

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Hartham Court, 200' N
centerline of Springlake Drive
8th Election District
4th Councilmanic District
(2502 Hartham Court)

Paul and Linda deKowzan
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-161-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Paul and Linda deKowzan, property owners, for that property known as 2502 Hartham Court in the Timonium area of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 6.5 ft. and a side yard combination of 17 ft. in lieu of the required 10 ft. and 25 ft. respectively to construct a garage and screened porch. 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.

ORIGINAL FILED FOR FILING

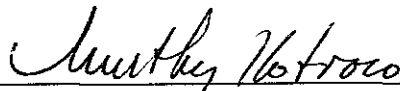
DATE 11/18/00

BY [Signature]

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 9th day of November, 2000, that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 6.5 ft. and a side yard combination of 17 ft. in lieu of the required 10 ft. and 25 ft. respectively to construct a garage and screened porch, 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

COPIES DESTROYED FOR FILING
11/18/00
C. R. [Signature]



Baltimore County
Zoning Commissioner

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

November 8, 2000

Mr. & Mrs. Paul E. deKowzan
2502 Hartham Court
Timonium, Maryland 21093

Re: Petition for Administrative Variance
Case No. 01-161-A
Property: 2502 Hartham Court

Dear Mr. & Mrs. deKowzan:

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 2502 Hartham Court

which is presently zoned DR3.5

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 to permit a side yard setback of 6.5 ft. and a side yard combination of 17 ft. in lieu of the required 10 ft. and 25 ft. respectively.

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):

Paul E. deKowzan

Name - Type or Print

Signature

Linda J. deKowzan

Name - Type or Print

Signature

2502 Hartham Court

Address

Timonium

MD

21093

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 11/15/98 day of November, 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.

61-161-A

Reviewed By

BR

Date

10/10/00

Estimated Posting Date

10/22/00

REC 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 2502 Hartham Court
Address
Timonium MD 21093
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

WE ARE PROPOSING TO BUILD A GARAGE AND SCREENED PORCH ON OUR PROPERTY. WE ARE REQUESTING A VARIANCE TO ALLOW US TO BUILD WITHIN 6 1/2 FEET OF THE PROPERTY LINE. THE ADDITION WOULD BE SIMILAR TO OTHER STRUCTURES IN THE AREA AND WOULD MAINTAIN THE SAME HEIGHT PROFILE AS THE CURRENT BUILDING. WITH THE ADDITION OF THE SINGLE CAR GARAGE AND PORCH, THE BUILDING WILL BE APPROXIMATELY 6'6" FROM THE NORTH PROPERTY LINE AT ITS CLOSEST POINT. THE HOUSE IS APPROXIMATELY 11 FEET FROM THE SOUTH PROPERTY LINE AT ITS CLOSEST POINT. OUR HOUSE IS THE ONLY ONE ON OUR COURT WITHOUT A GARAGE. STRICT COMPLIANCE WITH THE ZONING REGULATION WOULD PREVENT US FROM ENHANCING THE VALUE OF THE PROPERTY BY CONSTRUCTION OF A SINGLE CAR GARAGE.

CONSTRUCTION OF A GARAGE ON THIS PROPERTY WOULD PUT IT IN CONFORMANCE WITH ALL OTHER HOUSES ON HARTHAM COURT. NEIGHBORS ON ADJOINING PROPERTIES HAVE BEEN MADE AWARE OF THE PROPOSAL AND THEY ARE IN SUPPORT OF THIS ENHANCEMENT. THE PROPOSED CONSTRUCTION WOULD BE DONE IN SUCH A WAY THAT THE APPEARANCE OF THE HOUSE FROM THE FRONT WILL BE VIRTUALLY IDENTICAL TO OTHER HOUSES OF THE SAME STYLE 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.

Paul E. deKowzan
Signature
PAUL E. DEKOWZAN
Name - Type or Print

Linda J. deKowzan
Signature
LINDA J. DEKOWZAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of October, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Paul E. deKowzan and Linda J. deKowzan

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

10/8/00
Date

Daniel Satisfy
Notary Public
DANIEL SATISKY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 2, 2001

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 2502 Hartham Court

Address

Timonium

MD

21093

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

WE ARE PROPOSING TO BUILD A GARAGE AND SCREENED PORCH ON OUR PROPERTY. WE ARE REQUESTING A VARIANCE TO ALLOW US TO BUILD TO 6 1/2 FEET OF THE PROPERTY LINE. THE ADDITION WOULD BE SIMILAR TO OTHER STRUCTURES IN THE AREA AND WOULD MAINTAIN THE SAME HEIGHT PROFILE AS THE CURRENT BUILDING. WITH THE ADDITION OF THE SINGLE CAR GARAGE AND PORCH, THE BUILDING WILL BE APPROXIMATELY 6'6" FROM THE NORTH PROPERTY LINE AT ITS CLOSEST POINT. THE HOUSE IS APPROXIMATELY 11 FEET FROM THE SOUTH PROPERTY LINE AT ITS CLOSEST POINT. OUR HOUSE IS THE ONLY ONE ON OUR COURT WITHOUT A GARAGE. STRICT COMPLIANCE WITH THE ZONING REGULATION WOULD PREVENT US FROM ENHANCING THE VALUE OF THE PROPERTY BY CONSTRUCTION OF A SINGLE CAR GARAGE.

CONSTRUCTION OF A GARAGE ON THIS PROPERTY WOULD PUT US IN CONFORMANCE WITH ALL OTHER HOUSES ON HARTHAM COURT. NEIGHBORS ON ADJOINING PROPERTIES HAVE BEEN MADE AWARE OF THE PROPOSAL AND THEY ARE IN SUPPORT OF THIS ENHANCEMENT. THE PROPOSED CONSTRUCTION WOULD BE DONE IN SUCH A WAY THAT THE APPEARANCE OF THE HOUSE FROM THE FRONT WILL BE VIRTUALLY IDENTICAL TO OTHER HOUSES OF THE SAME STYLE 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.

Paul E. deKowzan

Signature

PAUL E. DEKOWZAN

Name - Type or Print

Linda J. deKowzan

Signature

LINDA J. DEKOWZAN

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of October, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Paul E. deKowzan and Linda J. deKowzan

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

10/8/00

Date

Daniel Satisky

Notary Public

DANIEL SATISKY

NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 2, 2001

My Commission Expires



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2502 Hartham Court
which is presently zoned DR3.5

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 to permit a side yard

setback of 6.5 ft. and a side yard combination of 17.5 ft. in lieu of the required 10 ft. and 25 ft. respectively.

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):

Paul E. deKowzan

Name - Type or Print

Signature

Linda J. deKowzan

Name - Type or Print

Signature

2502 Hartham Court

410-561-1488

Address

Timonium

MD

Telephone No.
21093

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10/16/00 day of October, 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.

06-141-A

Reviewed By

BK

Date

10/16/00

Estimated Posting Date

10/22/00

R20 9/15/98

PROPERTY DESCRIPTION

2502 Hartham Court
Timonium, Maryland 21093

Beginning on the *west* side of Hartham Court which is 50 feet wide at a distance of 200 feet *north* of the centerline of Springlake Drive 50 feet wide, being Lot 20, Section 3 in the Subdivision of Springlake as recorded in Baltimore County Plat Book 28, folio 75, containing 12,887 square feet, also known as 2502 Hartham Court and located in the 8th Election District, 4th Councilmanic District.

01-161-A

161

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **36886**

DATE 10/16/00

ACCOUNT 8001-6150

AMOUNT \$ 5200

RECEIVED FROM:

2nd dr Kowza

FOR:

colr ops zoning variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

1 item #161

PAYD RECEIPT

POWER	ACTUAL	TIME
0/11/2000	10/10/2000	15:12:29
MD M03	CASHIER LMD LMD DECKER	
Dept 5	520 ZONING VARIATION	
Receipt #	145709	DATE
10/16/00	09/21/00	

Receipt Tot 50.00
50.00 dr
Kowza County (10/16/00)

01-161-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN

RE: Case No.: 01-161-APetitioner/Developer: DEKOWZAN, ETLDate of Hearing/Closing: 11/6/00

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:

Post-It™ brand fax transmittal memo 7671		# of pages > 1
To <u>ROBIN</u>	From <u>P. O'K</u>	
Co. <u>ZONING C.</u>	Co.	
Dept. <u>- 3868</u>	Phone # <u>512-4621</u>	
Fax # <u>887-3468</u>	Fax # <u>324-4100</u>	

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 #2502 HARTMAN CT.

The sign(s) were posted on

10/18/00

(Month, Day, Year)

Sincerely,

Patrick O'Keefe 11/1/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

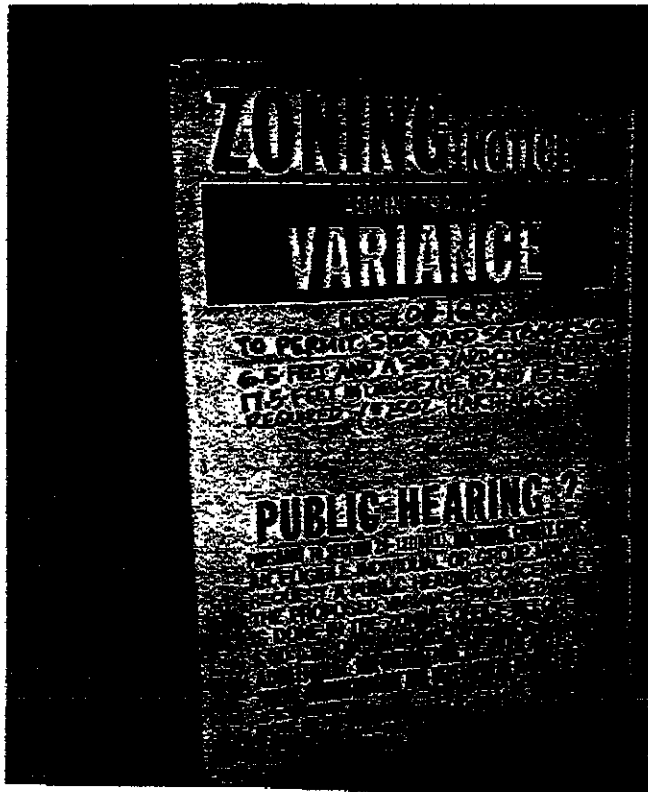
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



**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: 01-161-A

Petitioner: PAUL E. & LINDA J. deKOWZAN

Address or Location: 2502 HARTHAM CT, TIMONIUM, MD. 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: PAUL E. deKOWZAN

Address: 2502 HARTHAM CT
TIMONIUM, MD. 21093

Telephone Number: 410-561-1488

Revised 2/20/98 - SCJ

01-161-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 161 -A Address 2502 Hartham Ct.
Contact Person: Bruno Rudeitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/10/00 Posting Date: 10/22/00 Closing Date: 11/6/00

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- 161 -A Address 2502 Hartham Ct.
Petitioner's Name Paul & Linda de Souza Telephone 410-234-5139 eve.
410-561-1488 day
Posting Date: 10/22/00 Closing Date: 11/6/00
Wording for Sign: To Permit a side yard setback of 6.5 ft. and a side yard
combination of 17.5 ft. in lieu of the required 10 ft. and
25 ft. respectively.

WCR - Revised 6/28/00

01-161-A

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Mobile: 410-382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: 410-687-8405
Mobile: 410-262-8163
Fax: 410-687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Cell: 410-905-8571
Fax: 410-628-2574
410-882-2469

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

Staff Sergeant Robert A. Black
1508 Leslie Road
Dundalk, MD 21222

Telephone: 410-282-7940
Cell: 410-499-7940
Pager: 410-373-9662
Work: 410-288-3284

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR - Revised 11/17/99

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
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904 Delfwood Drive
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1508 Leslie Road
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WCR - Revised 11/17/99



Baltimore County
Department of Permits and
Development Management

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

November 6, 2000

Linda J. & Paul E. deKowzan
2502 Hartham Court
Timonium, MD 21093

Dear Mr. & Mrs. deKowzan:

RE: Case Number: 01-161-A, 2505 Hartham Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 10, 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:

Enclosures

C: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 24, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For October 30, 2000
Item Nos. 161, 164, and 165

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

October 26, 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 October 23, 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:

160, 161, 162, 164, 165, and 166

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

AV
11/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 31, 2000

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

- 1

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-161, 01-163, 01-164.

The Office of Planning has reviewed the above referenced case(s) 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:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.23.00

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

RE: Baltimore County
Item No. 161 BR

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

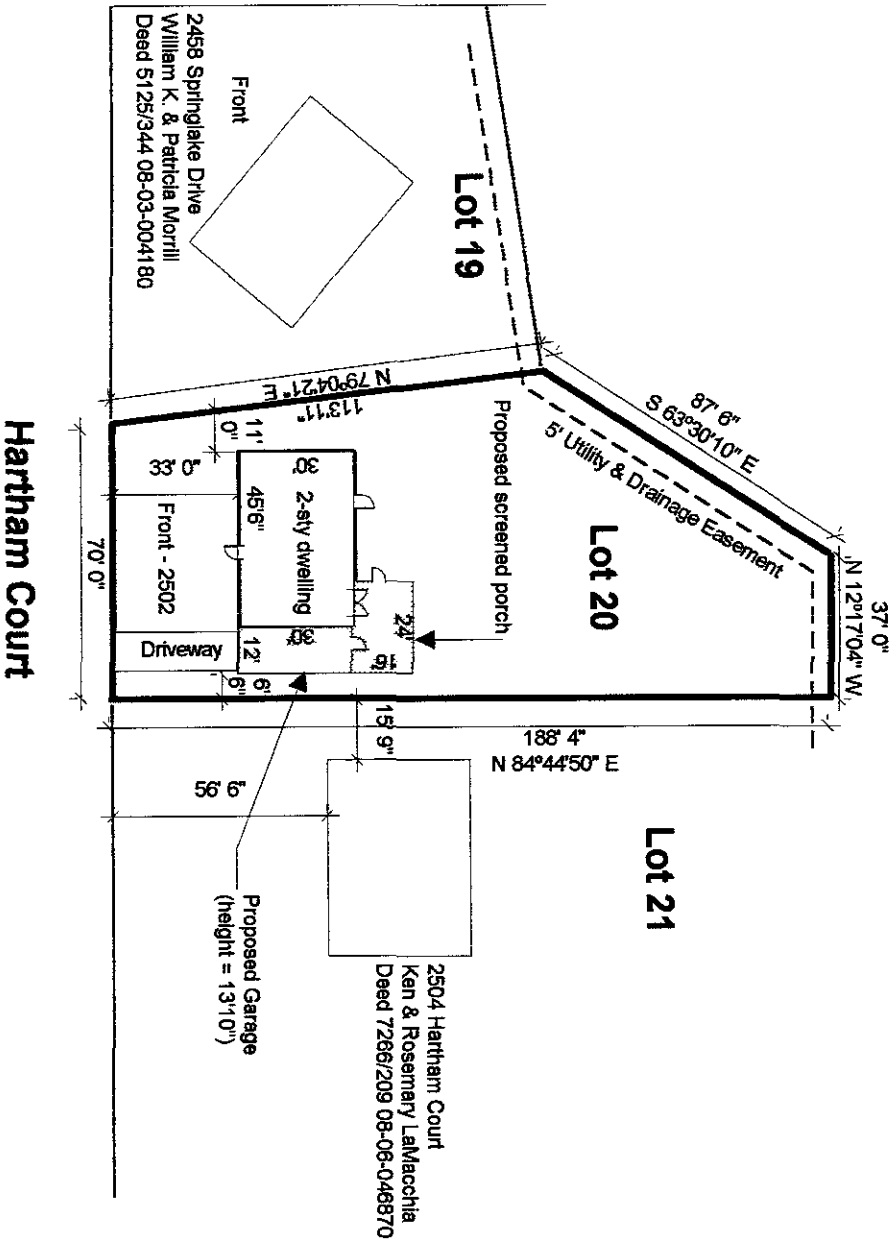
My telephone number is _____

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

Plat to accompany Petition for Zoning Variance

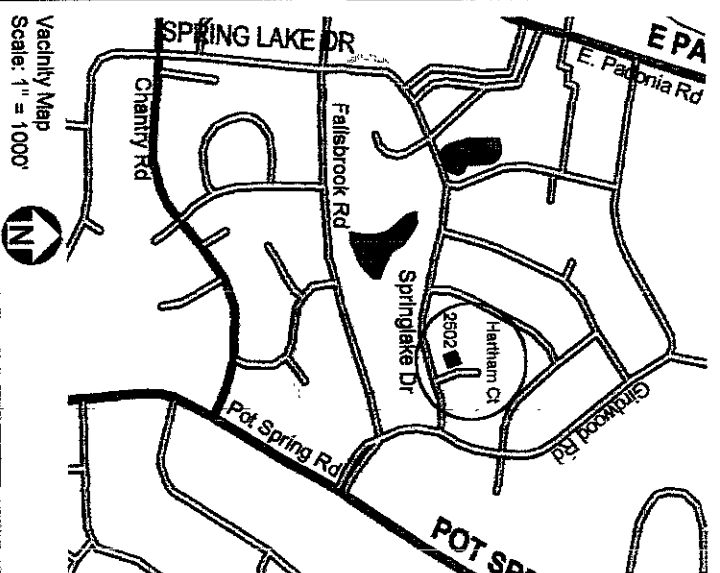
Property Address: 2502 Hartham Court
 Subdivision Name: Springlake
 Plot #: 28, Folio #: 75, Lot #: 20, Section #: 3
 Owners: Paul E. & Linda J. deKowzan
 Deed 6762/698 08-18-012900



Date: September 28, 2000
 Prepared by: P. deKowzan

SCALE: 1" = 50' 0"

Pet. Ex. #1



Location Information

Councilmanic District: 4
 Election District: 8
 1" = 200' scale map: NE 15-A
 Zoning: DR 3-5
 Lot Size: .30 Acres
 Public Sewer & water
 Not located in a Chesapeake Bay Critical Area
 Prior zoning hearings: None

Zoning Office USE ONLY!

Reviewed by:

Item #

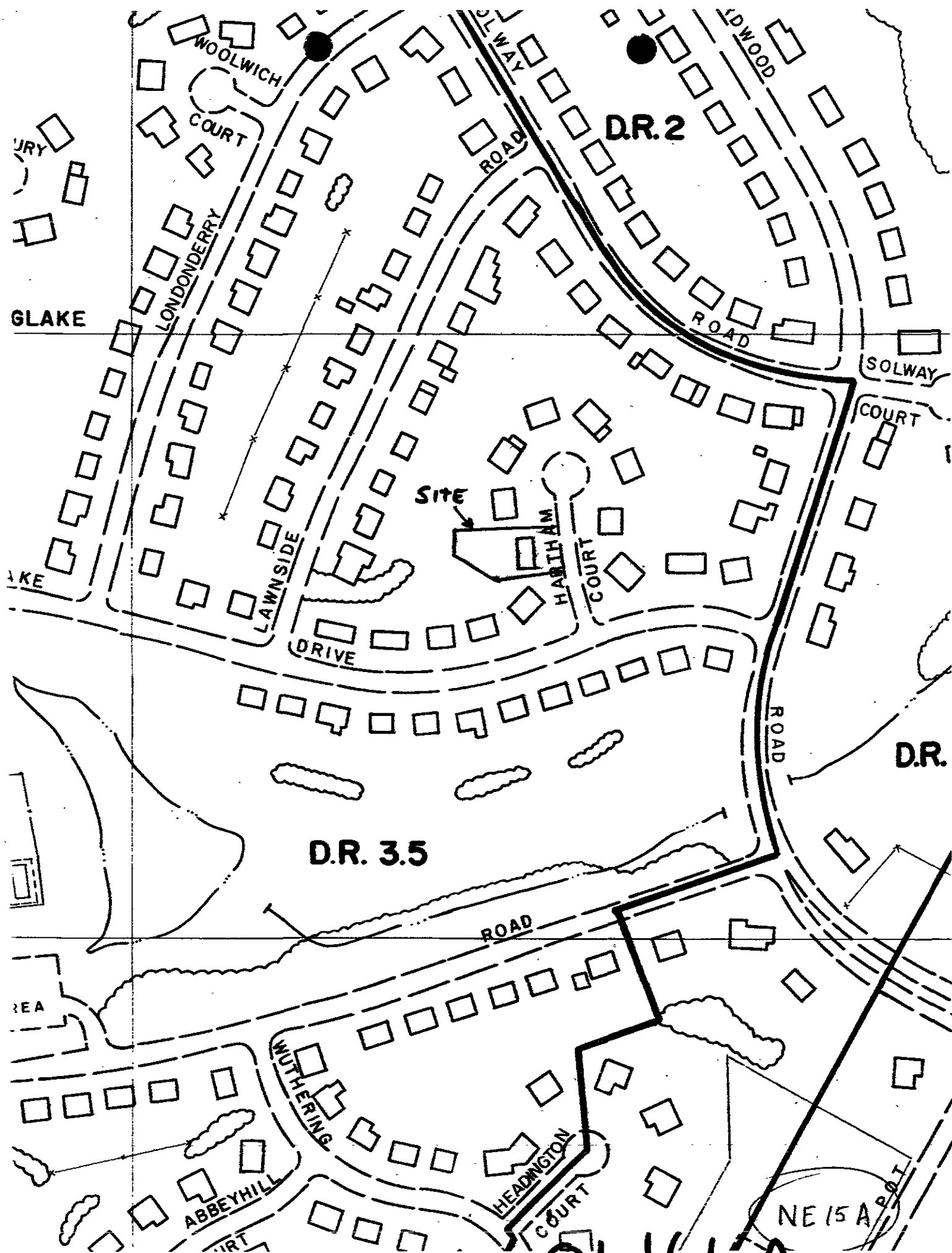
Case #

BR

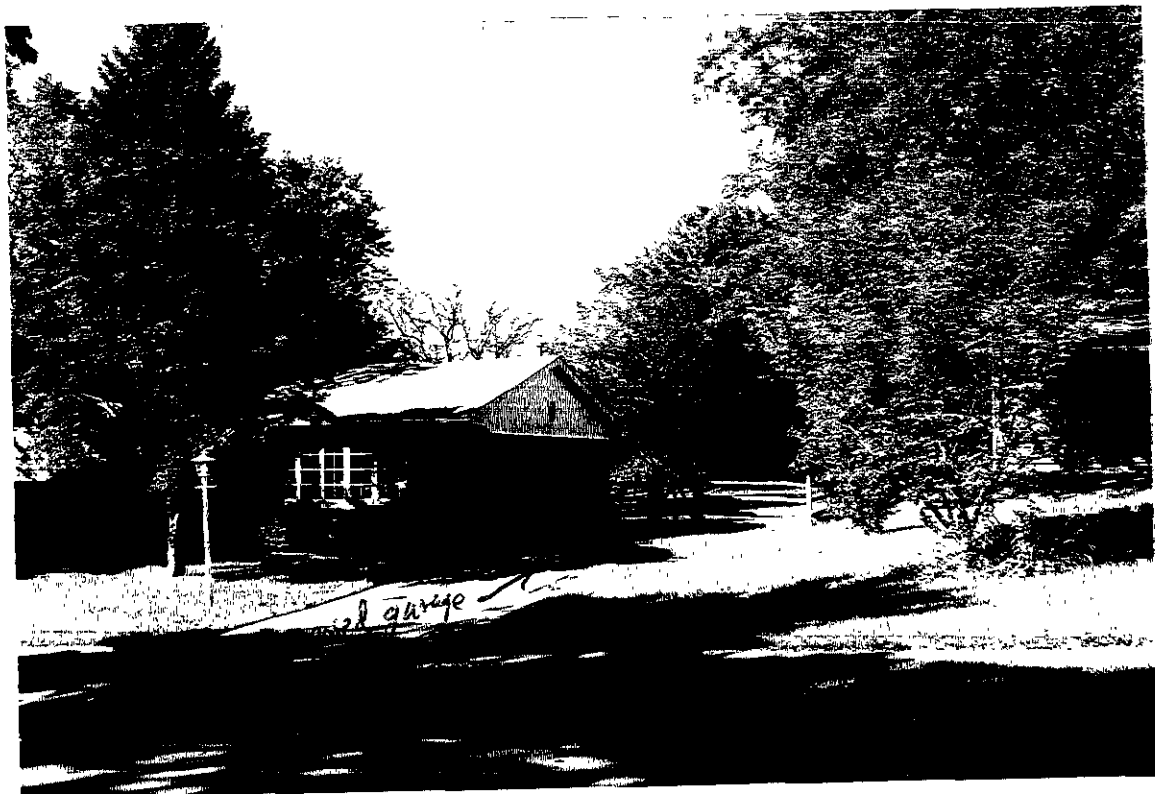
161

01-161-A

01-161-A



01-161-A #16



01-161-A



01-161-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
#101 PHOTOGRAPHIC MAP

01-161-A

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
LOCH RAVEN
DAM AREA

SHEET
N.E.
15-A