

IN RE: PETITION FOR ADMIN. VARIANCE

E/S Stevens Road, 1800' SW
centerline of Miller Avenue
15th Election District
5th Councilmanic District
(222 Stevens Road)

Pam and David L. Arnett
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-323-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Pam and David L. Arnett, property owners, for that property known as 222 Stevens Road in the eastern area of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR), to permit an existing garage (formerly an accessory structure attached by proposed breezeway) to have a side yard setback of 3 ft. in lieu of the required 10 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 have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation contained in the case file.

In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that the relief requested sufficiently complies with the requirements of Section 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the

COPIES RECEIVED FOR FILING
Date 3/12/01
By [Signature]

public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioners; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioners of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioners any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management (DEPRM) has submitted recommendations (attached herewith) which describe what steps the Petitioners must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
2. Conserve fish, wildlife, and plant habitat; and
3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

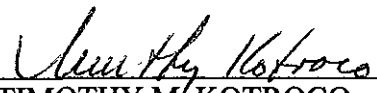
CHESAPEAKE BAY CRITICAL AREAS
3/12/01
R. Jameson

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth 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 the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR), to permit an existing garage (formerly an accessory structure attached by proposed breezeway) to have a side yard setback of 3 ft. in lieu of the required 10 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 Zoning Advisory Committee (ZAC) recommendations submitted by (DEPRM), dated February 23, 2001, to minimize any effect the proposed development might have on the Bay and its tributaries.
- 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

3/12/01
R. Joneson



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. David L. Arnett
222 Stevens Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 01-323-A
Property: 222 Stevens Road

Dear Mr. & Mrs. Arnett:

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 222 Stevens Rd 21220
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) 1002.3.C.1 BCZR

To permit existing garage (formally an accessory structure attached by proposed breezeway) to have a side yard setbacks of 3 feet in lieu of the required 10 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:

Legal Owner(s):

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

MR. DAVID L ARNETT
Name - Type or Print _____
David Arnett
Signature _____
Mrs Pam Arnett
Name - Type or Print _____
Pam Arnett
Signature _____

Attorney For Petitioner:

222 STEVENS Rd #410-574-4384
Address _____ Telephone No. 410-682-0055
BALTIMORE MD 21220
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 21 day of January 2000 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. 01-323-A

Reviewed By JRT Date 2-9-01

RECEIVED 9/15/98

Estimated Posting Date 2-18-01

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

222 Stevens Rd.
Address
Balt. MD
City State Zip Code
21220-2818

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):

Breezeway 10x12. The reason we are requesting a variance is for the purpose of staying out of the weather i.e. rain, snow, ice when entering and exiting the garage.

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.

David L Arnett
Signature
DAVID L ARNETT
Name - Type or Print

Pam Arnett
Signature
Pam Arnett
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4 day of January, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Pamela W. Arnett & David L Arnett
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

Shirley D. Fuller
Notary Public
My Commission Expires 10-1-03

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) do presently reside at

Address 222 Stevens Rd
City Balt State MD Zip Code 21228-2818

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):

Breezeway 10x12. The reason we are requesting a Variance is for the purpose of staying out of the weather i.e. rain, snow, ice when entering and exiting the garage.

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 David L Arnett

Name - Type or Print DAVID L ARNETT

Signature Pam Arnett

Name - Type or Print Pam Arnett

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Pamela W Arnett & David L Arnett
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

Date 1-4-01

Notary Public Shirley D. Fuller

My Commission Expires 10-1-03



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 222 Stevens Rd 21228
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) 1B02.3.C.1 BCZR

To permit existing garage (formally an accessory structure attached by proposed breezeway) to have a side yard setbacks of 3 feet in lieu of the required 10 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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

City

State

Zip Code

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print

Name

Signature

Address

Telephone No.

Company

City

State

Zip Code

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. 01-323-A

Reviewed By JRF

Date 2-9-01

R20 9/15/98

Estimated Posting Date 2-18-01

Zoning Description for 222 Stevens Road

Beginning at a point on the east side of Stevens Road which is 60 feet wide at the distance of 1800 South West of the centerline of the nearest improved intersecting street Miller Ave. which is 20 feet wide. Being Lot # 12 as recorded in Baltimore County Plat Book # 12, Folio # 47, containing 9,600 square feet. Also known as 222 Stevens Road and located in the 15th Election District, 5th Councilmanic District.

323

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

90032

DATE 2-7-01

ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED
FROM:

ARNETT

222 STEVENS RD.

ITEM # 323

FOR:

CI - VARIANCE

TAKEN BY: JRP

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
2/09/2001	2/09/2001	10:08:46
REL US-6 CASHIER LMDL LMD INJURED		
RECEIPT # 148305		
DEPT 5 528 ZONING VERIFICATION		
CR NO. 090032		

Recpt Tot 50.00
OK 50.00
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

93779

DATE

6/7/01

ACCOUNT

ECO 006 6150

AMOUNT \$

10.00

RECEIVED
FROM:

PAM ARLETT

FOR:

S-I LETTER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT
DATE 6/07/01 11:03:21

RECEIVED BY CASHIER NAME AND WORK NO.

> RECEIPT # 215428

DATE 6/07/01

NO. 93779

Receipt for

10.00

10.00 OK

.00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-323-A

Petitioner/Developer: _____

DAVID & PAM ARNETT

Date of Hearing/Closing: 5 MAR 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 222 Stevens Rd

The sign(s) were posted on 18 Feb 2001
(Month, Day, Year)

Sincerely,

SSG Robert Black 18 Feb 2001

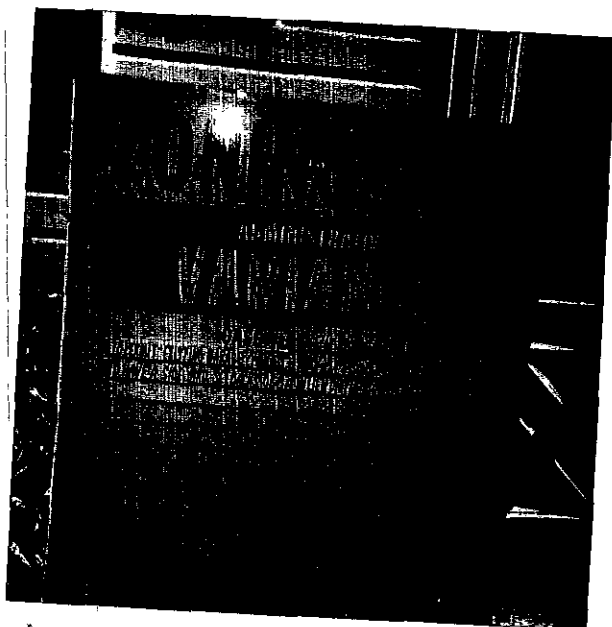
(Signature of Sign Poster and Date)

SSG Robert Black
(Printed Name)

1508 Leslie Road
(Address)

Dundalk Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(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: * 323
Petitioner: PAM & DAVID Arnett
Address or Location: 222 Stevens Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: PAM & DAVID Arnett
Address: 222 Stevens Road
Baltimore, Maryland 21220
Telephone Number: 410-574 4384

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 222 Stevens Road

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

Subdivision name: _____

plat book# _____, folio# 47, lot# 12, section# _____

OWNER: DAVE & PAM Arnett



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200' scale map#: NE 4J

Zoning: DR 5.5

Lot size: _____
acreage square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☒ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____



North

date: 2.3.01

prepared by: RCK

Scale of Drawing: 1"= 16 FT

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 323 -A Address 222 STEVENS RD.
Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 2-9-01 Posting Date: 2-18-01 Closing Date: 3-5-01

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- 323 -A Address 222 STEVENS RD.
Petitioner's Name David & Pam Arnett Telephone 410-574-4384
Posting Date: 2-18-01 Closing Date: 3-5-01
Wording for Sign: To Permit existing garage (formally an accessory structure attached by proposed breezeway) to have a side yard setbacks of 3 feet in lieu of the required 10 feet.



Baltimore County
Department of Permits and
Development Management

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

March 5, 2001

Pam & David L Arnett
222 Stevens Road
Baltimore MD 21220

Dear Mr. & Mrs. Arnett:

RE: Case Number: 01-323-A, 222 Stevens Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 9, 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. 692
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *K/RBS*
DATE: February 23, 2001
SUBJECT: Zoning Item #323
222 Stevens 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).
- X 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).

Reviewer: Keith Kelley

Date: February 23, 2001

RECEIVED

MAR 2 2001

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

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

SUBJECT: 222 Stevens Road

INFORMATION:

Item Number: 01-323

Petitioner: David Arnett

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit an existing garage to have a side yard setback of 3 feet in lieu of the required 10 feet.

Prepared by: Mark A. Cuyham

Section Chief: Jeffrey W. Long
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. 323

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

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



Baltimore County
Department of Permits and
Development Management

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

June 14, 2001

Mr. & Mrs. Arnett
222 Stevens Road
Baltimore, MD. 21220

RE: 222 Stevens Road
Spirit and Intent Letter, Case No. 01-323-A, 15th Election District

Dear Mr. & Mrs. Arnett,

I am in receipt of your letter dated June 7, 2001. After careful review of the information contained therein and consideration of concerns expressed by the Deputy Zoning Commissioner for Baltimore County, following has been determined.

The Baltimore County Department of Permits and Development Management considers the proposed changes to the site plan submitted in Zoning Case 01-323-A, showing *new* construction of 29 feet in height to be connected by breezeway to the existing dwelling at 222 Stevens Road as being within the "Spirit and Intent" of the Order contained in the above referenced case.

You must present a copy of this letter when submitting application to Baltimore County for building permit approval.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need any further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "L. T. Moxley", with a large, sweeping flourish at the end.

Lloyd T. Moxley
Planner II, Zoning Review

LTM



SPIRIT AND INTENT

June 7, 2001

Dear Mr. Jablon,

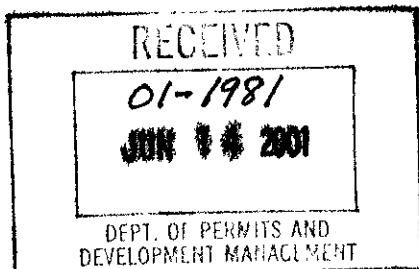
I am proposing that you review my building permits, zoning hearing, and site plans to authorize the construction of a second story on a garage we are building. The garage will be an addition on our home as it will be connected by a breezeway. The new construction will match the footprint on the site plan. The site plan is for new construction. We always intended to have the footprint reflect the new construction.

I am requesting the second story on our garage to be used for storage. I can demonstrate hardship. I am a teacher and am bringing home all of my personal school materials and supplies this June as I am changing schools. I also store clothing, toys, and books for the 100 children and their families that my Rotary Club gives to these children at an annual Christmas party. I purchase the gifts during the year at off season prices and store them . In addition, I store Christmas gifts for 140 children that are in a residential institution. These items are in addition to the numerous tools that are needed for a home.

Previously we stored these items in the old garage that was torn down to make way for the new one. We decided that I needed much more storage space.

Time is of an essence on this situation. The builder has halted construction pending the decision to allow us to build higher than the 15 feet that is now on our building permit. I am asking you to please approve this quickly so that we can complete the construction. I can be reached dally (until June 15th) at 410-396-1731 and my husband Dave can be reached at 410-682-0055. Our home number is 410-574-4384.

**Sincerely,
Pam and David Arnett
222 Stevens Road
Baltimore, MD 21220**

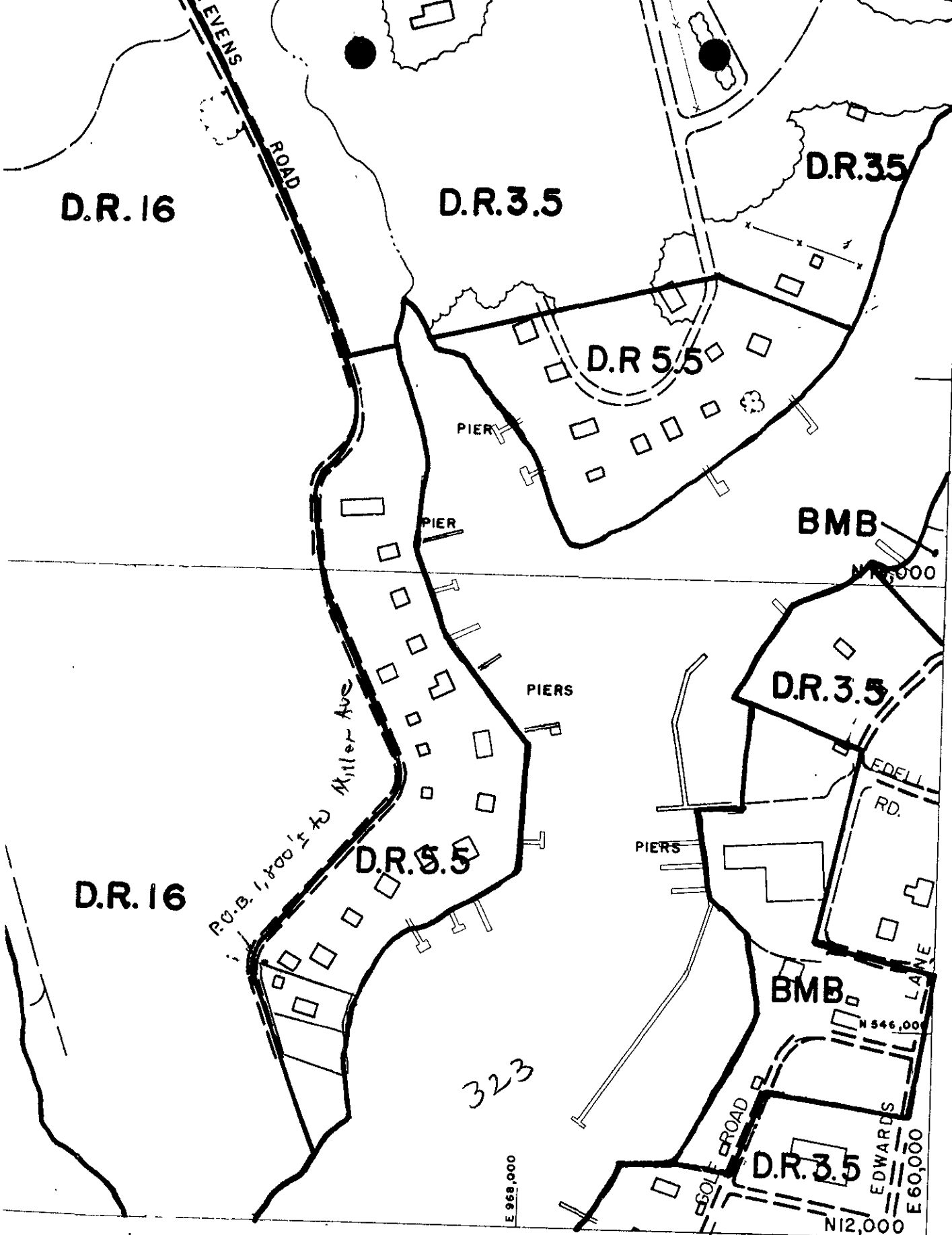


TO WHOM IT MAY CONCERN

I reside at 220 Stevens Road, Baltimore, MD 21220. Mr. and Mrs. D. Arnett who live at 222 Stevens Road want to change the height of their building which is now under construction from 15' to 29'.

As of this date 6/12/01 I do not oppose this change.

Margaret P. Weisgarber
Margaret P. Weisgarber



SCALE	LOCATION	SHEET
1" = 200' ±	GLENN L. MARTIN AIRPORT	N.E. 43 4-1

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

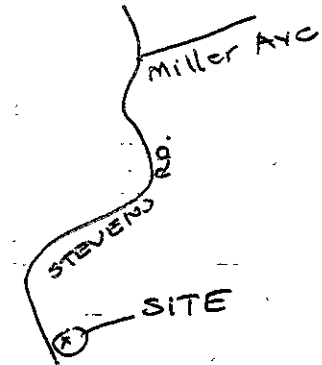
PROPERTY ADDRESS: 222 STEVENS ROAD

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

Subdivision name: N/A

plat book# 12, folio# 47, lot# 12, section#

OWNER: DAVE + PAM ARNETT



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15
Councilmanic District: 5
1"=200' scale map#: NE 45
Zoning: DRS.5
Lot size: 9600
 acreage square feet

SEWER: ☒ public ☐ private

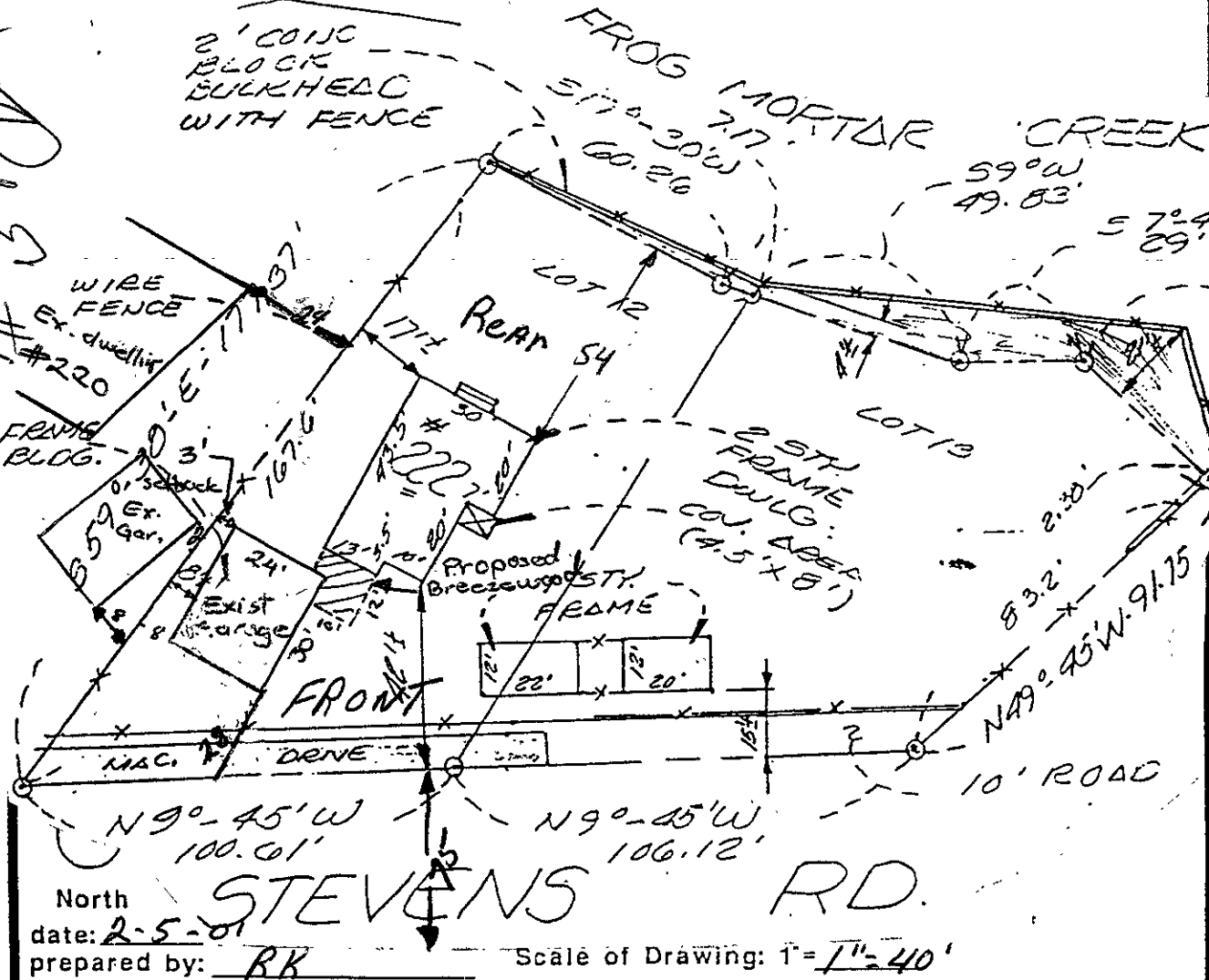
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☒ yes ☐ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: JP ITEM #: 323 CASE#:



North

date: 2-5-01

prepared by: RR

Scale of Drawing: 1"=40'

**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: _____

Petitioner: _____

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: _____

Revised 2/20/98 - SCJ



front yard proposed busway 10x12

323



*Front yard
proposed busway
10x12*



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

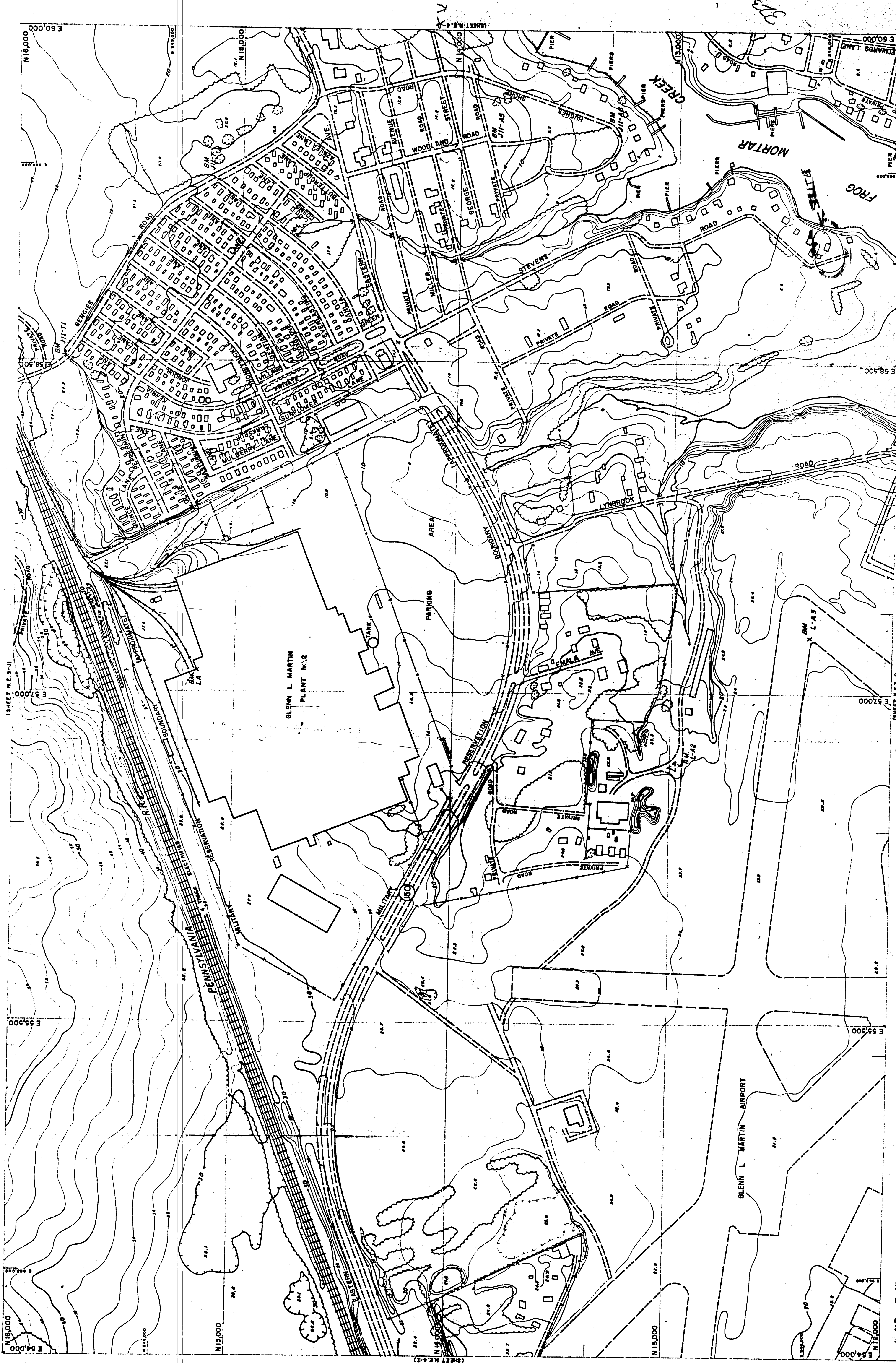
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

GLENN L. MARTIN CO.
AIRPORT

SHEET

N.E.
4-J



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'		
		DATE OF PHOTOGRAPHY	GLENN L. MARTIN AIRPORT	N.E. 4-J
		DEC. 1954		

Topography Compiled by Photogrammetric Methods
ADAMS AERIAL SURVEY CORP. LANSING MICH.