

IN RE: PETITION FOR ADMINISTRATIVE	*	BEFORE THE
SPECIAL HEARING		
N/S Cottage Lane, 1175' E	*	ZONING COMMISSIONER
centerline of Stevenson Road		
3rd Election District	*	OF BALTIMORE COUNTY
3rd Councilmanic District		
(1812 Cottage Lane)	*	CASE NO. 01-197-SPH
Shirlee and Louis Price	*	
Petitioners		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an Administrative Special Hearing filed by Shirlee and Louis Price, legal owners of that property known as 1812 Cottage Lane in the Stevenson area of Baltimore County. The Petitioners herein seek an Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to construct an addition on a historic structure, as approved by the Landmarks Preservation Commission on November 9, 2000. This building is listed on the Maryland Historical Trust Inventory as #BA 1653, the "Louis B. Price House" as a contributing structure in the Greenspring Valley National Register Historic District. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

Section 26-172(b) of the Baltimore County Code (B.C.C.) provides that waivers from the requirements of Section 26-203 of the Code (i.e., the development plan) can be granted by the Director of the Department of Permits and Development Management (DPDM). Such requirements can be waived upon a finding that the size, scope and nature of the proposed development does not justify strict compliance, that a waiver would be within the scope

12/15/00
 R. J. [Signature]
 12/15/00

purpose, and intent of the development regulations, and that the proposed development complies with all other County laws, ordinances, and regulations. In order to afford due process, the Director has designated the Zoning Commissioner (Hearing Officer) to consider the waiver request filed in this instance. Moreover, in order to provide public notice, the property was posted with a sign describing the request on November 24, 2000. There was no request by the public for a hearing nor any public input for the requisite period of fifteen (15) days after posting the property. Thus, the matter is eligible for review and resolution by this Hearing Officer.

The Petitioners have filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 1.4767 acres, more or less, zoned RC 2. The information submitted is persuasive to a finding that the proposed addition is consistent with the character and historic features of the existing building and will not be inappropriate. Furthermore, the Landmarks Preservation Commission reviewed the Petitioners' proposal and recommended a finding that the project is consistent with Section 26-278 of the Baltimore County Code on December 1, 2000. There is no evidence in the file to indicate that the requested waiver would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved. In addition, a portion of the site is located in a floodplain and thus compliance with comments from the Bureau of Development Plans Review dated November 29, 2000 is required.

003 002 001 000
12/15/00
JR Jensen

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this ____ day of December, 2000, that the request for Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, to construct an addition on a historic structure, as approved by the Landmarks Preservation Commission on November 9, 2000, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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 an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
2. Compliance with recommendations made by the Bureau of Development Plans Review dated November 29, 2000.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

12/15/00
R. J. J. J. J.



Baltimore County
Zoning Commissioner

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

December 15, 2000

Mr. & Mrs. Louis B. Price
1812 Cottage Lane
Stevenson, Maryland 21153

Re: Petition for Administrative Variance
Case No. 01-197-SPH
Property: 1812 Cottage Lane

Dear Mr. & Mrs. Price:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure



Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 1812 Cottage Lane.
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

construct addition to building

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

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 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. 01-197-5PH

Reviewed By RDD Date 11-13-00

Estimated Posting Date 11-26-00

ORDER RECORDED
11/13/00
RECORDED
11/13/00
11/13/00

Affidavit

in Support of Administrative Special Hearing

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.

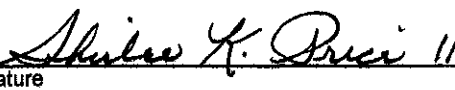
That the Affiant(s) does/do presently reside at 1812 COTTAGE LANE
Address

STEVENSON, MD. 21153
City State Zip Code

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


Signature

LOUIS B. PRICE
Name - Type or Print


Signature

SHIRLEE K. PRICE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

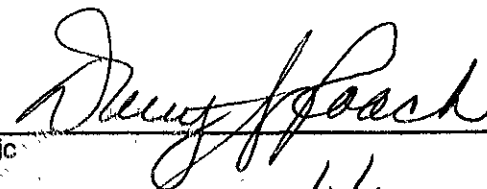
I HEREBY CERTIFY, this 6 day of November, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

LOUIS B. PRICE & SHIRLEE K. PRICE

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

11/6/00
Date


Notary Public
My Commission Expires 7/1/02

Affidavit

in Support of Administrative Special Hearing

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 1812 COTTAGE LANE
Address
STEVENSON, MD. 21153
City State Zip Code

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

[Signature] 11/6/00
Signature

LOUIS B. PRICE
Name - Type or Print

[Signature] 11/6/00
Signature

SHIRLEE K. PRICE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of November 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

LOUIS B. PRICE & SHIRLEE K. PRICE

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

11/6/00
Date

[Signature]
Notary Public
My Commission Expires 7/1/02

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 1812 Cottage Lane.
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to

construct addition to building

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

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 _____ 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. 01-197-SPH

Reviewed By RDD Date 11-13-00

REV 9/18/98

Estimated Posting Date 11-26-00

1812 Cottage Lane Location Description

Beginning at the centerline of Stevenson and Hillside Road, travelling in an easterly direction 1175 feet. Commencing at the center of Hillside Road, follow along Cottage Lane, a private drive, for 320 feet to property known as 1812 Cottage lane. Begin in a Northerly direction 260 feet til the center of the stream. Follow the path of the stream for 220 feet at which point stream path is direct west to east for 20 feet. Moving south for a distance of 325 feet , turning east for a distance of 126,81 feet, then back again north for 69' to the beginning point.

Item # 197

BALTIMORE COUNTY, MARYLA
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

86756

DATE

10-11-00

ACCOUNT

3001050

AMOUNT \$

50.00

RECEIVED
FROM:

Star Line (for Price)

FOR:

Zing Trading Inc. # 01-197-SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED
10/13/2000 10:18:03
REG 1001 CASHIER 1010 JNF BRANER
DEPT 6 528 20-010 VERIFICATION
Receipt # 02194
OR No. 086756

Ready Tot 50.00
50.00 OK
Baltimore County, Maryland

01-197-SPH

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE # 01-197-SPH
PETITIONER/DEVELOPER
(Louis B. Price)
DATE OF Closing
(12-11-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION : MS. GWENDOLYN STEPHENS

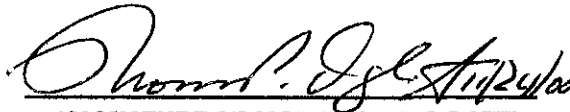
LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

1812 Cottage Lane Baltimore , Maryland 21153_____

THE SIGN(S) WERE POSTED ON_____ 11-24-00_____
(MONTH, DAY, YEAR)

SINCERELY,

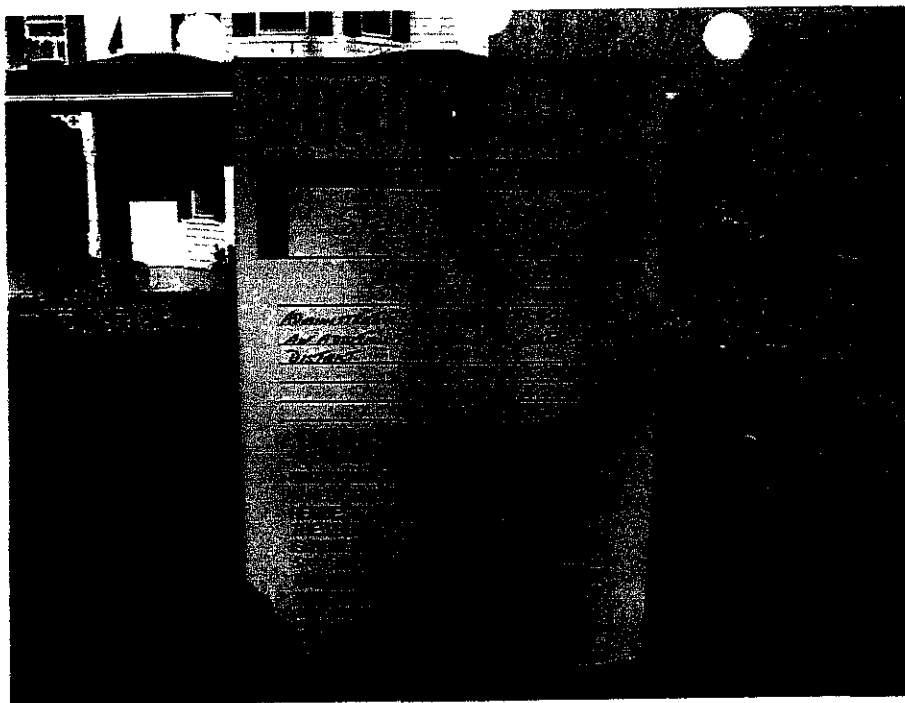

(SIGNATURE OF SIGN POSTER & DATE)

_____THOMAS P. OGLE SR._____

_____325 NICHOLSON ROAD_____

_____BALTIMORE, MARYLAND 21221_____

_____410-687-8405_____
(TELEPHONE NUMBER)



1812 Cottage Lane

RE: PETITION FOR SPECIAL HEARING
1812 Cottage Lane, N/S Cottage Ln,
1175' E of c/l Stevenson Rd
3rd Election District, 3rd Councilmanic

Legal Owner: Louis B. & Shirlee K. Price
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-197-SPH

* * * * *

ENTRY OF APPEARANCE

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



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of November, 2000 a copy of the foregoing Entry of Appearance was mailed to Louis B. & Shirlee K. Price, 1812 Cottage Lane, Stevenson, MD 21153, Petitioners.



PETER MAX ZIMMERMAN

**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: 01-197-SPH
Petitioner: Louis Price
Address or Location: 1812 Cottage Lane, Stevenson, MD 21153.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Louis Price & Shirlee Price
Address: 1812 Cottage Lane
Stevenson, MD 21153.
Telephone Number: 410-363-2117 (w) 410-576-7301

Revised 2/20/98 - SCJ

01-197-SPH

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATESCase Number 01- 197 -SPH Address 1812 Cottage LaneContact Person: Louis B. Price Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 11-13-00 Posting Date: 11-26-00 Closing Date: 12-11-00

Any contact made with this office regarding the status of the administrative special hearing 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 SPECIAL HEARING SIGN FORMAT**Case Number 01- 197 -SPH Address 1812 Cottage LanePetitioner's Name Louis Price Telephone 410 363 2117Posting Date: 11-26-00 Closing Date: 12-11-00Wording for Sign: Administrative Special Hearing to approve constructing an addition
to building in historic district**01-197-SPH**



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

December 11, 2000

Shirlee K. & Louis B. Price
1812 Cottage Lane
Stevenson, MD 21153

Dear Mr. & Mrs. Price:

RE: Case Number: 01-197-SPH, 1812 Cottage Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 13, 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. 602
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: People's Counsel



INTEROFFICE CORRESPONDENCE

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

DATE: November 29, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For November 27, 2000
Item No. 197

The Bureau of Development Plans Review has reviewed the subject zoning item.

A portion of this site is located in a flood plain, *Zone 'A'*. See the *Department of Public Works* for the delineation of the 100-year flood plain.

Development shall not increase the extent of the flood plain on neighboring properties.

If the flood plain information available does not include the 100-year flood elevations, then a flood plain study will be necessary prior to the issuance of any grading or building permits.

The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1-foot freeboard. See Plate D19 in the Baltimore County Design Manual.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

RWB:HJO:jrb

cc: File

ZAC-11-27-2000-ITEM NO 197.doc



Baltimore County
Fire Department

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

November 27, 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 November 20, 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:

179, 180, 182, 183, 184, 185, 186, 187, 188, 189, 190, 192, 193,
194, 195, 196, 197, 198, 200, 201, 202, and 203

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

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

DATE: December 1, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of November 20, 2000

DEPRM has no comments for the following zoning petitions (page 2 of 2):

197	1812 Cottage Lane
198	2923 Illinois Avenue
199	6422 Baltimore National Pike
200	Fields of Stevenson
202	10037, 10039, 10101, 10105 Harford Road
203	1005 Handy Avenue

12/11 AV

DATE: December 1, 2000

SUBJECT: No. 1812 Cottage Lane (Greenspring Valley National Register Historic District)

Item Number: 01-197-SPH

Zoning: RC -2

Requested Action: Special Hearing

4

The “Louis B. Price House” is listed on the Maryland Historic Trust (MHT) Inventory as MHT # BA 1653 as a contributing structure in the Greenspring Valley National Register Historic District.

At their meeting on November 9, 2000, the LPC unanimously agreed to recommend a finding to the hearing officer that the addition as proposed was consistent with Section 26-278, must be preserved.

Section Chief: Jeffrey A. Kra
AFK:KA:kra

AFK:KA:kra

\\NCH\NW\VOL3\WORK\GRPS\LANDMARK\KIMZAC-00-318-sph.doc

12/15/00
R. Jensen



Maryland Department of Transportation
State Highway Administration

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

Date: 11.27.00

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

RE: Baltimore County
Item No. 197 (DD)

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

LAW OFFICES

BROCATO, PRICE & BUSHEL, P.A.

THE FIDELITY BUILDING, SUITE 1200
210 N. CHARLES STREET
BALTIMORE, MARYLAND 21201
TELEPHONE (410) 576-7300
FAX (410) 547-7156
Email: mail@bpblaw.com

LOUIS B. PRICE
FRANCIS S. BROCATO
GLENN E. BUSHEL*
DAVID M. WYAND

OF COUNSEL
JULIE C. JANOFASKY

DIRECT LINE
(410) 659-0300
E-mail: janofsky@bpblaw.com

* ALSO ADMITTED IN D.C.

TO: Lawrence E. Schmidt FAX # (410) 887-3468
FROM: Louis B. PRICE FAX # (410) 547-7156
DATE: 12-27-2000 NUMBER OF PAGES TRANSMITTED:

If you have any problems or questions concerning this FAX,
please contact MR. PRICE at (410) 576-7300.

COMMENTS:

Re: Case No. 01-197-SPH

Property: 1812 COTTAGE LANE

DEAR MR. SCHMIDT:

YOUR DEC. 15, 2000 DECISION references
"Compliance with recommendations made by the Bureau of
Development Plans Review dated November 29, 2000."

This EXISTING dwelling and proposed addition are
both outside of the A-ZONE as indicated on the FIRM.
See attached corrective documentation confirming same
by DAVE THOMAS, D.P.W. This information was supposed
to have been inserted in file before presentation to you.

Please call me. Thanks.

CONFIDENTIALITY NOTICE

The information in this transmission is intended only for the individual or entity named above. It may be legally privileged or confidential. If you have received this information in error, please notify us immediately and send the original transmission to us by mail. Return postage is guaranteed. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure, dissemination, distribution or copying of this communication or its contents is strictly prohibited.

TIME: 13:16:45
DATE: 12/19/2000

AUTOMATED PERMIT TRACKING SYSTEM
APPROVALS DETAIL SCREEN

PANTRY, RP1018M
LAST UPDATE 12/19/2000
PDM 13:13:06

PERMIT #: B433663
AGENCY DATE

CODE COMMENTS

AGENCY	DATE	CODE	COMMENTS
BLD PLAN	11/08/2000	01	JRR/JT
ZONING	11/29/2000	10	JLL/BR REQS SPH FOR HISTORIC/REISSINGER
PUB SERV	12/19/2000	01	JLL/BR FLD ZONE C/DT
ENVIRMT	11/22/2000	01	GWM-11-22-00 TB/////EIR-11-17-00 BK
PLANNING			OK TO FILE PENDING HEARING PER JRR
PERMITS			

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL PF4 - ISSUE PERMIT

CLEAR - MENU

Post-It* Fax Note	7671	Date 12/19/00	Page 2
To Louis Price		From Dave Thomas	
Co./Dept.		Co. Balto. Co. DPW	
Phone # (410) 576-7300		Phone # (410) 887-3984	
Fax # (410) 547-7156		Fax # (410) 887-3406	

**BALTIMORE COUNTY, MD
DEPARTMENT OF PUBLIC WORKS
PERMIT REVIEW FORM**

Date: 11/29/00 **Review By:** DLT **Phone:** 410-887-3452

Applicant Name: Louis Price **T/A:** Stephen D. Losch

Property Address: 1812 Cottage Lane **Tax Acct #:** 16-00-001832

Permit #: B433663 **ADC Grid:**

Tax Map: 0 **Grid:** 0 **Parcel:** 0 **Lot:**

WATER AND SEWER PLAN DESIGNATION

Water: **Sewer:** **Key Sheet:**

Water Drawing: **Sewer Drawing:**

FLOOD INSURANCE RATE MAP

Panel # 240010-0240B **Zone:** C

Tidal: **Riverine:** X **Base Flood Elevation:**

REVIEWERS' NOTES

Reviewed for Public Water, Public Sewer, Roads and Storm Drainage/Floodplains Only.

The existing dwelling and proposed addition are both outside of the A-zone as indicated on the FIRM. Permit approval recommended. DLT

RECOMMENDATION

Approve: X **Approve as Noted:** **HOLD:**

Must Comply with Baltimore County Code Section 26-243 (Public Improvements):

Must Comply with Council Bill 173-93 (Floodplain Ordinance):

Other:

FOR John L

DATE 2/12/01 TIME 10 A.M.
P.M.

FROM Herb Oberc

FIRM _____

PHONE X3751

☐ FAX AREA CODE _____ NUMBER _____ EXTENSION _____

☐ MOBILE AREA CODE _____ NUMBER _____ TIME TO CALL _____

TELEPHONED	☒	PLEASE CALL	☒
RETURNED YOUR CALL		WILL CALL AGAIN	
CAME TO SEE YOU		RUSH	
WANTS TO SEE YOU		SPECIAL ATTENTION	
WAITING TO SEE YOU		HOLDING LINE	

MESSAGE ZAC 01-197-SPH

Comment

PER HERB.

1812 Cottage LA. NOT IN F.P.

+ OUTSIDE F.P. STBKS.

SIGNED _____ TOPS  FORM 4007 LITHO IN U.S.A.

MESSAGE

IMPORTANT MESSAGE

FOR Harry

DATE 12/27 TIME _____ A.M.
P.M.

M Louis Price

OF _____

PHONE (410) 596-7300

☐ FAX AREA CODE _____ NUMBER _____ EXTENSION _____

☐ MOBILE AREA CODE _____ NUMBER _____ TIME TO CALL _____

TELEPHONED	☒	PLEASE CALL	☒
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE 01-197-SPH

1812 Cottage Lane

"property not in floodplain"

SIGNED _____

 FORM 3002P MADE IN U.S.A.

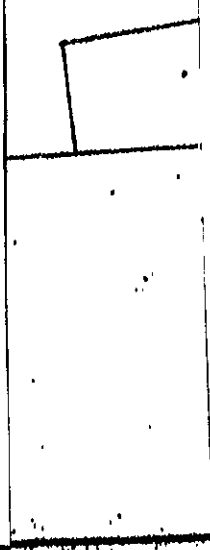
Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

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

PROPERTY ADDRESS: 1812 Cottage Lane

Subdivision name: No
plat book# , folio# , lot# , section#
OWNER: Louis B & Shirlee K. Price

Scale 1" = 40'



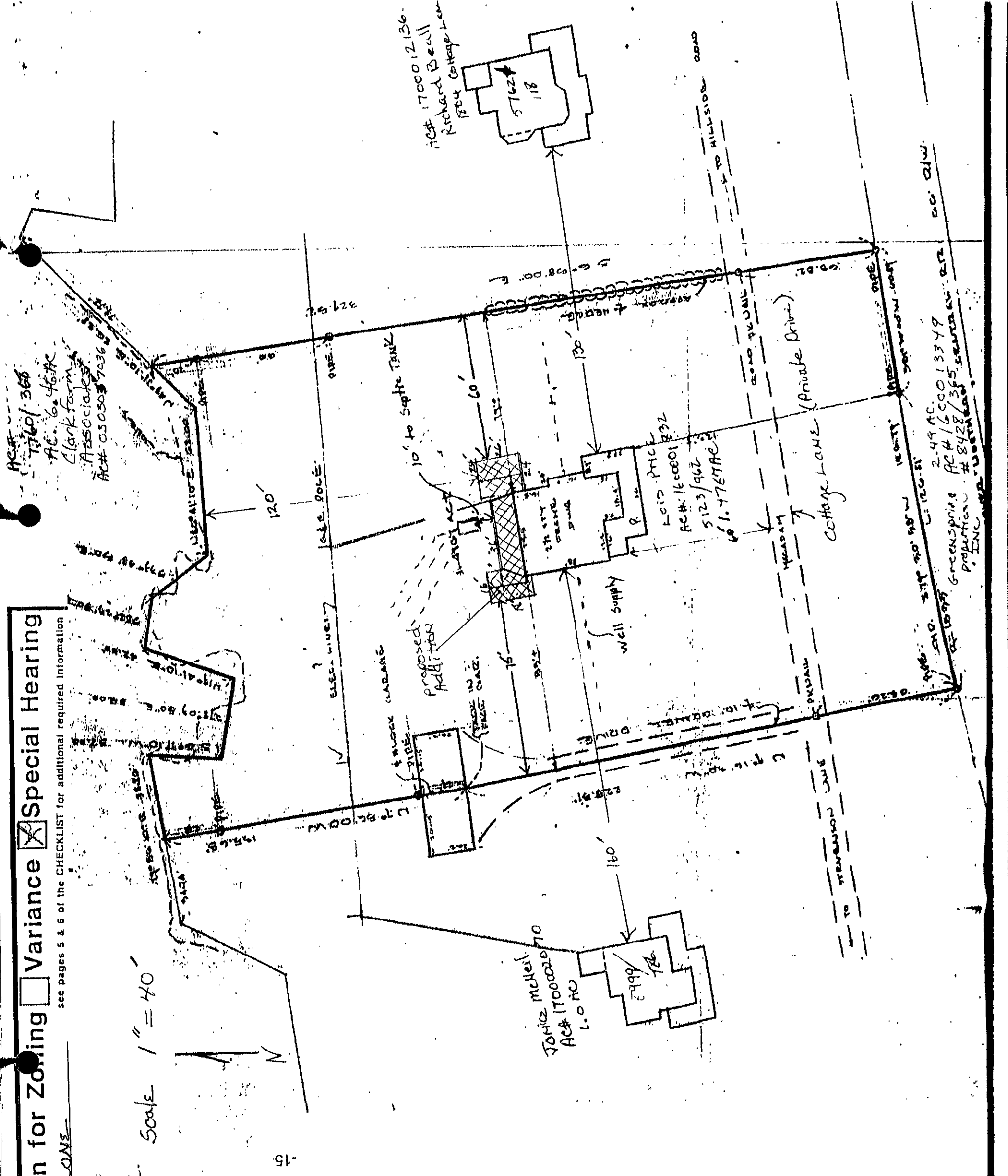
Vicinity Map
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: 3
Councilmanic District: 3
1" = 200 scale map: NW 1/E
Zoning: RC2
Lot size: 1.4767 acreage
64,325 square feet
SEWER: ☒ PUBLIC
WATER: ☒ PUBLIC
Chesapeake Bay Critical Area: ☒
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

Reviewed by: RPD
ITEM #: 01-197-SPH
CASE #:



AC# 170012136-
AC# 6446 AC
Clark farm
Associates
AC# 030307036

AC# 1700012136-
Richard Beall
1814 Cottage Lane

Tomie McNeil
AC# 170001070
1.0 AC

LEIS PHC
AC# 160001832
5123/962
1.4767 AC

2.49 AC
AC# 1600013349
GREENSPRING
PROPERTIES #8428/365
INC. WOODBRIDGE



Front elevation with East yard.

Item # 197

01-197-SPH



— One story
Addition at
rear.

Rear Elevation, 1812 Cottage Lane

Item # 197

01-197-SPH



— Addition to
replace Deck

Eastside elevation,

Item # 197

01-197-SPH



1 story
Addition
Extend Left.
24' from existing
Deck

Rear Elevation

Item # 197

01-197-SPH



Cottage Lane to west side yard.

Item # 197

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cottage lane to front of residence

Item # 197

01-197-SPH



View rear of residence toward
neighbors house on east side.

Item # 197

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From west boundary line Cottage Lane
to West side of residence

Item # 197

01-197 - SPH



Rear of residence toward neighbors
ON westside of 1812 cottage lane

Item # 197

01-197-SPH

Addition at
rear.



Rear Western Elevation

Item # 197

01-197-SPH

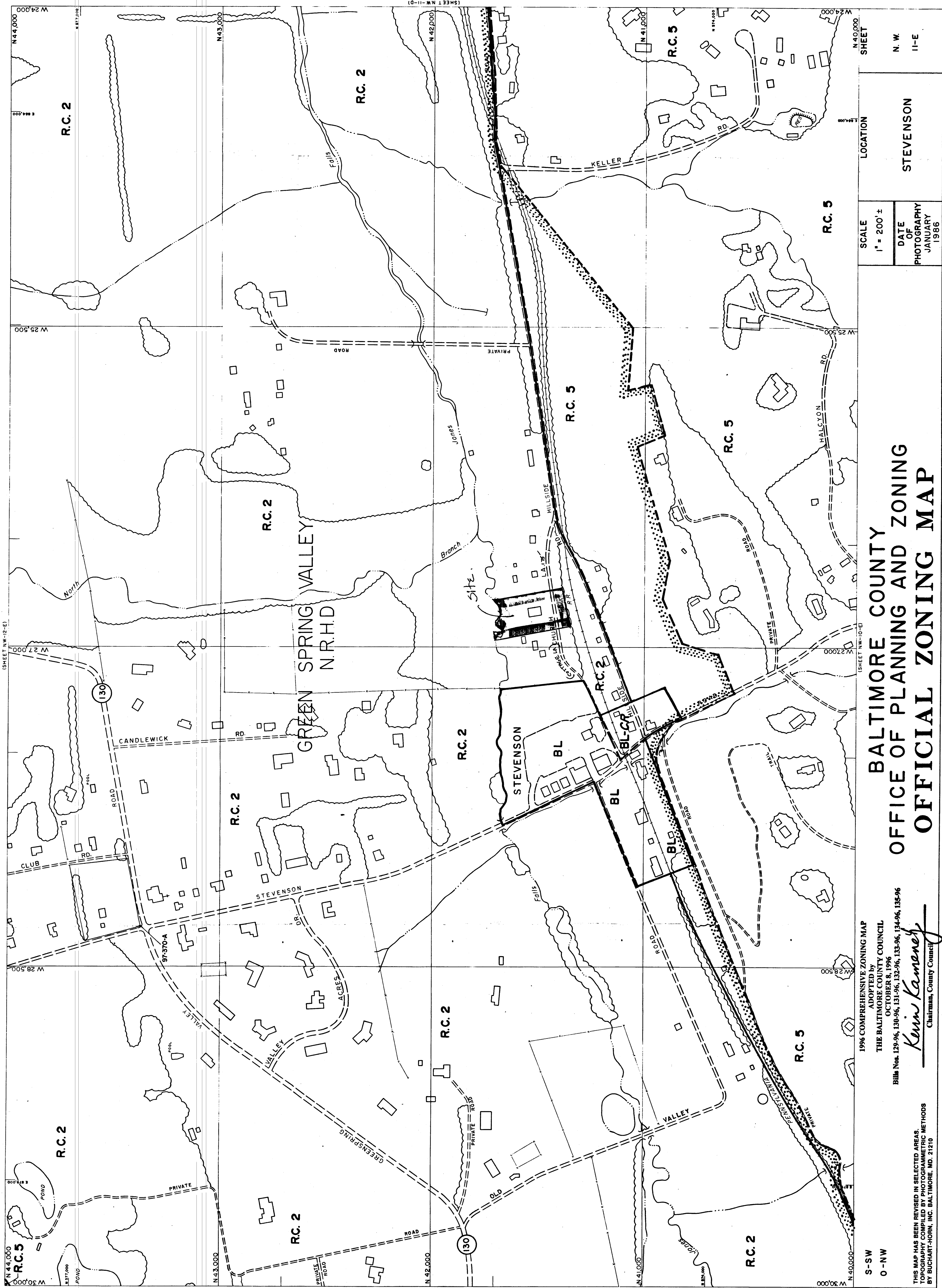


From residence to rear of property

Item # 197

01-197-SPH

NW 11-E



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

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
Kevin Kameny
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE	LOCATION	N. W.	I-E
1" = 200' ±	STEVENSON		
DATE			
PHOTOGRAPHY			
JANUARY			
1986			



Item # 197

MICROFILMED

SCALE	LOCATION	SHEET
1" = 200' ±	STEVENSON	N.W. 11-E
DATE OF PHOTOGRAPHY	01-197-SPH	
JANUARY 1986		

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 26401