



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

December 15, 2017

Mr. H. T. Brown
3652 Galloway Road
Middle River, Maryland 21220-4431

To Whom it May Concern:

RE: 3652 Galloway Road, Spirit and Intent Case No. 2001-0425-A

Your December 8, 2017 letter addressed to the Director of Permits and Development Management has been referred to this Office for reply.

Pursuant to your provided information and plan you are requesting a zoning S&I "Spirit and Intent" verification for compliance in Zoning Case #2001-0425-A at the above referenced location. Pursuant to your provided information and revised plan the proposed lower deck and porch meet the approved 10 foot setback for the principle structure than your request is considered to be within the Spirit and Intent of case # 2001-0425-A.

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Hucik", is written over a horizontal line.

Gary Hucik
Planner II, Zoning Review

To: G4
12/11/17

Mr. H. T. Brown
Galloway Road, Middle River, Maryland, 21220-4431
Cell Phone (443) 790-9845 / Email: Htbrown@sgmcorp.com

RECEIVED

December 8th, 2017

Mr. Arnold Jablon
Director of Permits, Inspections & Approvals
111 West Chesapeake Avenue
Towson, Maryland, 21204

DEC 11 2017

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

#17-480
\$2000

Reference: 3652 Galloway Road, Middle River, Maryland, 21220

Subject: Letter of Intent for the addition of a Lower Deck & Porch

Dear Mr. Jablon;

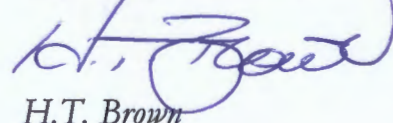
Please accept this correspondence as a Letter of Intent for the addition of a Lower Deck & Porch for the property located at 3652 Galloway Road, Middle River, Maryland, 21220-4431.

A variance was granted for the upper deck, case # 2001-425-A. Unfortunately, the shade of the upper deck has caused a deterioration of the ground below, making it impossible to keep grass growing. This has resulted in a perpetual and almost constant state of muddy and slippery conditions on the ground, which makes simple, and safe entrance to house a bit problematic. As you can image, the simple task of returning with groceries from the store, or folks and their children coming in and out has been a cause for concern.

Consequently, we are asking for the approval to install and permeable, lower deck & porch to rectify this situation. The ground level deck will not be larger than the already approved upper deck.

If you have any questions, or if you require any additional information or assistance, please do not hesitate to contact me at your earliest possible convenience,

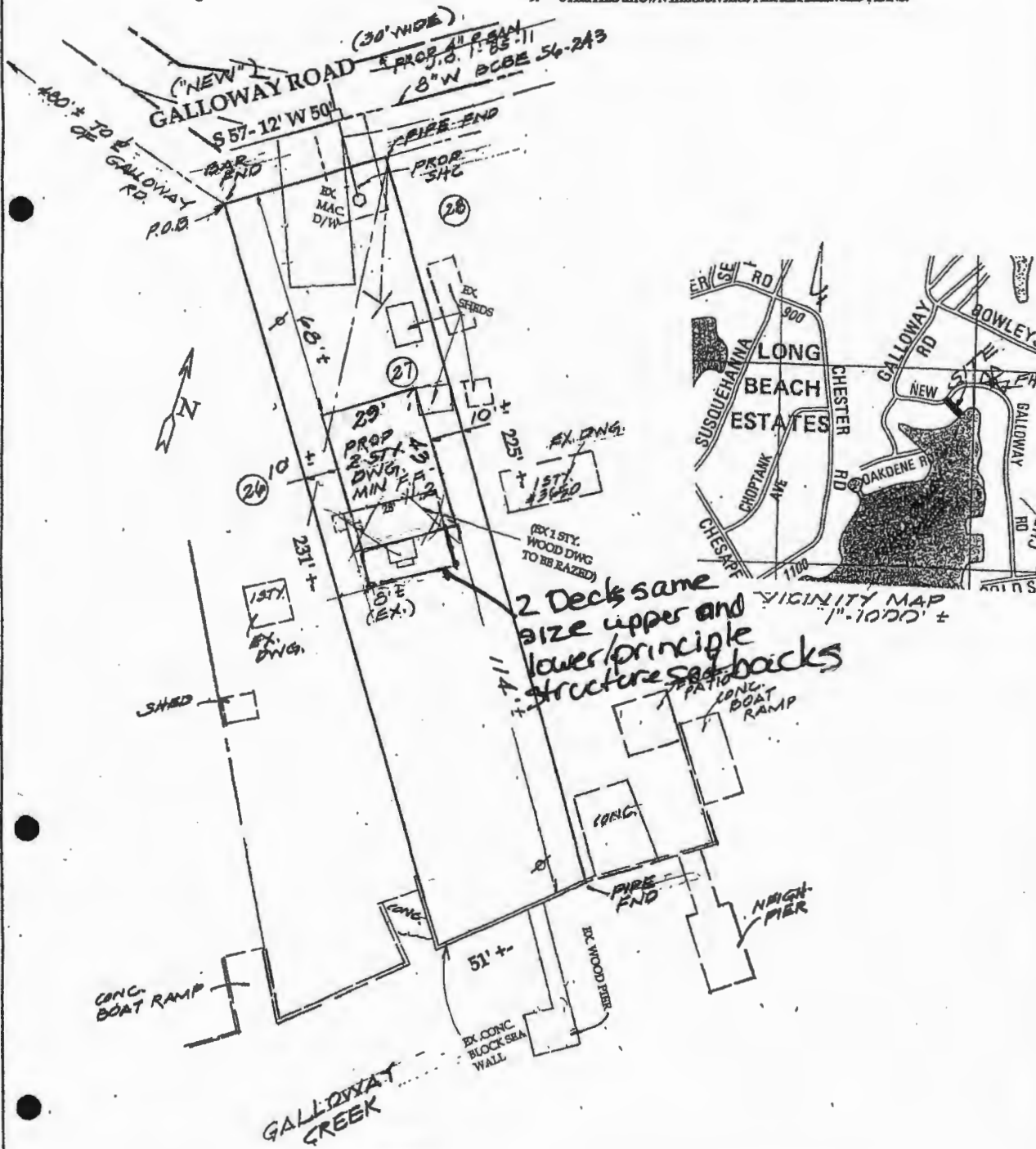
Respectfully Submitted,,


H.T. Brown

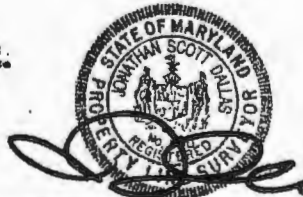
W/Deck

NOTES

1. NO KNOWN PRIOR ZONING HEARINGS.
2. OWNERSHIP: DEED REFERENCE: 15056/660
DOUGLAS L. ZINN, SHANON L. GRAVES-ZINN
7 WOODSTOCK PLACE
OWINGS MILLS, MD. 21117
PHONE: 410-356-3399
3. PROPERTY INFORMATION:
TAX MAP 98 PARCEL 16 LOT 27
ACCT. NO. 1513207830
LOT 27 "BOWLEYS QUARTER PLAT NO. 1" (7/12)
4. AREA OF SUBJECT SITE: 11,400 SF +/- OR 0.262 AC. +/-
5. PROPOSED NEW SINGLE FAMILY RESIDENCE (IN PLACE OF EXISTING SINGLE FAMILY RESIDENCE).
6. SITE IS IN C.B.C.A. (LDA) PER MAP NO. 98.
7. SITE LIES IN FLOOD ZONE "B" AND "A 10". PER F.L.R.M. 24001 0435 B.
8. EXISTING ZONING OF SITE AND SURROUNDING PROPERTY: R.C.3 (R.C. 20 ACROSS STREET)
9. UTILITIES SHOWN HEREON ARE PER REFERENCED PLANS.



J.S. DALLAS, INC.
Surveying & Engineering
13523 Long Green Pike
Baltimore, Md. 21013
(410) 817-4600



SITE PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE
#3652 GALLOWAY ROAD
15TH ELEC. DIST. 5TH COUNCIL DIST. BALTIMORE COUNTY, MD.
SCALE: 1"=30' APRIL 3, 2001

425

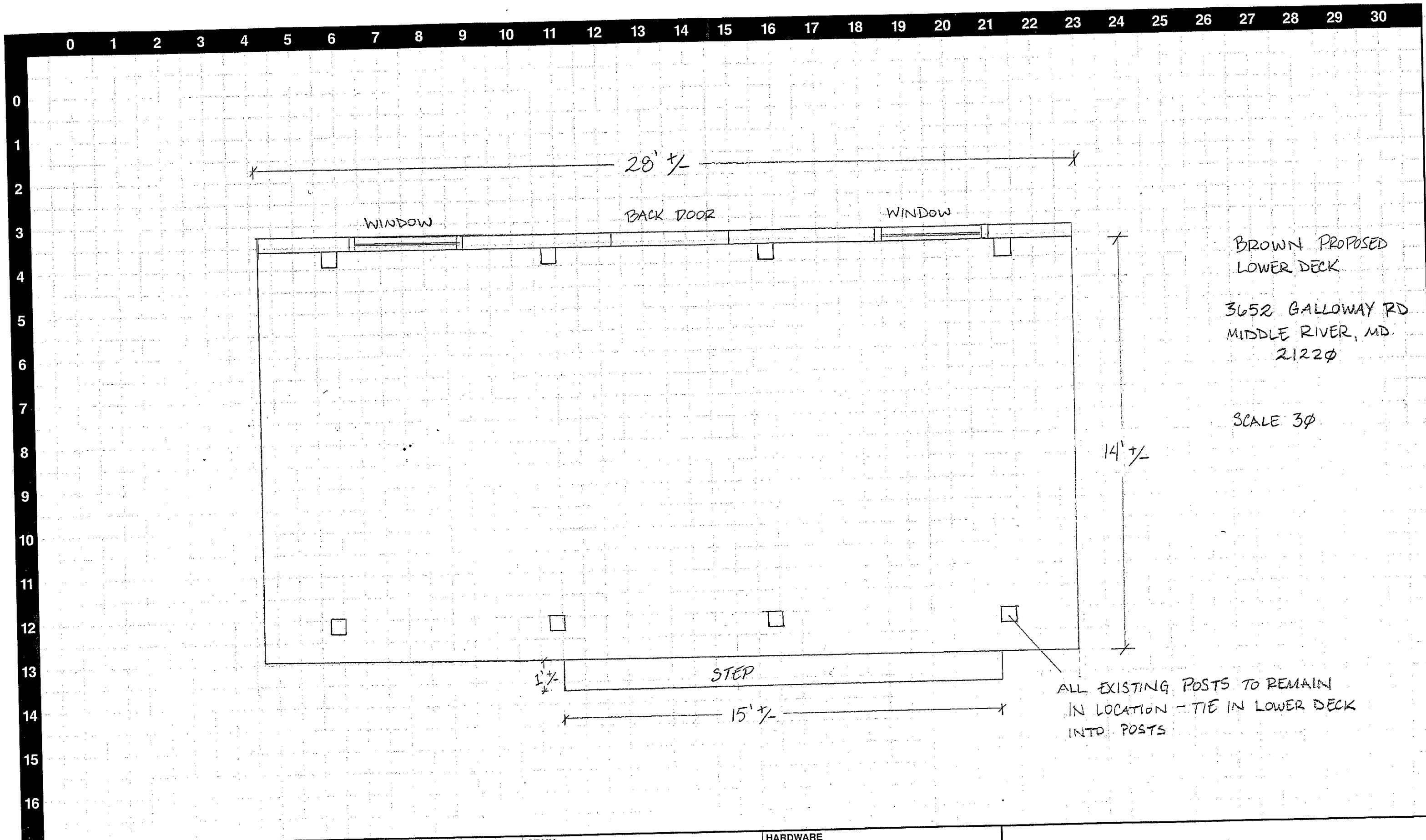


BROWN DECK
NOT TO SCALE
PERSPECTIVE ONLY

Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

ERIN
KALTRIDER
Art and Designs,
LLC

Designed: 12/15/2017
Printed: 12/15/2017



BROWN PROPOSED
LOWER DECK

3652 GALLOWAY RD
MIDDLE RIVER, MD.
21220

SCALE 3/4"

ALL EXISTING POSTS TO REMAIN
IN LOCATION - TIE IN LOWER DECK
INTO POSTS



DOOR STYLE	STAIN	HARDWARE	CUSTOMER NAME	
WOOD SPECIES	DATE	DRAWN BY	ADDRESS	CITY
ADDITIONAL INSTRUCTIONS			STATE	ZIP
			PHONE	

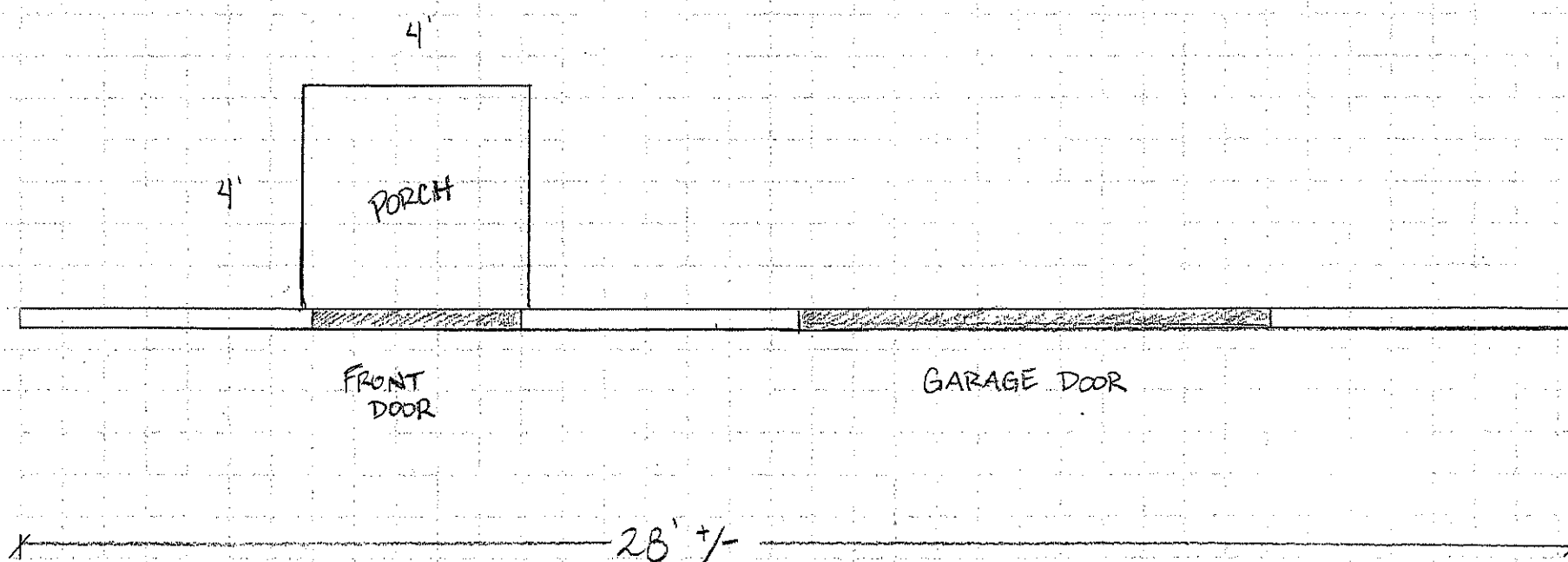
2001-0425-A SET

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BROWN
3652 GALLOWAY RD
MIDDLE RIVER, MD.
21220

FRONT PORCH
SCALE 3/8"



DOOR STYLE	STAIN	HARDWARE	CUSTOMER NAME		
WOOD SPECIES	DATE	DRAWN BY	ADDRESS		CITY
ADDITIONAL INSTRUCTIONS			STATE	ZIP	PHONE

IN RE: PETITION FOR VARIANCE
S/S (New) Galloway Road, 480' E of
the c/l Galloway Road
(3652 Galloway Road)
15th Election District
5th Council District

Douglas L. Zinn, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-425-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Douglas L. Zinn, and his wife, Shanon L. Graves-Zinn. The Petitioners seek relief from Section 1A04.3.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of 0.262 acres, more or less, in lieu of the required 1.0 acre minimum, and from Section 1A04.3.B.2 of the B.C.Z.R. to permit side yard setbacks of 10 feet each in lieu of the required 50 feet, and to approve the subject property as an undersized lot, pursuant to Section 304. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Douglas L. Zinn, property owner, and J. Scott Dallas, Registered Property Line Surveyor, who prepared the site plan for this property. Appearing as an interested person was Steven Sobul, Sr. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a narrow, rectangular shaped lot, located on the south side of (New) Galloway Road, just east of its intersection with Galloway Road in Bowley's Quarters. The property is a waterfront lot with frontage on Galloway Creek in eastern Baltimore County, and contains a gross area of 11,400 sq.ft., or 0.262 acres, more or less, zoned R.C.5. Presently, the site is improved with a dwelling that was built in 1925 and was apparently used only during the summer months. The Petitioners are desirous of razing the existing structure and redeveloping the site with a new, single family

ORDER RECEIVED FOR FILING

Date 6/24/01

By [Signature]

dwelling. Due to the narrow width and small size of the property, the requested variance relief is necessary in order to proceed. As shown on the site plan, the proposed dwelling will be a two-story structure, approximately 29' x 43' in dimension, and will be essentially located on the same footprint as the existing structure. Moreover, the house will be located 114 feet from the sea wall and 68 feet from the rear (street) property line, and provide 10-foot side yard setbacks on each side. Building elevation drawings of the proposed dwelling were submitted for review and approved by the Office of Planning on April 17, 2001.

Based upon the testimony and evidence offered, I am persuaded to grant the variance. Bowley's Quarters is an older community which was subdivided and recorded in the Land Records of Baltimore County many years ago, well prior to the adoption of the R.C.5 zoning regulations. Therefore, strict compliance with the zoning regulations would result in a practical difficulty and unreasonable hardship for the Petitioners. Moreover, the proposed redevelopment of the site represents an improvement to the property and will not result in any detriment to the health, safety or general welfare of the surrounding community. However, as noted above, the property is located within the Chesapeake Bay Critical Areas on Galloway Creek. Thus, the proposed development is subject to compliance with the critical areas regulations as set forth in the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated April 30, 2001, a copy of which is attached hereto and made a part hereof.

Additionally, although the property is served by public water, public sewer will not be available to the site until next year. Pursuant to DEPRM's comment, a building permit will not be issued until public sewer is available. The Petitioners indicated that they were aware of this restriction and had no plans of developing the site until after public sewer became available. Therefore, as a condition of approval, I will require compliance with DEPRM's comments and restrict development on the site until after public sewer is available. Moreover, the property is located within the 100-year tidal flood plain area. Thus, the proposed development is subject to compliance with the requirements set forth in the ZAC comment submitted by the Bureau of

ORDER RECEIVED FOR FILING

Date

By

Development Plans Review Division of the Department of Permits and Development Management (DPDM), dated June 4, 2001.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of June, 2001 that the Petition for Variance seeking relief from Section 1A04.3.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area of 0.262 acres, more or less, in lieu of the required 1.0 acre minimum, and from Section 1A04.3.B.2 of the B.C.Z.R. to permit side yard setbacks of 10 feet each in lieu of the required 50 feet, and to approve the subject property as an undersized lot, pursuant to Section 304, for a proposed dwelling in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the ZAC comments submitted by the Department of Environmental Protection and Resource Management, dated April 30, 2001 and the Bureau of Development Plans Review Division of DPDM dated June 4, 2001, copies of which are attached hereto and made a part hereof. There shall be no construction on the subject property until such time as public sewer becomes available to the site.
- 3) The proposed dwelling shall be constructed in accordance with the building elevation drawings submitted for review and approved by the Office of Planning on April 17, 2001.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT

Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 6/21/01
By [Signature]



Baltimore County
Zoning Commissioner

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

June 21, 2001

Mr. & Mrs. Douglas L. Zinn
7 Woodsyde Place
Owings Mills, Maryland 21117

RE: PETITION FOR VARIANCE
S/S (New) Galloway Road, 480' E of the c/l Galloway Road
(3652 Galloway Road)
15th Election District – 5th Council District
Douglas L. Zinn, et ux - Petitioners
Case No. 01-425-A

Dear Mr. & Mrs. Zinn:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. J. Scott Dallas, 13523 Long Green Pike, Baldwin, Md. 21013
Mr. Stephen Sobul, Sr., 3805 Foster Avenue, Baltimore, Md. 21224
Chesapeake Bay Critical Areas Commission,
1804 West Street, Suite 100, Annapolis, Md. 21401
Office of Planning; Development Plans Review (DPDM); DEPRM
People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #3652 Galloway Road

which is presently zoned R. C. 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) 1A04.3B1. to allow a lot of 0.262 acres ± in lieu of the required 1 acre minimum and Section 1A04.3B2. to allow side yard setbacks of 10 feet in lieu of the required 50 Foot minimum and to approve an undersized lot. (Sec. 304)

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Existing dwelling (to be razed) constructed in 1925 per SDAT records with 8' sideyard. Existing lot recorded in 1921, 50 feet wide and same acreage as at present. Neighborhood is comprised of similarly sized lots. Proposed sewer (Balto.Co.j.o. # 1-85-11) will provide adequate service for subject property.

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. 01-425A

REV 9/15/98

Legal Owner(s):

Douglas L. Zinn

Name - Type or Print

Signature

Shanon L. Graves-Zinn

Name - Type or Print

Signature

7 Woodsyde Place

410-356-2599

Address

Owings Mills, MD

Telephone No.

21117

City

State

Zip Code

Representative to be Contacted:

J. Scott Dallas

J. S. Dallas, Inc.

Name

P.O. Box 26

410-817-4600

13523 Long Green Pike

Address

Baldwin

MD

21013

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

4/13/01

ORDER RECEIVED FOR FILING

Date

By

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE

P.O. BOX 26

BALDWIN, MD 21013

(410) 817-4600

FAX (410) 817-4602

ZONING DESCRIPTION OF #3652 GALLOWAY ROAD

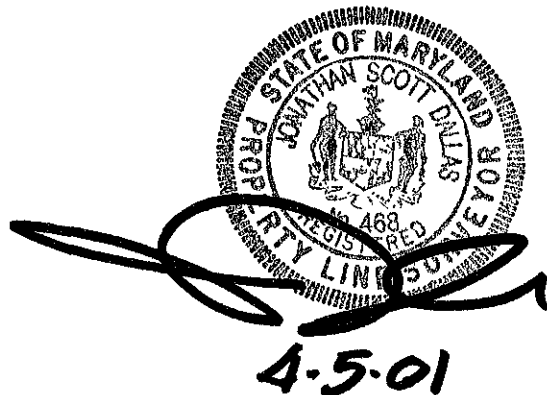
BEGINNING at a point on the south side of "New" Galloway Road, 30 feet wide, at the distance of 480 feet, more or less, east of the center of the Galloway Road as shown on BCBE 4" Pressure Sewer Plan sheet 10 of 16 (progress drawing) per J.O. 1-85-11.

BEING Lot 27, "Bowleys Quarter Plat No. 1" as recorded in Baltimore County Plat Book W.P.C.. No. 7 Folio 12.

CONTAINING 11,400 square feet of land, more or less or 0.262 acres of land, more or less.

ALSO known as # 3652 Galloway Road and located in the 15th Election District, 5th Councilmanic District.

Note: above description is based on existing record plat and referenced plan and is for zoning purposes only.



425

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

425

No. 93179

DATE 4-13-01 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: D. Zinn 3625 Galloway Rd

FOR: (OK) UAA

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Jam

PAID RECEIPT

PAYMENT ACTUAL TIME
4/13/2001 4/13/2001 09:37:58
REC 0004 CASHIER DD01 DWD DRAWER 2
RECEIPT # 137890 OFLN
Desc: 5 529 ZONING VERIFICATION
CK NO. 093179

Recpt Tot 50.00
50.00 CK .00 CA
Baltimore County, Maryland

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: #01-425-A

3652 Galloway Road

S/S New Galloway Road,

480' E Galloway Road

15th Election District

5th Councilmanic District

Legal Owner(s): Shannon L.

& Douglas L. Zinn

Variance: to allow a lot of 0.262 acres +/- in lieu of the required 1 acre minimum and to allow side yard setbacks of 10 feet in lieu of the required 50 feet minimum and to approve an undersized lot.

Hearing: Wednesday, June 6, 2001 at 10:00 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.

JT/5/761 May 22 C470577

CERTIFICATE OF PUBLICATION

5/24, 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 5/22, 2001.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No 01-425-A

Petitioner/Developer: ZINN, ETAL

3652 / J.S. DALLAS

Date of Hearing/Closing 6/6/01

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 # 3652 GALLOWAY RD.

The sign(s) were posted on _____

5/18/01
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 5/21/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

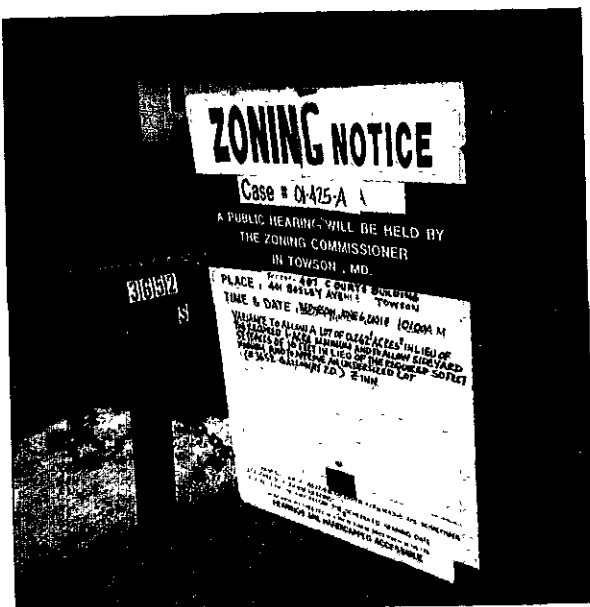
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



01-425-A
3652 GALLOWAY RD.
ZINN 6/6/01

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: 425
Petitioner: DOUGLAS L. ZINN
Address or Location: 3625 GALLOWAY RD.
MIDDLE RIVER, MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: DOUGLAS L. ZINN
Address: 7 WOODSYDE PLACE
DWINGS MILLS MD. 21117
Telephone Number: 410-356-2599

Revised 2/20/98 - SCJ



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

May 1, 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: 01-425-A
3652 Galloway Road
S/S New Galloway Road, 480' E Galloway Road
15th Election District – 5th Councilmanic District
Legal Owners: Shanon L & Douglas L Zinn

Variance to allow a lot of 0.262 acres +/- in lieu of the required 1 acre minimum and to allow side yard setbacks of 10 feet in lieu of the required 50 feet minimum and to approve an undersized lot.

HEARING: Wednesday, June 6, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G.D.Z.
Director

C: Shanon L & Douglas L Zinn, 7 Woodsyde Place, Owings Mills 21117
J. Scott Dallas, 13523 Long Green Pike, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 22, 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.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 22, 2001 Issue – Jeffersonian

Please forward billing to:
Douglas L Zinn
7 Woodsyde Place
Owings Mills MD 21117

410 356-2599

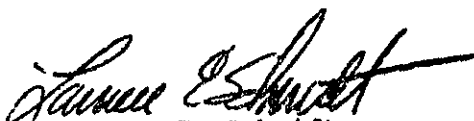
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3652 Galloway Road
S/S New Galloway Road, 480' E Galloway Road
15th Election District – 5th Councilmanic District
Legal Owners: Shannon L & Douglas L Zinn

Variance to allow a lot of 0.262 acres +/- in lieu of the required 1 acre minimum and to allow side yard setbacks of 10 feet in lieu of the required 50 feet minimum and to approve an undersized lot.

HEARING: Wednesday, June 6, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 602
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

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

June 1, 2001

Shanon L & Douglas L Zinn
7 Woodsyde Place
Owings Mills MD 21117

Dear Mr. & Mrs. Zinn:

RE: Case Number: 01-425-A, 3652 Galloway Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 13, 2001.

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

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

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: J. Scott Dallas, 13523 Long Green Pike, Baldwin 21013
People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 26, 2001

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

SUBJECT: 3652 Galloway Road

INFORMATION:

Item Number: 01-425

Petitioner: Douglass L. Zinn

Zoning: RC 5

Requested Action: Variance

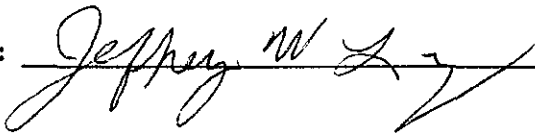
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the requested variance to allow a side yard setback of 10 feet in lieu of the minimum required 50 feet and to allow an undersized lot.

Prepared by:



Section Chief:
AFK:MAC:





**Baltimore County
Fire Department**

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

April 25, 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 23, 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:

412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422,
423, 424, 425, AND 426

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: 4.25.01

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

RE: Baltimore County
Item No. 425 JCM

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *WMS*
DATE: April 30, 2001
SUBJECT: Zoning Item # 425
3652 Galloway Road

Zoning Advisory Committee Meeting of April 23, 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).

X Building permits cannot be issued until it is determined that public sewer will be available for connection to the new house when the house is completed. For further information, please call Rob Powell at 410-887-2762.

Reviewers: Keith Kelley, Sue Farinetti

ORDER RECEIVED FOR FILING

Date 6/2/01

By [Signature]

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** June 4, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For April 30, 2001
Item No. 425

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

This proposed development is located in the 100-year tidal flood plain area. The county buildings engineer shall require a permit for all development, storage of equipment and materials, or placement of manufactured homes in the flood plain area; and the permit shall be granted only after necessary permits from the state and federal agencies have been obtained.

Flood resistant construction shall be in accordance with the requirements of the BOCA National Buildings Code currently adopted by Baltimore County and as modified. The lowest floor elevations of all new or substantially improved structures shall be at or above the flood protection elevation. Basements are not permitted in the flood plain area.

The minimum flood protection elevation is 11 feet for this site.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 4, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
 For April 30, 2001
 Item No. 425

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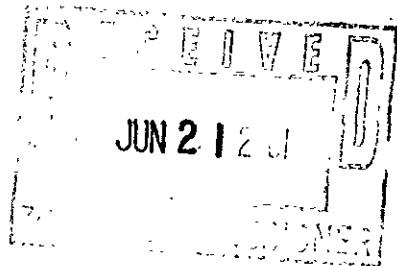
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RWB:HJO:jrb

cc: File

Post-It® Fax Note 7871		Date 6/21/2001	# of Pages 1
To: Bette Schuhmann		From: Joanne Bachhaus	
Cc/Dept: Baltimore Commissioner's Office		Cc: PDH-Develop. Plans Rev.	
Phone # x 3868		Phone # x 3751	
Fax # x 2468		Fax # x 2931	

ZAC 4 30-2001-ITEM 425-642001.doc



ORDER RECEIVED FOR FILING

Date 6/21/01

By [Signature]

125
6/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 26, 2001

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

SUBJECT: 3652 Galloway Road

INFORMATION:

Item Number: 01-425

Petitioner: Douglass L. Zinn

Zoning: RC 5

Requested Action: Variance

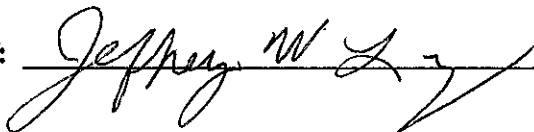
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the requested variance to allow a side yard setback of 10 feet in lieu of the minimum required 50 feet and to allow an undersized lot.

Prepared by:



Section Chief:
AFK:MAC:



INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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. _____

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by _____
Date _____

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:

Print Name of Applicant DOUGLAS L. ZINN Address 7 WOODSYDE PLACE Telephone Number 410-356-2599
Lot Address #3652 (NEW) Election District 15 Councilmanic District 5 Square Feet 11,400
Lot Location: N E S W side corner of (NEW) GALLOWAY RD. 480 feet from N E S W corner of GALLOWAY RD.
(street) (street)
Land Owner: DOUGLAS L. ZINN, SHANON L. GRAVES-ZINN Tax Account Number 1513207880
Address: 7 WOODSYDE PLACE Telephone Number (410) 356-2599
OWINGS MILLS, MD. 21117
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>R.C.5</u>		

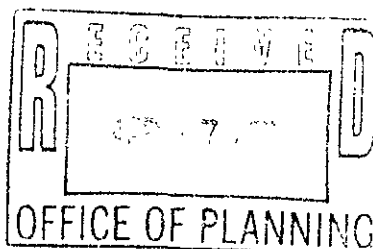
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

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

Date 4/25/01



RE: PETITION FOR VARIANCE
3652 Galloway Road, S/S New Galloway Rd,
480' E of Galloway Rd
15th Election District, 5th Councilmanic

Legal Owner: Douglas L. Zinn & Shanon L. Graves-Zinn
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-425-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



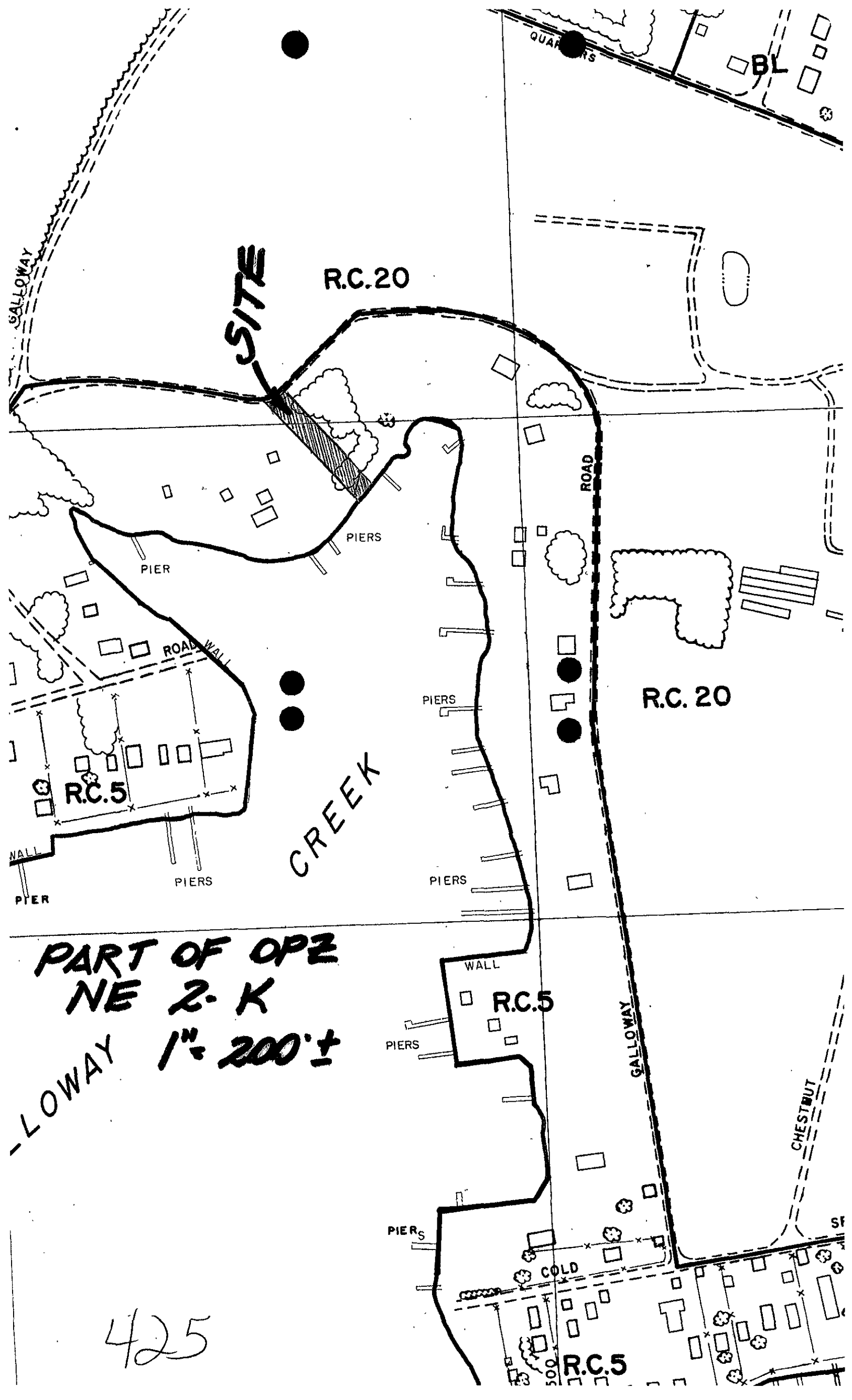
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, J.S. Dallas, Inc., 13523 Long Green Pike, P.O. Box 26, Baldwin, MD 21013, representative for Petitioners.

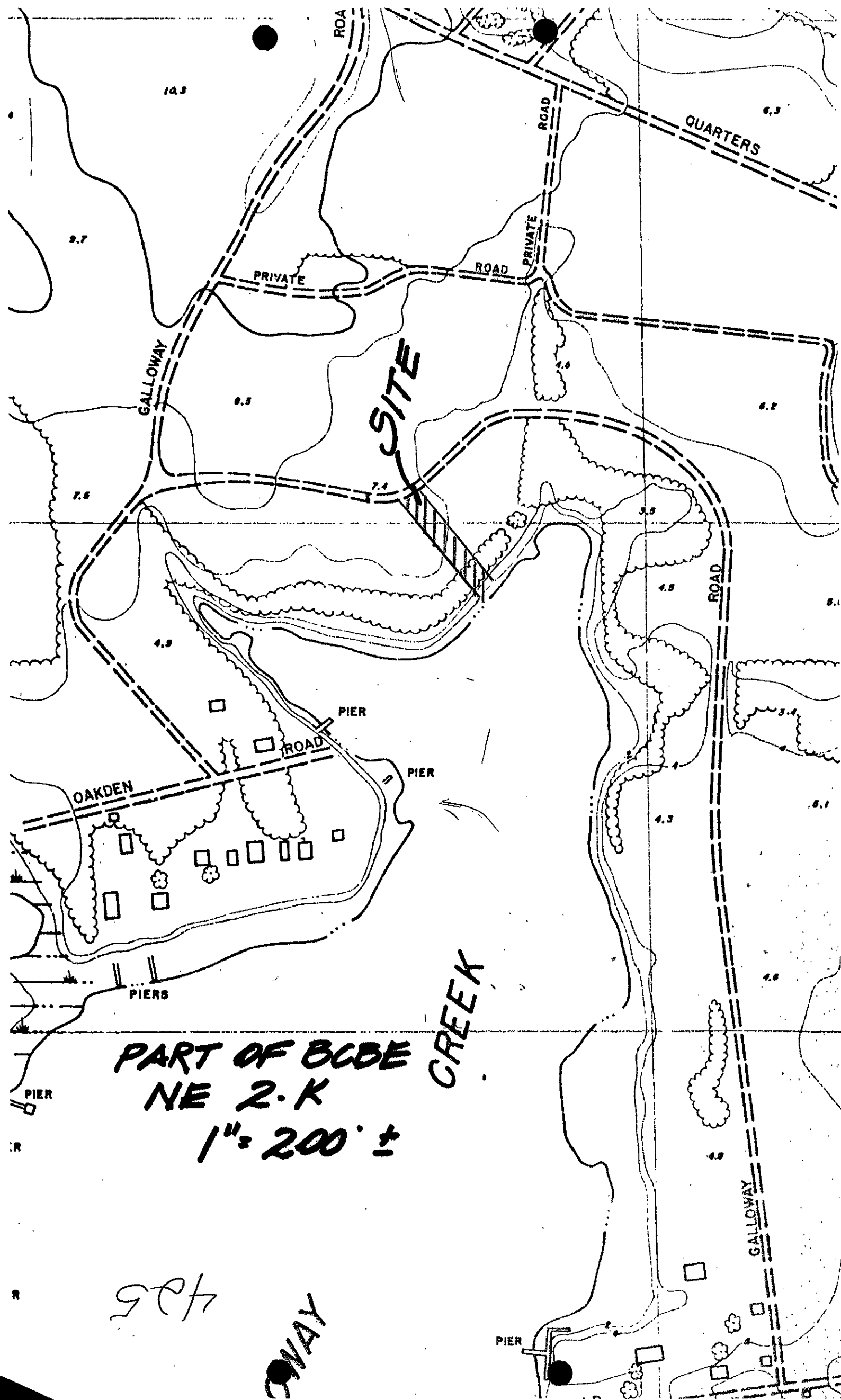


PETER MAX ZIMMERMAN



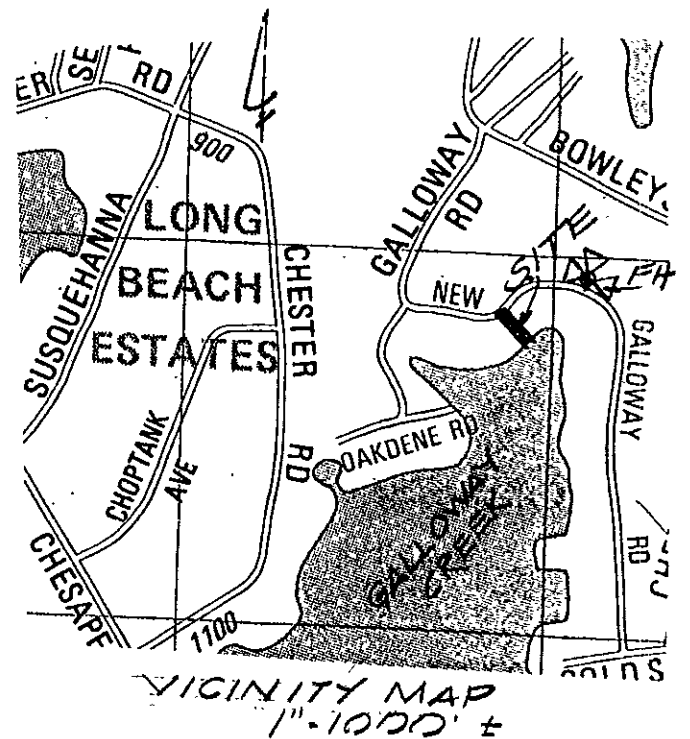
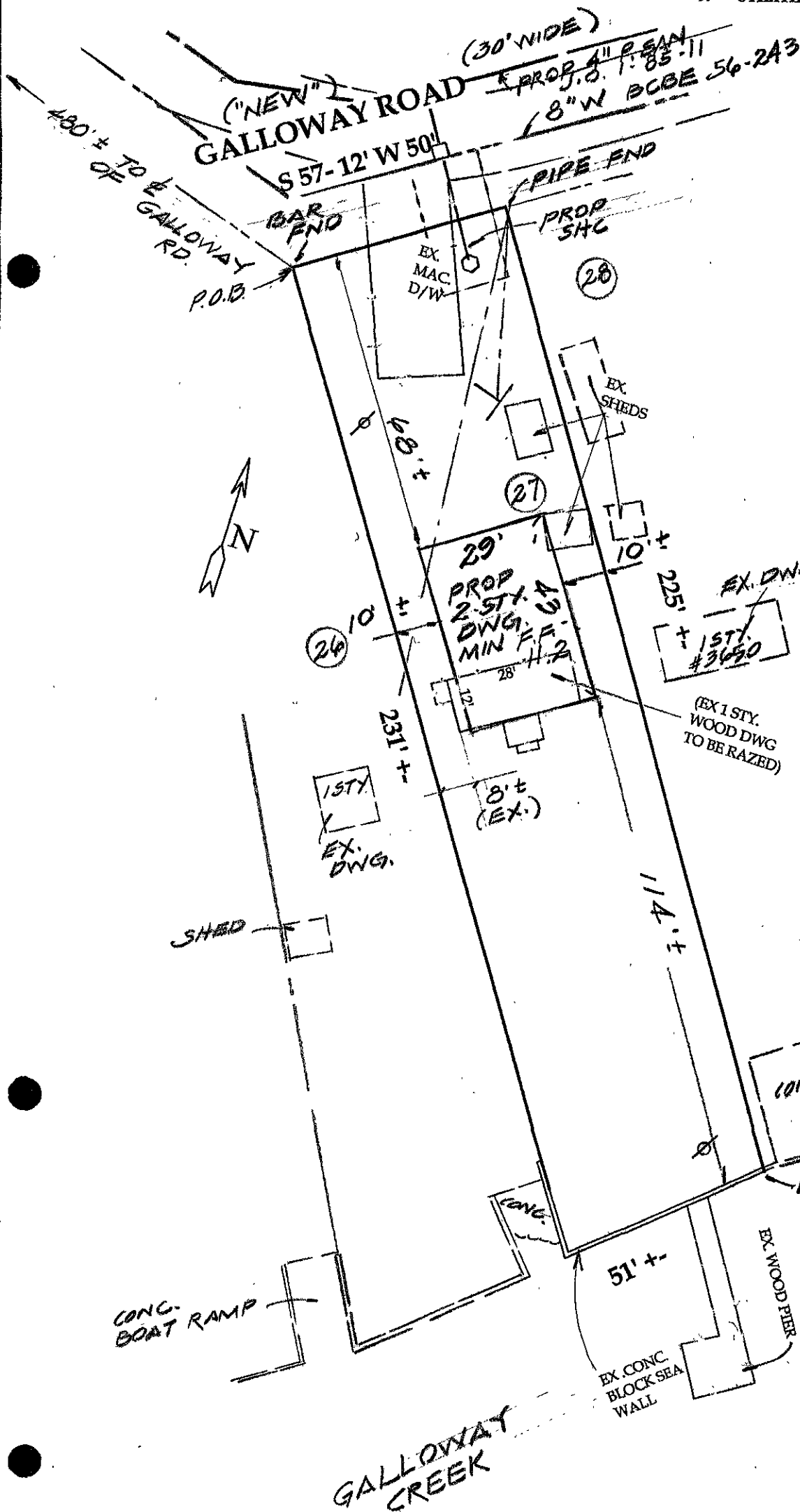
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425

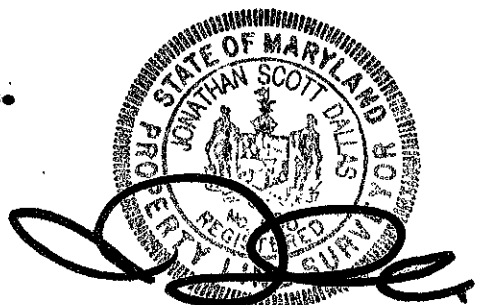


NOTES

1. NO KNOWN PRIOR ZONING HEARINGS.
2. OWNERSHIP: DEED REFERENCE : 15056/660
DOUGLAS L. ZINN, SHANON L. GRAVES-ZINN
7 WOODSYDE PLACE
OWINGS MILLS, MD. 21117
PHONE: 410-356-2599
3. PROPERTY INFORMATION:
TAX MAP 98 PARCEL 16 LOT 27
ACCT. NO. 1513207880
LOT 27 "BOWLEYS QUARTER PLAT NO.1" (7/12)
4. AREA OF SUBJECT SITE: 11,400 SF+ OR 0.262 AC. +
5. PROPOSED NEW SINGLE FAMILY RESIDENCE (IN PLACE OF EXISTING SINGLE FAMILY RESIDENCE).
6. SITE IS IN C.B.C.A. (LDA) PER MAP NO. 98.
7. SITE LIES IN FLOOD ZONE "B" AND "A10" PER F.I.R.M. 24001 0435 B.
8. EXISTING ZONING OF SITE AND SURROUNDING PROPERTY: R.C.5 (R.C. 20 ACROSS STREET)
9. UTILITIES SHOWN HEREON ARE PER REFERENCED PLANS.



J.S. DALLAS, INC.
Surveying & Engineering
13523 Long Green Pike
Baldwin, MD. 21013
(410) 817-4600



425
SITE PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE
#3652 GALLOWAY ROAD
15TH ELEC. DIST. 5TH COUNC. DIST. BALTIMORE COUNTY, MD.
SCALE: 1" = 30' APRIL 3, 2001