

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
SWC Lincoln Woods Drive and		
Union Hall Court	*	DEPUTY ZONING COMMISSIONER
1st Election District		
1st Councilmanic District	*	OF BALTIMORE COUNTY
(1305 Lincoln Woods Drive)		
	*	CASE NO. 01-233-A
John and Laura Stewart		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, John and Laura Stewart. The variance request is for property located at 1305 Lincoln Woods Drive in the Catonsville 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.) (Sec. 208.4 of old regs.), to allow a proposed addition with a rear yard setback of 15 ft. in lieu of the minimum required 30 ft. 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 Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts

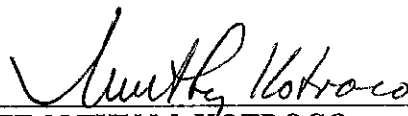
11/3/01
R. Johnson

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.

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 3^d day of January, 2001, that a variance from 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Sec. 208.4 of old regs.), to allow a proposed addition with a rear yard setback of 15 ft. in lieu of the minimum required 30 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED
1/3/01
R. Jenson



Baltimore County
Zoning Commissioner

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

January 3, 2001

Mr. & Mrs. John D. Stewart, II
1305 Lincoln Woods Drive
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 01-233-A
Property: 1305 Lincoln Woods Drive

Dear Mr. & Mrs. Stewart:

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,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



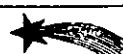
Census 2000



For You, For Baltimore County



Census 2000



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Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1305 Lincoln Woods Dr.
which is presently zoned D. R. 3.5

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) BAR-3.5 ^(208.4 old reqs) To allow a proposed addition with a rear yard setback of 15 ft. in lieu of the minimum required 30 ft.

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):

John D. Stewart, II
Name - Type or Print _____
John Stewart
Signature _____
Laura K. Stewart
Name - Type or Print _____
L.K. Stewart
Signature _____
1305 Lincoln Woods Dr. 410-747-6792
Address _____ Telephone No. _____
Catonsville MD 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

Revisions Remodeling
Name _____
9398 Balto. Natl. Pike 410-313-
Address _____ Telephone No. _____
Ellicott City MD 2104
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-233-A

Reviewed By [Signature] Date 12-6-00

Estimated Posting Date 12-17-00

REV 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 1305 Lincoln Woods Drive
Address
Catonsville MD 21228
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):

see attached

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.

John Stewart
Signature

John Stewart
Name - Type or Print

L.K. Stewart
Signature

Laura K. Stewart
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of November, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John Stewart and Laura K. Stewart
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

11/17/00
Date

Willa A. Jirik
Notary Public

My Commission Expires 10/01/01

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 1305 Lincoln Woods Drive
Address
Catonville MD 21228
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):

see attached

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.

John Stewart
Signature
JOHN STEWART
Name - Type or Print

L. K. Stewart
Signature
Laura K. Stewart
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

John Stewart and Paula K Stewart
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

Heleena A. Nibbelk
Notary Public
My Commission Expires 10/01/01

Laura's mother requires support. She lives alone and has reached an advanced age. We wish to have her live with us.

It is not practical for us to move to a larger property. However, we need more space to accommodate Laura's mother. We have recently replaced the following items in our home:

Furnace	Kitchen appliances	Hot water heater
Bathrooms	Air conditioner	Stairway

We would loose money if we sold the house now as the purchase price of the house plus the improvements we have made exceed the market value of the house.

Placing the addition in a different position or attaching it to a different part of the house is not practical. It is not a good idea to wrap the addition around the existing house. That would reduce the value of the property because it would make the dining room an interior room, thereby making the room objectionable. To swing the addition out in the yard would add additional expense (because of the additional exterior walls required) and would not conform to the 30 foot rule to which the proposed addition does not conform. Additions to other areas of the house would be more expensive than the proposed addition -- they would require the removal of existing parts of the house. The addition, no matter where placed, will not add to the current open market value of house. It will take a decade or more to recoup our investment as a result of increases in the value of property in the neighborhood -- assuming a growth rate equivalent to that of the past tne years.

The best location for the addition, from the perspective of quiet and privacy, is having it extend from the side of the existing structure toward the back property line. That will place it on an existing court that is frequented mainly by the residents of the court. The street in front of the house is heavily travelled and the main access route for the neighbors on the side of the hours would be closer to the addition if the addtion were placed on that side.

If we do not have the addition, we will not be able to comfortably accommodate Laura's mother without a significant change in life style. The addition will allow continuation of the current lifestyles of our family by preserving existing leisure space that would be lost if current space was converted to living space and not replaced.

Not having the addition would be burdensome. We would not have the same level of diversity in living space thus requiring snaring of space that we do not now have to share. The children's study areas would be reduced or eliminated and workspace for various projects would be lost.

Not having the addition would be unjust to our family because we could not adequately care and provide support for Laura's mother.

233

If Laura's mother continues in her current home we might not be there when she needs us. If she moves to a retirement community, we could not spend as much time with her as we plan to if she is with us because of the distance we would have to travel to see her. In addition, living in a retirement community would be depressing for Laura's mother because she would not be in familiar surroundings with people she knows.

No negative effects will accrue to our neighbors. Access to the rear of houses next to us could be gained by going on the side of our house opposite from the addition. The addition would not require the removal of fences, shrubbery, or trees from the neighbors in the back of our house. The addition would not injure trees or shrubs.

The addition will conform with the appearance of surrounding structures; it will meet height requirements; the structure will not obscure signs or impede the use of fire hydrants; and it will not affect the amount of existing parking.

In summary, failure to obtain a zoning variance will cause an unfair burden to be place on our family including Laura's mother by the fact that it will either reduce the quality of life of all residing at the residence or prevent us from providing the level of support required by Laura's mother. The addition will not affect our neighbors.

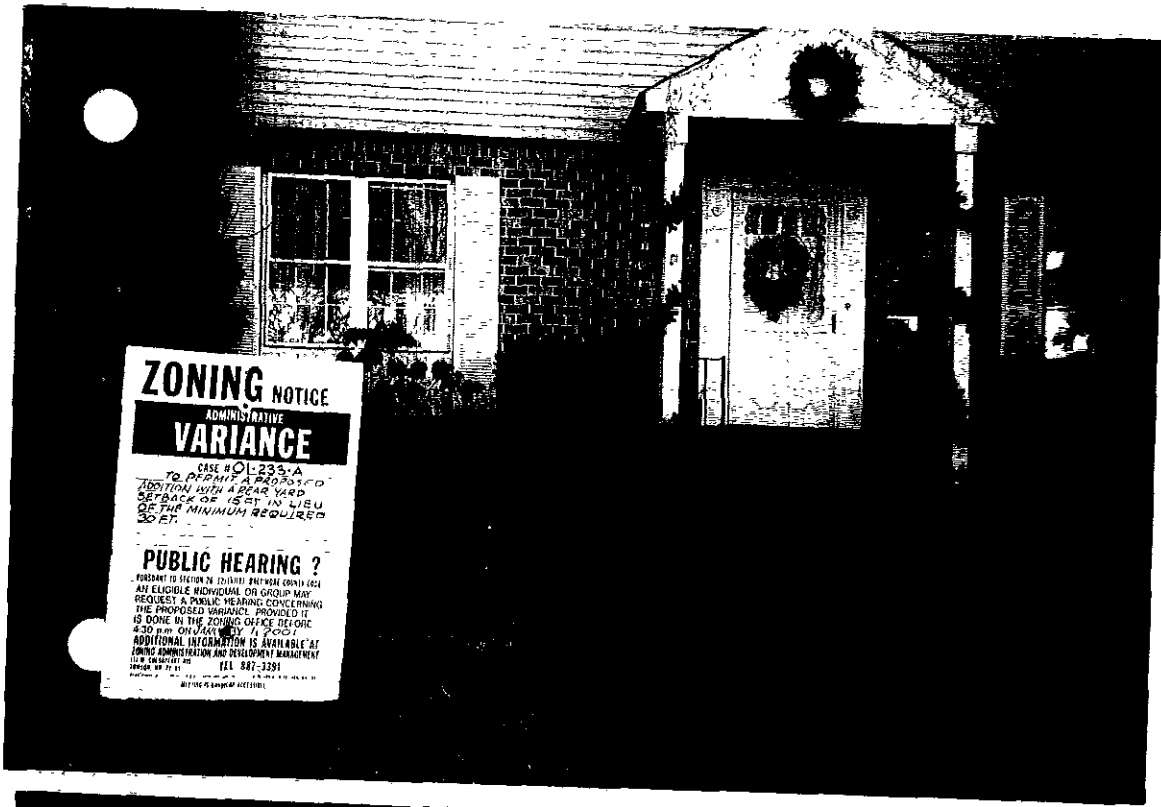
233

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 1305 Lincoln Woods Drive, Catonsville, 21228

Beginning at a point on the South side of Lincoln Woods Drive which is 60 feet wide at the ^{Southwest Corner} ~~(Corner Lot)~~ of the nearest improved intersecting street Union Hall Court which is 50 feet wide. Being Lot # 138, Section # 5 in the subdivision of Woodbridge Valley as recorded in Baltimore County Plat Book # 35-105, Folio # 105, containing 12,431 sq ft. also known as 1305 Lincoln Woods Drive and located in the 1st, Election District, 1st Councilmanic District.

233



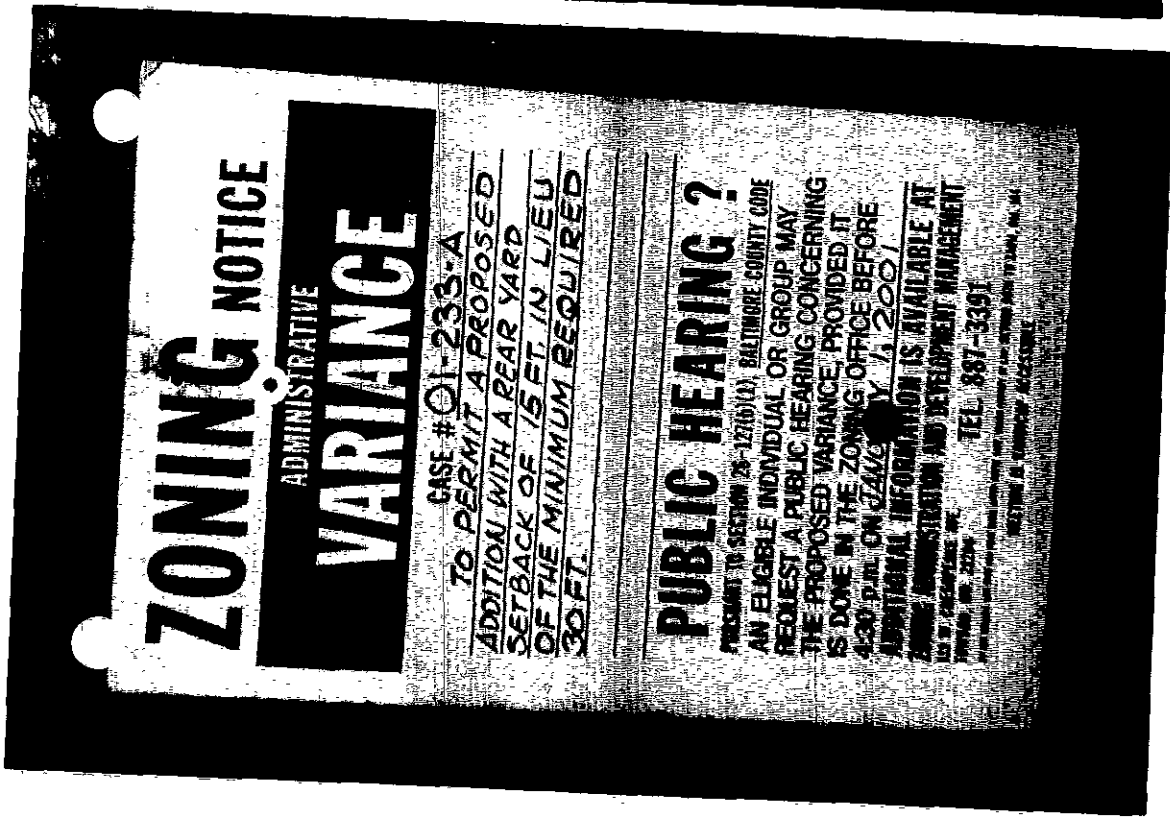
ZONING NOTICE
ADMINISTRATIVE
VARIANCE

CASE #01-233-A
TO PERMIT A PROPOSED
ADDITION WITH A REAR YARD
SETBACK OF 15 FT IN LIEU
OF THE MINIMUM REQUIRED
30 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 12-121(6)(C), BALTIMORE COUNTY CODE
ANY ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON JUNE 14, 2001.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
1110 CHESAPEAKE RD.
BETHESDA, MD 20814
TEL 887-3391

REVISION 2-98



ZONING NOTICE
ADMINISTRATIVE
VARIANCE

CASE #01-233-A

**TO PERMIT A PROPOSED
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BETHESDA, MD 20814
TEL 887-3391

REVISION 2-98

SECTION 12-121(6)(C) BALTIMORE COUNTY CODE

BALTIMORE COUNTY, MARYL D
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

86798

DATE 12-10-00 ACCOUNT R-001-6100

AMOUNT \$

50.00

RECEIVED
FROM:

FOR:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PRINTED DATE TIME
2/06/00 12/06/2000 11:34:51

50.00 CASHIER 0001 002 000000

50.00 50.00 ZONING (CERTIFICATE)

Receipt 1 163002

CR NO. 000798

Receipt Tot

50.00

50.00 CR

50.00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-233-A

Petitioner/Developer: _____

MR. JONN D. STUART

Date of Hearing/Closing: 01-01-01

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

* 1305 LINCOLN WOOD DRIVE

The sign(s) were posted on DEC. 15, 2000

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(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: 01-233-A

Petitioner: JOHN & LAURA STEWART

Address or Location: 1305 LINCOLN WOODS DR. CATONSVILLE

PLEASE FORWARD ADVERTISING BILL TO:

Name: REVISIONS "Remodeling Showroom"

Address: 9398-C BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21042

Telephone Number: 410-313-9398

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 233 -A

Address 1305 Lincoln Woods DR.

Contact Person: J. Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12-6-00

Posting Date: 12-17-00

Closing Date: 01-01-01

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- 233 -A

Address 1305 Lincoln Woods DR.

Petitioner's Name John D. Stewart

Telephone (410) 747-6792

Posting Date: 12-17-00

Closing Date: 01-01-01

Wording for Sign: To Permit a proposed addition with a rear yard setback
of 15 ft. in lieu of the minimum required 30 ft.



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

January 2, 2001

Laura K. & John D. Stewart, II
1305 Lincoln Woods Drive
Catonsville, MD 21228

Dear Mr. & Mrs. Stewart, II:

RE: Case Number: 01-233-A, 1305 Lincoln Woods Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 6, 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: Revisions Remodeling, 9398 Baltimore National Pike, Ellicott City 21043
People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 18, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For January 2, 2001
Item Nos. 233, 234, 235, 236, 238, 239,
240, 241, 244, 246, 247, 248, 249, and 250

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 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 December 26, 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:

231, 233, 234, 235, 236, 237, 238, 240, 241, 243, 244,
245, 246, 247, 249, and 250

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



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *Ac/RBS*

DATE: January 18, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of December 26, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
231	8100 Salt Lake Drive
233	1305 Lincoln Woods Drive
234	3 Arrowhead Court
235	1223 Lake Falls Road
238	Oak Grove Parcel B
239	Crondall Corner
241	10 McCormick Avenue
242	1324 & 1325 Chippendale Road
243	Pikesville Giant
244	4800 Mt. Carmel Road
245	6 Aston Court
246	3700 Essex Road
247	7163 E. Baltimore Street
248	113 Westminster Road
250	10002 & 10002A Lodge Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 2, 2000

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

JAN - 3

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-233.

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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: 1.3.01

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

RE: Baltimore County
Item No. 233 JJS

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

FILE
01-233

December 10, 2000

Mr. and Mrs. Wayne Forrest
3 Union Hall Court
Catonsville, Maryland 21228

To Whom It May Concern:

We are next door neighbors of John and Laura Stewart, who live at 1305 Lincoln Woods Drive, Catonsville, Maryland. Our address is 3 Union Hall Court, Catonsville, Maryland.

We have reviewed the plans the Stewart's have for a 30-foot by 13-foot addition to the West Side of their house and recognize that the addition will be within 15 feet of our property line. We approve of the plans.

Sincerely;

Wayne Forrest

Laura A. Forrest

December 10, 2000

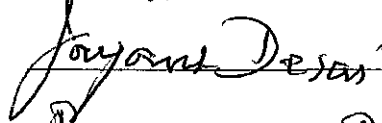
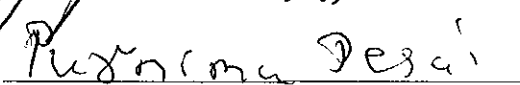
**Jayant and Purnina DeSai
1303 Lincoln Woods Drive
Catonsville, Maryland 21228**

To Whom It May Concern:

We are next door neighbors of John and Laura Stewart, who live at 1305 Lincoln Woods Drive, Catonsville, Maryland. Our address is 1303 Lincoln Woods Drive, Catonsville, Maryland.

We have reviewed the plans the Stewart's have for a 30-foot by 13-foot addition to the West Side of their house. We recognize that the addition will not be within 30 feet of our property line but will be within 15 feet of the property line with 3 Union Hall Court, Catonsville, Maryland. We approve of the plans.

Sincerely;

CC: J. Desai

facsimile transmittal

To: DAN CUMMINS From: GEORGE D ZAHNER
Fax: 410 313 9298 Date: 2-1-01
Phone: _____ Pages: 3 + COVER
Re: _____ CC: _____

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Notes: _____

01-233

→
Dan Cummins

410 313 9398

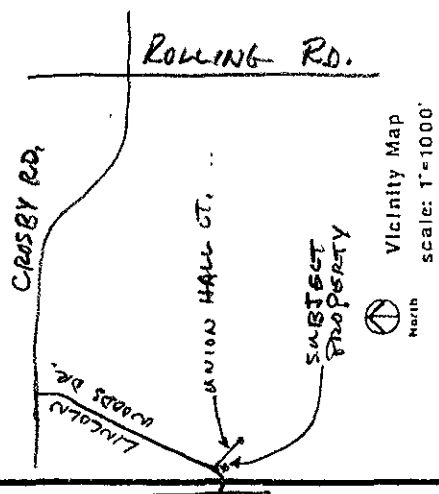
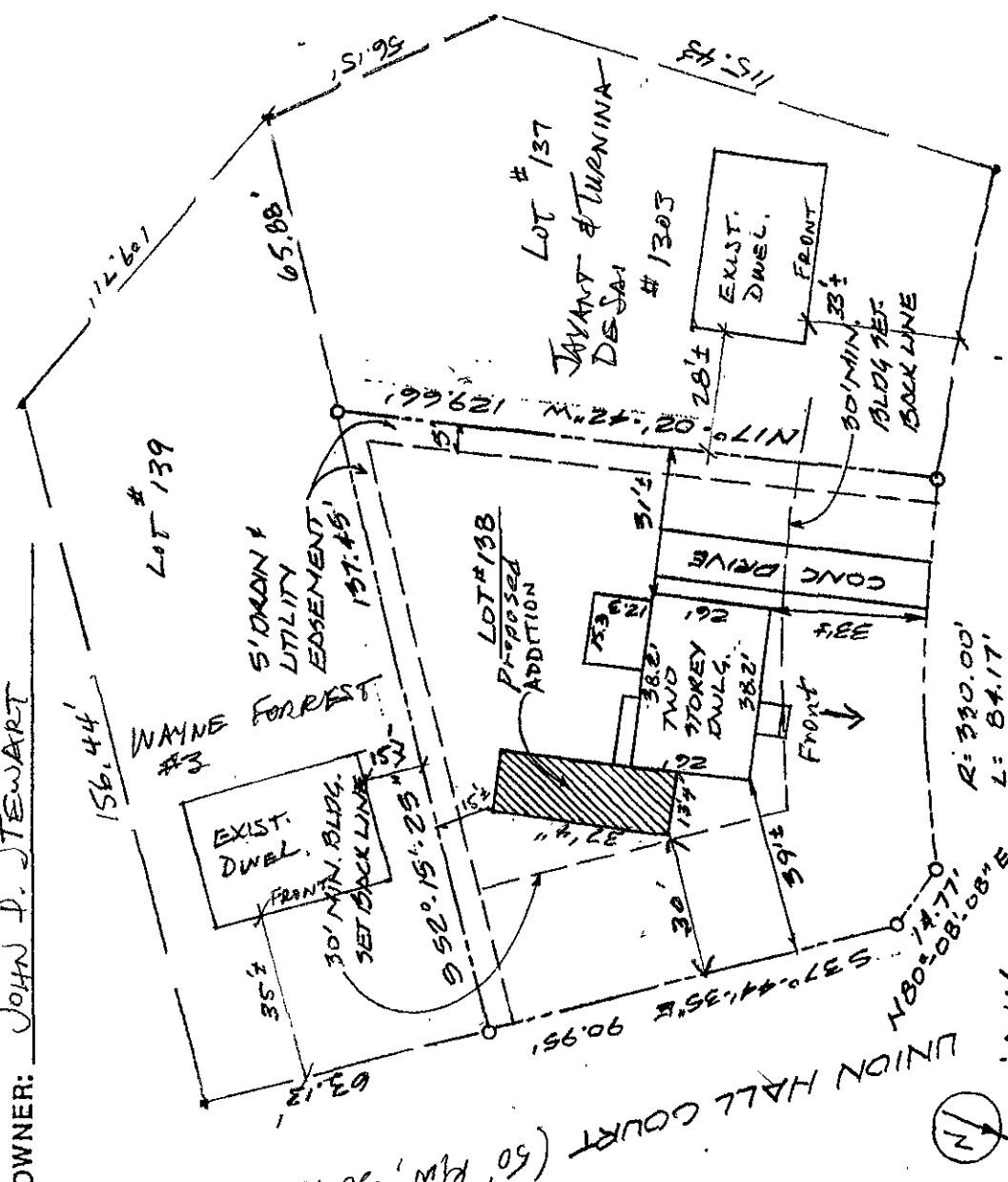
443 324 4938

410 313 9298

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

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

PROPERTY ADDRESS: 1305 LINCOLN WOODS DR., CATONSVILLE
 Subdivision name: WOODBRIDGE VALLEY
 plat book # 35, folio # 105, lot # 138, section # 5
 OWNER: JOHN D. STEWART



LOCATION INFORMATION

Election District: 1
 Councilmanic District: 1
 1"=200' scale map #: SW 1-H
 Zoning: DR 3.5 (was R-10)
 Lot size: 0.285 acreage 12,431 square feet
 public private
 SEWER: ☒ ☐
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: PP ITEM #: 233
 CASE #:

prepared by: PLANNINGS
 date: 12/5/06
 North
 Union Hall Court (50' R/W, 30' PAVING)
 Lincoln Woods Drive (60' R/W, 45' PAVING)
 Scale of Drawing: 1"=40'

Plat. Ex. #1

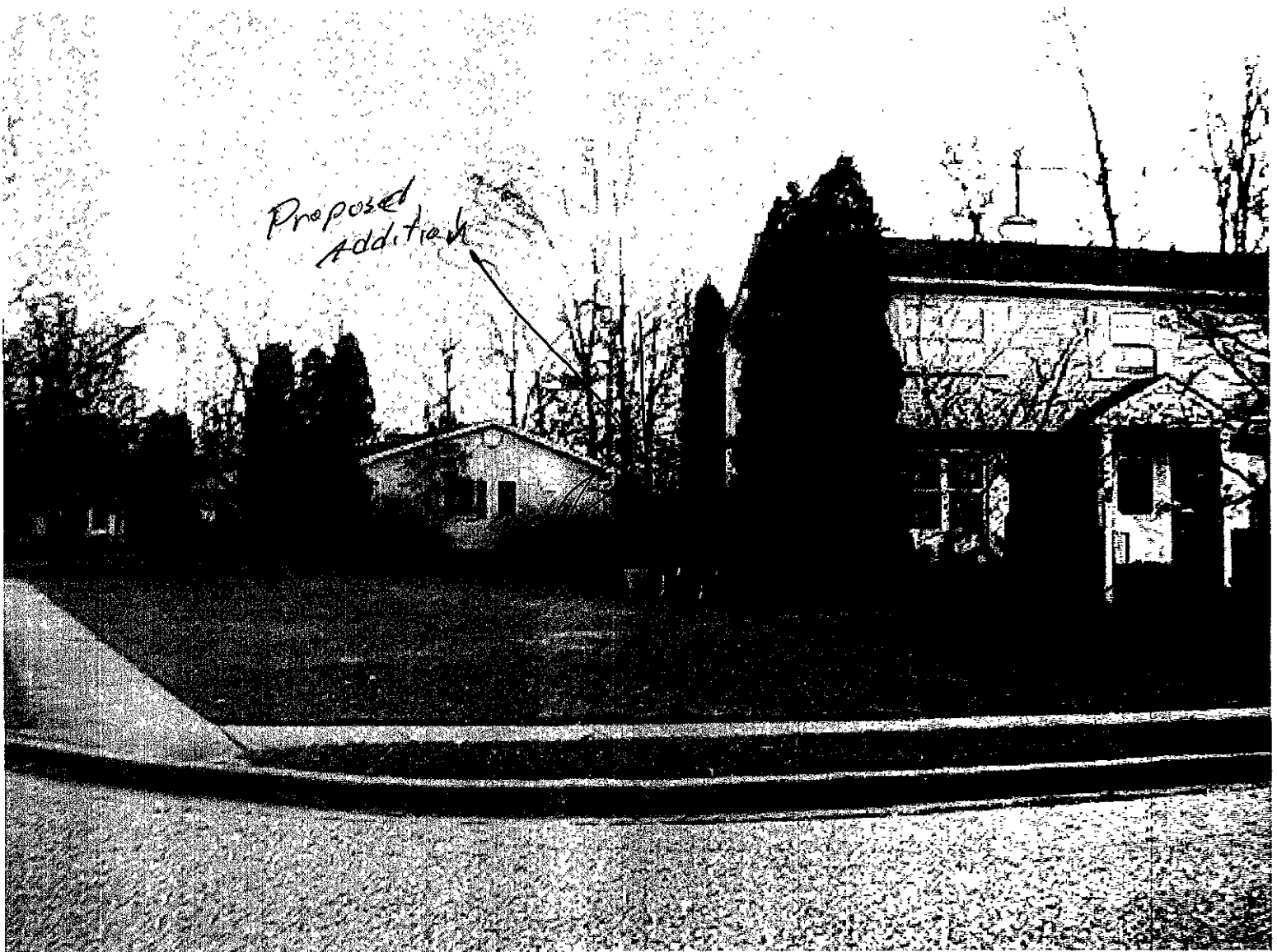
CASE # 01-233-A



UNION HALL Ct.
View from side street

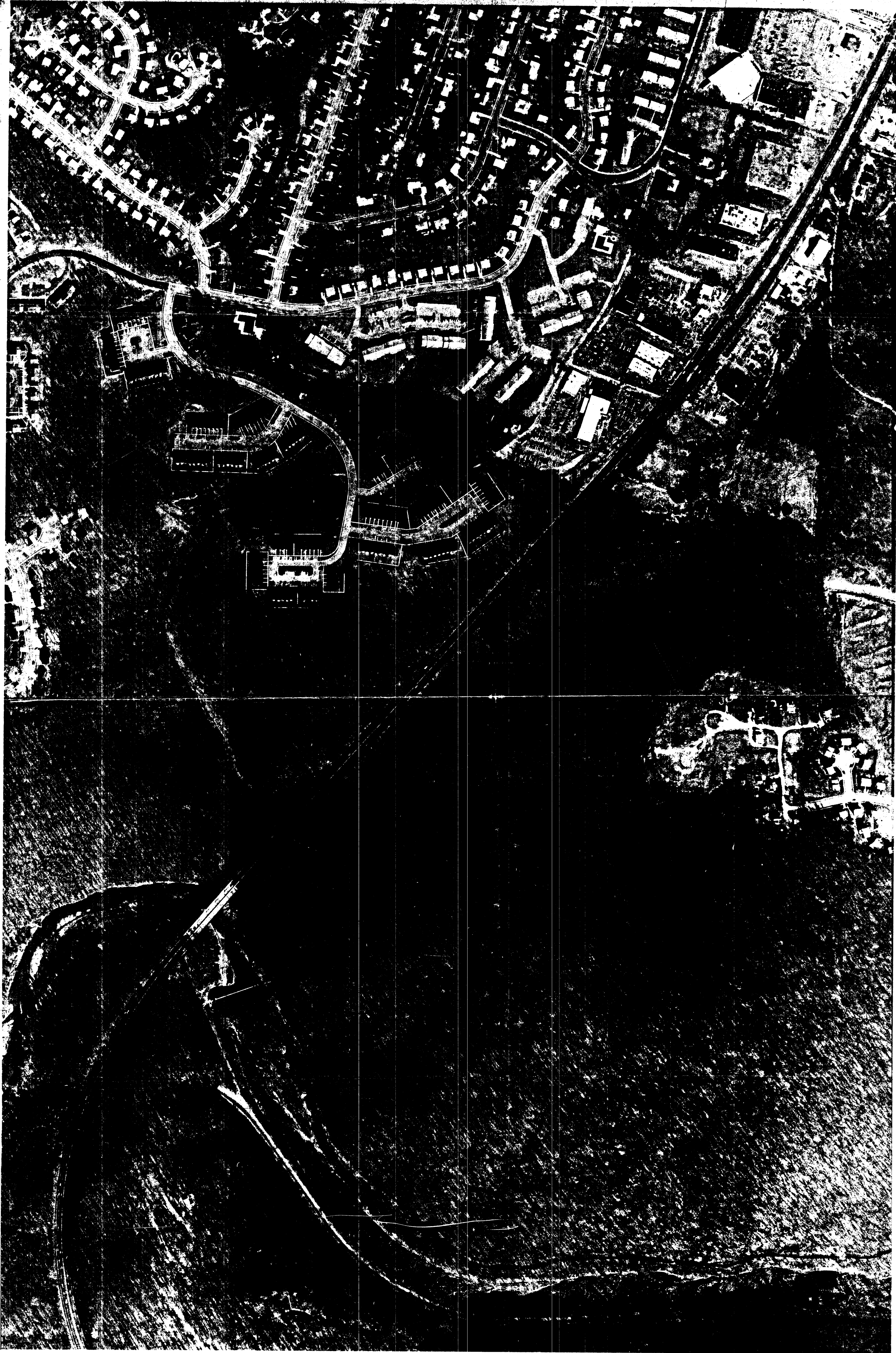
CASE #01-233-A

Proposed
Addition



1305 LINCOLN WOODS DR.

View from street (to rear)

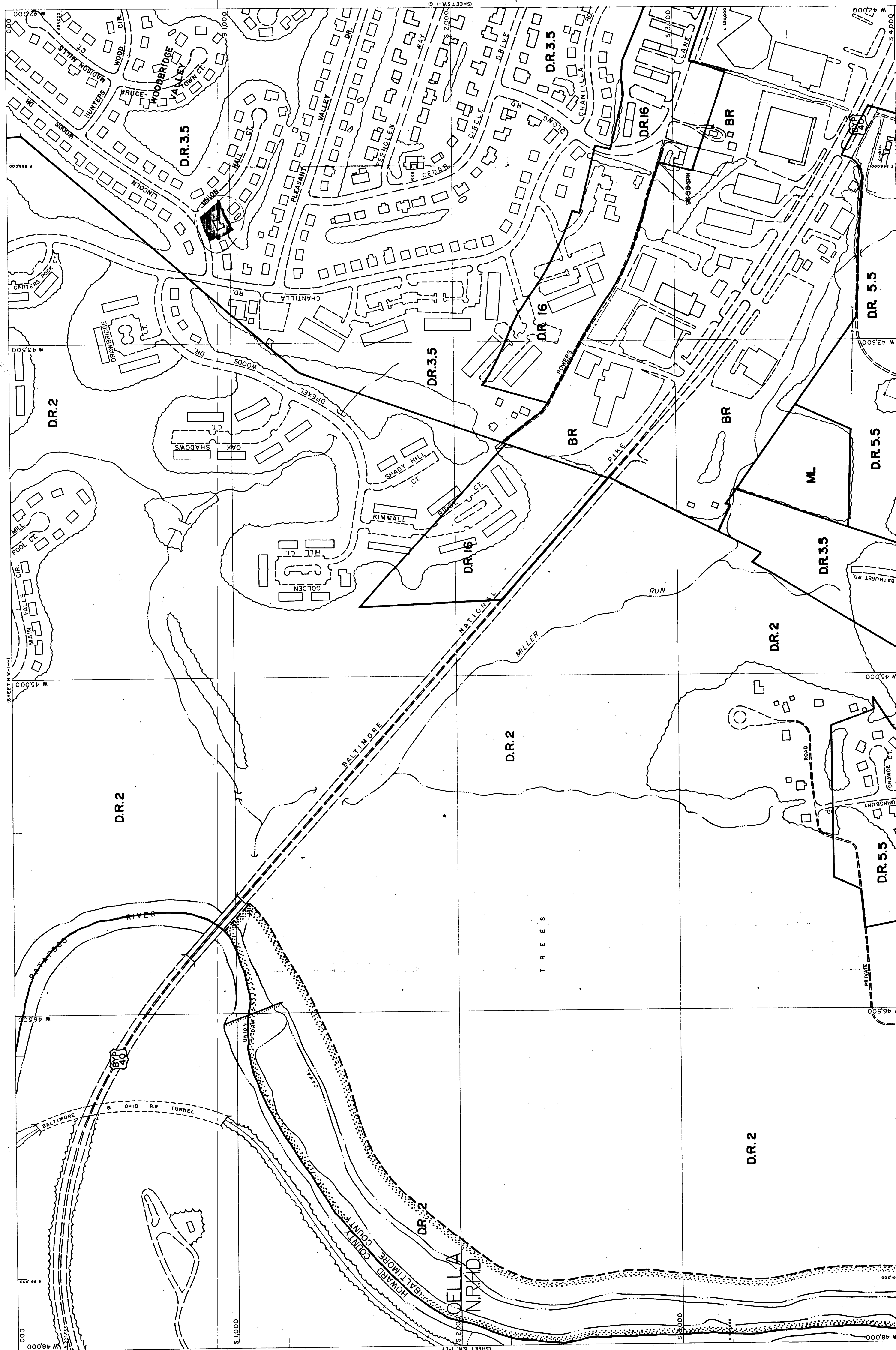


232

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±	LOCATION CATONSVILLE AREA	SHEET	
		DATE OF PHOTOGRAPHY JANUARY 1986	S.W. I-H

233



(SHEET S.W.-2-n)

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

DATE OF PHOTOGRAPHY JANUARY 1985	SCALE 1" = 200'	LOCATION CATONSVILLE AREA S.W. I-H	SHEET
--	--------------------	--	-------

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 Kamenev
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY RICHARD JOBN, INC. BALTIMORE, MD. 21210

IN RE: PETITION FOR ADMIN. VARIANCE

S/S Arrowhead Court 145' SW
centerline of Arrowhead Road
2nd Election District
2nd Councilmanic District
(3 Arrowhead Court)

Robert Eugene Taylor, Jr.
Petitioner

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-234-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Robert Eugene Taylor, Jr. The variance request is for property located at 3 Arrowhead Court in the Pikesville area of Baltimore County. The Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (proposed garage) in the side yard with a 1 ft. setback in lieu of the rear yard with a 2.5 ft. setback. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioner 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.

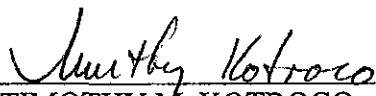
The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public 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 Petitioner.

DATE 11/3/01
BY R. J. JAMESON

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 3rd day of January 2001, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (proposed garage) in the side yard with a 1 ft. setback in lieu of the rear yard with a 2.5 ft. setback, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

1/3/01
R. Emerson



Baltimore County
Zoning Commissioner

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

January 3, 2001

Mr. Robert E. Taylor, Jr.
3 Arrowhead Court
Baltimore, Maryland 21208

Re: Petition for Administrative Variance
Case No. 01-234-A
Property: 3 Arrowhead Court

Dear Mr. Taylor:

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



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3 Arrowhead CT
which is presently zoned DR 5.5

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) 400.1 BCZR TO ~~PERMIT A DETACHED~~

PERMIT A DETACHED ACCESSORY STRUCTURE (PROPOSED GARAGE)
IN SIDE YARD WITH A 1 FT. SETBACK IN LIEU OF THE REAR YARD
WITH A 2 1/2 FT. SETBACK REF

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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

3 Arrowhead CT 410-6559312
Address Telephone No.

Name - Type or Print

Baltimore, MD 21208
City State Zip Code

Signature

Representative to be Contacted:

Company

Name

Address Telephone No.

Address Telephone No.

City State Zip Code

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. 01 234 -A

Reviewed By JL Date 12/07/00

Estimated Posting Date 12/17/00

ORDER RECEIVED FOR FILING
1/3/01
REV 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 3 ARROWHEAD CT
Address
BALTIMORE MD 21208
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):

PLACEMENT OF STRUCTURE AT ANY OTHER LOCATION WOULD LIMIT AND HINDER VEHICULAR ACCESS. HILL ALONG SIDE AND REAR AND SHAPE OF LOT LIMIT ABILITY TO ACCESS VERY SMALL REAR YARD. REF

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.

Robert Eugene Taylor Jr.
Signature

ROBERT EUGENE TAYLOR JR.
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2ND day of October, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert Eugene Taylor Jr.

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

10/2/00
Date

[Signature]
Notary Public

My Commission Expires 10/1/02

ZONING DESCRIPTION

234

ZONING DESCRIPTION FOR 3 Arrowhead Court

Beginning at a point on the **South** side of **Arrowhead Court** which is **50 feet** wide at the distance of ^{145' REF} ~~50~~ feet **South-West** of the centerline of the nearest improved intersecting street **Arrowhead Road** which is **50 feet** wide. Being Lot #10, Block J, Section 3 in the subdivision of Belle Farm Estates as recorded in Baltimore County Plat Book #26, Folio 122, containing **12,811 square feet**. Also known as **3 Arrowhead Court** and located in the 2nd Election District.

NBG



ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 01-234-A

*To Permit A Detached Accessory Structure (Pop
Garage) In Side Yard With 10' Setback In Line
Of Rear Yard With A 2 1/2' Setback.*

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(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

6:00 p.m. ON *Mon. January 1, 2000*

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD, 21201

TEL 887-3391

FOR MORE INFORMATION AND APPLICATIONS, VISIT OUR WEBSITE AT www.baltimorecountymd.gov OR CALL 887-3391

MEETING IS HANDICAPPED ACCESSIBLE

3 Arrowhead Court

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JLL #234

No.

35246

DATE

12/07/00

ACCOUNT

R0016150

AMOUNT \$

50.00

RECEIVED
FROM:

ROBERT TAYLOR

FOR:

R.V. FILING

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTION TIME

12/07/00 12:00/00 02:54:11

REG. NO. 12 CASHIER JAYC JAR DRAFTER

254 5 500 FUNDING VERIFICATION

Receipt # 02555

(FL)

CR NO. 09204

Receipt Tot

50.00

50.00 OK

100 DA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE # 01-234-A
PETITIONER/DEVELOPER
(Robert Taylor)
DATE OF Closing
(1-1-01)**

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

ATTENTION : MS. GWENDOLYN STEPHENS

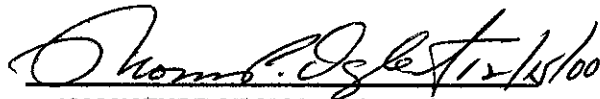
LADIES AND GENTLEMEN:

**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**

3 Arrowhead Court Baltimore , Maryland 21208_____

THE SIGN(S) WERE POSTED ON_____ 12-15-00_____
(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: 01-234-A
Petitioner: ROBERT TAYLOR
Address or Location: 3 ARROWHEAD CT., BALTIMORE MD 21208

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT TAYLOR
Address: 3 ARROWHEAD CT.,
BALTIMORE MD 21208
Telephone Number: 410 655 9312

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 234 -A

Address 3 ARROWHEAD CT.

Contact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12/07/00

Posting Date: 12/17/00

Closing Date: 1/1/01

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- 234 -A

Address 3 ARROWHEAD CT.

Petitioner's Name ROBERT TAYLOR.

Telephone 410-655-9312

Posting Date: 12/17/00

Closing Date: 1/1/01

Wording for Sign: To Permit A DETACHED ACCESSORY STRUCTURE (PROP. GARAGE)
IN SIDE YARD WITH A 1 FT. SETBACK IN LIEU OF REAR YARD WITH
A 2 1/2 FT. SETBACK



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

January 2, 2001

Robert E. Taylor, Jr.
3 Arrowhead Court
Baltimore, MD 21208

Dear Mr. Taylor, Jr.:

RE: Case Number: 01-234-A, 3 Arrowhead Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 7, 2000.

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

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

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. 672
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 18, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For January 2, 2001
Item Nos. 233, 234, 235, 236, 238, 239,
240, 241, 244, 246, 247, 248, 249, and 250

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 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 December 26, 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:

231, 233, 234, 235, 236, 237, 238, 240, 241, 243, 244,
245, 246, 247, 249, and 250

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 *Ac/RBS*

DATE: January 18, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of December 26, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
231	8100 Salt Lake Drive
233	1305 Lincoln Woods Drive
234	3 Arrowhead Court
235	1223 Lake Falls Road
238	Oak Grove Parcel B
239	Crondall Corner
241	10 McCormick Avenue
242	1324 & 1325 Chippendale Road
243	Pikesville Giant
244	4800 Mt. Carmel Road
245	6 Aston Court
246	3700 Essex Road
247	7163 E. Baltimore Street
248	113 Westminster Road
250	10002 & 10002A Lodge Road

AY
111

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JAN - 3

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

DATE: January 2, 2000

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-231, 01-234, 01-235, 01-238, & 01-249.

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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: 1.3.01

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

RE: Baltimore County
Item No. 234 JLL

Dear Ms. Jackson:

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

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

Very truly yours,

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

My telephone number is _____

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

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

☒

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

plat book # 26, folio # 122, lot # 10, section # 3

OWNER: ROBERT TAYLOR & SARAH TAYLOR

PROP.
DETACHED
GARAGE.
16 X 20'
WITH 1 FT.
LOT LINE
SETBACK
MAX. HT. 11'
15 FT. PERMITTED
ACTUAL HT. 8'
12 FT



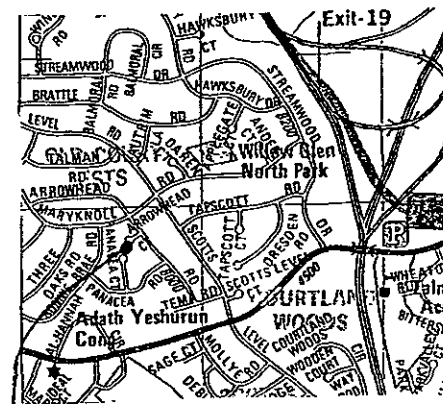
North

date: 9/27/2000

prepared by: NBG

Scale of Drawing: 1" = 40'

Det. G. #1



DATE

Vicinity Map *NTS.*

Election District: 2nd
Councilmanic District: 2
1"=200' scale map#: NW-74
Zoning: DR. 5.5
Lot size: .2941 12811
acres square feet

public private

SEWER: ☒ ☐

WATER: ☒ ☐

yes no

Chesapeake Bay Critical Area: ☐ ☒

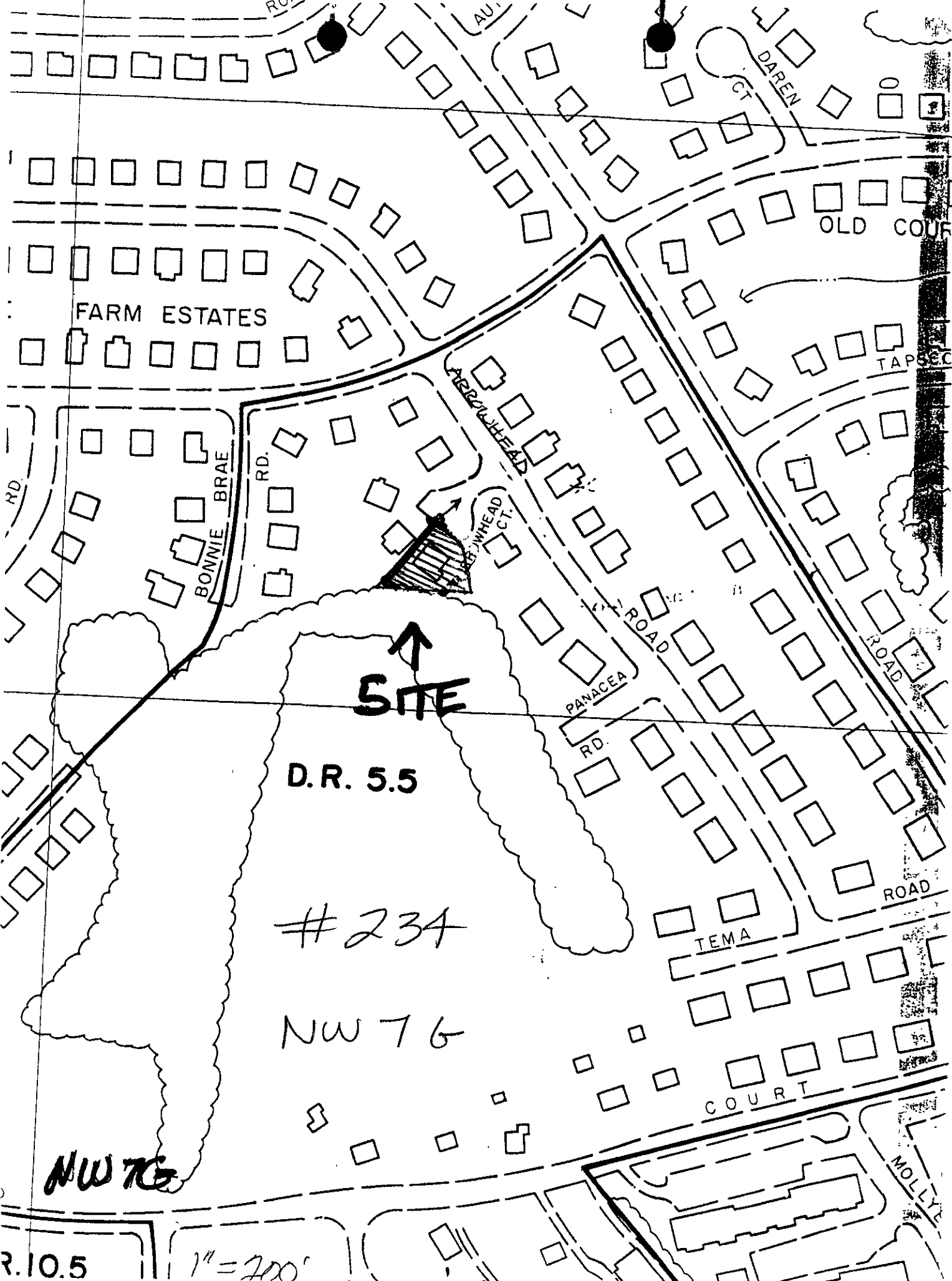
Prior Zoning Hearings: **NO**

NOT IN FLOOD PLAIN

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

JL | 234 | 01-234-A



↑
SITE

D.R. 5.5

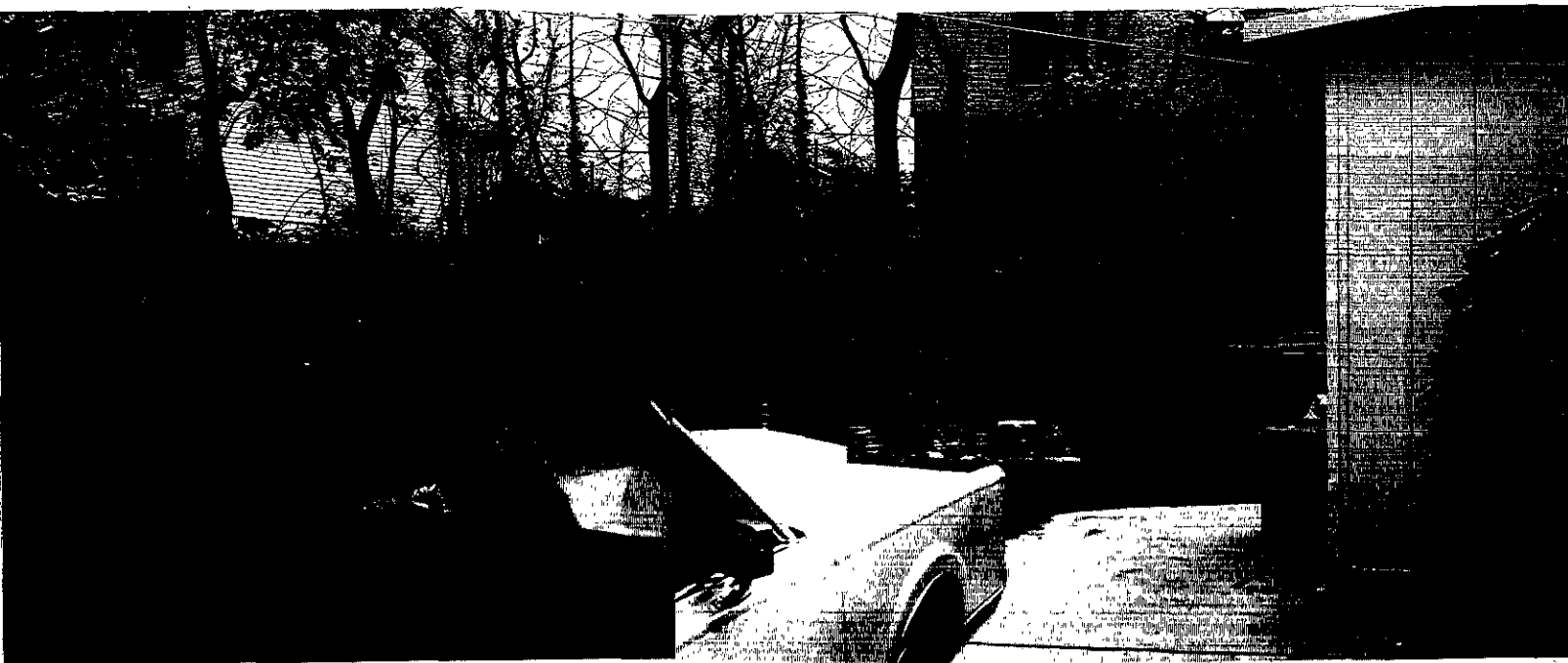
#234

NW 76

NW 76

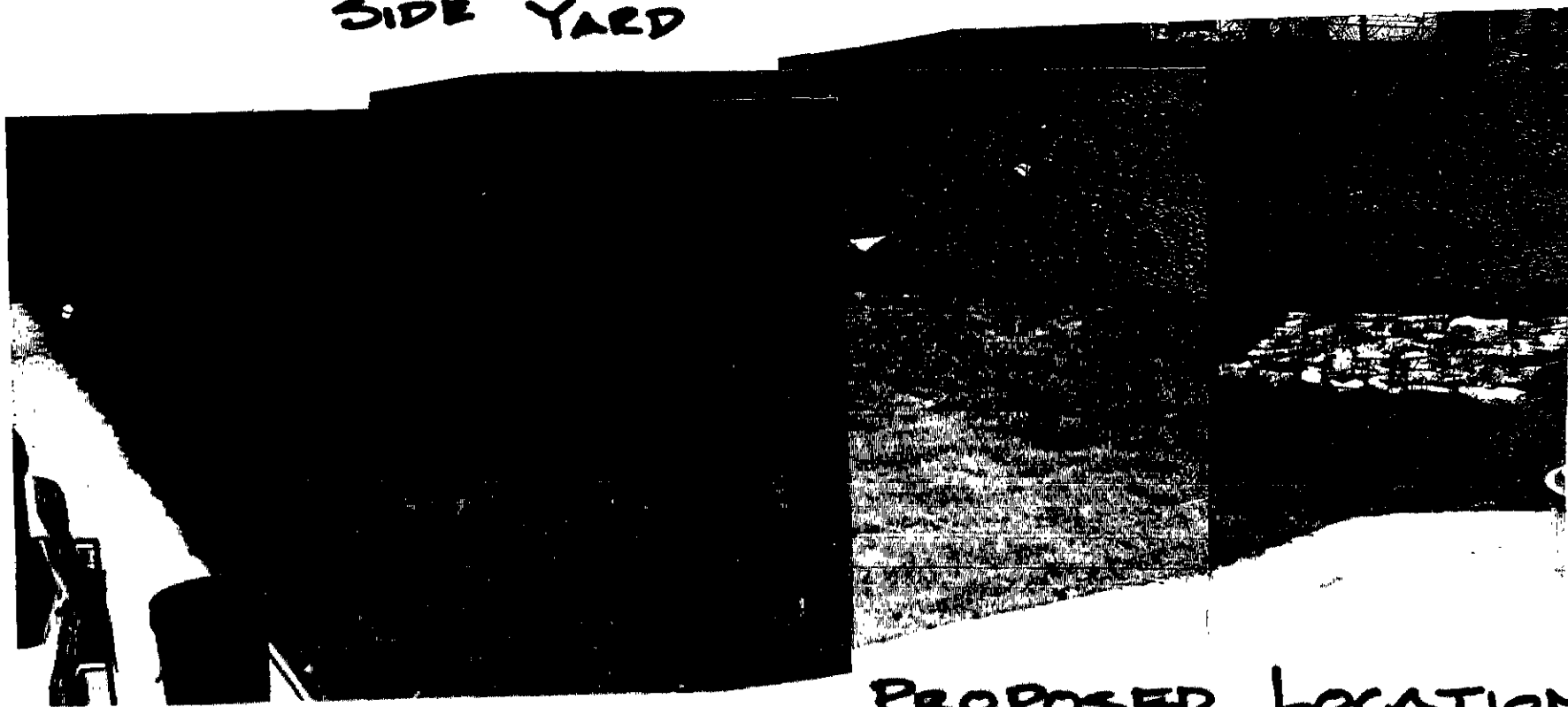
1" = 200'

R. 10.5

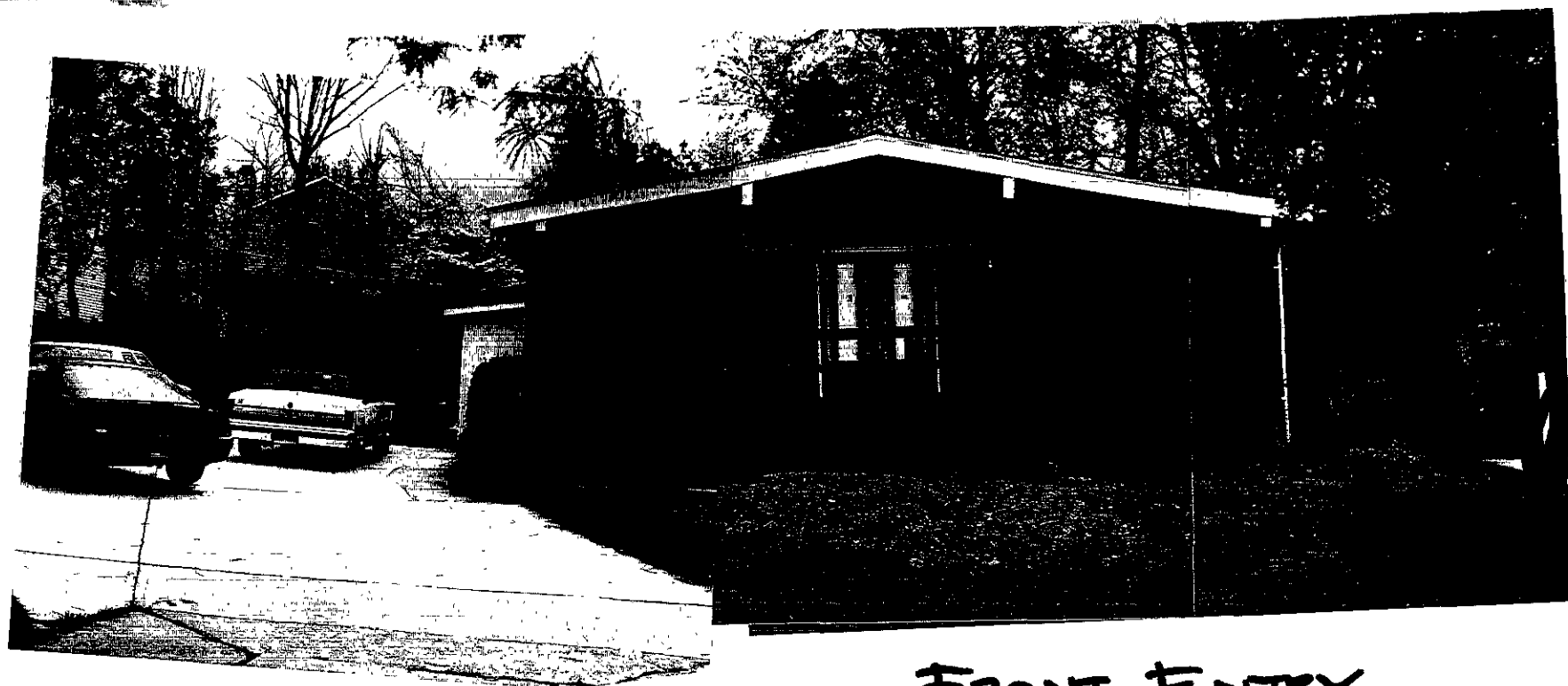


234

SIDE YARD

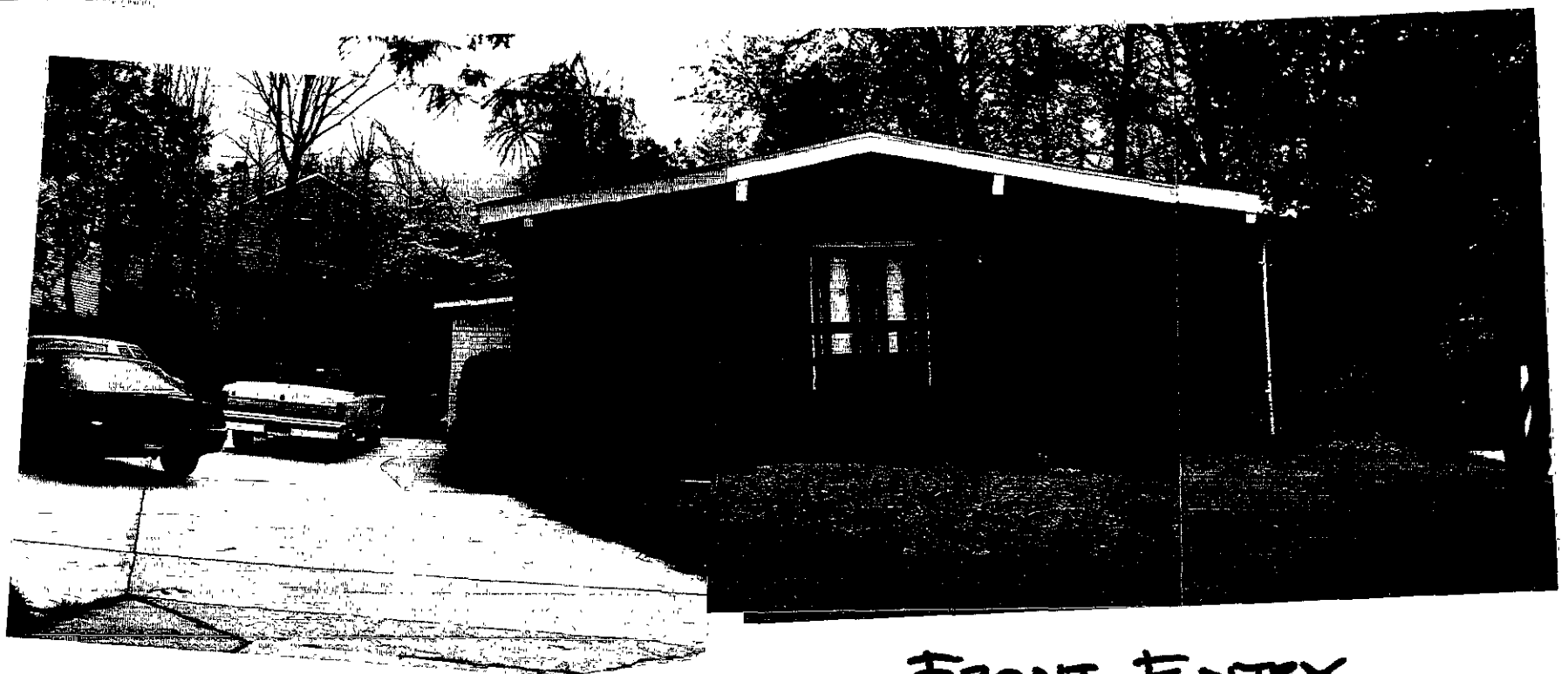


PROPOSED LOCATION



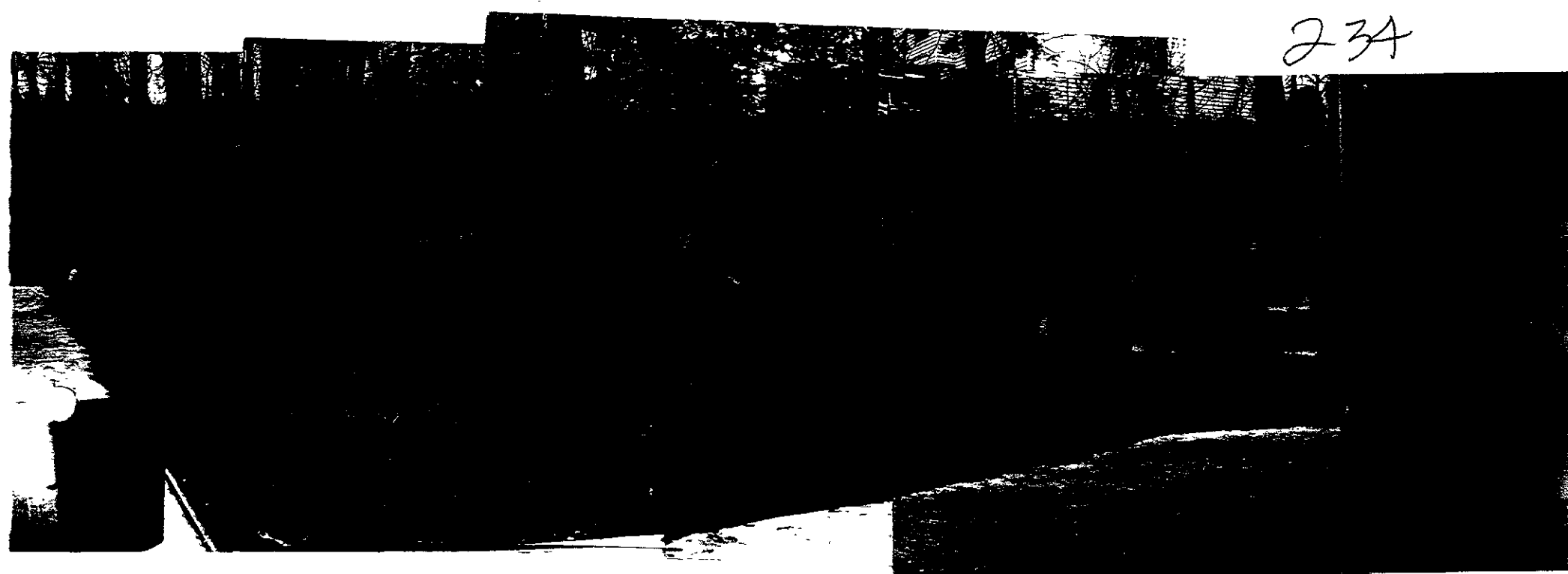


FRONT ENTRY 23A

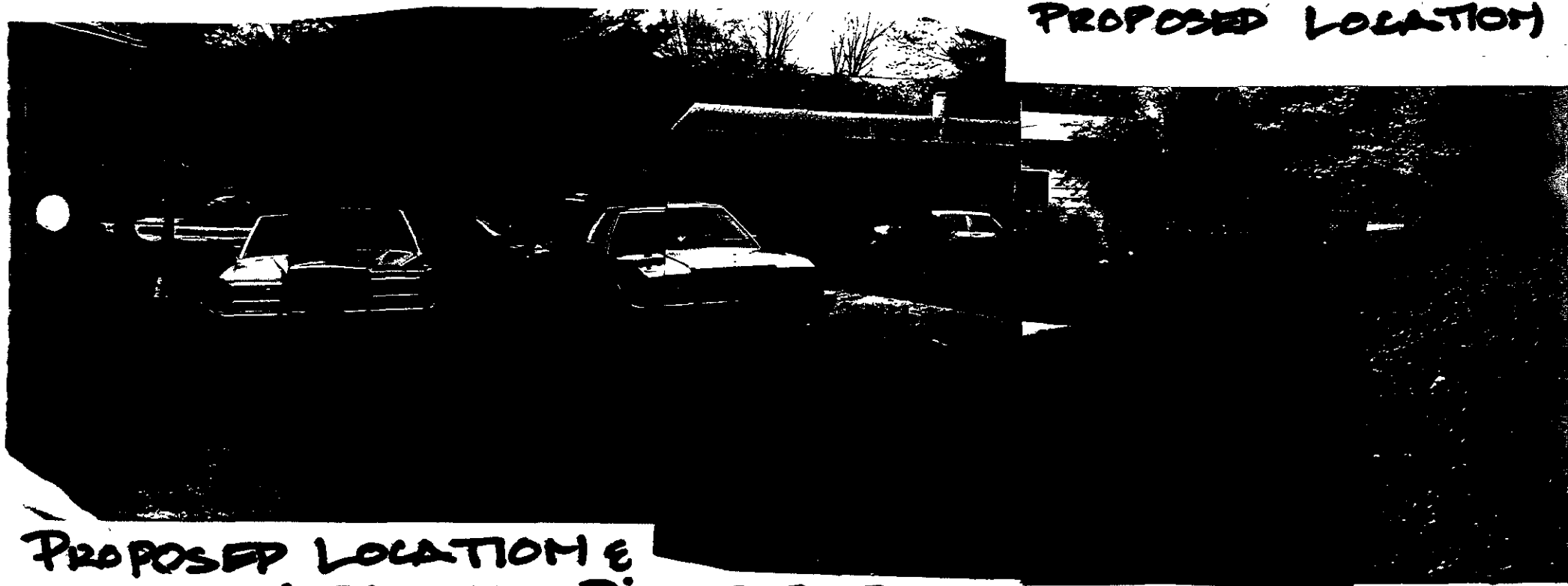


FRONT ENTRY

234



PROPOSED LOCATION



PROPOSED LOCATION &
ADJACENT PROPERTY

23A



PROPOSED LOCATION & SIDE ELEVATION



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION
PIKEVILLE
AREA

SHEET
N.W.
7-G

DATE
OF
PHOTOGRAPHY
JANUARY
1986