

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
SW/S Waters Watch Court, 150' S		
Of Valithorn Road	*	DEPUTY ZONING COMMISSIONER
15th Election District		
7th Councilmanic District	*	OF BALTIMORE COUNTY
(442 Waters Watch Court)		
	*	CASE NO. 01-347-A
Grant L. Hayden		
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Grant L. Hayden. The variance request is for property located at 442 Waters Watch Court in the Middle River area of Baltimore County. The Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing accessory building (shed) in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

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

4/3/01
 H. J. Jenson
 Deputy Zoning Commissioner

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of April 2001, that a variance from 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing accessory building (shed) in the side yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the Zoning Advisory Committee (ZAC) recommendations submitted by (DEPRM), dated March 21, 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

TMK:raj

4/3/01
Jameson



Baltimore County
Zoning Commissioner

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

April 3, 2001

Mr. Grant L. Hayden
442 Waters Watch Court
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 01-347-A
Property: 442 Waters Watch Court

Dear Mr. Hayden:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

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 442 WATERS WATCH CT
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 (BCZR) to permit an existing accessory building (shed) in the side yard in lieu of the required rear yard.

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 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, 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. 01-347-A

Reviewed By JNP Date 3/5/01

Estimated Posting Date 3/18/01

REC 9/15/98

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 442 WATERS WATCH CT
Address
BALTIMORE MD 21220
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):

PROPERTY WAS INSUFFICIENT SPACE IN REAR OF YARD TO PLACE STRUCTURE. SIDE OF PROPERTY WAS THE ONLY AVAILABLE SPACE IN WHICH TO LOCATE THE STORAGE SHED.

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

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of March, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Geant L. Hayden

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.

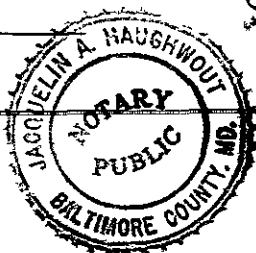
AS WITNESS my hand and Notarial Seal

March 5, 2001
Date

Notary Public

My Commission Expires

2/01/05



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 442 WATERS WATCH CT
Address
BALTIMORE MD 21220
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):

PROPERTY HAS INSUFFICIENT SPACE IN REAR OF YARD TO PLACE STRUCTURE. SIDE OF PROPERTY HAS THE ONLY AVAILABLE SPACE IN WHICH TO LOCATE THE STORAGE SHED.

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

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of March, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Grant L. Hayden

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.

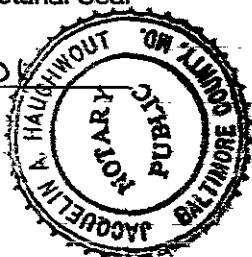
AS WITNESS my hand and Notarial Seal

Date

Notary Public

My Commission Expires

REU 09/15/98



Jacquelin A. Haughwout
2/01/05



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 442 WATERS WATCH CT
which is presently zoned DR S.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) 400.1 (BC2R) to permit an existing accessory building (shed) in the side yard in lieu of the required rear yard.

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):

GRANT D. HAYDEN
Name - Type or Print _____

Signature _____

Name - Type or Print _____

Signature _____

442 WALTERS WATCH CT (410-918-9634)
Address _____ Telephone No. _____

BALTO. 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 _____ 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. 01-347-A

Reviewed By JNP Date 3/5/01

Estimated Posting Date 3/18/01

REV 9/15/98

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 442 WATERS WATCH CT
(address)

Beginning at a point on the SW side of
(north, south, east or west)
WATERS WATCH CT which is 60'
name of street on which property fronts) (number of feet of right-of-way width)
wide at the distance of 150' SOUTH of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street VAULTHORN RD
(name of street)
which is 50 Feet wide. *Being Lot # 4,
(number of feet of right-of-way width)
Block —, Section # — in the subdivision of WATERS WATCH
(name of subdivision)
as recorded in Baltimore County Plat Book # 46, Folio # 73,
containing 17980. Also known as 442 WATERS WATCH CT
(square feet or acres) (property address)
and located in the 15 Election District, 7th Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber —, Folio —" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

01-347-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

92904

DATE 7/5/01 ACCOUNT R-001-006 6150

AMOUNT \$ 50.00

RECEIVED FROM: Grover L. Hayden

FOR: 442 Waters Watch Ct.

Ad. Varicella (11-347-A)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

DATE RECEIPT

PAYMENT ACTUAL TIME
07/05/2001 07/05/2001 10:45:57
REF 4901 07/05/2001 RTC JMR DRIVER 1
RECEIPT 07/05/2001 OFLH
DEB 5 50.00 VERIFICATION
CP 01 07/05/2001

Pay Tot 50.00
FD (9) 10 00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

4/26 SK
File

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-347-A
442 Waters Watch Court
SW S of Waters Watch Court
150' S of Vainhom Road
15th Election District
7th Councilmanic District
Legal Owner(s):

Grant L. Hayden
Administrative Variance: to permit an existing accessory building (shed) in the side yard in lieu of the required rear yard.

Hearing: Thursday, April 26, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT44674 Apr. 10 C461872

CERTIFICATE OF PUBLICATION

4/13/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/10/, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-347-A

Petitioner/Developer: GRANT Hayden

Date of Hearing/Closing: April 2, 2001

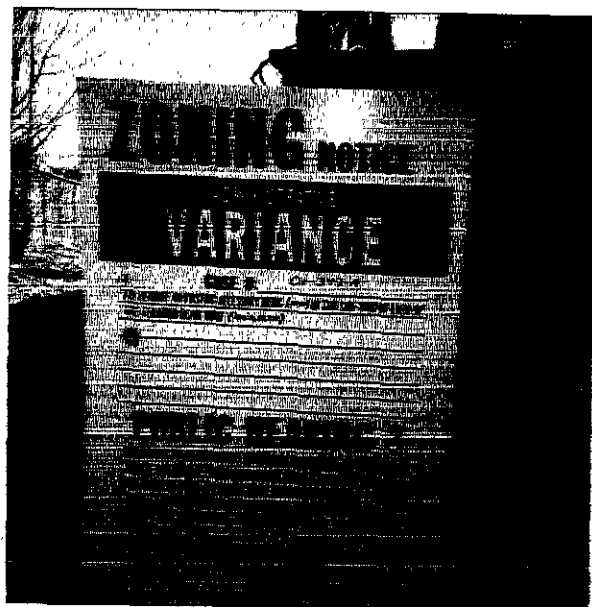
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 442 Waters Watch Court

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



Sincerely,

SSG Robert Black 18 MAR 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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 347 -A Address 442 WATERS WATCH COURT
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3/5/01 Posting Date: 3/18/01 Closing Date: 4/2/01

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- 347 -A Address 442 WATERS WATCH COURT
Petitioner's Name Grant L. Hayden Telephone 410-918-9634
Posting Date: 3/18/01 Closing Date: 4/2/01
Wording for Sign: To Permit an existing accessory building (shed) in the side yard
in lieu of the required rear yard. (400.s.f.; BCZR)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 10, 2001 Issue – Jeffersonian

Please forward billing to:

Grant L Hayden
442 Waters Watch Court
Baltimore MD 21220

410 918-9634

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-347-A

442 Waters Watch Court

SW S of Waters Watch Court, 150' S of Vailthorn Road

15th Election District – 7th Councilmanic District

Legal Owner: Grant L Hayden

Administrative Variance to permit an existing accessory building (shed) in the side yard in lieu of the required rear yard.

HEARING: Thursday, April 26, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 23, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-347-A
442 Waters Watch Court
SW S of Waters Watch Court, 150' S of Vailthorn Road
15th Election District – 7th Councilmanic District
Legal Owner: Grant L Hayden

Administrative Variance to permit an existing accessory building (shed) in the side yard in lieu of the required rear yard.

HEARING: Thursday, April 26, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Rick Wisnom, Chief

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 11, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

April 2, 2001

Grant L Hayden
442 Waters Watch Court
Baltimore MD 21220

Dear Mr. Hayden:

RE: Case Number: 01-347-A, 442 Waters Watch Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 5, 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. GDR
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 28, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2001
Item No. 347

The Bureau of Development Plans Review has reviewed the subject zoning item.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1-foot over the flood plain elevation in all construction.

In accordance with Bill No. 18-90, Section 26-276, filling within a flood plain is prohibited.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

Where feasible, accessory structures and garages, greater than 300 square feet shall be located out of the flood plain or elevated to or above the flood protection elevation. When these measures are not feasible, the following apply:

- 1. The floor of the structure must be at or above grade;*
- 2. Structure must be located, oriented, and constructed so as to minimize flood damage; and*
- 3. The structure must be firmly anchored to prevent flotation.*

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *mc/RBS*

DATE: March 21, 2001

SUBJECT: Zoning Item #347
442 Waters Watch Court

Zoning Advisory Committee Meeting of March 19, 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: March 21, 2001

4/13/01
R. Seeley
442 Waters Watch Court

Imh
4/2 AV

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 26, 2001

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

SUBJECT: 442 Waters Watch Court

INFORMATION:

Item Number: 01-347

Petitioner: Grant L. Hayden

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has determined that the subject structure has a negative impact on the adjacent property. Said structure is located within close proximity of the adjacent property and blocks the view to the waterfront. As such, the Office of Planning does not support the request to allow the existing accessory structure to remain in the side yard in lieu of the required rear yard.

Prepared by:

Mark A. Cunniff

Section Chief:

AFK:MAC:

Jeffrey W. Long



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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 March 19, 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:

346, 347, 348, 349, 351, 352, 353, 354, 355, 356, and 01-322-SPHA

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

cc: File

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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.15.01

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

RE: Baltimore County
Item No. 347

JNP

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
Department of Permits and
Development Management

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

March 23, 2001

Grant L Hayden
442 Waters Watch Court
Baltimore MD 21220

Dear Mr. Hayden:

RE: Demand for Public Hearing, Administrative Variance, and Case Number 01-347-A

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on March 15, 2001 for a public hearing concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. 622
Supervisor
Zoning Review

WCR: gdz

C: Anonymous
Protestant Rick Wisnom Chief

*Case cleared by Inspector Kelly
shed moved to proper place
62
3-30*



BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: March 15, 2001

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 01-347
Legal Owner/Petitioner: Hayden, Grant L.
Contract Purchaser: n/a
Property Address: 442 Waters Watch Ct.
Location Description: sw side of Waters Watch Ct. 150' s of
Vailthorn Rd.

VIOLATION INFORMATION: Case No. 01-0381
Defendants: Hayden, Grant L.

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
------	---------

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- | | | |
|--------------------------|-----|---|
| X | 1. | Complaint letter/memo/email/fax (if applicable) |
| X | 2. | Complaint Intake Form/Code Enforcement Officer's report and notes |
| X | 3. | State Tax Assessment printout |
| ☐ | 4. | State Tax Parcel Map (if applicable) |
| ☐ | 5. | MVA Registration printout (if applicable) |
| ☐ | 6. | Deed (if applicable) |
| ☐ | 7. | Lease-Residential or Commercial (if applicable) |
| ☐ | 8. | Photographs including dates taken |
| X | 9. | Correction Notice/Code Violation Notice |
| ☐ | 10. | Citation and Proof of Service (if applicable) |
| ☐ | 11. | Certified Mail Receipt (if applicable) |
| ☐ | 12. | Final Order of the Code Official/Hearing Officer (if applicable) |
| ☐ | 13. | Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable) |
| ☐ | 14. | Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/jk
C: Code Enforcement Officer

CODE ENFORCEMENT REPORT

37H7

DATE: 1/25/01 INTAKE BY: JK CASE #: 01-0561 INSPEC: J Kemp
COMPLAINT 4462
LOCATION: ~~#324~~ Waters Watch Ct H/O Grant Hayden
918-9634

COMPLAINANT Anon Via Roy List
NAME: Depm - Fax PHONE #: (H) 3980 (W)

ADDRESS: ZIP CODE:

PROBLEM: Bldg w/in 100' of water, No
permit on E.I.E

IS THIS A RENTAL UNIT? YES _____ NO _____
IF YES, IS THIS SECTION 8? YES _____ NO _____
OWNER/TENANT
INFORMATION:

TAX ACCOUNT #: 1800 014894 ZONING:

INSPECTION: Site Insp 2/3/01 Approx 10'x24' shed
placed on prop. w/in 100' of water,
stop work posted, Permit req'd, RC 2/9
2/12 Called Mr Hayden, left message to

REINSPECTION: call me, B440233 Applied for, being
held per EIR and zoning site Insp. to
determine front yd. RC 3/9/01
Zoning Appl. date 3/5

EINSPECTION: 3/12/01 Zoning Var. 01-347A
RC ~~4/25/01~~ 2

EINSPECTION:

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
DIVISION OF INSPECTION AND ENFORCEMENT
INSPECTION REQUEST

DATE RECEIVED: 1/24/01

SC # _____

Complainant Information

Name: Anonymous Neighbor via Roylest (DEPRM)

Address: _____

Telephone: Home: () _____ Work: () X 3980

Site Information

442 3147
Location: approx 434 Waters Watch Ct Election District: 15

Description: owner erected a "barn" within 100' of water within the last month

Inspector Comments

Inspection Date: _____

Action Taken: 1/24 Computer check - no record of permits
1/24 fwd to Building Inspection via FAX - Error taken

Completion Date: _____

Inspector: _____

Post-it® Fax Note 7671		Date <u>1/24/01</u>	# of pages <u>1</u>
To <u>ERROR-KER</u>		From <u>Roylest</u>	
Co./Dept. <u>Bldg Insp</u>		Co. <u>DEPRM</u>	
Phone # _____		Phone # <u>3980</u>	
Fax # <u>8081</u>		Fax # <u>4804</u>	

DATE: 02/02/2001 STANDARD ASSESSMENT INQUIRY (1) RA1001
 TIME: 15:20:37
 PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE
 18 00 014894 15 3-2 34-00 H NO 01/08/01
 HAYDEN GRANT LEWIS
 .42 WATERS WATCH CT
 BALTIMORE MD 21220-4840 FORMER OWNER: HAYDEN GRANT L 000000-0000

----- FCV ----- PHASED IN -----
 PRIOR PROPOSED CURR CURR PRIOR
 LAND: 83,990 83,990
 IMPV: 57,770 58,390
 TOTL: 141,760 142,380 TOTAL.. 142,172 142,172 56,780
 PREF: 0 0 PREF... 0 0
 CURT: 141,760 142,380 CURT... 142,172 142,172 56,780
 DATE: 10/96 07/99 EXEMPT.. 0 0
 ---- TAXABLE BASIS ---- FM DATE
 01/02 ASSESS: 142,172 09/30/00
 00/01 ASSESS: 56,780 06/01/00
 99/00 ASSESS: 56,700 06/04/99
 ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 02/02/2001 STANDARD ASSESSMENT INQUIRY (2) RA1001L
 TIME: 15:20:58
 PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE
 18 00 014894 15 3-2 34-00 H NO 01/08/01
 LOT.... 4 BOOK.... 0046 MAP..... 0090 LOT WIDTH..... 96.65
 BLOCK.. FOLIO... 0073 GRID.... 0024 LOT DEPTH..... .00
 SECTION.. PARCEL.. 0482 LAND AREA.. 17980.000 S
 PLAT... YEAR BUILT..... 24
 -----TRANSFER DATA-----
 NUMBER..... 070166
 DATE..... 01/27/95
 PURCHASE PRICE..... 0
 GROUND RENT..... 0
 DEED REF LIBER..... 10922
 DEED REF FOLIO..... 0496
 CONVEYED IND..... 9
 TOT-PART TRAN IND..... T
 GRANTOR ACCI NO.. 18-00-014894
 CRITICAL NEW CONST CARD
 AREAS CODE YEAR NO CODE SQ. FEET
 11441 1471
 ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

-----EXEMPT DATA-----
 STATUS.....
 CLASS CODE..... 000
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT... 0

-----STRUCTURE-----
 CODE SQ. FEET
 1471



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 01-0381	Property No. 01 308212-225	Zoning R-1
-------------------------------------	--------------------------------------	----------------------

Name(s):

Address:

Violation Location: **442 Waters Watch Ct**

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

**Balto. Co. Code 7-36 Fines for
construction w/o permits
BOCA 107.0 "Permits required"
Approx. 10' x 24' shed built w/o
permit within 100' of shoreline.
Please, obtain permit to have shed
on property.
Note: Permit cannot be approved
for structure within 100' of shoreline**

**Subject to \$1,000.00 plus \$200.00/Day
if not brought into compliance**

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before:	Date Issued:
---------------	--------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than: 2/2/01	Date Issued: 2/2/01
----------------------------------	-------------------------------

INSPECTOR: **Jim Kemp** *[Signature]* DEFENDANT

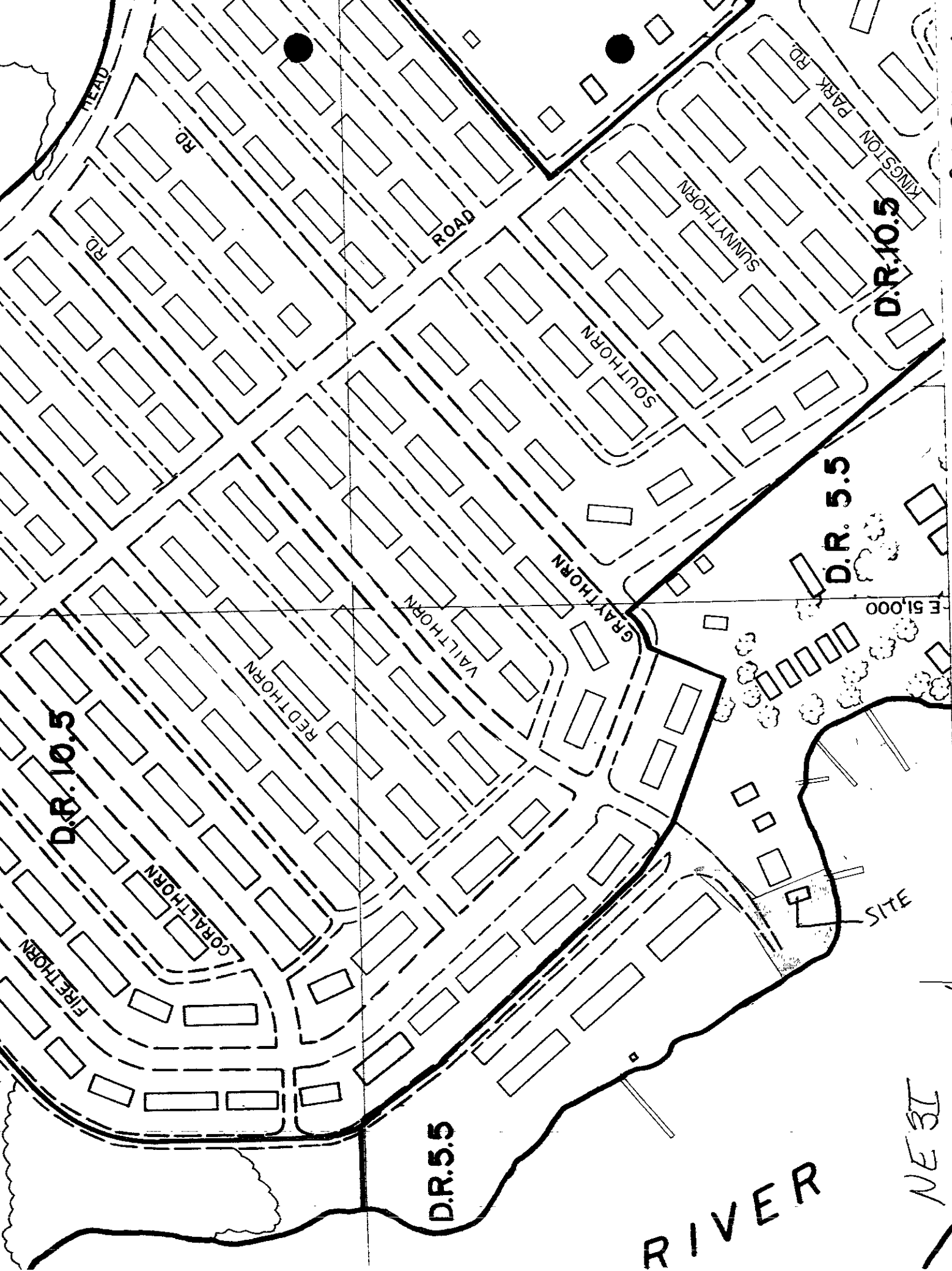
March 5, 2001

TO: File

FROM: Jeff Perlow, Planner II
Zoning Review

RE: 442 Waters Watch Ct. (01-347-A)
Petition for Administrative Variance

Per Carl Richards, O.K. to file as Administrative Variance, provided no alternative front yard determination is requested by petitioner.



D.R. 10.5

D.R. 5.5

D.R. 5.5

D.R. 10.5

RIVER

SITE

NE 31

1" = 200'

(SHEET N.E. 2-1)

01-347-A

COUNTY

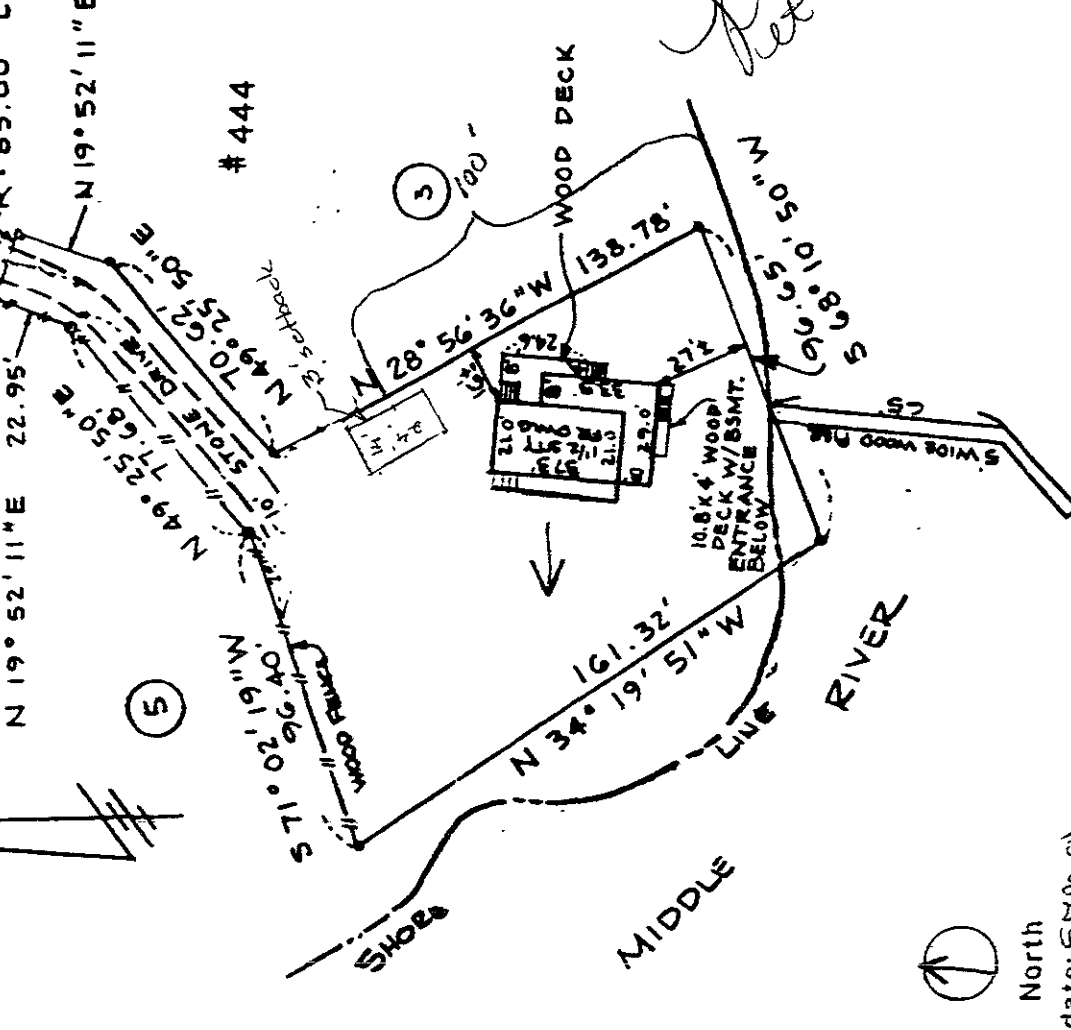
Plat

PROPERTY ADDRESS: 442 WATSON WATCHMAN CT

Subdivision name: WATSON WACH

plat book # 46, folio # 73, fol # 7, section # _____
 (60 K/W) WATERS u

OWNER: GRANT L. HAYDEN



Scale of Drawing: 1" = 50'

REQUESTED
LOCATION FOR
SHED



NEIGHBORS
HOUSE



REQUESTED LOCATION
FOR SHED

01-347-A



← NEIGHBORS
HOUSE &
PROPERTY
BACK YARD



CURRENT LOCATION
OF SHED {
NEIGHBORING
TOWN HOUSES

NEIGHBORING
HOUSES



STREET
SCENE



NEIGHBORING
TOWNHOUSES →

ENTRANCE TO
DRIVEWAY TO
PROPERTY →

01-347-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SHEET

LOCATION

SCALE

N.E.
3-1

MIDDLE RIVER
KINGSTON

1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

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



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
DATE	BY			
4/1/71	24	1" = 200'	MIDDLE RIVER KINGSTON	NE 3-1
Topography Compiled by Photogrammetric Methods AERIAL SURVEY CORP. LANSING, MICH.				

1-SE
1-NE