

IN RE: PETITION FOR ADMIN. VARIANCE

NW/S Chittenden Lane, 700' NE
centerline of Garrison Forest Road
3rd Election District
3rd Councilmanic District
(8 Chittenden Lane)

Mary C. & Gilbert C. Hooper, III
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-372-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Mary C. and Gilbert C. Hooper, III, legal owners of that property known as 8 Chittenden Lane in the Owings Mills area of Baltimore County. The Petitioners herein seek relief from Sections 1A04.3.B.3 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 25 ft. in lieu of the required 50 ft. for a building addition and a 20 ft. side yard setback in lieu of the required 37.5 ft. for an open deck. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

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

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

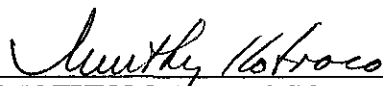
4/20/01
R. Garrison

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

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of April, 2001, that a variance from Sections 1A04.3.B.3 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 25 ft. in lieu of the required 50 ft. for a building addition and a 20 ft. side yard setback in lieu of the required 37.5 ft. for an open deck, 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 the Department of Environmental Protection and Resource Management (DEPRM) dated April 9, 2001.
- 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

ORDER RECORDED FOR FILING
Date 4/20/01
R. J. Jenson



Baltimore County
Zoning Commissioner

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

April 20, 2001

Mr. & Mrs. Gilbert C. Hooper, III
8 Chittenden Lane
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance
Case No. 01-372-A
Property: 8 Chittenden Lane

Dear Mr. & Mrs. Hooper:

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 Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8 CHITTENDEN LANE
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.2 AND 301.1 BCZR

- TO PERMIT A SIDEYARD SETBACK OF 25' IN LIEU OF THE REQUIRED 50'
FOR A BUILDING ADDITION, AND A 20' SIDEYARD SETBACK IN LIEU OF
THE REQUIRED 37.5' FOR AN OPEN DECK.

- REASONS:

1. THE EXISTING SETBACKS MAKE IT DIFFICULT TO ADD TO EITHER SIDE OF HOUSE
2. THE NEAREST HOUSES ARE 200' AWAY, AND 3-350' AWAY, SHIELDED BY TREES + SHRUBS
3. THE ADDITION AND DECK ARE NOT DETRIMENTAL TO PUBLIC HEALTH, SAFETY AND WELFARE

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.

State

Zip Code

Legal Owner(s):

GILBERT CARROLL HOOPER, III

Name - Type or Print

Signature

MARY COLEMAN HOOPER

Name - Type or Print

Signature

8 CHITTENDEN LANE 410-363-3543

Address

Telephone No.

OWINGS MILLS, MD

City

State

21117

Zip Code

Representative to be Contacted:

Work #
410-825-0700

GILBERT CARROLL HOOPER, III

Name

8 CHITTENDEN LANE 410-363-3543

Address

Telephone No.

OWINGS MILLS, MD

City

State

21117

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 1 day of March, 1998, 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. 01-372-A

Reviewed By JRF Date 3-21-01

Estimated Posting Date 4-1-01

REV 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 B CATTEDEN LANE
Address
OWINGS MILLS, MD 21117
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):

- To PERMIT A SIDEYARD SETBACK OF 25' IN LIEU OF THE REQUIRED 50' FOR A BUILDING ADDITION (RESIDENTIAL FAMILY ROOM) AND A 20' SIDEYARD SETBACK IN LIEU OF THE REQUIRED 37.5' FOR AN OPEN DECK.

- REASONS:

1. EXISTING SETBACKS MAKE IT DIFFICULT TO ADD TO EITHER SIDE OF HOUSE.
2. NEAREST HOUSES ARE 200' AWAY AND 350' AWAY, SHROUD BY TREES + SHRUBS
3. THE BUILDING ADDITION AND DECK ARE NOT DECREMENTAL TO PUBLIC HEALTH, SAFETY + WELFARE.

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

X Gilbert P. Hooper III
Signature

X Mary Coleman Hooper
Signature

GILBERT CARROLL HOOPER III
Name - Type or Print

MARY COLEMAN HOOPER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of MARCH, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gilbert Carroll Hooper III and Mary Coleman Hooper
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

3 9 01
Date

James C. Gorman
Notary Public

My Commission Expires 11-26-01

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 8 CHITTENDEN LANE
Address
OWINGS MILLS, MD 21117
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):

- TO PERMIT A SIDEYARD SET BACK OF 25' IN LIEU OF THE REQUIRED 50' FOR A BUILDING, ADDITION (RESIDENTIAL FAMILY ROOM), AND A 20' SIDEYARD SET BACK IN LIEU OF THE REQUIRED 37.5' FOR AN OPEN DECK.

- REASONS:

1. EXISTING SET BACKS MAKE IT DIFFICULT TO ADD TO EITHER SIDE OF HOUSE
2. THE NEAREST HOUSES ARE 200' AWAY AND 350' AWAY, SHIELDED BY TREES + SHRUBS.
3. THE BUDO. ADDITION AND DECK ARE NOT DETRIMENTAL TO PUBLIC HEALTH, SAFETY + WELFARE.

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

X Gilbert C. Hooper III
Signature

GILBERT CARROLL HOOPER III
Name - Type or Print

X Mary Colman Hooper
Signature

Mary Colman Hooper
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of MARCH, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Gilbert Carroll Hooper III and Mary Colman Hooper
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

3.9.01
Date

Shirley C. Hooper
Notary Public

My Commission Expires 11.26.01



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 8 CHITTENDEN LANE
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.2 AND 301.1 BCZR

- TO PERMIT A SIDEYARD SETBACK OF 25' IN LIEU OF THE REQUIRED 50'
FOR A BUILDING ADDITION, AND A 20' SIDEYARD SETBACK IN LIEU OF
THE REQUIRED 37.5' FOR AN OPEN DECK.

- REASONS:

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2. THE NEAREST HOUSES ARE 200' AWAY, AND 3-350' AWAY, SHIELDED BY TREES + SHRUBS
3. THE ADDITION AND DECK ARE NOT DETRIMENTAL TO PUBLIC HEALTH, SAFETY, WELFARE

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

GILBERT CARROLL HOOPER, III

Name - Type or Print

Signature

X Gilbert Carroll Hooper

Signature

Address Telephone No.

MARY COLEMAN HOOPER

Name - Type or Print

City State Zip Code

X Mary Coleman Hooper

Signature

Attorney For Petitioner:

8 CHITTENDEN LANE 410-363-3543

Address

Telephone No.

Name - Type or Print

OWINGS MILLS, MD 21117

City

State

Zip Code

Signature

Representative to be Contacted: WORK # 410-826-0700

Company

GILBERT CARROLL HOOPER, III

Name

Address Telephone No.

8 CHITTENDEN LANE 410-363-3543

Address

Telephone No.

City State Zip Code

OWINGS MILLS, MD 21117

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. 01-372-A

Reviewed By JRF Date 3-21-01

REV 9/15/98

Estimated Posting Date 4-1-01

Baltimore County Zoning Description

Zoning description for 8 Chittenden Lane

Beginning at the point on the north/west side of Chittenden Lane (private road), which is 12 feet wide at a distance of 700 feet north/east of the centerline of the nearest improved intersecting street, Garrison Forest Road, which is a 60 feet future right of way widening 30 feet on the east side. Recorded as deed Libre #7274, Folio #683, containing 40,066 square feet, also known as 8 Chittenden Lane and located in the 3ed Election District, 3ed Councilmanic District. (see attached property description Exhibit "A")

372

EXHIBIT "A"

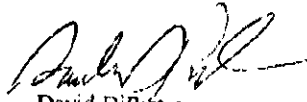
BEGINNING FOR THE SAME at a pipe at the end of the second or North 16 degrees 22 minutes 10 seconds East 333.66 foot line of the land which by deed dated November 1st, 1957, and recorded or intended to be recorded among the Land Records of Baltimore County prior hereto, was conveyed by Henry W. Chittenden, Jr., and wife to R. Curzon Hoffman, III, and wife, which pipe is on the fifth or North 18 degrees 15 minutes East 356.65 foot line of the land which by Deed dated June 5, 1941, and recorded among said Land Records in Liber C.W.B., Jr. No. 1169, folio 290, was conveyed by R. Curzon Hoffman, Jr., and wife to Henry W. Chittenden, Jr., and wife, and thence binding on said last mentioned line, which line is also the North 18 degrees, 15 minutes East 360.94 foot line of the land which by deed dated January 8, 1953, and recorded among said Land Records in Liber G.L.B. No. 2232, folio 470, was conveyed by William H. Dorsey and wife to Peter A. Stranges and wife, North 16 degrees, 22 minutes 10 seconds East 27.50 feet to an iron pipe, thence binding on the last line of the land conveyed by Hoffman to Chittenden as aforesaid South 65 degrees 51 minutes 30 seconds East 40.49 feet to a steel bar replacing the post at the beginning of said land, thence binding on a part of the fourth and a part of the fifth lines of the land which by Deed dated March 24, 1924, and recorded among the aforesaid Land Records in Liber W.R.C. No. 591, folio 19, was conveyed by Fanny King McLane to R. Curzon Hoffman, Jr., and wife, North 18 degrees 00 minutes 20 seconds East 159.70 feet and North 20 degrees 33 minutes 10 seconds East 38.56 feet to an iron pipe at the beginning of the fifth line of the firstly described parcel of land which by Deed dated February 16, 1956, and recorded among said Land Records in Liber G.L.B. No. 2877, folio 190, was conveyed by Henry W. Chittenden, Jr., and wife to W. Barry Wood, Jr., and wife (1.577 acre tract), thence with said line South 40 degrees 55 minutes 10 seconds East 287.20 feet to an iron pipe, thence binding reversely on the third and part of the second lines of the secondly described parcel of land conveyed by Chittenden to Wood as aforesaid, South 4 degrees 35 minutes 10 seconds West 60.03 feet to a pipe and South 23 degrees 38 minutes 00 seconds West 27.50 feet to a pipe set at the end of the third line of the land conveyed by Chittenden to R. Curzon Hoffman, III, and wife as aforesaid, thence binding reversely on said line North 69 degrees 34 minutes 20 seconds West 298.66 feet to the place of beginning. Containing 0.9198 acres more or less.

Together with a right-of-way with the use in common with others over the secondly described parcel of land conveyed by Chittenden to Wood as aforesaid in its entirety, with access at any point, including the right to grant the use thereof to purchasers of any portion of the land.

BEING the same lot of ground described in a Deed July 24, 1979 and recorded among the Land Records of Baltimore County in Liber No. 6056 folio 730 was granted and conveyed by Isabella Bartlett unto C. N. Lyon Whitman and Barbara C. Whitman, his wife

To Whomever it May Concern

We have reviewed the plans and the application for a zoning variance for #8 Chittenden Lane We do not oppose this variance request



David DiPietro
#10 Chittenden Lane

#372

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **93042**

DATE 3-21-01 ACCOUNT CC1-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: G.C. HOOPER

9 CHITTENDEN LN.

FOR: CI VARIANCE ITEM # 372

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

RECEIVED
DATE 3/21/2001 5:21/2001 10:20/01
BY: [Signature] OFFICE: [Signature]
RECEIPT # 176322
DATE 3/21/2001
CP NO. 93042
Receipt Tot: 50.00
10.00 OK 10.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No 01-372-A

Petitioner Developer HOOPER, ETAL

Date of Hearing/Closing 4/16/01

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

Attention Ms. Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #8-CHITTENDEN LA.

The sign(s) were posted on

3/28/01
(Month, Day, Year)

Sincerely,

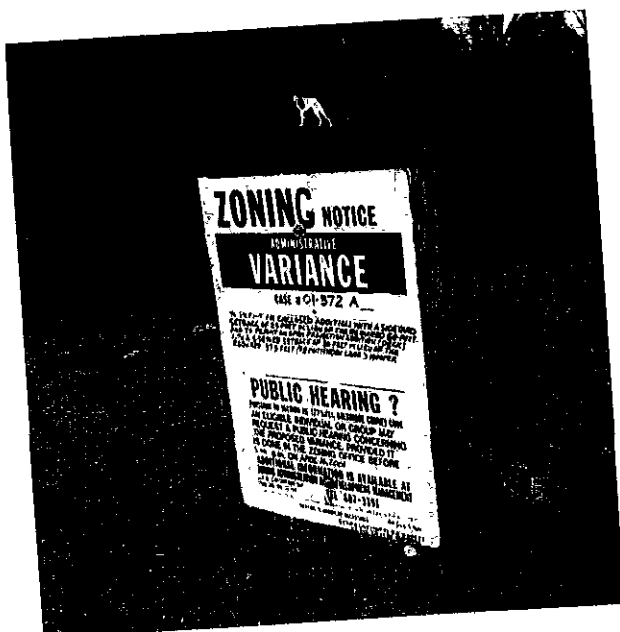
Patrick M. O'Keefe 4/29/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



01-372-A
#8 CHITTENDEN LA.
HOOPER

4/16/01

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 01-372-A

Petitioner: GILBERT CARROLL HOOPER, III

Address or Location: 8 CHITTENDEN LANE, OWINGS MILLS, MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: GILBERT CARROLL HOOPER, III

Address: 8 CHITTENDEN LANE, OWINGS MILLS MD 21117

Telephone Number: 410-363-3543

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 372 -A

Address 8 CHITTENDEN LANE

Contact Person: JUN R. FERNANDO

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3-21-01

Posting Date: 4-1-01

Closing Date: 4-16-01

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- 372 -A

Address 8 CHITTENDEN LANE

Petitioner's Name Gilbert & Mary Hooper

Telephone 410-363-3543

Posting Date: 4-1-01

Closing Date: 4-16-01

Wording for Sign: To Permit an ~~addition~~ enclosed addition with a side yard setback of 25' in lieu of the required 50' and to permit an open projection addition (deck) with a side yard setback of 20' in lieu of the required 37.5'.



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 16, 2001

Mary C & Gilbert C Hooper III
8 Chittenden Lane
Owings Mills MD 21117

Dear Mr. & Mrs. Hooper:

RE: Case Number: 01-372-A, 8 Chittenden Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 21, 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. 602
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 *RB*
DATE: April 9, 2001
SUBJECT: Zoning Item #372
8 Chittenden Lane

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).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X Groundwater Management: A variance request must be submitted to Groundwater Management to allow an addition less than 30 feet to the well.

Reviewer: Sue Farinetti

Date: April 9, 2001

ORIGINAL SUBMITTED FOR FILING
DATE 4/29/01
BY H. G. G. G.



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



Printed with Soybean Ink
on Recycled Paper



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. 372

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

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 30, 2001

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

APR - 3

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-372

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Lz

AFK/JL:MAC

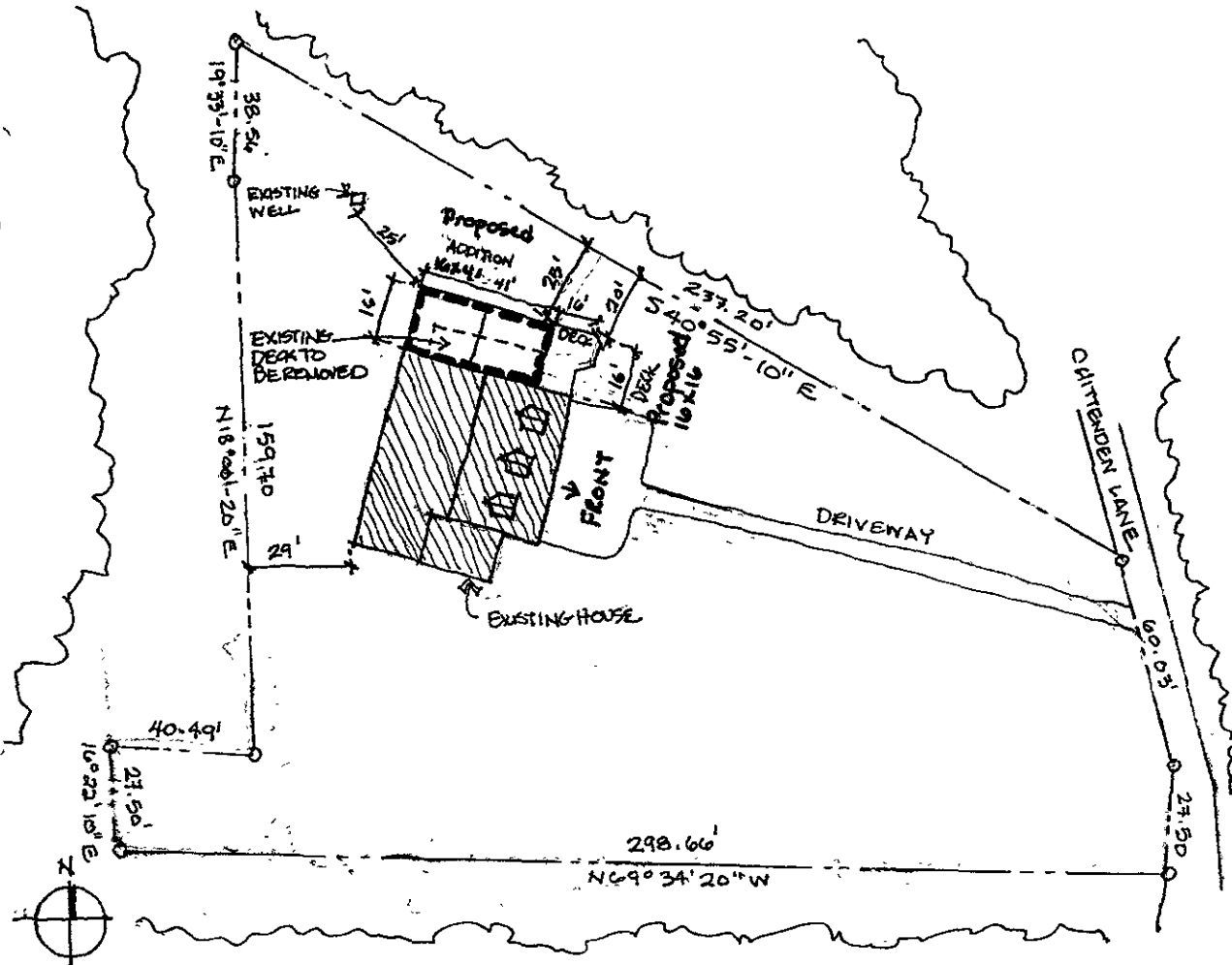
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 8 CHITTENDEN LANE

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

Subdivision name: NA DEED
| plat book # NA , folio # NA , lot # NA , section # NA LIBRE 7274 Folio 683

OWNER: GILBERT CARROLL HOOPER III, MARY COLEMAN HOOPER

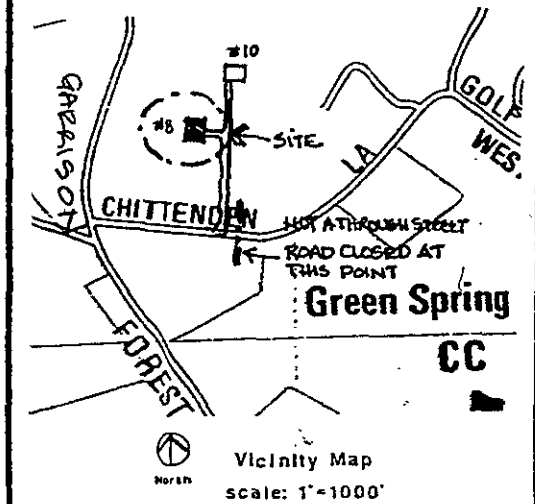


North

date: 3-9-01

prepared by: MSH

Scale of Drawing: 1" = 50'-0"



LOCATION INFORMATION

Election District: 3

Councilmanic District: 3

1"=200' scale map#: NW 11-G

Zoning: RC 5

Lot size: 0.9198 40,066 sf
acres square feet

SEWER: ☐ public ☒ private

WATER: ☐ ☒

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings:

88-219-A

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

JRF

372

#1
OK.
Bt.









372

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION

SHEET

NW
II-G

CHATTOLANEE

DATE
OF
PHOTOGRAPHY
JANUARY
1986

PREPARED BY AIR PHOTOGRAPHICS, INC.
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