

IN RE: PETITION FOR VARIANCE
NE/S Turkey Point Road, 190' W
of Rockaway Beach Avenue
15th Election District
5th Councilmanic District
(2342 Turkey Point Road, Lot 11)

Howard M. and Elizabeth Henning
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-366-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Howard and Elizabeth Henning. The Petitioners are requesting a variance for property they own at 2342 Turkey Point Road. The variance request is from Section 1B02.3.C.1. of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a proposed single-family dwelling with a lot width of 50 ft. in lieu of the required 70 ft. and to allow a sum of the side yards of 22 ft. in lieu of the required 25 ft.

Appearing at the hearing on behalf of the variance request were Mr. and Mrs. Henning, owners of the property. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.2066 acres, more or less, zoned DR 3.5. The subject property is unimproved at this time. The Petitioners have owned the property for the past 12 years and have actually resided in the house which is adjacent to the subject site. However, the Petitioners currently reside at No. 6 Horney Court in Essex and are desirous of constructing a new single-family home on this vacant lot within which they will eventually live. In order to proceed with the construction of a new home on this property, the variance requests are necessary. The

ORDER RE: VARIANCE FOR FILING

5/2/01
R. J. [Signature]
[Signature]

subject lot is of similar size and dimension as other lots along this area of Turkey Point Road in Essex.

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, 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 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 has submitted recommendations (attached

ORIGINAL FILED IN 100-101111-100
DATE 5/17/01
BY R. J. JENNINGS

herewith) which describe what steps the Petitioner 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.

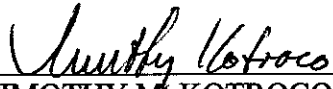
These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements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

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 7th day of May, 2001, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C.1. of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a proposed single-family dwelling with a lot width of 50 ft. in lieu of the required 70 ft. and to allow a sum of the side yards of 22 ft. in lieu of the required 25 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

ORIGINAL FILED FOR FILING
15/12/01
R. J. Gannon

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER REVIEWED FOR FILING

DATE 5/2/01
BY 



Baltimore County
Zoning Commissioner

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

May 7, 2001

Mr. & Mrs. Howard M. Henning
6 Horney Court
Baltimore, Maryland 21221

Re: Petition for Administrative Variance
Case No. 01-366-A
Property: 2342 Turkey Point Road (Lot 11)

Dear Mr. & Mrs. Henning:

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

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

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Variance

CBCA

to the Zoning Commissioner of Baltimore County

for the property located at 2342 Turkey Point Road (Lot 11)
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 to allow a proposed single

family dwelling with a lot width of 50 feet in lieu of the required 70 feet, and to allow a sum of side yard setbacks of 22 feet in lieu of the required 25 feet, and to approve any other variances deemed necessary by the zoning commissioner, and to approve an undersized lot of 9,000 square feet in lieu of the required 10,000 square feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

to be discussed at hearing

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

Case No. 01-366-A

Legal Owner(s):

* HOWARD MARK Henning
Name - Type or Print

* Howard Mark Henning
Signature

* Elizabeth Henning
Name - Type or Print

* Elizabeth Henning
Signature

* 6 Horney Ct (410) 682-4175
Address Telephone No.

* Baltimore MD 21221
City State Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JNP Date 3/19/01

FILED FOR FILING

5/2/01
R24-9/15/98

J. FINLEY RANSONE & ASSOCIATES

• Land Surveying •

• Engineering •

Real Estate Development

Construction Management

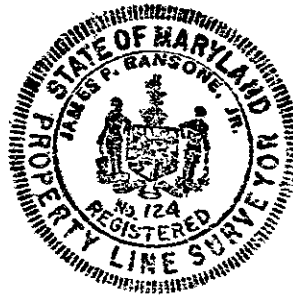
March 6, 2001

Zoning Description
2342 Turkey Point Road

Beginning at a point on the northeast side of Turkey Point Road, 50 feet wide, and distant 190 feet westerly from the centerline of Rockaway Beach Avenue, and being Lot No. 11 as shown on the Revised Plat of Middleview which is recorded among the Plat Records of Baltimore County in Platbook No. 7 folio 112, and known as No. 2342 Turkey Point Road.

Containing 9,000 square feet of land.

Located in the Fifteenth Election District, Fifth Councilmanic District of Baltimore County, Maryland.



PO BOX 10160 • TOWSON, MARYLAND • 21285-0160
PHONE: 410-666-7448 • FAX: 410-666-0373 • E-MAIL: JFRANSONE@HOME.COM

01-366-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 93036

DATE 11/1/01 ACCOUNT 1001006-6150

AMOUNT \$ 20.00

RECEIVED FROM: Henry

FOR: 342 City Police Road - Uandare

1-366-4

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

RECEIVED
DATE 11/1/01
BY [Signature]
FOR 1001006-6150
AMOUNT \$ 20.00
CASHIER'S VALIDATION

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 #01-388-A
2342 Turkey Point Road
NEPS Turkey Point Road, 180' W of Rockaway Beach Avenue
16th Election District - 6th Councilmanic District
Legal Owner(s): Elizabeth & Howard M. Henning
Variance to allow a proposed single family dwelling with a lot width of 50 feet in lieu of the required 70 feet to allow a sum of side yard setbacks of 22 feet in lieu of the required 25 feet to approve an undersized lot of 9000 square feet in lieu of the required 10,000-square feet and to approve any other variances deemed necessary by the Zoning Commissioner.
Hearing: Wednesday, May 2, 2001 at 9:00 a.m. in Room 407, County Court 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) 887-4389.
(2) For information concerning the file and/or hearing, contact the Zoning Review Office at (410) 887-3881.
IT 4735 April 17 0483189

CERTIFICATE OF PUBLICATION

4/19/2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 4/17/2001 successive weeks, the first publication appearing on 4/17/2001.

- ☒ 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.: 01-366-A

Petitioner/Developer: ELIZABETH +
HOWARD HENNING

Date of Hearing/Closing: MAY 2, 2001

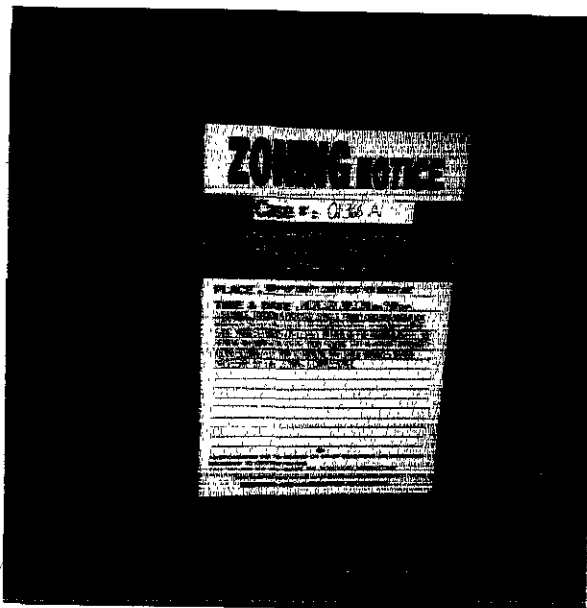
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 2342 Turkey Point Rd

The sign(s) were posted on APRIL 17, 2001
(Month, Day, Year)



Sincerely,

SSG [Signature] 4/17/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(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: 01-366-A

Petitioner: Henning

Address or Location: 2342 Turkey Point Rd. (Lot 11)

PLEASE FORWARD ADVERTISING BILL TO:

Name: Howard Henning

Address: 6 Horney Court
Baltimore, MD 21221

Telephone Number: 410-682-4175

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 17, 2001 Issue – Jeffersonian

Please forward billing to:
Howard Henning
6 Horney Court
Baltimore MD 21221

410 682-4175

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: 01-366-A
2342 Turkey Point Road
NE/S Turkey Point Road, 190' W of Rockaway Beach Avenue
15th Election District – 5th Councilmanic District
Legal Owners: Elizabeth & Howard M Henning

Variance to allow a proposed single family dwelling with a lot width of 50 feet in lieu of the required 70 feet; to allow a sum of side yard setbacks of 22 feet in lieu of the required 25 feet; to approve an undersized lot of 9000 square feet in lieu of the required 10,000 square feet and to approve any other variances deemed necessary by the Zoning Commissioner.

HEARING: Wednesday, May 2, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

C72

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

April 3, 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: 01-366-A
2342 Turkey Point Road
NE/S Turkey Point Road, 190' W of Rockaway Beach Avenue
15th Election District – 5th Councilmanic District
Legal Owners: Elizabeth & Howard M Henning

Variance to allow a proposed single family dwelling with a lot width of 50 feet in lieu of the required 70 feet; to allow a sum of side yard setbacks of 22 feet in lieu of the required 25 feet; to approve an undersized lot of 9000 square feet in lieu of the required 10,000 square feet and to approve any other variances deemed necessary by the Zoning Commissioner.

HEARING: Wednesday, May 2, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon", with the initials "GDC" written below it.

Arnold Jablon
Director

C: Elizabeth & Howard M Henning, 6 Horney Court, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 17, 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

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

April 27, 2001

Elizabeth & Howard M Henning
6 Horney Court
Baltimore MD 21221

Dear Mr. & Mrs. Henning:

RE: Case Number: 01-366-A, 2342 Turkey Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 19, 2001.

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

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

Very truly yours,

W. Carl Richards, Jr.

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

WCR: gdz

Enclosures

c: People's Counsel



BAITMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *WBS*

DATE: April 4, 2001

SUBJECT: Zoning Item #366
2342 Turkey Point Road

Zoning Advisory Committee Meeting of April 2, 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: April 4, 2001

ORDER RECEIVED FOR FILING

FILED 5/2/01
By *R. Seeley*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 6, 2001

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

SUBJECT: 2342 Turkey Point Road

APR 8

INFORMATION:

Item Number: 01-366

Petitioner: Howard Mark Henning

Zoning: Dr 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to allow a lot width of 50 feet in lieu of the minimum required 70 feet, and to allow a sum of side yard of 22 feet in lieu of the minimum required 25 feet. This office also supports the request to approve an undersize lot of 9,000 square feet in lieu of the minimum required 10,000 square feet.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Zong
AFK:MAC:



Baltimore County
Fire Department

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

March 29, 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 April 2, 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:

365, 366, 372, 373, 374, 375, 376, 377,

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: 4.2.01

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

RE: Baltimore County
Item No. 366

JHP

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

INTER-OFFICE CORRESPONDENCE

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

DATE: April 6, 2001

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

SUBJECT: 2342 Turkey Point Road

INFORMATION:

Item Number: 01-366

Petitioner: Howard Mark Henning

Zoning: Dr 3.5

Requested Action: Variance

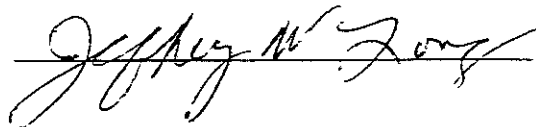
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to allow a lot width of 50 feet in lieu of the minimum required 70 feet, and to allow a sum of side yard of 22 feet in lieu of the minimum required 25 feet. This office also supports the request to approve an undersize lot of 9,000 square feet in lieu of the minimum required 10,000 square feet.

Prepared by:



Section Chief:
AFK:MAC:



RE: PETITION FOR VARIANCE
2342 Turkey Point Road, NE/S Turkey Point Rd,
190' W of Rockaway Beach Ave
15th Election District, 5th Councilmanic

Legal Owner: Howard M. & Elizabeth Henning
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-366-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to Legal Owner Howard M. & Elizabeth Henning, 6 Horney Court, Baltimore, MD 21221, Petitioner.


PETER MAX ZIMMERMAN

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

4/5/01

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 01-366-A

Residential Processing Fee Paid
(\$50.00)

FROM: Arnold Jablon, Director
Department of Permits & Development Management

Accepted by JNP
Date 3/19/01

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit

MINIMUM APPLICANT SUPPLIED INFORMATION:

Howard M. & Elizabeth F. Henning 6 Horney Ct Balto, MD 21221 (410) 682-4175
Print Name of Applicant Address Telephone Number

Lot Address 2342 Turkey Point Rd (Lot 11) Election District 15 Councilmanic District 5 Square Feet 9000

Lot Location: (NE) side of Turkey Point Rd 190' feet from W corner of Rockaway Beach Ave
(street) (street)

Land Owner: Howard & Elizabeth Henning Tax Account Number 15-13-205420
~~15-13-205420~~

Address: 6 Horney Court Balto, MD 21221 Telephone Number 410 682-4175

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan	☒	☐
Property (3 copies)	☒	☐
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☒	☐
Surrounding Neighborhood	☒	☐
6. Current Zoning Classification: <u>DR 3.5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

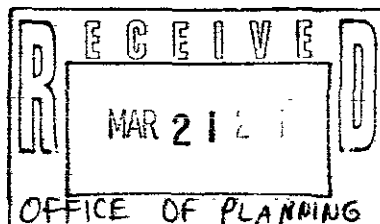
RECOMMENDATIONS / COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations

See attached ZAC comment

Signed by Jeffrey W Long
for the Director, Office of Planning and Community Conservation

Date 4/13/2001



**SCHEDULED DATES. CERTIFICATE OF FILING AND POSTING FOR
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2**

Department of Permits and Development Management (PDM)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted for filing by Jeffrey Perlow on 3/19/01
(name of planner) Date (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE N/A D (15 Days Before C)

DATE POSTED N/A

HEARING REQUESTED? YES NO - DATE

CLOSING DAY (LAST DAY FOR HEARING DEMAND) N/A C (B-3 Work Days)

TENTATIVE DECISION DATE N/A B (A + 30 Days)

*Usually within 15 days of filing

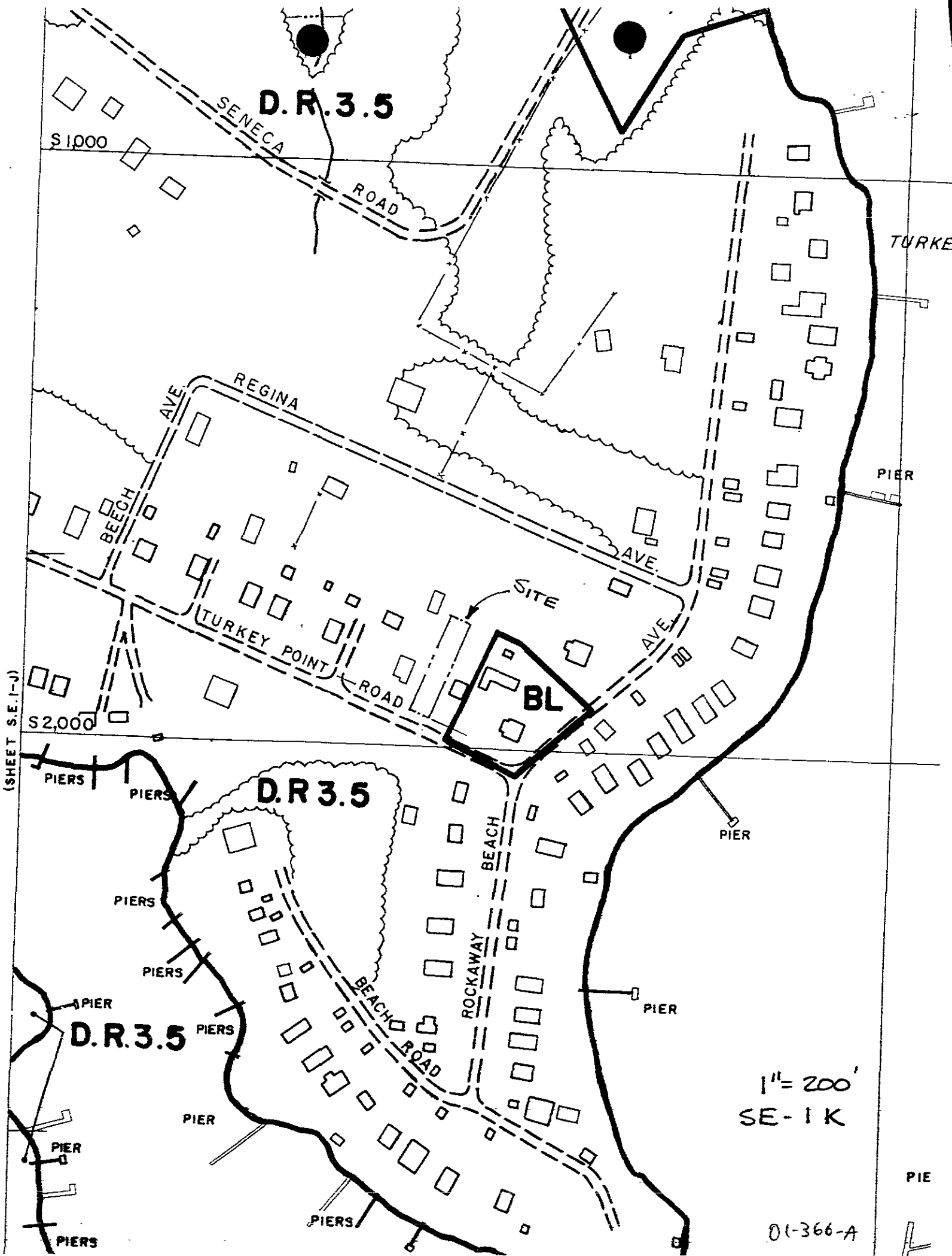
CERTIFICATE OF POSTING

District:

Location of Property: N/A

Posted by: Signature Date of Posting:

Number of Signs:



D.R. 3.5

S1,000

SENECA
ROAD

TURKE

PIER

REGINA
AVE

BEECH
AVE

SITE

BL

TURKEY POINT
ROAD

AVE

AVE

(SHEET SE-1-J)

S2,000

PIERS

PIERS

D.R. 3.5

PIERS

PIERS

PIER

D.R. 3.5

PIERS

PIER

PIER

PIERS

PIERS

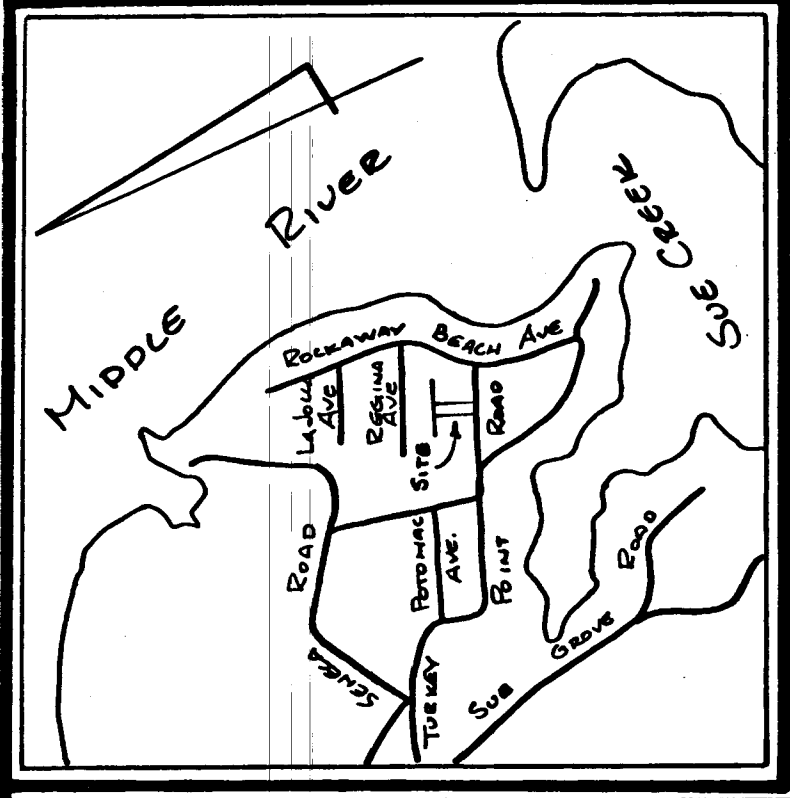
PIER

PIER

1" = 200'
SE-1 K

PIE

01-366-A



VICINITY MAP
1" = 1,000'

PLAT TO ACCOMPANY PETITION

FOR

ZONING VARIANCE

FOR PROPERTY LOCATED AT

No. 2342 TURKEY POINT ROAD

AND KNOWN AS

LOT NO. 11

REVISED PLAT OF MIDDLEVIEW

REF: PLATBOOK NO. 7 FOLIO 112

15TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT

BALTIMORE COUNTY MARYLAND

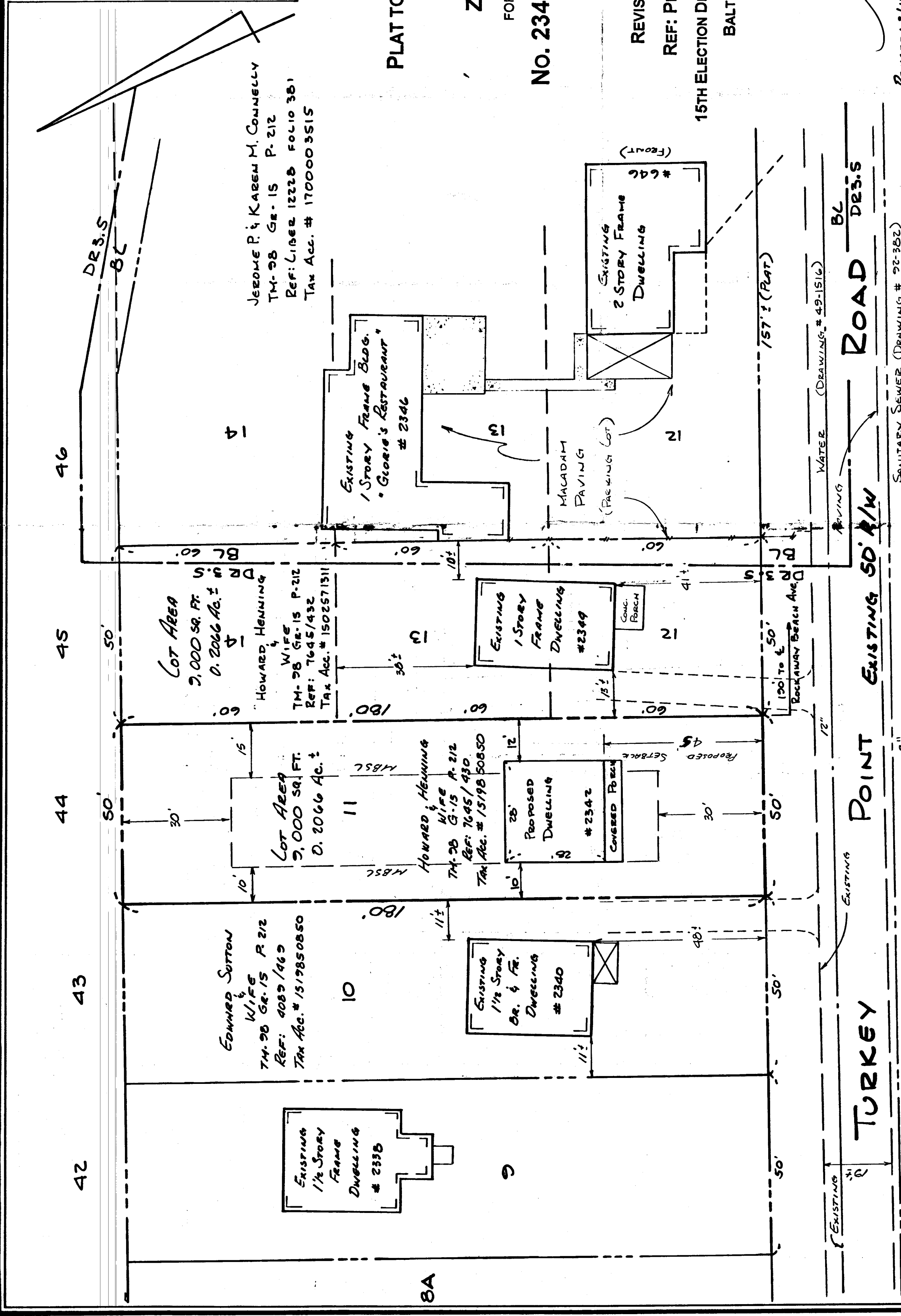
REVISED: 3/13/01 PER ZONING COMMENTS

SCALE: 1" = 20' DATE: MARCH 6, 2001

J. FINLEY RANSONE & ASSOCIATES
REGISTERED
LAND SURVEYORS
P.O. BOX 10160
TOWSON, MARYLAND
21285-0160
666-7448

J# 0102-1135 F# 15B-072

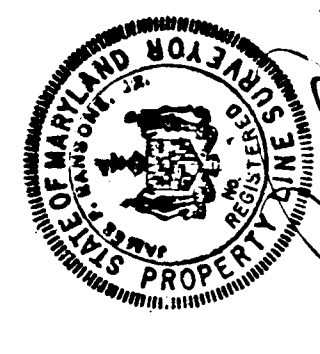
JNP 01-366-A RFS-E



(FORMERLY ROCKAWAY AVENUE)

GENERAL NOTES

- OWNER - PETITIONER
MR. & MRS. HOWARD HENNING
6 HORNEY COURT
ESSEX, MD. 21221-3000
PHONE: 410-882-4175
- DEED REFERENCE: LIBER No. 7645 FOLIO 430
TAX MAP 98 GRID 15 PARCEL 212 LOT 11
TAX ACCOUNT NO: 15-13-205420
- SITE DATA:
GROSS LOT AREA: 10,250 SQ. FT. / 0.2353 ACRE
NET LOT AREA: 9,000 SQ. FT. / 0.2066 ACRE
ENTIRE LOT IS ZONED DR 3.5 (SEE MAP SE 1-K)
ENTIRE PROPERTY IS LOCATED WITHIN THE CHESAPEAKE BAY
CRITICAL AREA (FLOOD ZONE C)
5. THERE ARE NO UNDERGROUND FUEL STORAGE TANKS LOCATED ON THIS SITE.
6. THERE ARE NO WETLANDS LOCATED ON THIS SITE.
7. PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
8. PROPERTY IS NOT LOCATED IN A HISTORIC DISTRICT.
9. THERE HAVE BEEN NO PRIOR ZONING HEARINGS OR VIOLATION CASES.



John F. Ransone