

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/S Reynolds Road, 650' +/- S		
of Franklinville Road	*	DEPUTY ZONING COMMISSIONER
11th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(11809 Reynolds Road)		
	*	CASE NO. 01-320-A
Margaret E. & Jeffrey Johnson, Sr.		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Margaret E. & Jeffrey Johnson, Sr., legal owners of that property known as 11809 Reynolds Road in the Bradshaw area of Baltimore County. The Petitioners herein seek relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 20 ft. for an addition 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 Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

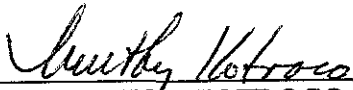
ORIGINAL FILED FOR FILING

Date 3/26/01
By R. Spenser

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 12th day of March, 2001, that a variance from Section 1A04.3.B.2 of the B.C.Z.R., to permit a side yard setback of 20 ft. for an addition in lieu of the required 50 ft., 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.
- 2) Compliance with the recommendations made by the Department of Environmental Protection and Resource Management dated February 23, 2001, a copy of which is attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

CLERK OF THE BOARD OF ZONING
3/12/01




Baltimore County
Zoning Commissioner

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

March 12, 2001

Mr. & Mrs. Jeffrey Johnson, Sr.
11809 Reynolds Road
Bradshaw, Maryland 21087

Re: Petition for Administrative Variance
Case No. 01-320-A
Property: 11809 Reynolds Road

Dear Mr. & Mrs. Johnson:

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 dark ink, appearing to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Lee Bartnik
18134 Gunpowder Road
Hampstead, MD 21074

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 11809 ROCKWOLD RD
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) 1 A04.3.B.2; BCZR, TO PERMIT

A SIDE YARD SETBACK OF 20 FEET FOR AN ADDITION
IN LIEU OF THE REQUIRED 50 FEET

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):

JERRIE JOHNSON SR
Name - Type or Print _____

Jerry Johnson
Signature _____

MARGARET JOHNSON
Name - Type or Print _____

Margaret E. Johnson
Signature _____

11809 ROCKWOLD RD
Address _____

BRAESHAU MD
City _____

21087
State _____ Zip Code _____

Representative to be Contacted:

Liz Barnick
Name _____

10134 GUNPOWDER RD
Address _____

HANDS ON MD
City _____

21074
State _____ Zip Code _____

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. 01-320A

Reviewed By gjm Date 2-7-01

Estimated Posting Date 2-18-01

REV 9/15/98

ORDER RECEIVED FOR FILING

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

11809 Reynolds Rd
Address
BRADSHAW MD 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):

- 1) NEED MORE BEDROOM TO ACCOMMODATE OUR NEW BABY
- 2) HOUSE WAS BUILT PRIOR TO IMPLICATIONS OF CURRENT ZONING - 50 FOOT SIDE SETBACK
- 3) OTHER HOMES HAVE LESS SIDE SET BACK THAN THIS REQUEST OF 20 FEET

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 Jeffrey Johnson Sr
Signature
JEFFREY JOHNSON SR
Name - Type or Print

X Margaret E. Johnson
Signature
MARGARET JOHNSON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of February, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jeffrey and Margaret Johnson
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

2-4-01
Date

[Signature]
Notary Public

My Commission Expires 6-1-01

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.

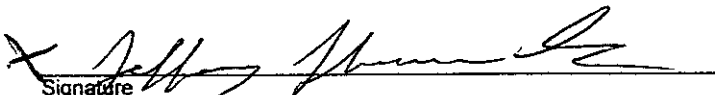
That the Affiant(s) does/do presently reside at

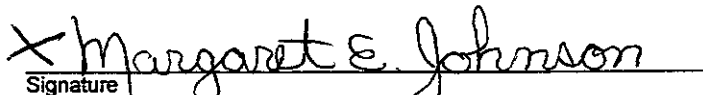
11809 Reynolds Rd
Address
BRADSHAW MD 21087
City State Zip Code

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):

- 1) NEED MORE BEDROOMS TO ACCOMMODATE OUR NEW BABY
- 2) HOUSE WAS BUILT PRIOR TO IMPLICATION OF CURRENT ZONING 50 FOOT SIDE SETBACK
- 3) OTHER HOMES IN AREA HAVE LESS SIDE SET BACK THAN THIS REQUESTS OF 20 FEET

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


Signature
JEFFREY JOHNSON SR
Name - Type or Print


Signature
MARGARET JOHNSON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of February, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jeffrey and Margaret Johnson
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

2-4-01
Date


Notary Public
My Commission Expires 6-1-01



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11809 Reynolds Rd
which is presently zoned RC-S

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
A Side Yard Setback of 20 Feet for an Addition
in Lieu of the Required 50 Feet

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

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 01-320A day of January 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. 01-320A

Reviewed By JUN Date 2-7-01

REU 9/15/98

Estimated Posting Date 2-18-01

362163

ZONING DESCRIPTION FOR
11809 REYNOLDS ROAD
SCHEDULE A

BEGINNING for the same at an iron bar driven on or in the east side of the road leading from Franklinville to Bradshaw and at the end of the south 79 degrees 45 minutes west 580.50 foot line of that lot of land conveyed by Audrey E. Rembold to Jacob T. Hagy, Jr., et al, by deed dated September 29, 1942, and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1250, folio 439, and thence leaving the road and binding on said lot reversely and as the magnet here and now points, north 79 degrees 40 minutes east 283.50 feet to a piece of iron pipe, and thence leaving the Hagy lot and running for lines of division through and across the Barton land magnetically to date, north 21 degrees 00 minutes west 100.00 feet to a piece of iron pipe, and thence parallel to the first line hereof, south 79 degrees 40 minutes west 283.50 feet to a piece of iron pipe set on the east side of the aforesaid road, and thence continuing the same line, south 79 degrees 40 minutes west 16.50 feet more to the middle of the road, and thence running with and binding on the middle of the road, south 21 degrees 00 minutes east 100.00 feet to the northwest corner of the Hagy lot, and thence leaving the middle of the road and binding on the Hagy lot reversely north 79 degrees 40 minutes east 16.50 feet to the place of beginning. Containing 0.677 acres, more or less, as laid out by Somerville and Somerville, March 21, 1947.

The improvements thereon being known as 11809 Reynolds Road.

BEING the same lot of ground described in a Deed dated June 23, 1952 and recorded among the Land Records of Baltimore County in Liber GLB 2131 folio 15 was granted and conveyed by Jacob T. Hagy, Sr., and Lena B. Hagy, his wife, unto Orie S. Hagy and Audrey E. Hagy, his wife.

LOCATED IN THE 11TH ELECTION DISTRICT
5TH COUNCILMANIC DISTRICT

320

BALTIMORE COUNTY, MARYLAN
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

320 No. 01726

DATE 2.7.01 ACCOUNT PAID 1/1/00

AMOUNT \$ 57.00

RECEIVED FROM: 11308 Ferguson Rd.

FOR: PAID

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

DATE 02/07/2001 TIME 11:40 AM
CASHIER 27077001 UIC 11308
RECEIPT # 11308
AMOUNT 57.00
PAID TO 11308
PAID BY 11308
PAID FOR 11308
PAID TO 11308
PAID BY 11308
PAID FOR 11308

CERTIFICATE OF POSTING

RE: Case No.: 01-320-A

Petitioner/Developer: _____

JEFFREY JOHNSON SR.

Date of Hearing/Closing: 3/5/2001

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

Attention: Ms. Gwendolyn Stephens

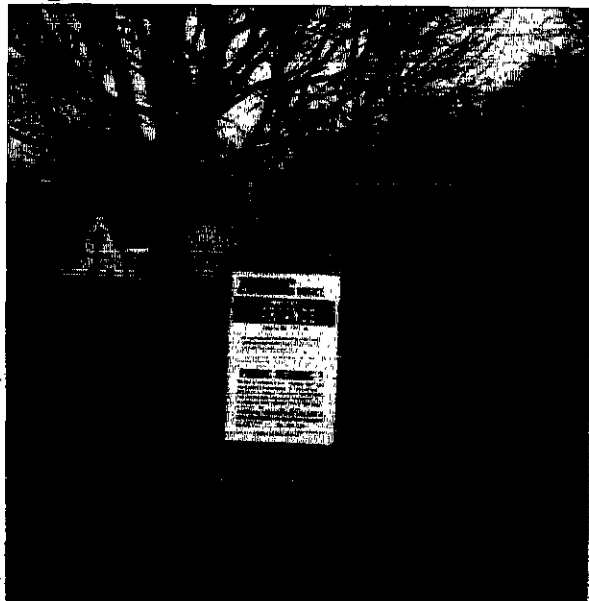
Ladies and Gentlemen:

- 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 _____

11809 REYNOLDS RD

The sign(s) were posted on 2/16/2001
(Month, Day, Year)

CASE # 01-320-A



Sincerely,

Richard E. Hoffman 2/16/01
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

11809 REYNOLDS RD

POSTED 2/16/2001

Richard E. Hoffman 2/16/01
Richard E. Hoffman 2/16/01

**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: 320
Petitioner: Jeffrey Johnson, Sr.
Address or Location: 11809 Reynolds Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: Same

Telephone Number: (410) 239-6279

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 320 -A Address 11809 REYNOLDS RD.
Contact Person: J. M. [Signature] Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 2-7-01 Posting Date: 2-18 Closing Date: 3-5

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- 320 -A Address 11809 REYNOLDS RD.
Petitioner's Name Jeffrey Johnson Sr. Telephone (410) 239-6279
Posting Date: 2-18-01 Closing Date: 3-5-01
Wording for Sign: A VARIANCE
To Permit A SIDE YARD SETBACK of 20ft.
FOR AN ADDITION IN LIEU of The Required
50ft.

[Signature] Applicant



Baltimore County
Department of Permits and
Development Management

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

March 5, 2001

Margaret E & Jeffrey Johnson Sr
11809 Reynolds Road
Bradshaw MD 21087

Dear Mr. & Mrs. Johnson:

RE: Case Number: 01-320-A, 11809 Reynolds Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 7, 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. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Lee Bartnik, 18134 Gunpowder Road, Hampstead 21074
People's Counsel



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RB*
DATE: February 23, 2001
SUBJECT: Zoning Item #320
11809 Reynolds Road

Zoning Advisory Committee Meeting of February 20, 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 addition must be a minimum of 30 feet from the well and 20 feet from the sewage disposal area.

Reviewer: Margie Epps

Date: February 23, 2001

AV
3/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 26, 2001

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

MAR - 1

SUBJECT: 11809 Reynolds Road

INFORMATION:

Item Number: 01-320

Petitioner: Jeffery Johnson

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to allow a side yard setback of 20 feet in lieu of the required 50 feet.

Prepared by: Mae A. Cunniff

Section Chief: Jeffery W. Lutz
AFK:MAC:



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

February 22, 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 FEBRUARY 20, 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:

315, 317, 318, 319, 320, 322, 323, 324 and 325

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

cc: File





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2-21-01

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

RE: Baltimore County
Item No. 320 JCM

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 7, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For February 26, 2001
Item Nos. 315, 316, 317, 318, 320, 321,
323, and 324

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB*

DATE: February 23, 2001

SUBJECT: Zoning Item #320
11809 Reynolds Road

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Groundwater Management: The proposed addition must be a minimum of 30 feet from the well and 20 feet from the sewage disposal area.

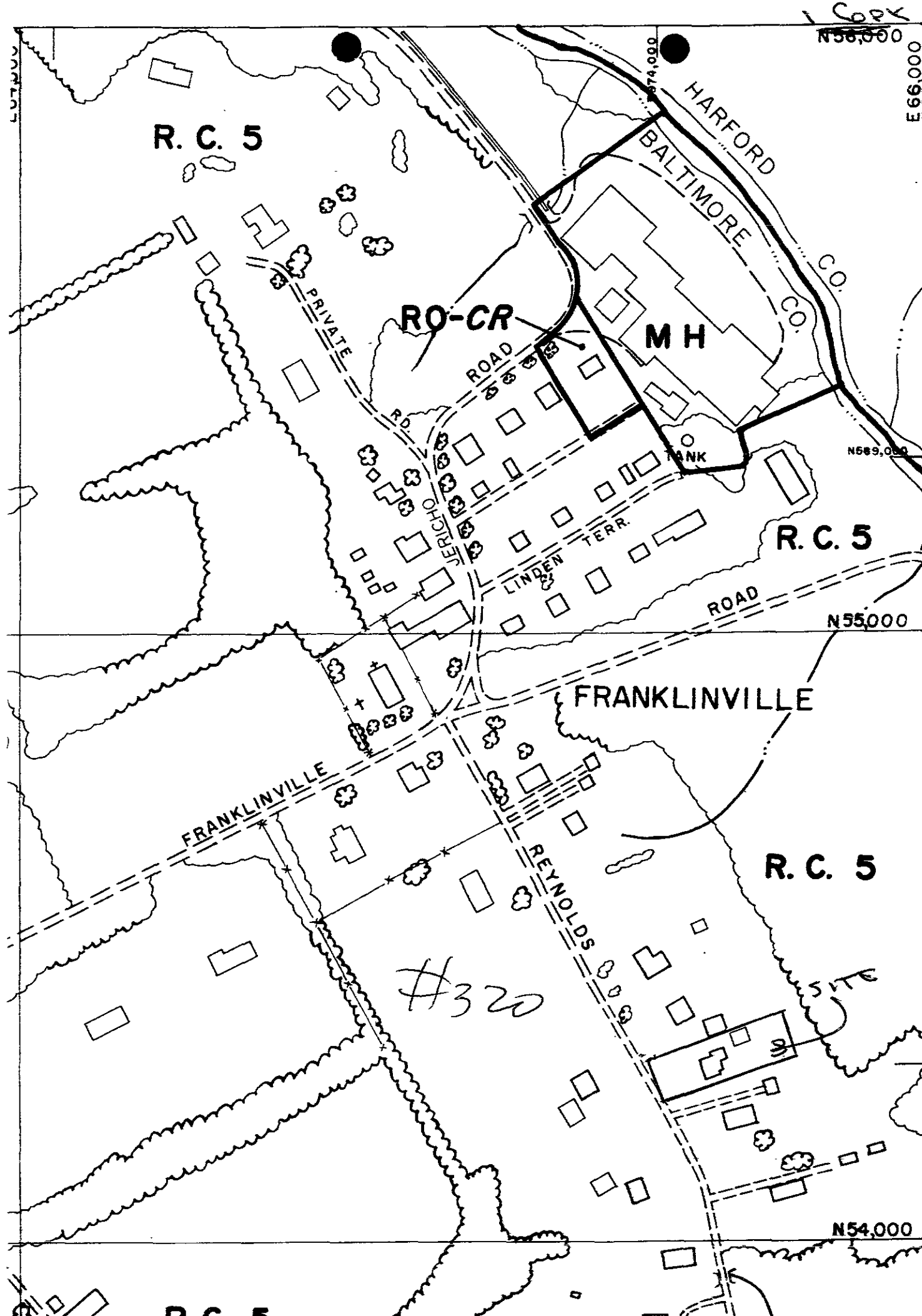
Date: February 23, 2001

3/12/01
J. J. J. J. J.

RECEIVED

MAR 2 2001

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT



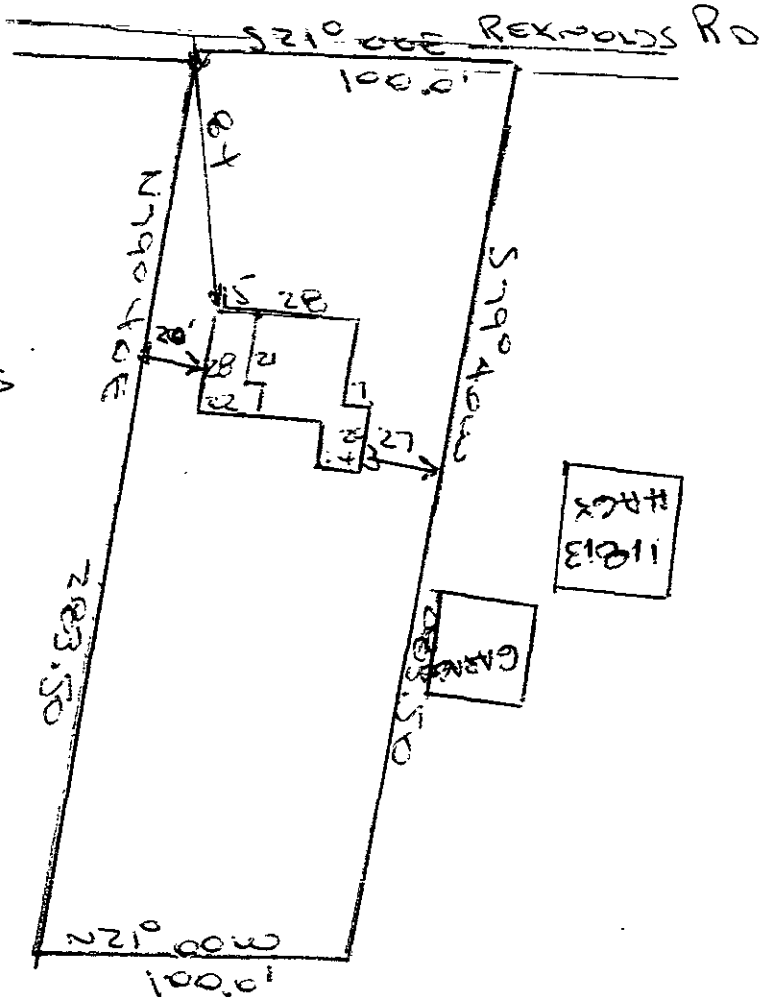
NE
14K
1"=200

(SHEET N.E.14-L)

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

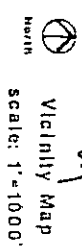
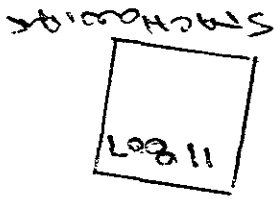
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 11808 Reynolds Road
 Subdivision name: ADJ. to Wm. T. Barton
 plat book # , folio # , lot # , section #
 OWNER: Jeff & Margaret Johnson



North
 date: 2/10
 prepared by: WJ

Scale of Drawing: 1" = 60'



LOCATION INFORMATION

Election District: 11TH
 Councilmanic District: 5TH
 1" = 200' scale map#: NE 14 K
 Zoning: RC-5
 Lot size: 1/4 A 28350
 acreage square feet

SEWER: ☐ public ☒ private
 WATER: ☐ ☒
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearings: 2000

Zoning Office USE ONLY!

reviewed by: WJ ITEM #: 320 CASE#:

Ret. Ex. #1

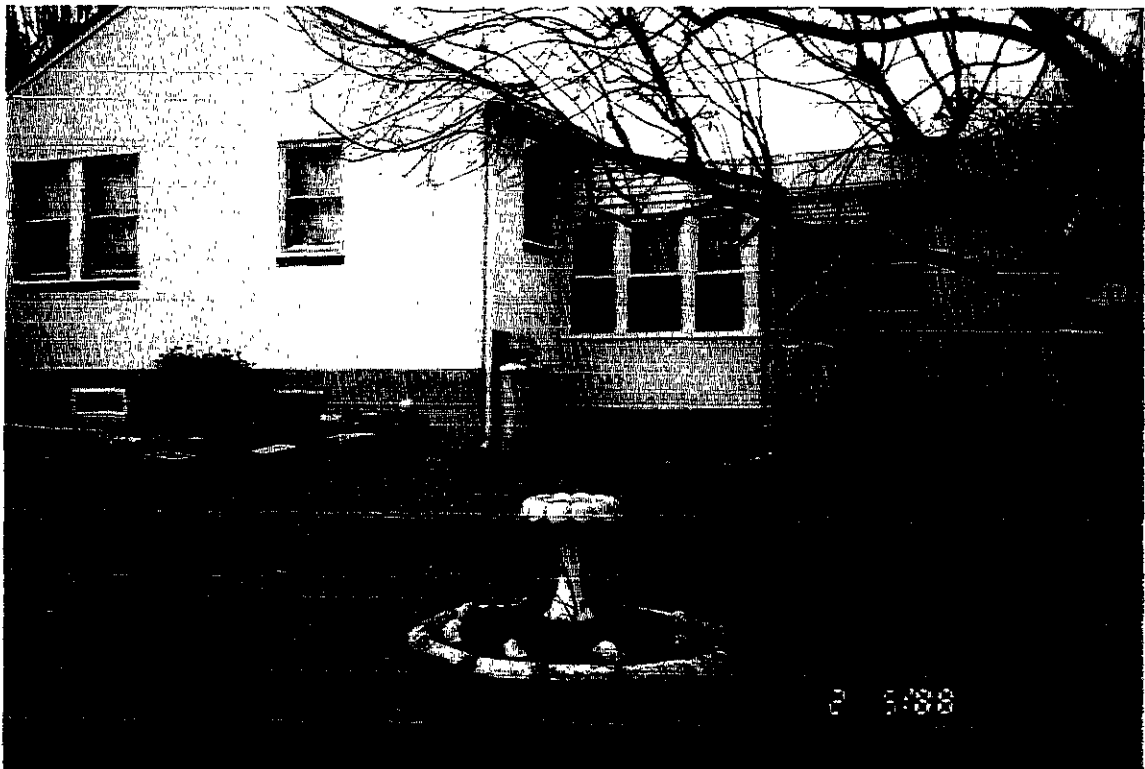
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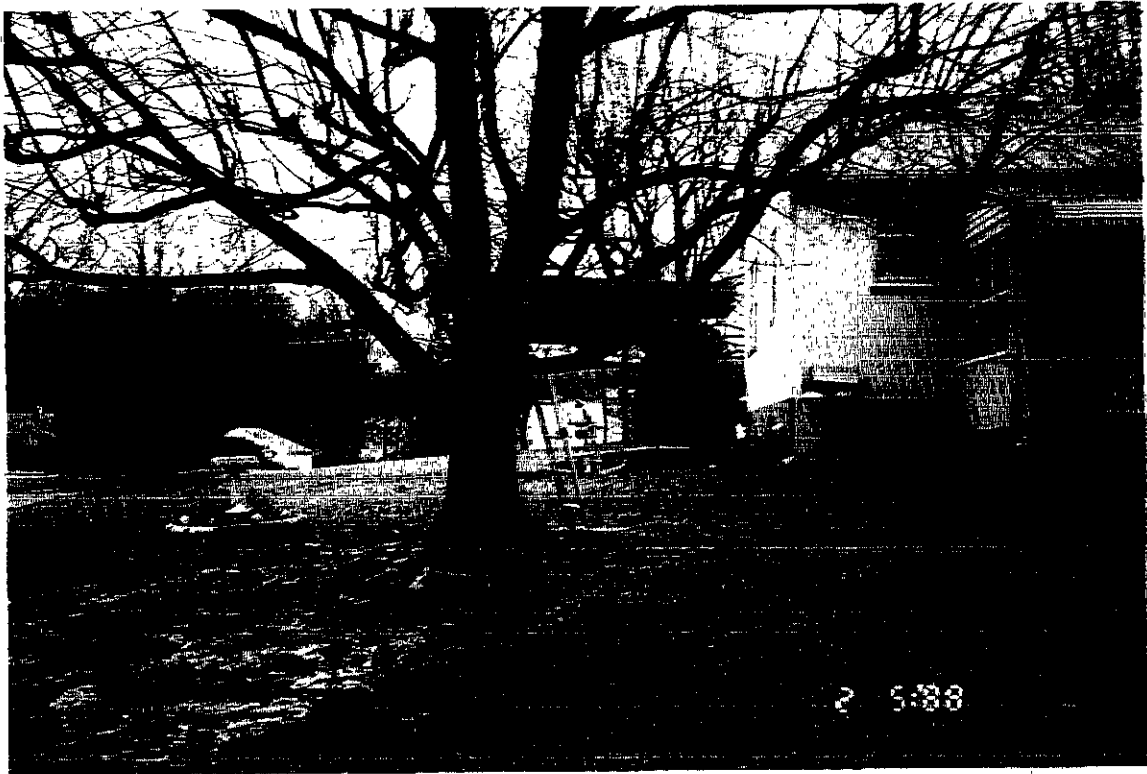
01-320-A



01-320-A



01-320-A



01-320-A



01-320-A



01-320-A



SCALE
1" = 200' ±

SHEET

LOCATION
FRANKLINVILLE

N.E.
14-K

DATE
OF
PHOTOGRAPHY
JANUARY
1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP