

IN RE: PETITION FOR VARIANCE
SW from centerline of intersection
Scotts Knoll Court & Westwicke Lane
8th Election District
3rd Councilmanic District
(1112 Westwicke Lane)

Mark A. Powers
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-108-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Mark Powers. The Petitioner is requesting a variance for property he owns at 1112 Westwicke Lane. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a set back of 3 ft. in lieu of the required 35 ft. for a proposed dwelling and to amend the last approved Final Development Plan for Westwicke.

Appearing at the hearing on behalf of the variance request were Mark Powers, owner of the property and Lee Talboys, a landscape architect assisting the property owner. Appearing as interested persons in the case were Harold Burns and Scott Fine.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 5.825 acres, more or less, zoned RC 2. The subject lot is unimproved at this time. The Petitioner, Mr. Powers, is interested in constructing a 7,000 sq. ft. home on the subject property. The footprint of the house and lot are more particularly shown on Petitioner's Exhibit No. 1, the site plan submitted at the hearing. Because of the slope of the property, as well as the location of a septic reserve area and a forest buffer easement located to the rear of the site, the Petitioner has opted to situate his house towards the front of the building lot. As can be seen

ORDER RECEIVED FOR FILING

Date

by

10/19/00
P. J. Gannon

from the site plan, the lot is triangularly shaped and, therefore, the house, being sited on the front portion of the property, fails to meet all required side yard setbacks. In order to proceed with the house at this location, the variance is necessary. The variance is requested from the common property line shared with property owned by Maryvale Preparatory School. The Petitioner submitted into evidence a letter of support signed by a representative of Maryvale, as well as Mr. Tom Faust, the owner of the other adjacent lot.

As stated previously, Mr. Harold Burns and Mr. Scott Fine attended the hearing. These gentlemen did not oppose the Petitioner's request for variance and preferred to see the house sited in the area shown on the site plan, thereby protecting the steep slopes on the property as well as the forest buffer area. However, they asked that certain conditions and restrictions be imposed upon the property owner to further protect the forest buffer area and the Dipping Pond Run located off site.

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

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

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

ORDER RECEIVED FOR FILING
Date 10/19/00
By R. J. [Signature]

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

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

THEREFORE, IT IS ORDERED this 19th day of October, 2000, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a set back of 3 ft. in lieu of the required 35 ft. for a proposed dwelling and to amend the last approved Final Development Plan for Westwicke, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioner shall be prohibited from clearing in excess of 15,000 sq. ft. of forested area on the subject property during construction.
- 3) The Petitioner shall be required to install and utilize super silt fencing during construction.

ORDER FOR VARIANCE FOR FILING
DATE: 10/19/00
BY: R. J. Jemison



Baltimore County
Zoning Commissioner

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

October 19, 2000

Mr. Mark Powers
8032 Upperfield Lane
Owings Mills, Maryland 21117

Re: Petition for Variance
Case No. 01-108-A
Property: 1112 Westwicke Lane

Dear Mr. Powers:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been approved 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



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

Copies to:

Mr. Lee Talboys
P. O. Box 66479
900 Oak Hill Road
Baltimore, MD 21239

Mr. Harold Burns
5 Candlestick Drive
Timonium, MD 21093

Mr. Scott Fine
8 Barstad Court
Timonium, MD 21093



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1112 Westwick Lane

which is presently zoned RC2

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) 1A01.3.B.3 ~~TO PERMIT A~~ ~~TO PERMIT A~~

~~SIDE YARDS~~
SETBACK OF 3 FT. IN LIEU OF THE REQUIRED 35 FT. FOR A PROPOSED DWELLING,
AND TO AMEND THE LAST APPROVED ~~FINAL~~ DEVELOPMENT PLAN FOR WESTWICK
LOT 1A TO BUILD OUTSIDE OF THE BUILDING ENVELOPE,

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

TO BE DETERMINED AT HEARING,

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

Case No. 01-108-A

REV 9/16/98

Legal Owner(s):

MARK A. POWERS

Name - Type or Print

Mark Powers

Signature

Name - Type or Print

Signature

8032 Upperfield Lane

410.977-3172

Address

Owings Mills

MD

Telephone No

21117

City

State

Zip Code

Representative to be Contacted:

Same as above

Name

Address

Telephone No

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By VL

Date 9/7/00

24 108 No. 86618

DATE 9/7/00 ACCOUNT K2016140

AMOUNT \$ 100.00

RECEIVED
FROM: 7214-100

FOR: EV AND AMERIND FDI

WHITE - CASHIER

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

SECRET

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1963 11 21 11:23 AM

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William B. Ewald

01-108-A

CASHIER'S VALIDATION

**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: #01-108-A
1112 Westwicke Lane
end of Westwicke Lane
cul-de-sac, 400 feet +/- SW
of Intersection Westwicke
Lane and Scottsknoll Court
8th Election District
3rd Councilmanic District
Legal Owner(s): Mark A.
Powers

Variance: to permit a setback
of 3 feet in lieu of the required
35 feet for a proposed dwell-
ing and to amend the last ap-
proved Final D.

Hearing: Tuesday, October
17, 2000 at 9:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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

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

9/24/5 Sept. 28 C422351

CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/28/, 2000

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published in
Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 9/28/, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

RE: Case No.: 01-108-A

Petitioner/Developer: _____

Mark Powers

Date of Hearing/Closing: 10-17-00

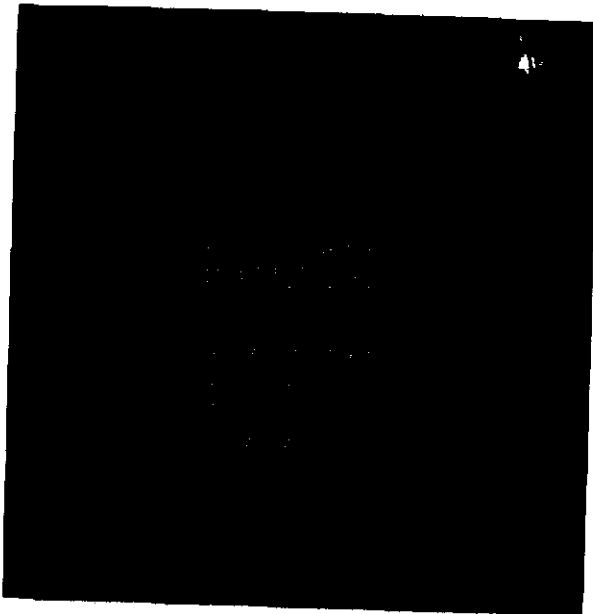
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 1112 Westwicke Lane
Lutherville, MD 21093

The sign(s) were posted on September 27, 2000
(Month, Day, Year)



Sincerely,

Stacy Gardner 9/27/00
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410.781.4000

(Telephone Number)

RE: PETITION FOR VARIANCE
1112 Westwicke Lane, End of Westwicke Ln cul-de-sac,
400'+/- SW of intersection Westwicke Ln & Scottsknoll Ct
8th Election District, 3rd Councilmanic

Legal Owner: Mark A. Powers
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-108-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of September, 2000 a copy of the foregoing Entry of Appearance was mailed to Legal Owner Mark A. Powers, 8032 Upperfield Lane, Owings Mills, MD 21117, Petitioner.


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

September 15, 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: 01-108-A

1112 Westwicke Lane

end of Westwicke Lane cul-de-sac, 400 feet +/- SW of intersection Westwicke land and Scottsknoll Court

8th Election District – 3rd Councilmanic District

Legal Owner: Mark A. Powers

Variance to permit a setback of 3 feet in lieu of the required 35 feet for a proposed dwelling and to amend the last approved Final D

Tuesday

HEARING: ~~Wednesday~~, October 17, 2000, 9:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon", with the initials "GDZ" written below it.

Arnold Jablon
Director

C: Mark A Powers, 8032 Upperfield Lane, Owings Mills 21117

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY: SEPTEMBER 29, 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, September 28, 2000 Issue – Jeffersonian

Please forward billing to:

Mark A. Powers
8032 Upperfield Lane
Owings Mills, MD 21117

410 977-3172

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: 01-108-A

1112 Westwicke Lane

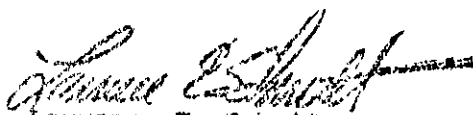
end of Westwicke Lane cul-de-sac, 400 feet +/- SW of intersection Westwicke land and Scottsknoll Court

8th Election District – 3rd Councilmanic District

Legal Owner: Mark A. Powers

Variance to permit a setback of 3 feet in lieu of the required 35 feet for a proposed dwelling and to amend the last approved Final D

HEARING: Wednesday, October 17, 2000, 9:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt
C02

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: 01-108-A

Petitioner: MARK A. POWERS

Address or Location: 1112 WESTWICK LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARK A. POWERS

Address: 8032 UPPERFIELD LANE

OWINGS MILLS, MD 21117

Telephone Number: 410-977-3172

Revised 2/20/98 - SCJ

01-108-A



Baltimore County
Department of Permits and
Development Management

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

October 13, 2000

Mark A. Powers
8032 Upperfield Lane
Owings Mills, MD 21117

Dear Mr. Powers:

RE: Case Number: 01-108-A, 1112 Westwicke Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 7, 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. 612
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: 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 September 25, 2000
 Item Nos. 106, 107, 108, 109, 110,
 111 (409 Main Street), 112, 113, 115

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: October 3, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of September 18, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
106	51 Honeycomb Road
107	9801 Richlyn Drive
108	1112 Westwicke Lane
109	4520 East Joppa Road
110	20 Glenwood Avenue
111	409 Main Street
112	12207 Falls Road
113	4715 Ruby Avenue
115	2750 Butler Road



September 19, 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 18, 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:

106, 107, 108, 109, 110, 112, 113, and 115

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

SK
10/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 25, 2000

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-108, 01-111, & 01-115**

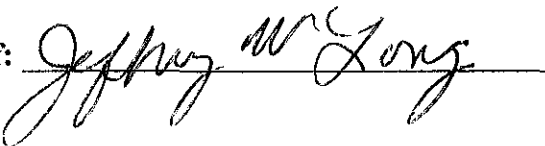
The Office of Planning has reviewed the above referenced case and has no comments to offer.

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

SEP 25 2000
[Faint stamp and handwritten notes]



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 9-18-00

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

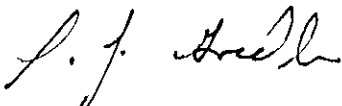
RE: Baltimore County
Item No. 108 JLL

Dear Ms. Jackson:

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

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

Very truly yours,


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

October 11, 2000

Dear Mr. Commissioner:

After careful review of the site plan and the proposed location of the dwelling located at 1112 Westwicke Lane, We hereby support the variance being requested by Mark Powers. We feel that it would be a benefit to the community.

Thank you for your time.


Alan Hoblitzell
1111 Westwicke Lane


Tom Faust
1110 Westwicke Lane

01-108-A

HISTORIC DISTRICT (NRHD) ISSUE

CONTACTED MR. POWERS ON 9/13/00 BY
PHONE HE WOULD LIKE TO PROCEED WITH
THIS VARIANCE WITH THE UNDERSTANDING THAT
HE WILL GET AN APPROVAL LETTER FROM THE
LANDMARKS PRESERVATION COMMITTEE, HE
UNDERSTANDS THAT IF THIS LETTER GIVING APPROVAL
IS NOT FORTHCOMING THAT HE WILL NEED
A SPECIAL HEARING.

JOHN LEWIS 9/13/00

01-108-A

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

MARK A POWERS

8032 Upperfield Lane Owings Mills MD 21117

LEE TALBOYS (MAXALEA)

P.O. Box 900 OAK HILL RD. BALTIMORE MD.
(P.O. Box 66479) 21239



PLEASE PRINT CLEARLY

Interested Persons
PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

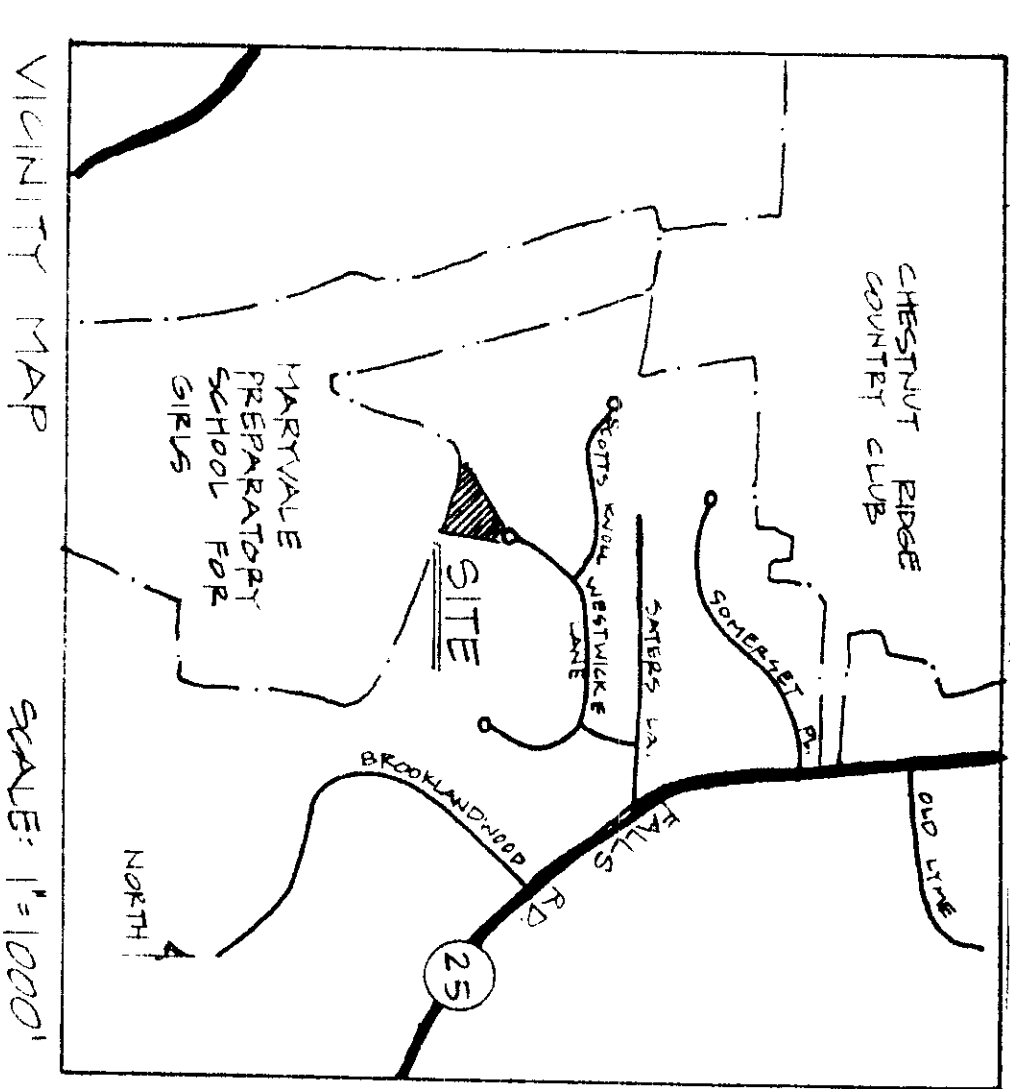
Harold Burns
Scott Fine

5 Candlestick Dr., 21093
8 Banstead Court 21093



[illegible]

Lat 19
Gulf of Mexico - J. Plate-
au. Loc. # 04020002051
Altitude 1001 m. TP. 19-05-00-05

[illegible]

Account for the
sublimation of the solid & why the
(molar heat of sublimation) ΔH_{sub} is

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- 11
- 12

Handwritten signature: [Signature]

Handwritten date: 1/1/11

REVISIONS

SHT 1 OF 1

INDEX ADP: CONTINUOUS

LANDSCAPE MAINTENANCE
MINOR 2230



Established in 1929

$P(\cdot)$ is a non-negative
 function on $\mathbb{R}^n$

BALTIMORE, MD 21230-6179
410-527-5001/EXT. 410-527-0864
MAXMILA.COM

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APPROVED BY _____

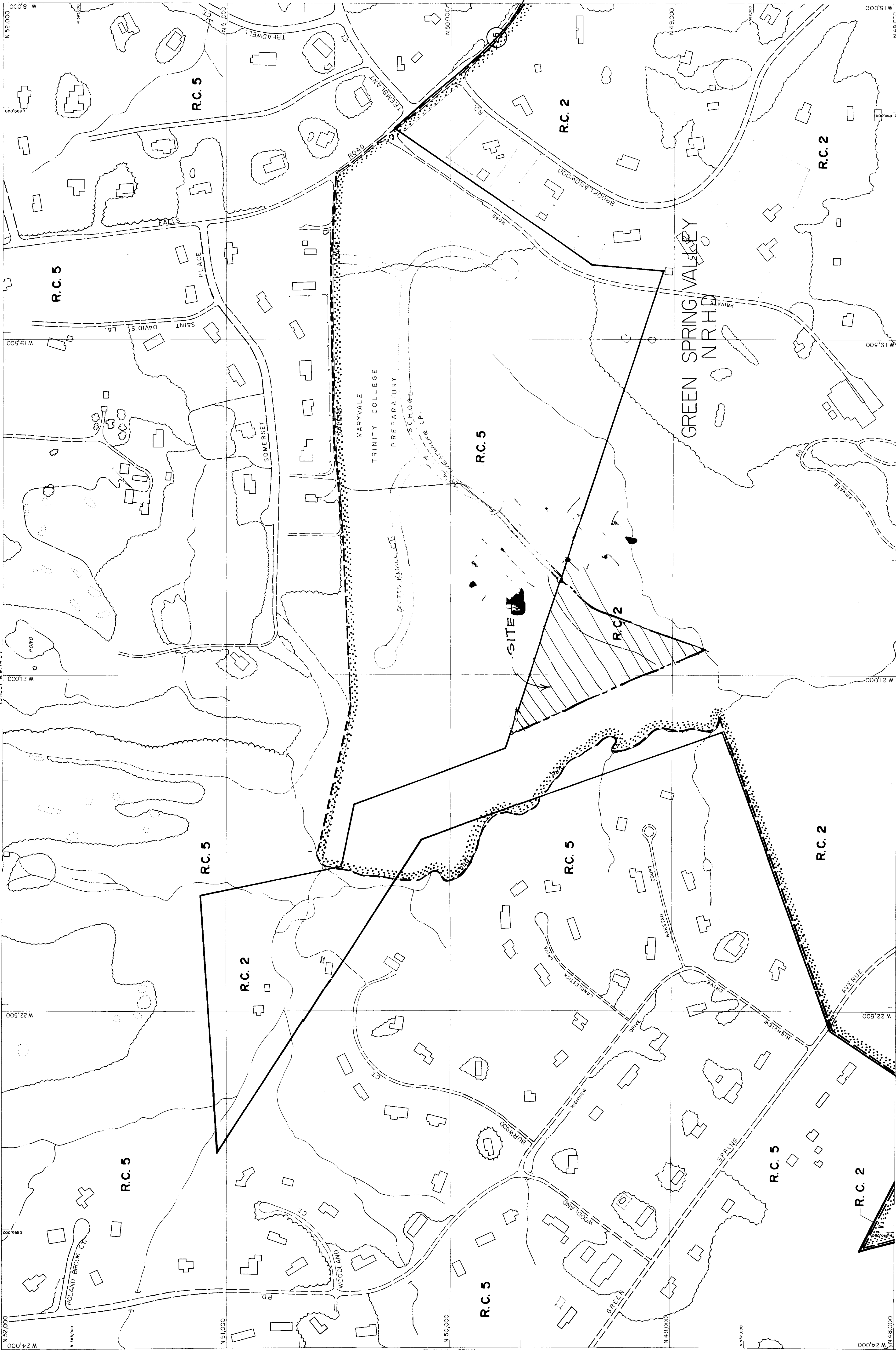
SCALE

DATE 4.21.00

01-108-A

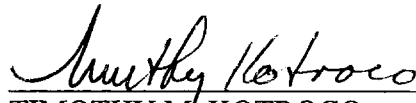
DRAWN BY.

DWG. NO..



BALTIMORE COUNTY		LOCATION BROOKLANDVILLE	SHEET N. W. 13-D
OFFICE OF PLANNING AND ZONING			
OFFICIAL ZONING MAP		SCALE 1" = 200' ±	DATE OF PHOTOGRAPHY JANUARY 1986
1996 COMPREHENSIVE ZONING MAP ADOPTED BY THE BALTIMORE COUNTY COUNCIL OCTOBER 8, 1996 Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96 <i>Kevin Kamenev</i> Chairman, County Council			
THIS MAP HAS BEEN REVISED IN SELECTED AREAS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210			

- 4) All excavated dirt removed from the property, by virtue of the installation of the foundation of the house, shall be stored upgrade from the house itself and shall be further protected by use of super silt fencing.
- 5) During construction and after the house is completed, the property owner must give particular attention to the manner in which surface water is drained from the roof of the new house by way of gutters and downspouts. The Petitioner shall use all appropriate methods to prohibit any erosion from occurring by virtue of any runoff generated by this house and property.
- 6) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

OFFICE OF THE ZONING COMMISSIONER
DATE 10/19/00
BY R. J. JAMESON