires Oct. 1, 2000



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1618 Gray Haven Ct.
which is presently zoned ~~R1~~ DR 10.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3.B (BCZR)

B.C.P.B. APPROVAL 12/10/57

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH
ADDITION TO HAVE A REARYARD SETBACK OF 44 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):

LOUIS W. CERRETA
Name - Type or Print _____

Louis W. Cerreta
Signature _____

LINDA L. CERRETA
Name - Type or Print _____

Linda L. Cerreta
Signature _____

1618 GRAY HAVEN CT.
Address _____ Telephone No. 282-5132

BALTO MD
City _____ State _____ Zip Code 21222

Representative to be Contacted:

MARK W. CERRETA
Name _____

1618 GRAY HAVEN CT.
Address _____ Telephone No. 285-3668

BALTO. MD.
City _____ State _____ Zip Code 21222

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. 01-105-A

Reviewed By LTM Date 9/5/00

Estimated Posting Date 9/29/00

REV 9/15/98

ZONING DESCRIPTION FOR 1618 GRAY HAVEN COURT

BEGINNING AT A POINT ON THE WEST SIDE OF GRAY HAVEN COURT WHICH IS 60' WIDE AT A DISTANCE OF 250' SOUTHWEST OF THE CENTERLINE THE NEAREST IMPROVED INTERSECTING STREET GRAY HAVEN ROAD WHICH IS 60' WIDE BEING LOT 33 IN THE SUBDIVISION OF GRAY HAVEN AS RECORDED IN BALTIMORE COUNTY PLAT BOOK 24 FOLIO 104 CONTAINING 2070 SQ. FT. ALSO KNOWN AS 1618 GRAY HAVEN COURT AND LOCATED IN THE 12TH ELECTON DISTRICT AND 7TH COUNCILMAN'S DISTRICT.

01-105-A

105

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 95296

DATE 9/5/00 ACCOUNT 120016150

AMOUNT \$ 50.00

RECEIVED FROM: LOUIS CERRETA

FOR: GIO VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL FOR
9/06/2000 9/05/2000 10:12:44
REC 4802 CASHIER DIAL DND DND
SER 5 528 JUDGE VERIFICATION
RECEIPT # 151696
LR # 120016150

RECEIVED FOR
50.00
BALTIMORE COUNTY, MARYLAND

01-105-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-105-A

Petitioner/Developer: LOUIS

CERRITA

Date of Hearing/Closing: 9 OCT 00

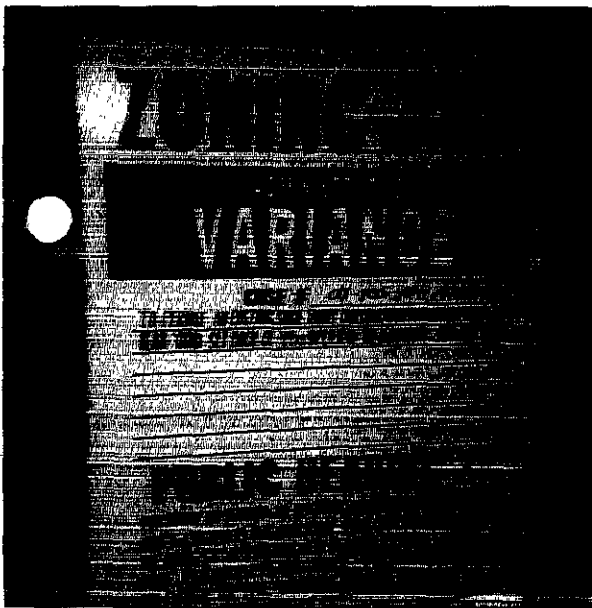
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 1618 GRAY HAVEN CT

The sign(s) were posted on Sep 17, 2000
(Month, Day, Year)



Sincerely,

[Signature] 17 Sep 2000
(Signature of Sign Poster and Date)

SSgt ROBERT BLACK
(Printed Name)

1508 Leslie Rd
(Address)

DUNDALK, MD 21222
(City, State, Zip Code)

410-282-7940
(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 105 -A Address 1618 GRAY HAVEN CT
Contact Person: LLOYD MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/5/00 Posting Date: 9/17/00 Closing Date: 10/2/00

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 MARK - 410-282-3068

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 105 -A Address 1618 GRAY HAVEN CT.
Petitioner's Name LOUIS CERRETA Telephone (410) 282-5732
Posting Date: 9/17/00 Closing Date: 10/2/00
Wording for Sign: To Permit AN EXISTING SINGLE FAMILY
DWELLING WITH ADDITION TO HAVE A REAR YARD
SETBACK OF 44 FEET IN LIEU OF THE REQUIRED
50 FEET

WCR - Revised 6/28/00

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 105 -A Address 1618 GRAY HAVEN CT.

Contact Person: Jun for LLOYD MOXLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

"REVISION"
Filing Date: 9-14-00 Posting Date: 9-24-00 Closing Date: 10-9-00

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 105 -A Address 1618 GRAY HAVEN CT.
Petitioner's Name LOUIS CERRETA Telephone 410-282-5732

Posting Date: 9-24-00 Closing Date: 10-9-00

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION TO HAVE A REAR YARD SETBACK
OF 44 FEET IN LIEU OF THE REQUIRED 50 FEET.

01-105-A

WCR - Revised 6/28/00

I HAVE RECEIVED "NEW" POSTING INFO.

**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 - 105 - A
Petitioner: MARK W. CERRETTA
Address or Location: 1618 GRAY HAVEN CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: LINDA LEE CERRETTA
Address: 1618 GRAY HAVEN CT.

Telephone Number: 410 - 282 - 5732

Revised 2/20/98 - SCJ

01-105-A

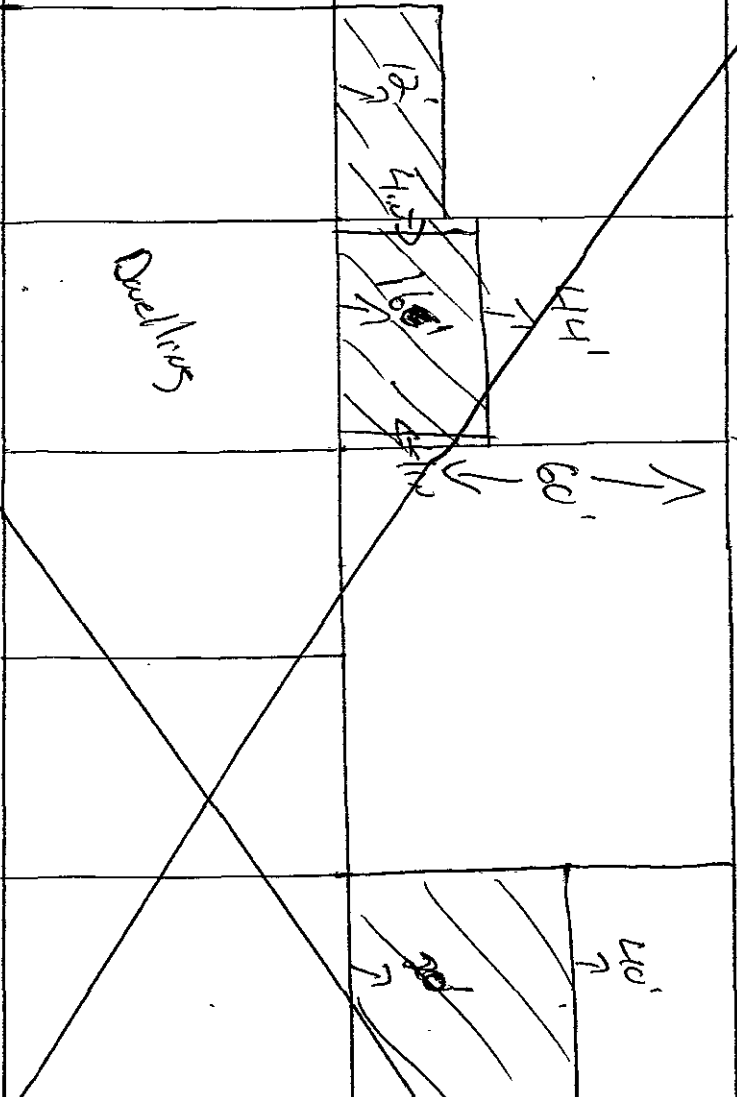
PROPERTY ADDRESS: 1618 Green House CT.

~~Subdivision name:~~

_____ , lot # _____ , section # _____
~~_____ , plot book # _____~~

OWNER: Linda Galletta

✓ 377A



Gray Haven Ct.

③

North

date: 6-15-60

prepared by: M. Saeed

Scale of Drawing: 1"=_____

LOCATION INFORMATION

Election District: 15

Councilman District. 7

1"=200' scale map: 5E31

Zoning: residential

Lot size: 10 acreage 210 square feet

public private

SEWER: ☒

WATER: ☒

~~Chesapeake Bay Critical Area;~~

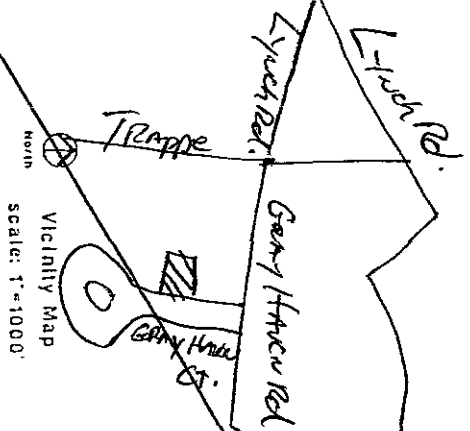
~~Prior Zoning Hearings:~~

Zoning Office ~~USE~~ ONLY!

reviewed by:	ITEM #:	CASE#:

ITEM #:

CASE#:





Baltimore County
Department of Permits and
Development Management

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

October 6, 2000

Louis W. & Linda L. Cerreta
1618 Gray Haven Court
Baltimore, MD 21222

Dear Mr. & Mrs. Cerreta:

RE: Case Number: 01-105-A, 1618 Gray Haven Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 14, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

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

WCR: gdz

Enclosures

C: Mark W. Cerreta, 1618 Gray Haven Court, Baltimore 21222
People's Counsel



B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

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

DATE: October 10, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
 for October 2, 2000
 Item Nos. 105, 116, 117, 119, 120,
 122, 124, and 125

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**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 3, 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 September 25, 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:

105, 116, 120, 122, 123, 124, 125

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

cc: File

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *Ac/RBS*

DATE: October 3, 2000

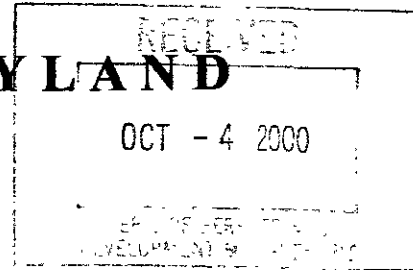
SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of September 25, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
105	1618 Gray Haven Court
116	7660 Old Battle Grove Road
117	10 North Point Terrace
119	9633 Belair Road
120	7851 St. Bridget Lane
121	White Marsh Business Park
122	2626 Luiss Deane Drive
123	139 Newberg Avenue
124	10602 Topsfield Drive
125	11 Helicopter Drive

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

DATE: October 2, 2000

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-105, 01-117, and 01-120

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:

A handwritten signature in black ink, appearing to read "Mark A. Cunningham", written over a horizontal line.

Section Chief:

A handwritten signature in black ink, appearing to read "Jeffrey W. Lay", written over a horizontal line.

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

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

Date: 9.25.00

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

RE: Baltimore County
Item No. 105 LTM

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 Gredelein at 410-545-5606 or by E-mail at (lgredelein@sha.state.md.us).

Very truly yours,

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

My telephone number is _____

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

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

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

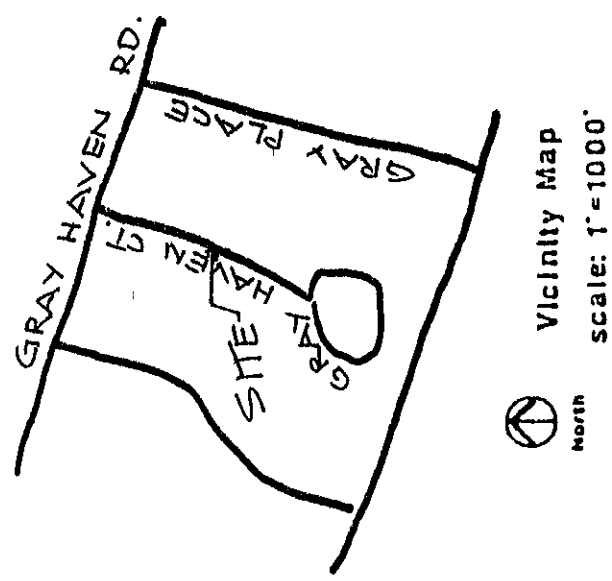
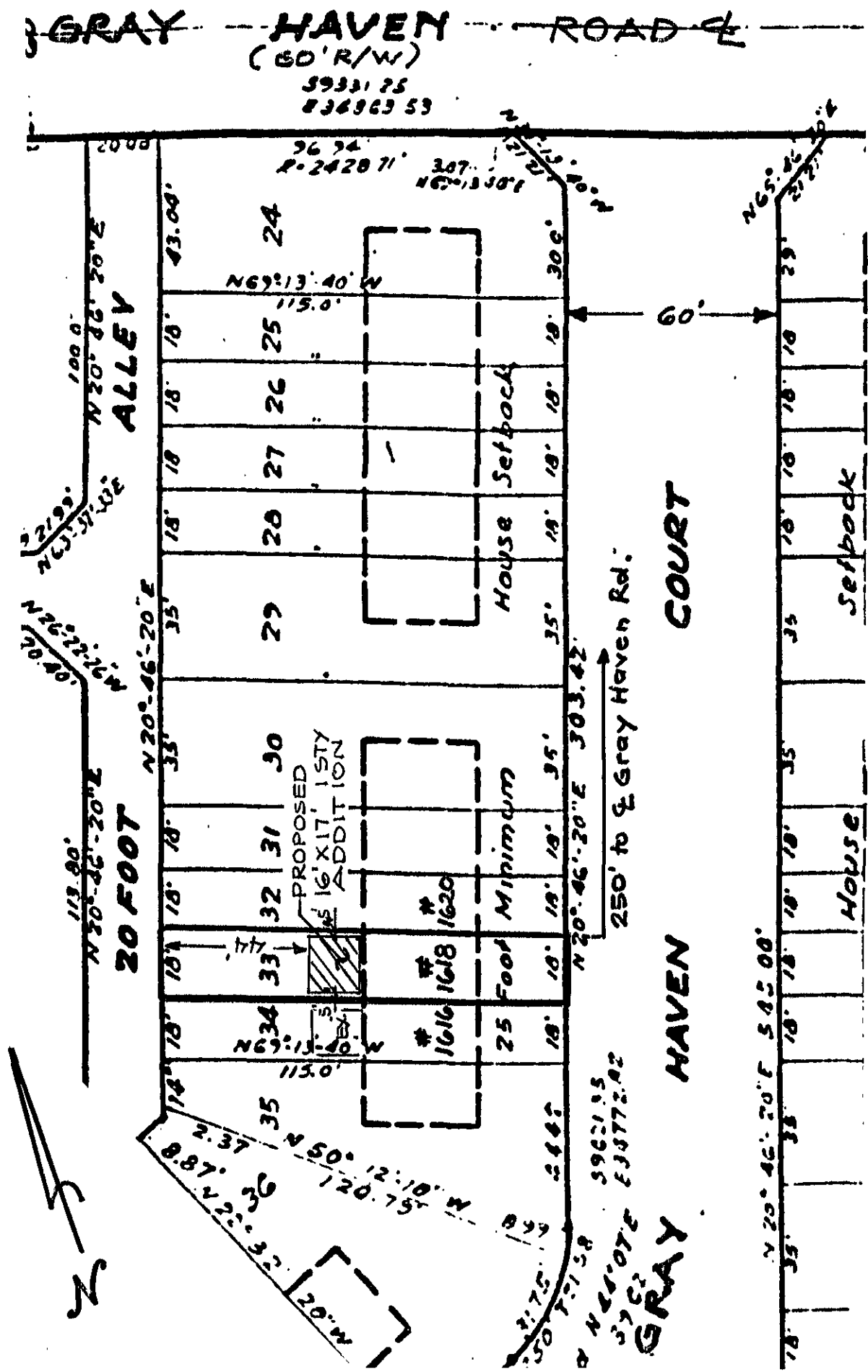
PROPERTY ADDRESS: 1618 GRAY HAVEN COURT

Subdivision name: GRAY HAVEN

plat book # 24, folio # 104, lot # 33, section # 1

OWNER: LOUIS & LINDA CERRETA

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



LOCATION INFORMATION

Election District: 12TH
Councilmanic District: C-7
1"=200' scale map #: SE 3F
Zoning: DR 10.5
Lot size: 2,070 square feet
Chesapeake Bay Critical Area: YES ☐ NO ☒
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: LTM
ITEM #: 105
CASE #: 01-105-A

OWNERS WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON SAID PLOT PREPARED BY BALTO. CO.

OWNER: [Signature] DATE: 2-14-00

OWNER: _____ DATE: _____

Plot. Q. #1
01-105-A

Scale of Drawing: 1"= 40'

[illegible]

01+105-A

SE 3-F

D.R. 10.5

D.R. 5.5

R.C. 20

Oakwood Road

Creston Road

Southbrook Road

Westfield Avenue

Lynch Road

Gray Haven Road

Park Haven Road

Midhaven Road

Del Haven Road

Boundary Road

BL

9,000

10,000

(SHEET S.E. 3-4)

01+105-A

SE 3-F

D.R. 10.5

D.R. 5.5

BL

Oakwood Road

Southbrook Road

Creston Road

Westfield Avenue

Lynch Road

Gray Haven Road

Park Haven Road

Midhaven Road

Del Haven Road

North Boundary Road

9,000

10,000

PLAT MAP

SE 3-F

100' = 1"

SHEET 5.3-6

Oakwood Road

Creston Road

Southbrook Road

Westfield Avenue

Lynch Road

Gray Haven Road

Park Haven Road

Midhaven Road

Del Haven Road

Boundary Road

BL

GRAY HAVEN

D.R. 10.5

D.R. 5.5

01+105-A

SE 3-F

N 325,000

D.R. 10.5

D.R. 5.5

R.C. 20

D.R. 5.5

Oakwood Road

Southbrook Road

Creston Road

Westfield Avenue

Lynch Road

Gray Haven Road

Park Haven Road

Midhaven Road

Del Haven Road

Boundary Road

BL

SE 3-F

N 325,000

01+105-A

01+105-A

SE 3-F

N 325,000

D.R. 10.5

D.R. 5.5

R.C. 20

D.R. 5.5

Oakwood Road

Southbrook Road

Creston Road

Westfield Avenue

Lynch Road

Gray Haven Road

Park Haven Road

Midhaven Road

Del Haven Road

Boundary Road

BL

01+105-A

SE 3-F

N 325,000

D.R. 10.5

D.R. 5.5

R.C. 20

D.R. 5.5

Oakwood Road

Southbrook Road

Creston Road

Westfield Avenue

Lynch Road

Gray Haven Road

Park Haven Road

Midhaven Road

Del Haven Road

Boundary Road

BL

SE 3-F

N 325,000

01+105-A

01+105-A

SE 3-F

N 325,000

D.R. 10.5

D.R. 5.5

R.C. 20

D.R. 5.5

Oakwood Road

Southbrook Road

Creston Road

Westfield Avenue

Lynch Road

Gray Haven Road

Park Haven Road

Midhaven Road

Del Haven Road

Boundary Road

BL

SE 3-F

N 325,000

01+105-A

This is a detailed plat map showing various land parcels, roads, and survey points. The map includes labels for areas like DRIO.5, D.R. 5.5, R.C. 20, BL, D.R. 10.5, SOUTH BROOK ROAD, CRESTON ROAD, WESTFIELD AVENUE, PARK HAVEN ROAD, MIDHAVEN ROAD, DEL HAVEN ROAD, NORTH BOUNDARY, EDDY LYNCH ROAD, GRANGE ROAD, and OAKWOOD ROAD. A large handwritten number "01+165-A" is visible in the bottom right corner.

[illegible]

01+105-A

SE 3-F

N 325,000

D.R. 10.5

D.R. 5.5

R.C. 20

D.R. 5.5

Oakwood Road

Creston Road

Southbrook Road

Westfield Avenue

Lynch Road

Gray Haven Road

Park Haven Road

Midhaven Road

Del Haven Road

Boundary Road

BL

01+105-A

SE 3-F

N 325,000

D.R. 10.5

D.R. 5.5

R.C. 20

D.R. 5.5

Oakwood Road

Creston Road

Southbrook Road

Westfield Avenue

Lynch Road

Gray Haven Road

Park Haven Road

Midhaven Road

Del Haven Road

Boundary Road

BL

01+105-A

SE 3-F

N 325,000

D.R. 10.5

D.R. 5.5

R.C. 20

D.R. 5.5

Oakwood Road

Creston Road

Southbrook Road

Westfield Avenue

Lynch Road

Gray Haven Road

Park Haven Road

Midhaven Road

Del Haven Road

Boundary Road

BL

01+105-A

SE 3-F

N 325,000

D.R. 10.5

D.R. 5.5

R.C. 20

D.R. 5.5

Oakwood Road

Creston Road

Southbrook Road

Westfield Avenue

Lynch Road

Gray Haven Road

Park Haven Road

Midhaven Road

Del Haven Road

Boundary Road

BL

PLAT MAP

SE 3-F

1" = 100'

SHEET 5.3-6

Oakwood Road

Creston Road

Southbrook Road

Westfield Avenue

Lynch Road

Gray Haven Road

Park Haven Road

Midhaven Road

Del Haven Road

Boundary Road

BL

GRAY HAVEN

D.R. 10.5

D.R. 5.5

PLAT MAP

SE 3-F

1" = 100'

SHEET 5.3-6

Oakwood Road

Creston Road

Southbrook Road

Westfield Avenue

Lynch Road

Gray Haven Road

Park Haven Road

Midhaven Road

Del Haven Road

Boundary Road

BL

GRAY HAVEN

D.R. 10.5

D.R. 5.5

PLAT MAP

SE 3-F

1" = 100'

SHEET 5.3-6

Oakwood Road

Creston Road

Southbrook Road

Westfield Avenue

Lynch Road

Gray Haven Road

Park Haven Road

Midhaven Road

Del Haven Road

Boundary Road

BL

GRAY HAVEN

D.R. 10.5

D.R. 5.5

PLAT MAP

SE 3-F

1" = 100'

SHEET 5.3-6

Oakwood Road

Creston Road

Southbrook Road

Westfield Avenue

Lynch Road

Gray Haven Road

Park Haven Road

Midhaven Road

Del Haven Road

Boundary Road

BL

GRAY HAVEN

D.R. 10.5

D.R. 5.5

[illegible]

PLAT MAP

SE 3-F

1" = 100'

SHEET 5.3-6

Oakwood Road

Creston Road

Southbrook Road

Westfield Avenue

Lynch Road

Gray Haven Road

Park Haven Road

Midhaven Road

Del Haven Road

Boundary Road

BL

GRAY HAVEN

D.R. 10.5

D.R. 5.5

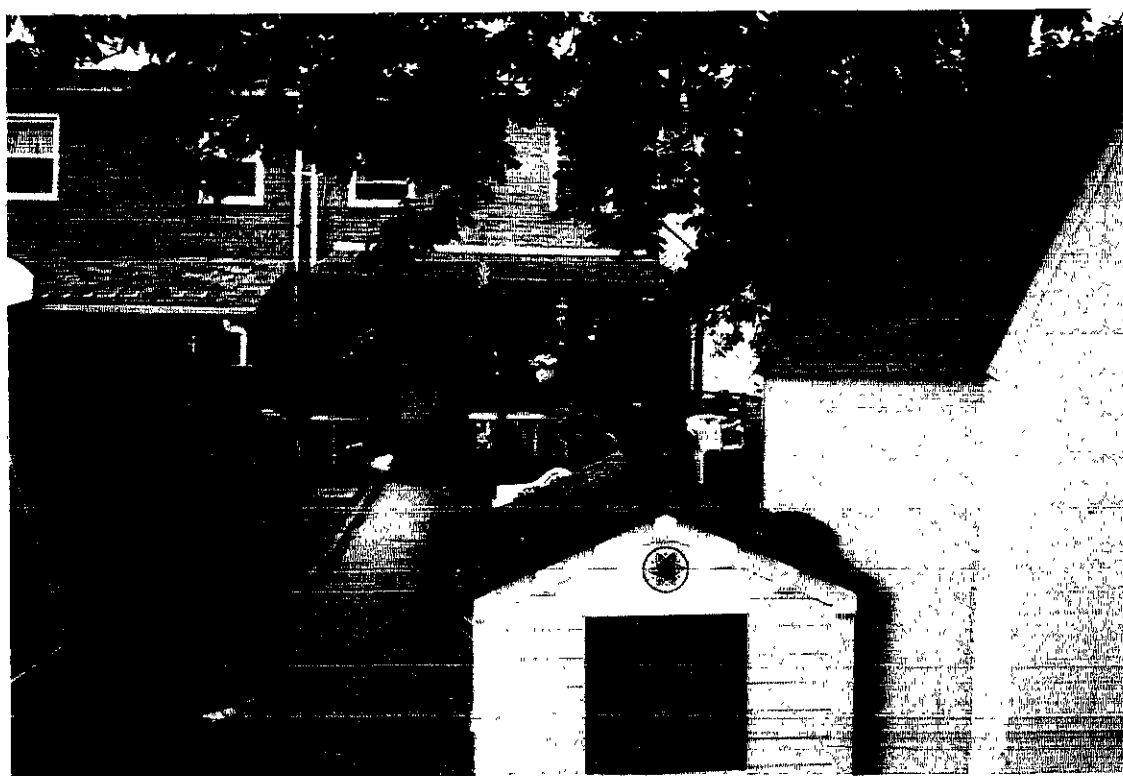
SE 3-F

1" = 100'

SHEET 5.3-6



01-105-A



01-105-A



01-105-A

F-NE E-NW
F-SE E-SW

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS		SCALE
BY	DATE	
		1" = 200'
		DATE OF PHOTOGRAPHY
		DEC. 1964

NORTH POINT
GRAY MANOR

± 105



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SHEET 1

LOCATION

SCALE

1" = 200'

SE

3-F

NORTH POINT
GRAY MANOR

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

DATE
OF
PHOTOGRAPHY
JANUARY
1986

H 105

01-105-A