

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
NWC Bradshaw and Cedar Roads		
11 th Election District	*	DEPUTY ZONING COMMISSIONER
5 th Councilmanic District		
(7464 Bradshaw Road)	*	OF BALTIMORE COUNTY
Emily & Gerald J. Reiss	*	CASE NO. 01-228-A
Petitioners		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Emily & Gerald J. Reiss. The variance request is for property located at 7464 Bradshaw Road in the Kingsville area of Baltimore County. The Petitioners herein seek a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback from a proposed building addition of as little as 15 ft. from a property line and 32 ft. from a street centerline in lieu of the required 50 ft. side yard and 75 ft. street centerline setback and to permit a front yard setback from the existing structure of as little as 53 ft. in lieu of the required 75 ft. from the centerline of a street. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative 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 Zoning

CASE NO. 01-228-A
 DATE 1/26/01
 BY R. J. Jenson

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.

In addition, the relief granted herein is subject to the Petitioners' compliance with the recommendations made by the Office of Planning set forth in their correspondence dated December 18, 2000, a copy of which is attached hereto and made a part hereof.

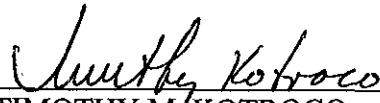
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of January, 2001, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations, to permit a side yard setback from a proposed building addition of as little as 15 ft. from a property line and 32 ft. from a street centerline in lieu of the required 50 ft. side yard and 75 ft. street centerline setback and to permit a front yard setback from the existing structure of as little as 53 ft. in lieu of the required 75 ft. from the centerline of a street, 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, 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.

1/2/01
R. J. J. J. J.

- 2) Compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Office of Planning dated December 18, 2000, a copy of which is attached hereto and made a part hereof.
- 3) When applying for any permits, 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

12/10/01
H. J. Jenson



Baltimore County
Zoning Commissioner

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

January 2, 2001

Mr. & Mrs. Gerard J. Reiss
7464 Bradshaw Road
Kingsville, Maryland 21087

Re: Petition for Administrative Variance
Case No. 01-228-A
Property: 7464 Bradshaw Road

Dear Mr. & Mrs. Reiss:

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

c: Mr. David Martin
George W. Stephens, Jr. & Assoc., Inc.
1020 Cromwell Bridge Road
Towson, MD 21286





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7464 BRADSHAW ROAD
which is presently zoned R.C.-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)

B.C.Z.R. 1A04.3.B.2 to permit a side yard setback from a proposed building addition of as little as 15-feet from a property line and 32-feet from a street centerline in lieu of the required 50-foot side yard and 75-foot street centerline setback and to permit a front yard setback from the existing structure of as little as 53-feet in lieu of the required 75-feet from the centerline of a street.

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 _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

GERARD JOHN REISS
Name - Type or Print _____
X Gerard John Reiss
Signature _____
EMILY REISS
Name - Type or Print _____
X Emily Reiss
Signature _____
7464 BRADSHAW ROAD 410-592-5585
Address Telephone No.
KINGSVILLE, MARYLAND 21087
State Zip Code

Representative to be Contacted: ATTN: DAVID MARTIN

GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
Name _____
1020 CROMWELL BRIDGE ROAD 410-825-8120
Address Telephone No.
TOWSON, MARYLAND 21286-3396
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. 01-228-A

Reviewed By JRF Date 12-1-00

REV 9/15/98

Estimated Posting Date 12-10-00

ORDER RECORDED ON FILE
11/2/01
[Signature]

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7464 BRADSHAW ROAD
Address
KINGSVILLE, MARYLAND 21087
City State Zip Code

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

→ The subject property was constructed in 1947 and pre-dates the current R.C.-5 zoning regulations. The existing principal structure is located in the present R.C.-5 front and side yard setbacks. The proposed addition is an architectural extension of the existing Kitchen space and cannot be located within the current setbacks. An undue hardship and practical difficulty exists because of the existing location of the structure pre-dating the current zoning's area regulations. The front yard variance request is to legitimize the current setback condition and bring this older property into compliance with the current zoning regulations.

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.

x Gerard John Reiss
Signature

GERARD JOHN REISS
Name - Type or Print

x Emily Reiss
Signature

EMILY REISS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of November, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gerard John Reiss + Emily Reiss
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

11-27-00
Date



Vickie Luther
Vickie Luther, Notary Public
Harford County
State of Maryland
My Commission Expires July 1, 2003
7-1-2003

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 7464 BRADSHAW ROAD
Address
KINGSVILLE, MARYLAND 21087
City State Zip Code

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

→ The subject property was constructed in 1947 and pre-dates the current R.C.-5 zoning regulations. The existing principal structure is located in the present R.C.-5 front and side yard setbacks. The proposed addition is an architectural extension of the existing kitchen space and cannot be located within the current setbacks. An undue hardship and practical difficulty exists because of the existing location of the structure pre-dating the current zoning's area regulations. The front yard variance request is to legitimize the current setback condition and bring this older property into compliance with the current zoning regulations.

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.

x Gerard John Reiss
Signature

GERARD JOHN REISS

Name - Type or Print

x Emily Reiss
Signature

EMILY REISS

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of November, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gerard John Reiss & Emily Reiss
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

11-27-00
Date



Vickie Luther, Notary Public
Harford County
State of Maryland
My Commission Expires July 1, 2003

Vickie Luther
7-1-2003



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7464 BRADSHAW ROAD
which is presently zoned R.C.-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)

B.C.Z.R.1A04.3.B.2 to permit a side yard setback from a proposed building addition of as little as 15-feet from a property line and 32-feet from a street centerline in lieu of the required 50-foot side yard and 75-foot street centerline setback and to permit a front yard setback from the existing structure of as little as 53-feet in lieu of the required 75-feet from the centerline of a street.

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 _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

GERARD JOHN REISS
Name - Type or Print _____
Signature X Gerard John Reiss
EMILY REISS
Name - Type or Print _____
Signature X Emily Reiss
7464 BRADSHAW ROAD 410-592-5585
Address Telephone No.
KINGSVILLE, MARYLAND 21087
State Zip Code

Representative to be Contacted: ATTN: DAVID MARTIN

GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
Name _____
1020 CROMWELL BRIDGE ROAD 410-825-8120
Address Telephone No.
TOWSON, MARYLAND 21286-3396
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. 01-228-A Reviewed By JRF Date 12-1-00

REV 9/15/98

Estimated Posting Date 12-10-00

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

October 11, 2000

Description to Accompany Administrative Variance Petition for:
7464 Bradshaw Road, Tax Map 64, Parcel 398

Beginning at a point of the centerline intersection of Bradshaw Road having no right and the centerline of Cedar Lane 30' wide thence North 28°48'00" West to a Point of Beginning on the southern most property corner, thence the following courses:

1. North 28°48'00" West, 111.40 feet, thence
2. North 31°02'00" West 62.00 feet, thence
3. North 48°30'00" East, 126.20 feet, thence
4. North 48°30'00" East, 16.00 feet, thence
5. South 41°30'00" East, 168.00 feet, thence
6. South 48°30'00" West 16.00 feet, thence
7. South 48°30'00" West 161.50 feet, back to the Point of Beginning

Containing .61 Acres of land more or less.

Note: The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **081462**

DATE 12-1-00 ACCOUNT R-001-0150

AMOUNT \$ 50.00

RECEIVED FROM: Charles John Reiss
7464 Broadview Rd.

FOR: Cit. Variance ITEM # 228
Taken by: JRI

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 01-228-A

[illegible]

PUBLIC HEARINGS

PURSUANT TO SECTION 24-127(C)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE

5:00 P.M. ON Monday, December 21, 2009
ADDITIONAL INFORMATION IS AVAILABLE AT
7600 W. ADAMS STATION, NEW VENEZUELA MANAGEMENT

1991-1992

TEL: 887-3381

THE 100 BEST

CERTIFICATE OF POSTING

**RE: CASE # 01-228-A
PETITIONER/DEVELOPER
(Gerard Reiss)
DATE OF Closing
(12-25-00)**

**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**

7464 Bradshaw Road Kingsville , Maryland 21087_____

THE SIGN(S) WERE POSTED ON_____ 12-8-00_____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)

**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: 01-228A

Petitioner: GERARD JOHN REISS AND EMILY REISS

Address or Location: 7464 BRADSHAW ROAD, KINGSVILLE, MARYLAND 21087

PLEASE FORWARD ADVERTISING BILL TO:

Name: GERARD JOHN REISS AND EMILY REISS

Address: 7464 BRADSHAW ROAD

KINGSVILLE, MARYLAND 21087

Telephone Number: 410-592-5585

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 228 -A

Address 7464 BRADSHAW RD.

Contact Person: Jun R. Fernando
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12-1-00

Posting Date: 12-10-00

Closing Date: 12-25-00

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- 228 -A

Address 7464 BRADSHAW ROAD, KINGSVILLE, MARYLAND 21087

Petitioner's Name GERARD JOHN REISS AND EMILY REISS

Telephone 410-592-5585

Posting Date: 12-10-00

Closing Date: 12-25-00

Wording for Sign: To Permit a side yard setback from a proposed building addition of as little as 15-feet from a property line and 32-feet from a street centerline in lieu of the required 50-foot side yard and 75-foot street centerline setback and to permit a front yard setback from the existing structure of as little as 53-feet in lieu of the required 75-feet from the centerline of a street.



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 27, 2000

Emily & Gerard Reiss
7464 Bradshaw Road
Kingsville, MD 21087

Dear Mr. & Mrs. Reiss:

RE: Case Number: 01-228-A, 7464 Bradshaw Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 1, 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: David Martin, George William Stephens, Jr. & Associates, Inc., 1020 Cromwell
Bridge Road, Towson 21286
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 9, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For December 18, 2000
Item Nos. 222, 223, 224, 225, 226, 227,
228, 230, and 232

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

December 20, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DECEMBER 11, 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:

222, 223, 225, 226, 227, 228, 230, 232,

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *mc/RBS*

DATE: January 18, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of December 11, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
222	3019 Ohio Avenue
223	3017 Ohio Avenue
224	607 Stoney Lane
225	3023 Ohio Avenue
226	3021 Ohio Avenue
227	3507 Hiss Avenue
228	7464 Bradshaw Road
229	6975 Rockfields Road
230	3012A Hernwood Road
232	1807 Suttan Avenue

AV
12/25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

19

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

DATE: December 18, 2000

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

SUBJECT: 7464 Bradshaw Road

INFORMATION:

Item Number: 01-228

Petitioner: Gerard Reiss

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request provided the building materials used for the addition are similar to those of the principal dwelling. Additionally, building elevation drawings of the proposed addition should be submitted to this office for review and approval prior to the issuance of any building permits.

Prepared by: Mae A. Campbell

Section Chief: Jeffrey W. Zor
AFK:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.8.00

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

RE: Baltimore County
Item No. 228

JRF

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 _____

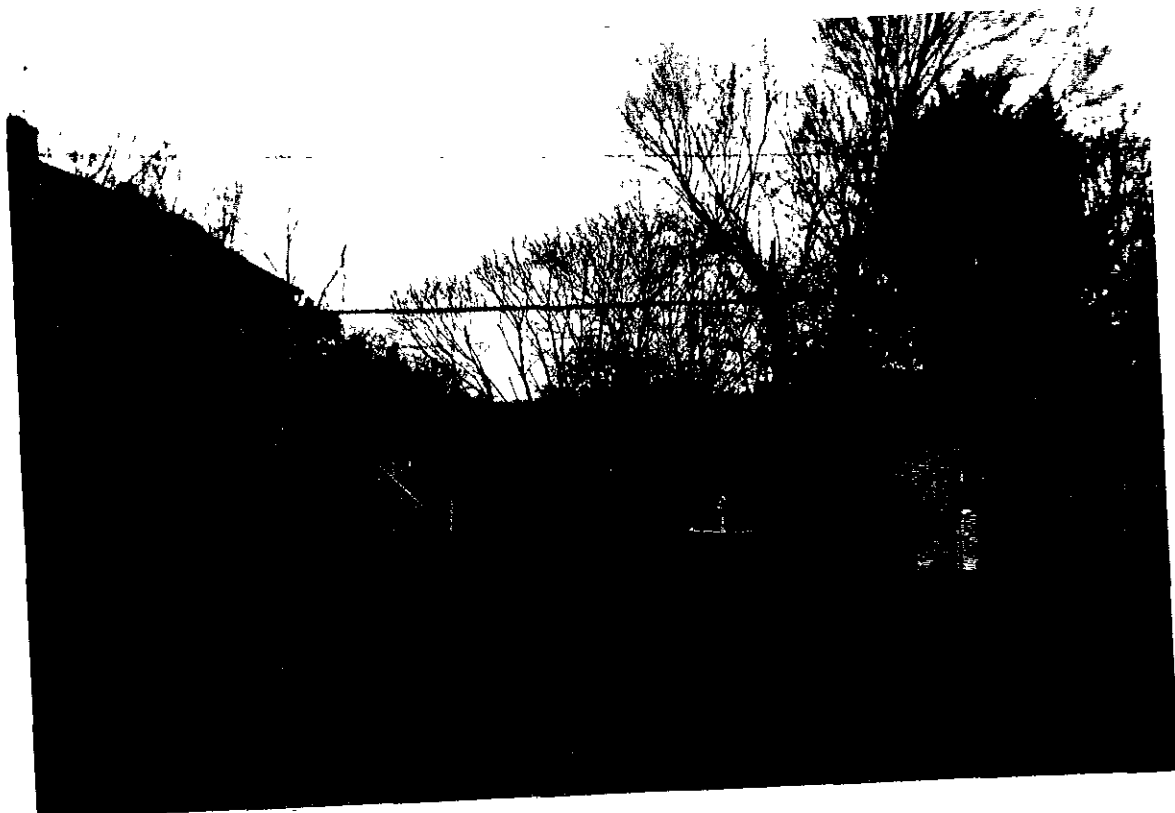
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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



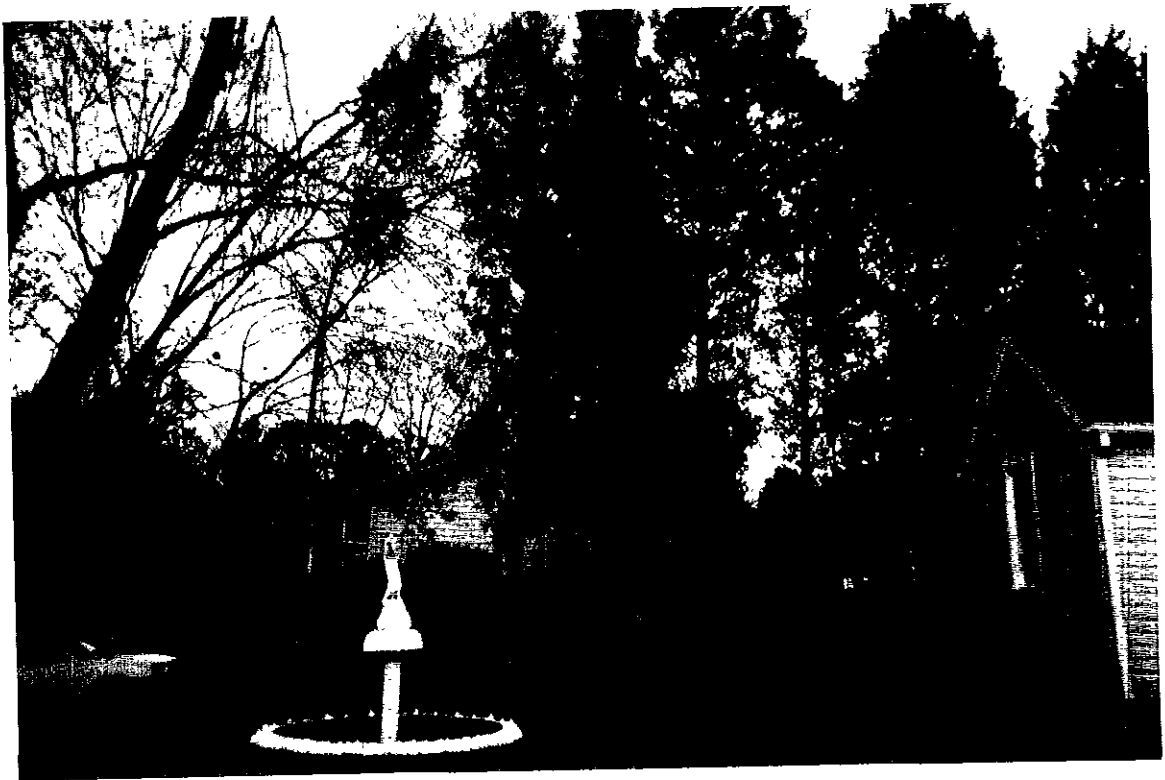
side view of House

- 7464 -



View of Rear 7464 with Garage
and Shed

Rear view of house with existing
rear Porch



View of Garage AND Surrounding
Property's

View of Back of Garage AND
Surrounding Property



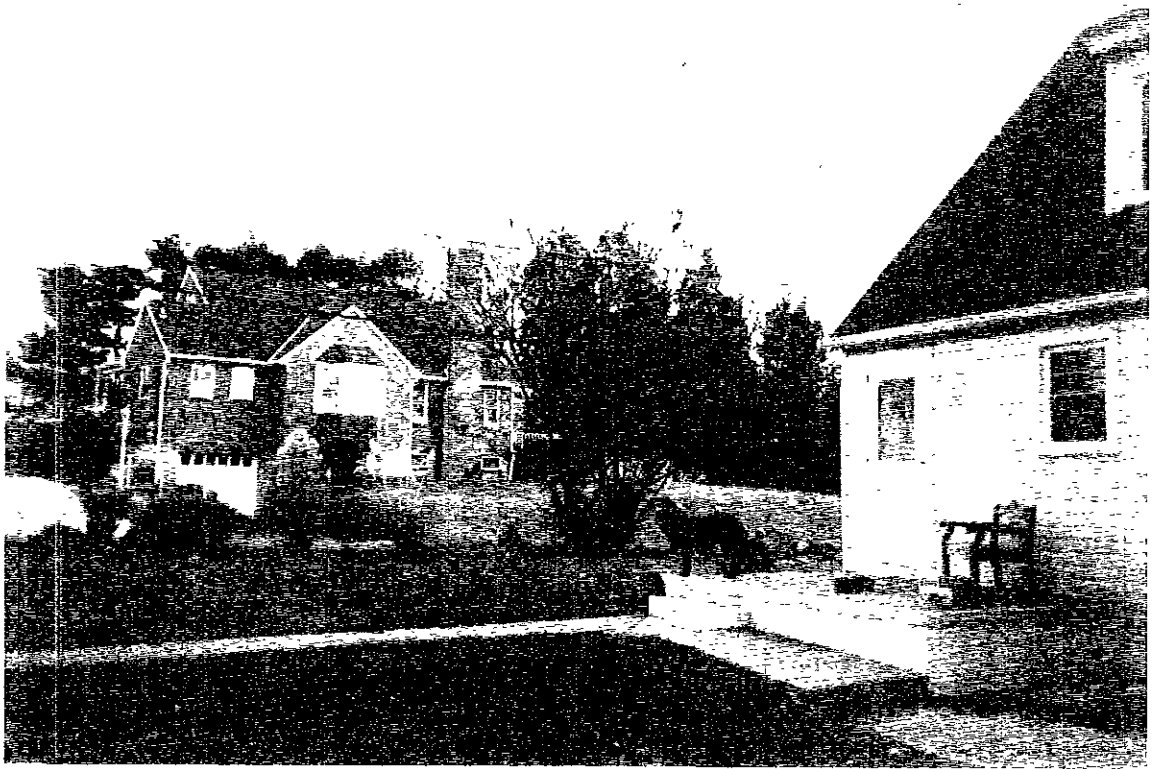
View of surrounding Property:

side view of shed with
surrounding Property in background.



SIDE view of SHEAD
WITH HOUSE NEXT DOOR IN BACKGROUND

FRONT view of SHEAD



BACK of 7464 Rear Porch with
surrounding Property

SIDE view From corner of 7464
BRADSHAW + Cedar Ln.



FRONT SIDE + GARAGE IN BACKGROUND

VIEW OF 7464 ON LEFT WITH
SURROUNDING PROPERTY'S ON RIGHT
LOOKING DOWN CEDAR LAKE
TOWARD CHAPMAN ROAD.



FRONT view of house
- 7464 -

Facing Bradshaw

VIEW of surrounding Property:



Picture Taken AT intersection of
Cedar Lane + Bradshaw Rd.

Showing some surrounding property:

Looking in direction of R.S. 7

Bellvue Ave, Silver Spring etc.

Bradshaw Rd. Looking in the
direction of Belair Rd. (U.S. 1)

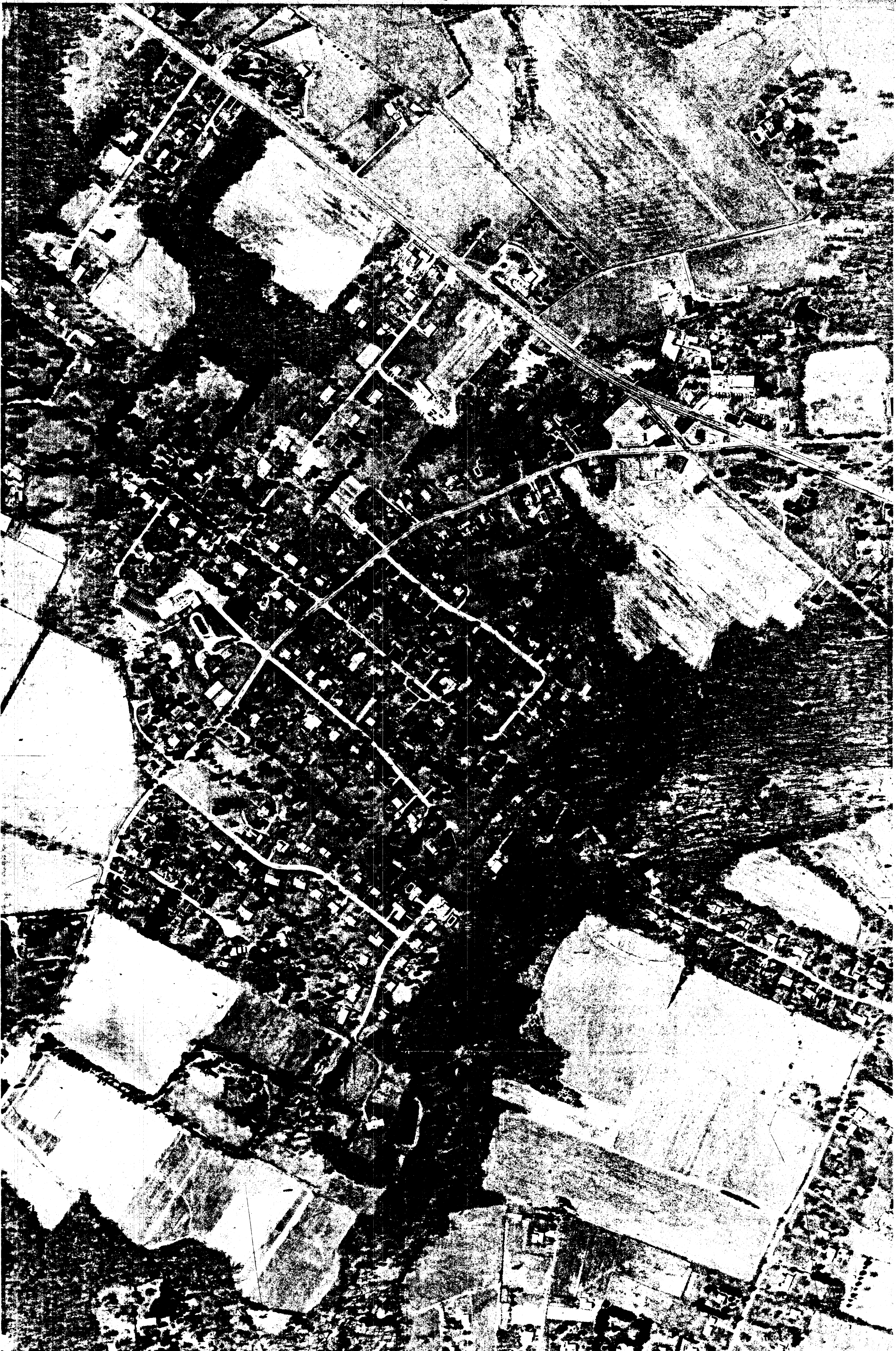
With 1964 Bradshaw House out of
view on right

Picture Taken AT intersection
of Cedar Lane + Bradshaw Rd.



VIEW From Cedar Lane Looking
Toward Bradshaw Rd.

See also notes Bradshaw Rd.



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	<i>228</i> KINGSVILLE	N. E. 14-J
DATE OF PHOTOGRAPHY JANUARY 1966		