

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Talisman Road, 240' W		
centerline of Billy Barton Circle	*	DEPUTY ZONING COMMISSIONER
8th Election District		
2 nd Councilmanic District	*	OF BALTIMORE COUNTY
(13003 Talisman Road)		
	*	CASE NO. 01-269-A
Laurens and Anne Maclure		
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, Laurens and Anne Maclure. The variance request is for property located at 13003 Talisman Road in the Grace Church 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 an addition with a side yard setback of 40 ft. in lieu of the required 50 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

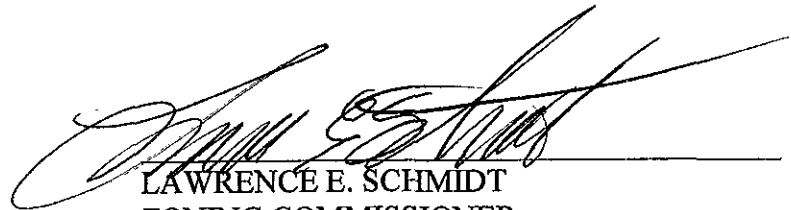
1/30/01
R. Jameson

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 30th day of January, 2001, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a side yard setback of 40 ft. in lieu of the required 50 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.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING
DATE 1/30/01
JP Jensen

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Talisman Road, 240' W		
centerline of Billy Barton Circle	*	ZONING COMMISSIONER
8th Election District		
2 nd Councilmanic District	*	OF BALTIMORE COUNTY
(13003 Talisman Road)		
	*	CASE NO. 01-269-A
Laurens and Anne Maclure		
Petitioners	*	

* * * * *

AMENDED ORDER

This matter came before this Zoning Commissioner as an Administrative Variance Request filed by the legal owners of the subject property, Laurens and Anne Maclure. The Petitioners requested a variance for property located at 13003 Talisman Road, located in the Grace Church area of Baltimore County.

WHEREAS, the Petitioners' request for variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations, to permit an addition with a side yard setback of 40 ft. in lieu of the required 50 ft. was granted on the 30th day of January, 2001.

WHEREAS, after the issuance of the Order, I received a letter dated the 8th day of February, 2001 from the Petitioners indicating that when they staked the location of the proposed garage they discovered that to provide better access to the garage and to save several large mature oak trees, they would like to relocate the garage. They are now asking for reconsideration to allow a 32 ft. setback in lieu of the required 50 ft., as opposed to the previously granted 40 ft. in lieu of the required 50 ft.

THEREFORE, IT IS ORDERED this 16th day of February, 2001, by this Zoning Commissioner, that my previous decision dated the 30th day of January, 2001 shall be amended to read as follows:

ORDER RECEIVED FOR FILING
 Date 2/16/01
 By R. J. Gannon

"...that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a 32 ft. setback in lieu of the required 50 ft., be and is hereby GRANTED."

IT IS FURTHER ORDERED that all other terms and conditions of my previous decision shall remain in full force and effect.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER REQUESTED FOR FILING
DATE 2/16/01
BY R. P. Johnson



Baltimore County
Zoning Commissioner

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

February 16, 2001

Mr. & Mrs. Laurens Maclure
13003 Talisman Road
Reisterstown, Maryland 21136

Re: Amended Order
Case No. 01-269-A
Property: 13003 Talisman Road

Dear Mr. & Mrs. Maclure:

Enclosed please find the decision rendered in the above-captioned case. Your motion for reconsideration 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

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



Baltimore County
Zoning Commissioner

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

January 30, 2001

Mr. & Mrs. Laurens Maclure
13003 Talisman Road
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 01-269-A
Property: 13003 Talisman Road

Dear Mr. & Mrs. Maclure:

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,

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 13003 Talisman Road

which is presently zoned RC-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) 1A04-3.B.2 BCZR

*To permit an addition with a side yard setback
of 40' in lieu of the required 50'*

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):

Laurens Maclure
Name - Type or Print

Signature

Anne Maclure

Name - Type or Print

Signature

13003 Talisman Road

410-252-0487

Address

Telephone No.

Reisterstown, MD 21136

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

At 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. 01-269-A

Reviewed By JRF Date 1/5/01

Estimated Posting Date 1-14-01

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 13003 Talisman Road
Address
Reisterstown, MD 21136
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):

Due to the needs of our growing family we have been forced to convert our existing garage into well needed living space. We have obtained all required permits and approvals from Baltimore County for this garage conversion (See permit #B435386). Our home is situated to the right of center on our lot as shown on the site plan submitted. After reviewing all possibilities of replacing our attached garage, we discovered from Baltimore County Health Dept. that the left side of our home is a designated septic area, prohibiting building or alterations of any sort. The second option of locating an attached garage in the rear of the property is not possible due to the location of the inground swimming pool installed by the previous owners. The third and final option, is to construct an attached garage on the right side of the existing home and submitting for a zoning variance for relief of setbacks required in RC-5 zoning.

It is our hope that given the large sizes of lots in our subdivision, the relief we are requesting will not hamper neighbors views or impact them in any negative fashion. We have gone to great lengths to architecturally blend the new structure with the existing by hiring the services of an architectural firm. We greatly appreciate your consideration of our hardship and will grant us a variance of a 40' setback in lue of the required 50' as outlined in the RC-5 Baltimore County 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.

Laurens Maclure
Signature

Laurens Maclure

Name - Type or Print

Anne C. Maclure
Signature

Anne Maclure

Name - Type or Print

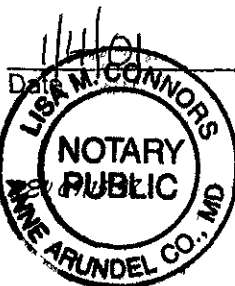
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10/12/04 day of October, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Laurens Maclure, Jr. + Anne C. Maclure

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



LISA M. CONNORS
Notary Public, State of Maryland
County of Anne Arundel
My Commission Expires October 12, 2004

Lisa M. Connors
Notary Public

My Commission Expires

10/12/04

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 13003 Talisman Road
Address
Reisterstown, MD 21136
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):

Due to the needs of our growing family we have been forced to convert our existing garage into well needed living space. We have obtained all required permits and approvals from Baltimore County for this garage conversion (See permit #B435386). Our home is situated to the right of center on our lot as shown on the site plan submitted. After reviewing all possibilities of replacing our attached garage, we discovered from Baltimore County Health Dept. that the left side of our home is a designated septic area, prohibiting building or alterations of any sort. The second option of locating an attached garage in the rear of the property is not possible due to the location of the inground swimming pool installed by the previous owners. The third and final option, is to construct an attached garage on the right side of the existing home and submitting for a zoning variance for relief of setbacks required in RC-5 zoning.

It is our hope that given the large sizes of lots in our subdivision, the relief we are requesting will not hamper neighbors views or impact them in any negative fashion. We have gone to great lengths to architecturally blend the new structure with the existing by hiring the services of an architectural firm. We greatly appreciate your consideration of our hardship and will grant us a variance of a 40' setback in lue of the required 50' as outlined in the RC-5 Baltimore County 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.

Laurens Maclure
Signature
Laurens Maclure
Name - Type or Print

Anne C. Maclure
Signature
Anne Maclure
Name - Type or Print

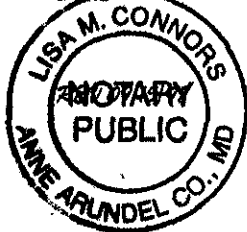
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1/4/01 day of January, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Laurens Maclure, Jr. + Anne C. Maclure
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

1/4/01
Date



LISA M. CONNORS
Notary Public, State of Maryland
County of Anne Arundel
My Commission Expires October 12, 2004

Lisa M. Connors
Notary Public
My Commission Expires 10/12/04



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 13003 Talisman Road

which is presently zoned RC-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) 1A04.3.B.2 BCZR

*To permit an addition with a side yard set back
of 40' in lieu of the required 50'.*

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):

Laurens Maclure
Name - Type or Print

Signature

Anne Maclure
Name - Type or Print

Signature

13003 Talisman Road
Address

410-252-0487
Telephone No.

Reisterstown, MD 21136
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. 01-209-A

Reviewed By JRF

Date 1/5/01

Estimated Posting Date 1-14-01

REV 9/15/98

Zoning Description:

Zoning Description for 13003 Talisman Road

Beginning at a point on the NORTH side of
(North, South, East, West)

Talisman Road which is 50 FEET of the
(number of feet of right of way width)

wide at the distance of 240 FEET WEST of the
(number of feet) (North, South, East, West)

centerline of the nearest improved intersecting street BILLY BARTON CIRCLE
(name of street)

which is 50 FEET wide. *Being Lot# 10,
(number of feet of right of way width)

Block D, Section # in the subdivision of Hunt Cup Hill

as recorded in Baltimore County Plat Book # 41, Folio # 103,

containing 62,300 sq. ft.. Also known as 13003 Talisman Road

and located in the 8 Election District, 2 Councilman District.

269

BALTIMORE COUNTY, MA LAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

9061

DATE 1-5-01 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Anna Mockure
13003 Talisman Rd. ITEM # 209
FOR: 01 - VARIANCE Taken by: JRF

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT DATE TIME
1/05/2001 1/5/2001 11:22:09
REG NO. 0002 CASHIER SHOL DND WEAVER
Dept 5 509 20-ING VERIFICATION
Receipt # 156657 OFLN
CR NO. 090612

Receipt Tot 50.00
50.00 EX .00 DA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE. Case No. ADMIN. 01-269-A

Petitioner/Developer: MARLURE ETAL

Date of Hearing/Closing: 1/29/01

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 #13003 TALISMAN RD.

The sign(s) were posted on 1/11/01
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 1/10/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

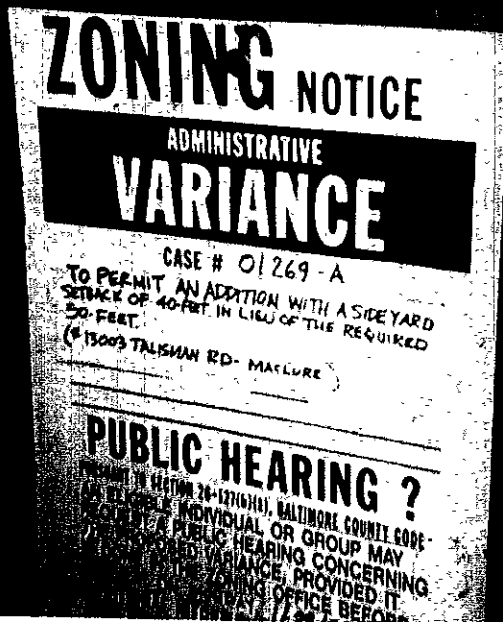
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



CERTIFICATE OF POSTING

ADMIN.

RE: Case No:

01-269-A

Petitioner/Developer:

MACLURE, ETAL

Date of Hearing/Closing

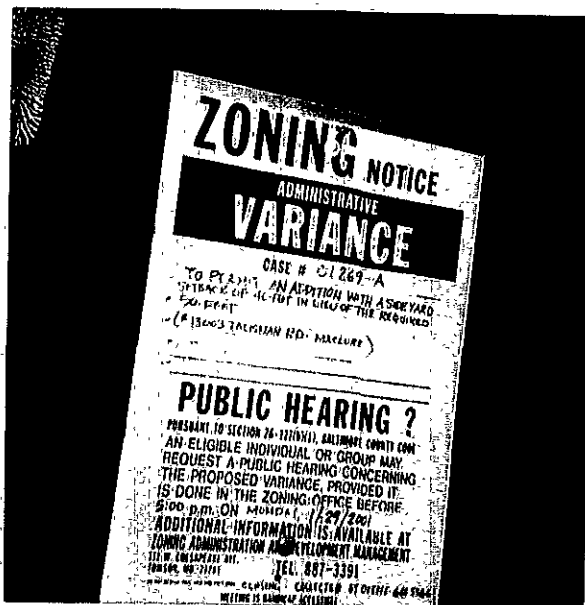
1/29/01

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 # 13003 TALISMAN RD.



01-269 A

#13003 TALISMAN

1/29/01

1/11/01
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 1/12/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 269

Petitioner: LAURENS AND ANNE MACLURE

Address or Location: 13003 TALISMAN ROAD, REISTERSTOWN MD 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: Anne MacLure

Address: 13003 TALISMAN ROAD

REISTERSTOWN MD 21136

Telephone Number: 410 252 0487

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 269 -A Address 13003 TALISMAN RD.

Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1-5-01 Posting Date: 1-14-01 Closing Date: 1-29-01

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- 269 -A Address 13003 TALISMAN RD.

Petitioner's Name Anne & Laurens ~~Adams~~ MacLure Telephone 410-252-0487

Posting Date: 1-14-01 Closing Date: 1-29-01

Wording for Sign: To Permit an addition with a side yard setback
of 40' in lieu of the required 50'.



Baltimore County
Department of Permits and
Development Management

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

January 29, 2001

Anne & Laurens Maclure
13003 Talisman Road
Reisterstown MD 21136

Dear Ms. Maclure:

RE: Case Number: 01-269-A, 13003 Talisman Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 14, 2001.

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: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 8, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For January 22, 2001
Item Nos. 266, 267, 268, 269

and

Case No. 01-218-SPH (Cumberland Property)

and

Case No. 01-217-A (1431 Fuselage Avenue)

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

January 10, 2001

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 JANUARY 16, 2001

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:

266, 267, 268, AND 269

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *MS*
DATE: January 23, 2001
SUBJECT: Zoning Item #269
13003 Talisman Road

Zoning Advisory Committee Meeting of January 16, 2001

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X Groundwater Management: The proposed house and pool must be at least 30 feet from the well head and at least 20 feet from the septic reserve area.

Reviewer: Kevin Koepenick

Date: January 23, 2001

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

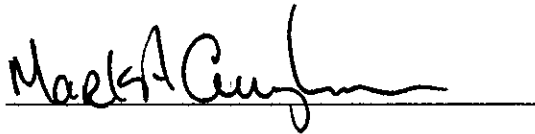
DATE: January 12, 2000

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

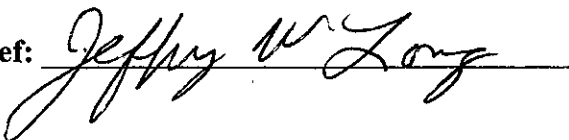
SUBJECT: Zoning Advisory Petition(s): Case(s) 01-218 & 01-269.

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:



Section Chief:



AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.10.01

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

RE: Baltimore County
Item No. 269 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

Laurens and Anne MacLure
13003 Talisman Road
Reisterstown, Maryland 21136
410-252-0487

February 8, 2001

FEB 12

Via FACSIMILE & U.S. Mail

The Honorable Lawrence Schmidt
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case No. 01-269-A
13003 Talisman Road, Reisterstown

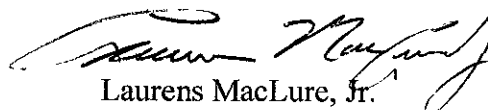
Dear Commissioner Schmidt:

On January 29, 2001 we obtained a variance allowing us to build our attached garage ten feet into the 50-foot side set back resulting in a 40-foot setback. When laying out the garage as we had planned to build it, we realized we would need to remove several large oak trees to accommodate the garage and to provide adequate access in and out. The oak trees are approximately 75 to 100 years old and, along with other smaller trees, provide screening between our neighbor's property and our property.

In an effort to save the trees, we would like to reposition the garage. In doing so, the front corner of the garage will then be 18 feet into the 50-foot setback. Accordingly, we hereby request an amendment to the previously granted variance to allow for an 18-foot variance, instead of the originally requested 10-foot variance.

Thank you for your consideration in this matter. We look forward to hearing from you. In the meantime, please contact us if you have any questions or if you need additional information.

Very truly yours,


Laurens MacLure, Jr.


Anne C. MacLure

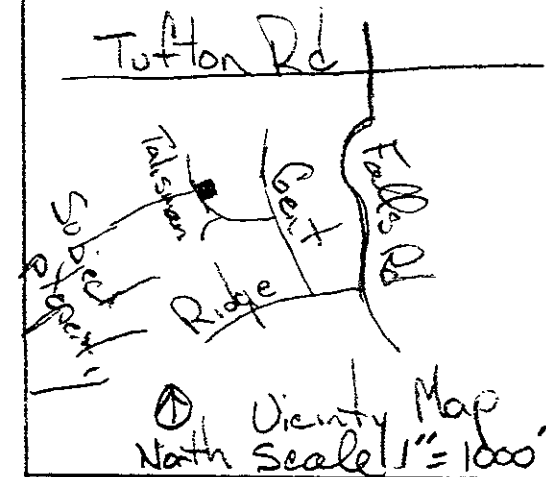
Property Address 13003 Talsman Road
Block A Road
(Plot)

Subdivision name Hunt Cup Hill

Plot book 41-113 Folio #103 Lot #10 section #

Owner Laurens and Anne Machure

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing



LOCATION INFORMATION

Election Division: 8
Councilmanic District: 2
1/200' scale Map: NW 17-E
Zoning: RC5
Lot Size: 1.4 acreage 62,300 square feet

Public Private
SEWER ☐ ☒
WATER ☐ ☒
Cape Fear Bay Critical Area: ☐ ☒
Prior Zoning Hearings: NONE ☒

Zoning Office USE ONLY!
reviewed by: ITEM #1 CASE #:

Date 12/28/00
Scale 1" = 50'

13003 Talsman Road
Plot A Road (Plot)

1" = 50'

Det. W. #1

01-269-A

R.C. 5

NW 17E
Machore Res.
13003 Talisman Rd.
21136

(SHEET N.W. 17-F)

N-66,000

01-269-A

269

SITE

TALISMAN

RD. 246

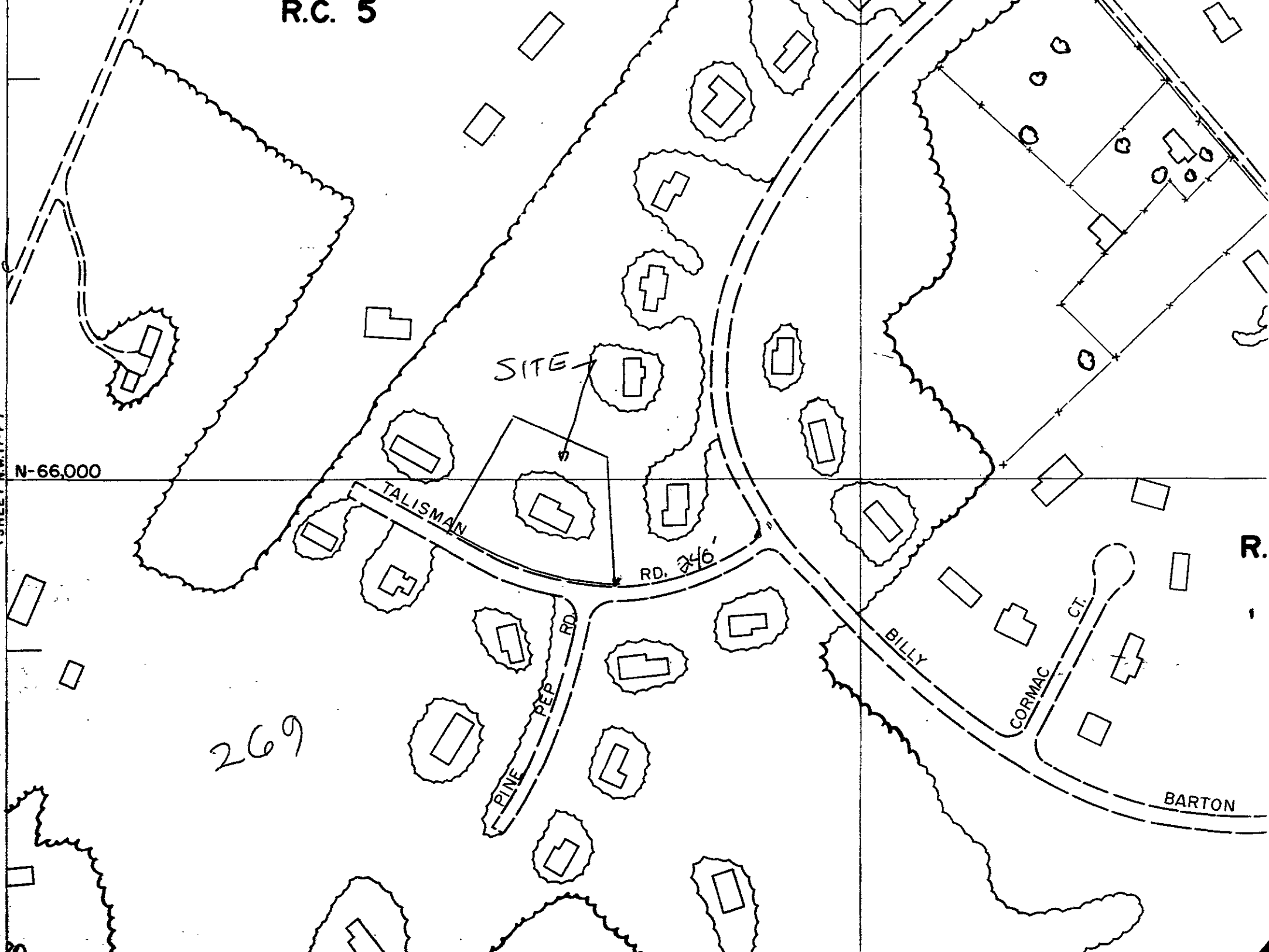
PINE
PEP
RD.

BILLY

CORMAC
CT.

BARTON

R.





Lot 9 Proposed Garage location (Right Side)



Lot 10 Existing Front (Homeowner)
Existing Garage Renovation 269

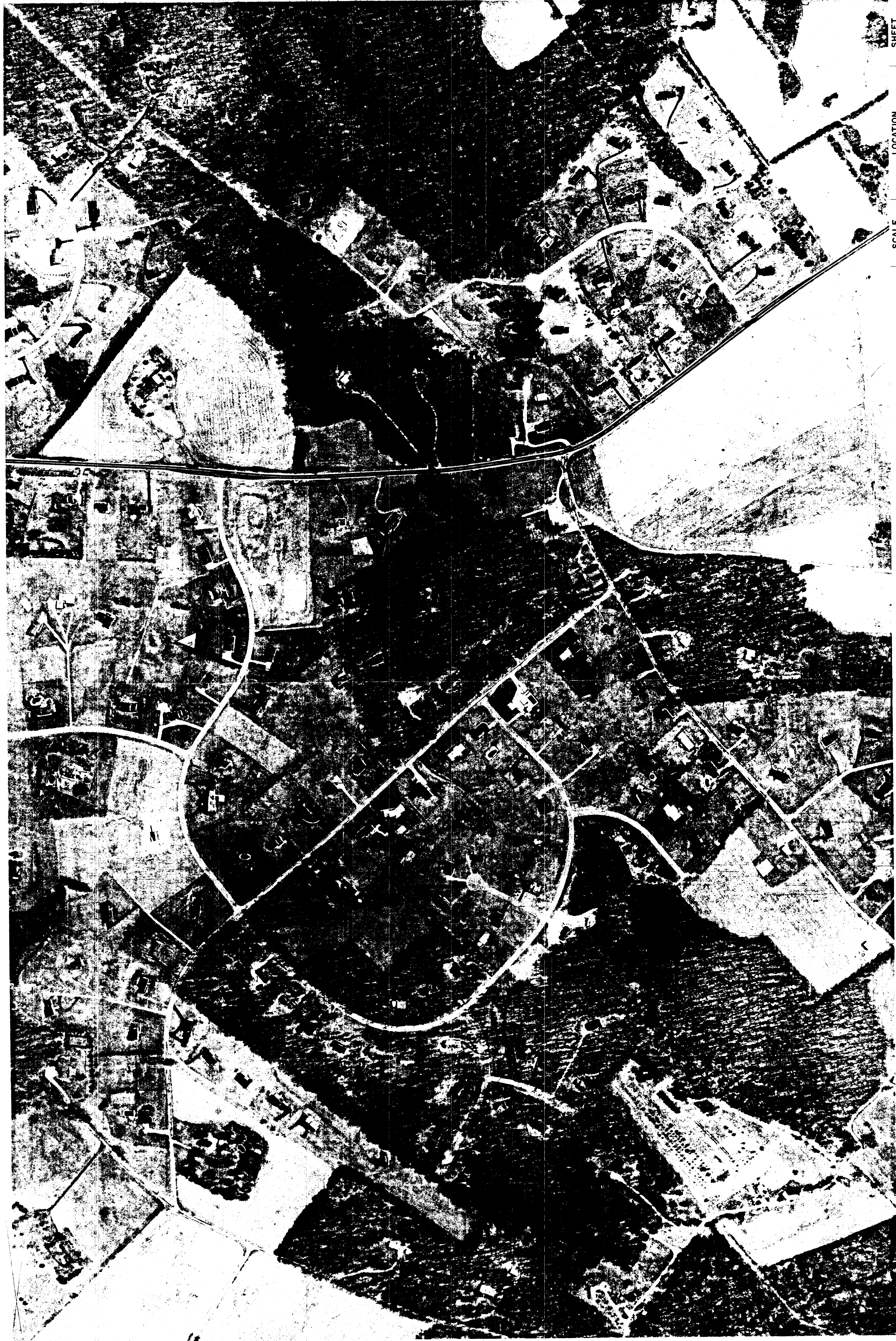


Lot 10 Existing Front (Homeowner)



Lot 11 (Left Side)

269



LOCATION

GRACE CHURCH

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

SHEET

N.W.
17-E

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP