

IN RE: PETITION FOR ADMIN. VARIANCE  
SW/Cor. Of Blackhead  
and Mallard Roads  
15th Election District  
5th Councilmanic District  
(6705 Mallard Road)

John F. Grauer  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 02-117-A

\*

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by John F. Grauer, property owner, for that property known as 6705 Mallard Road in the Bird River area of Baltimore County. The Petitioner herein seeks a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to have a height of 20 ft. in lieu of the allowed 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation contained in the case file. Based upon the information available, there is no evidence in the file to indicate that the requested administrative variance would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted.

In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that the relief requested sufficiently complies with

ORDERED FOR FILING

Date 11/18/01

By J.R. Gammox

the requirements of Sections 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the B.C.Z.R. As of the date of this Order DEPRM has not completed its review of this project. Therefore, the relief granted herein is subject to the Petitioner's compliance with any recommendations made by DEPRM upon completion of their review.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18<sup>th</sup> day of October, 2001, that the Petitioner's request for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (garage) to have a height of 20 ft. in lieu of the allowed 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

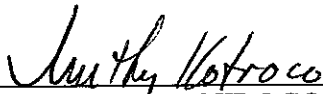
1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order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

ORDER

Date 10/18/01

BY *[Signature]*

3. Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning dated October 15, 2001, a copy of which is attached hereto and made a part hereof.
4. 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 OF ZONING  
Date 10/18/01  
by R. J. Johnson

AV  
10/11

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** October 15, 2001

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

OCT 17 2001

**SUBJECT:** 6705 Mallard Road

**INFORMATION:**

**Item Number:** 02-117

**Petitioner:** John F. Grauer

**Zoning:** RC 2

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning does not object to the subject request providing the following conditions are met:

1. The proposed structure should be compatible with the existing dwelling unit on site.
2. The petitioner should submit elevations of the proposed structure to this office for review and approval prior to the issuance of any building permits.
3. The proposed garage should not used for dwelling purposes at any time.

Prepared by:

Mark A. Coughlin

Section Chief:

Jeffrey W. Z...

AFK:MAC:

ORIGINAL FILED  
Date 10/18/01  
By R. G...



Baltimore County  
Zoning Commissioner

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

October 18, 2001

Mr. John F. Grauer  
6705 Mallard Road  
Baltimore, Maryland 21220

Re: Petition for Administrative Variance  
Case No. 02-117-A  
Property: 6705 Mallard Road

Dear Mr. Grauer:

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 dark ink, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





CBCA FLOOD PLAIN  
**Petition for Administrative Variance**  
to the Zoning Commissioner of Baltimore County

for the property located at 6705 Mallards Road  
which is presently zoned RC2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 to permit an

accessory structure (garage) to a height of 20 feet  
in lieu of the allowed 15ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

**Contract Purchaser/Lessee:**

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

**Attorney For Petitioner:**

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

**Legal Owner(s):**

John F. Grauer

Name - Type or Print

John F. Grauer

Signature

Name - Type or Print

Signature

6705 Mallards Road

410-335-9036

Address

Telephone No.

BALTO.

MD

21220

City

State

Zip Code

**Representative to be Contacted:**

Debbie Patchak

Name

2106 TRED AVE RD.

410-887-3196

Address

Telephone No.

BALTO

MD

21220

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-117-A

Reviewed By CTM

Date 9/18/01

Estimated Posting Date

9/30/01

RECEIVED 9/15/98

ORDER RECEIVED FOR FILING

# 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 6705 Mallard Rd.  
Address  
BALTO. Md. 21220  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

My house is located across the street from the water, I have no basement. My building space is limited, so I need to go up (2-story) garage. The top will be storage AND the bottom WORK AREA.

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

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

JOHN F. GRAUER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

Notary Public

My Commission Expires

REU 09/15/98

Stella Roth Lowery  
STELLA ROTH LOWERY  
OCTOBER 1, 2001

# 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 6705 MALLARD Rd.  
Address  
BALTO. MD. 21220  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

My house is located ACROSS the street from the water, I have NO basement. My building space is limited, so I need to go up (2-story) GARAGE. THE Top will be storage AND the bottom WORK AREA.

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

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

JOHN F. GRAUER

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

SEPTEMBER 4, 2001  
Date

Notary Public

My Commission Expires

OCTOBER 4, 2001





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 6705 MALLARD ROAD 21220  
which is presently zoned RC2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 to permit an

accessory structure (garage) to a height of 20 feet  
in lieu of the allowed 15 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form

Property is to be posted and advertised as prescribed by the zoning regulations.  
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Legal Owner(s):

John F. Grauer  
Name - Type or Print \_\_\_\_\_

John F. Grauer  
Signature \_\_\_\_\_

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

6705 Mallard Road 410-335-9036  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

BALTO MD 21220  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Representative to be Contacted:

Debbie PATCHAK  
Name \_\_\_\_\_

2106 TRED AVOON RD 410-887-3196  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

BALTO MD 21221  
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. 02-117-A

REV 9/15/98

Reviewed By CTM Date 9/18/01

Estimated Posting Date 9/30/01

## **ZONING DESCRIPTION**

### **6705 MALLARD ROAD**

BEGINNING AT A POINT AT THE SOUTHWESTERN CORNER OF THE INTERSECTIONS OF MALLARD AND BLACKHEAD ROADS BOTH 40 FEET RIGHT-OF-WAYS BEING LOT 170 IN THE SUBDIVISION OF BIRD RIVER BEACH SECTION 2 AS RECORDED IN PLAT BOOK #7 FOLIO 85, BEING .023 ACRES IN THE 15<sup>TH</sup> ELECTION DISTRICT OF THE FIFTH COUNCILMANIC DISTRICT.

# 117

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No.

5797

DATE 9/18/01 ACCOUNT 2001 026 6130  
AMOUNT \$ 50.00

RECEIVED FROM: C. RAUER

FOR: ADM VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME  
9/18/2001 9/18/2001 11:18:44  
RE: MSG. CASHIER ROOM 1 FB DRYER 3  
DEBIT: 026-116 OFLN  
DEPT 5 528 ZONING REGULATION  
CR NO. 005797

Receipt To 50.00  
00 CR 60.00 CA  
10.00 CG

Baltimore County Maryland

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No.: 02-117-A

Petitioner/Developer: JOHN F.

GRAVER

Date of Hearing/Closing: 10/15/01

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 6705 MALLARD RD

The sign(s) were posted on

9/30/01  
(Month, Day, Year)

Sincerely,

[Signature] 9/30/01  
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

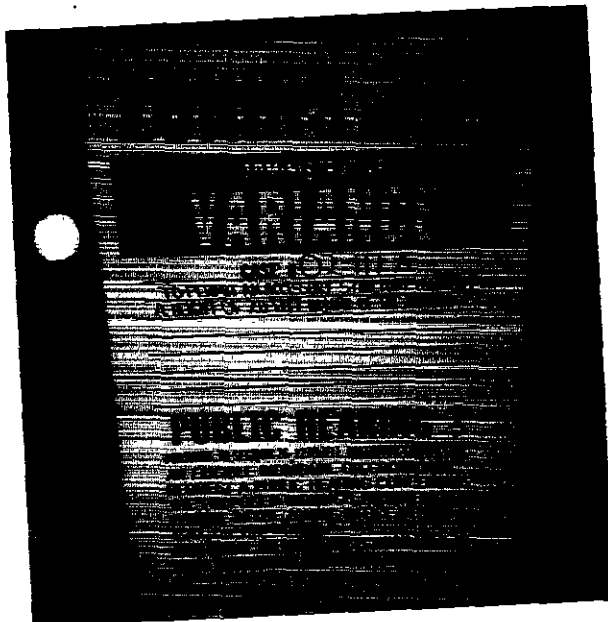
(Address)

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: 02-117-A

Petitioner: JOHN GRAUER

Address or Location: 6705 MALLARD Rd. 21220 Middle River Md.

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN GRAUER

Address: 6705 MALLARD Rd.  
Middle River Md. 21220

Telephone Number: 410-335-9036

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 117 -A

Address 6705 MALLARD RD

Contact Person: LLOYD T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 9/18/01

Posting Date: 9/30/01

Closing Date: 10/15/01

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 02- 117 -A

Address 6705 MALLARD RD.

Petitioner's Name JOHN F. GRAVER

Telephone 410 335-9036

Posting Date: 9/30/01

Closing Date: 10/15/01

Wording for Sign: To Permit AN ACCESSORY STRUCTURE

(GARAGE) TO A HEIGHT OF 20 FEET IN  
LIEU OF THE ALLOWED 15'.

I HAVE RECEIVED POSTMAN HFO



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

October 15, 2001

John F Grauer  
6705 Mallard Road  
Baltimore MD 21220

Dear Mr. Grauer:

RE: Case Number: 02-117-A, 6705 Mallard Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 18, 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

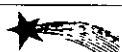
c: Debbie Patchak, 2106 Tred Avon Road, Baltimore 21220  
People's Counsel



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](http://www.co.ba.md.us)

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

**DATE:** October 16, 2001

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For October 8, 2001  
Item Nos. 082, 101, 104, 105, 107,  
108, 110, 111, 112, 113, 114, 115,  
116, 117, and 118

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO jrb

cc: File





**Baltimore County  
Fire Department**

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

October 15, 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 October 1, 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:

082, 102, 103, 104, 105, 106, 107, 109, 110, 111,  
112, 113, 114, 115, 116, 117, and 118

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](http://www.co.ba.md.us)



AN  
10/15

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: R. Bruce Seeley  
DATE: October 16, 2001  
SUBJECT: Zoning Item 117  
Address 6705 Mallard Road

19

Zoning Advisory Committee Meeting of 10/1/01

- \_\_\_\_\_ 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:
- \_\_\_\_\_ If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to 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).

Additional Comments:

Reviewer: Kieth Kelley

Date: 10/16/01

AV  
10/15

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** October 15, 2001

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

OCT 17 2001

**SUBJECT:** 6705 Mallard Road

**INFORMATION:**

**Item Number:** 02-117

**Petitioner:** John F. Grauer

**Zoning:** RC 2

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning does not object to the subject request providing the following conditions are met:

1. The proposed structure should be compatible with the existing dwelling unit on site.
2. The petitioner should submit elevations of the proposed structure to this office for review and approval prior to the issuance of any building permits.
3. The proposed garage should not used for dwelling purposes at any time.

Prepared by:

Mark A. Coughlin

Section Chief:

Jeffrey W. Z...

AFK:MAC



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 10.5.01

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

RE: Baltimore County  
Item No. 117 LTM

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,

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**

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

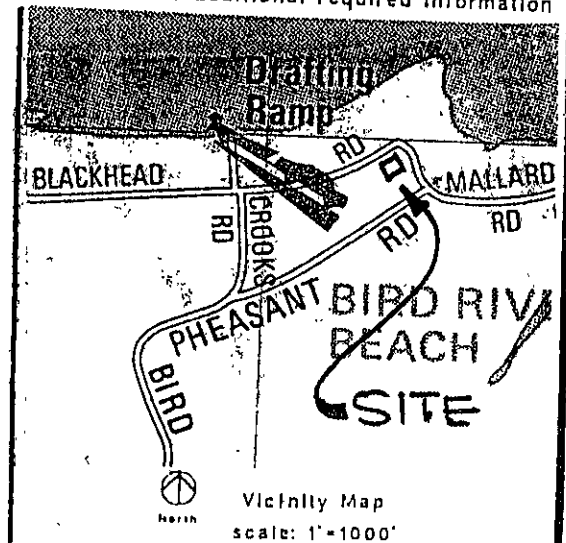
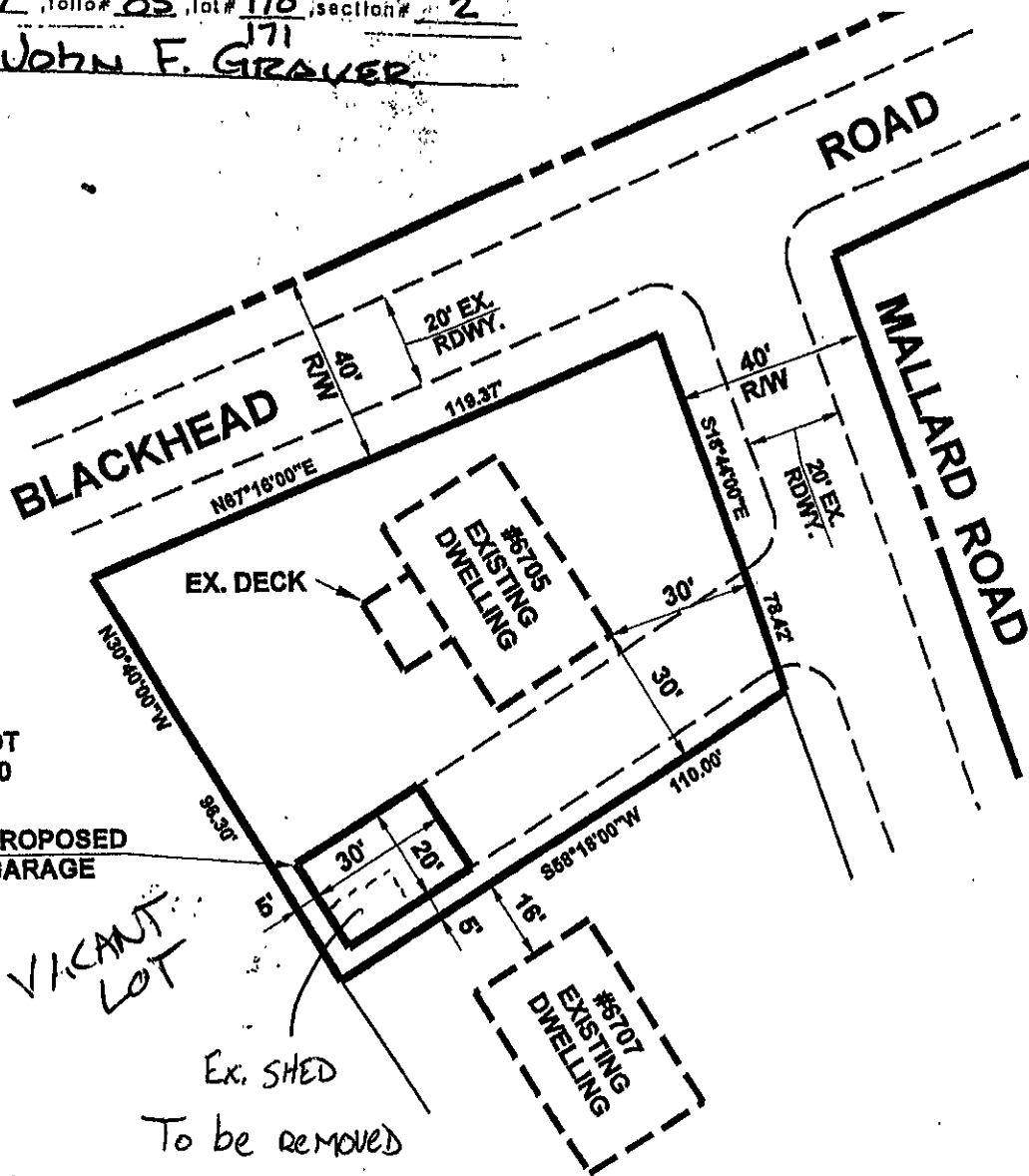
PROPERTY ADDRESS: 6705 MALLARD ROAD

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

Subdivision name: SEC. 2, BIRD RIVER BEACH

plat book # 7, folio # 85, lot # 170, section # 2

OWNER: John F. GRAVER



## LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200 scale map #: NE-K8

Zoning: RC-2

Lot size: 1.23 acreage, 10,280 square feet

SEWER: ☐ public, ☒ private  
WATER: ☐ public, ☒ private

Chesapeake Bay Critical Area: ☒ YES, ☒ NO

Prior Zoning Hearings: NO

ELEV 13 FLOOD ZONE C PANEL 295

Zoning Office USE ONLY!

reviewed by: LTN ITEM #: 117 CASE #:



North

date: 8/21/01

prepared by: J. B.

Scale of Drawing: 1" = 40'

*Ref. Ex. #1*

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.

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For Newspaper Advertising:

Item Number or Case Number: \_\_\_\_\_

Petitioner: \_\_\_\_\_

Address or Location: \_\_\_\_\_

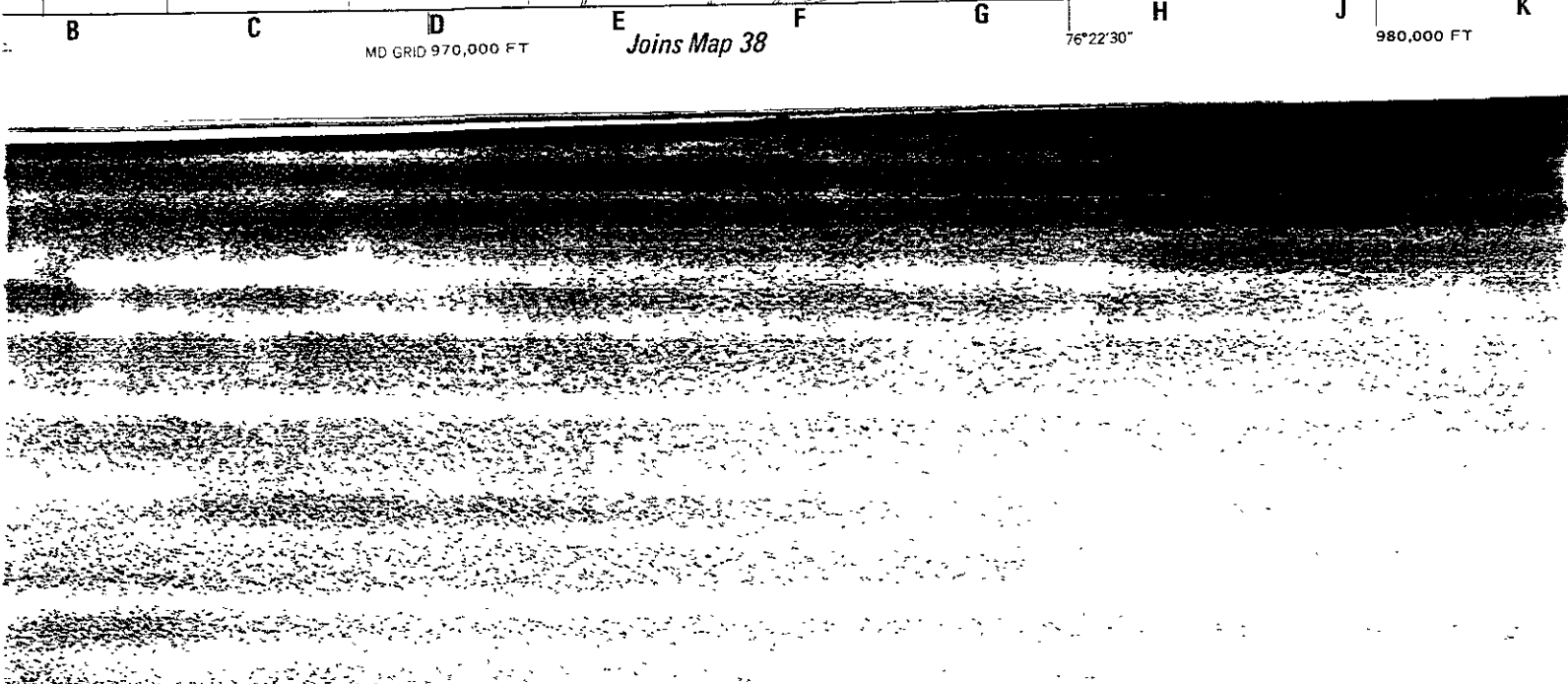
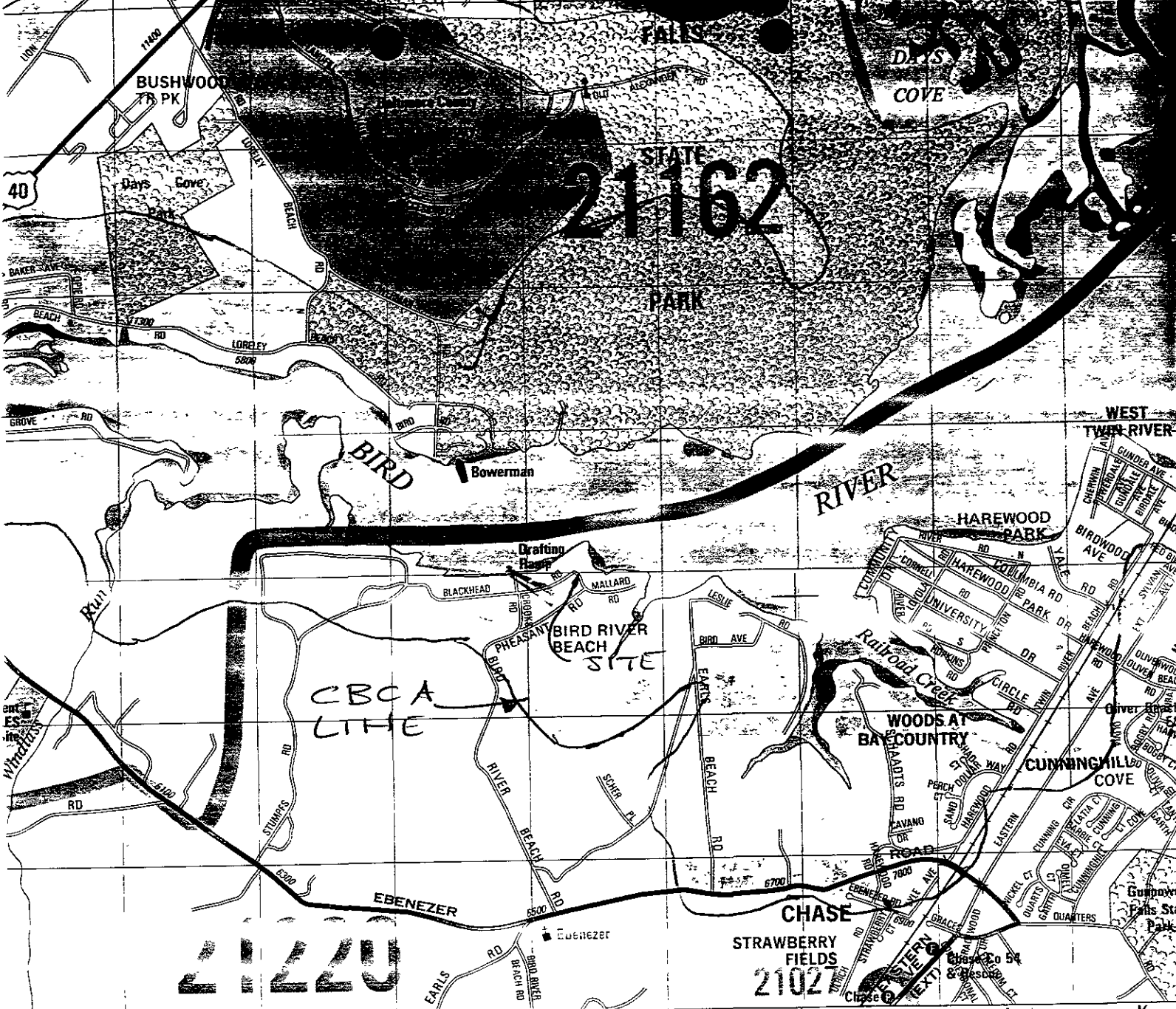
PLEASE FORWARD ADVERTISING BILL TO:

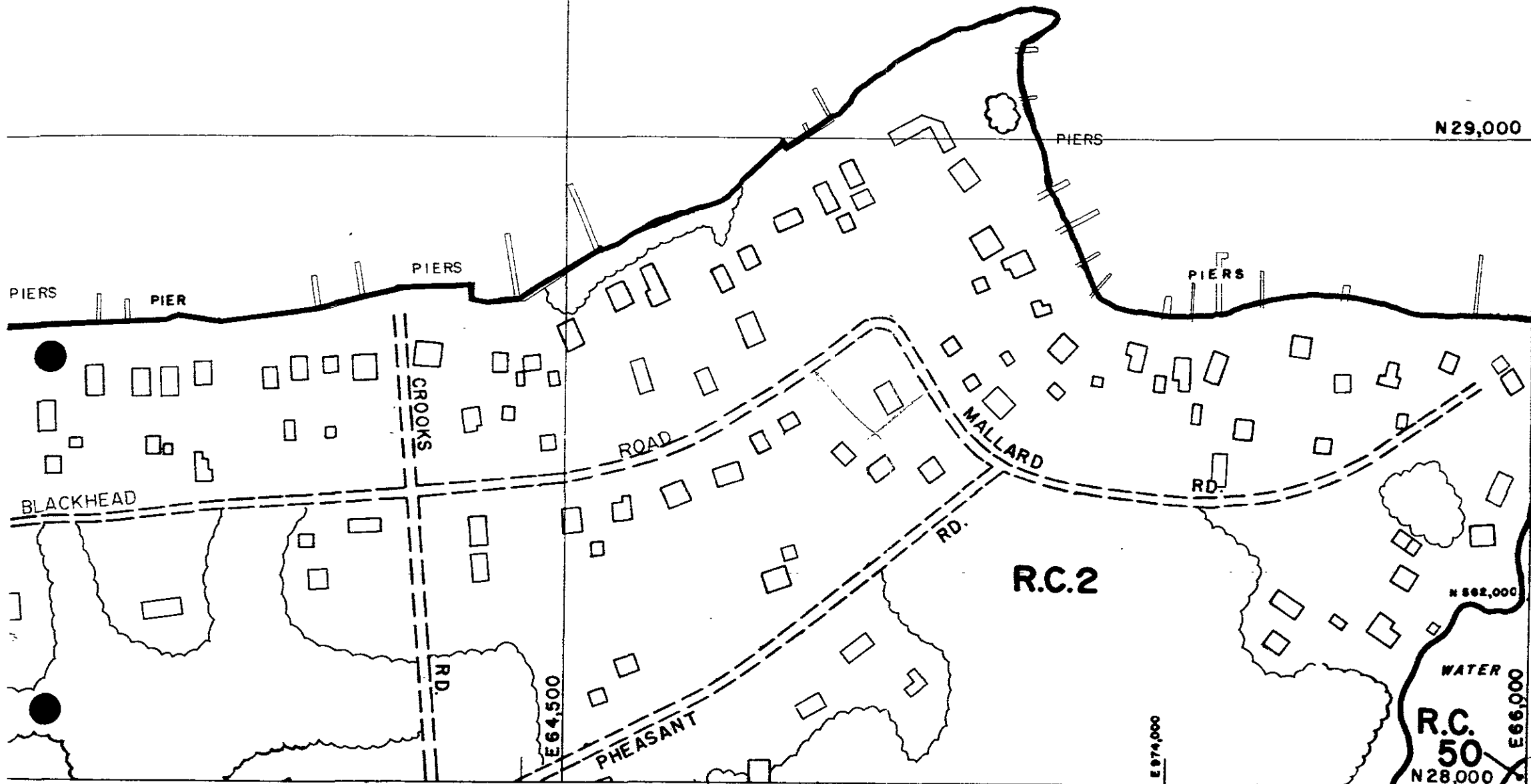
Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Revised 2/20/98 - SCJ



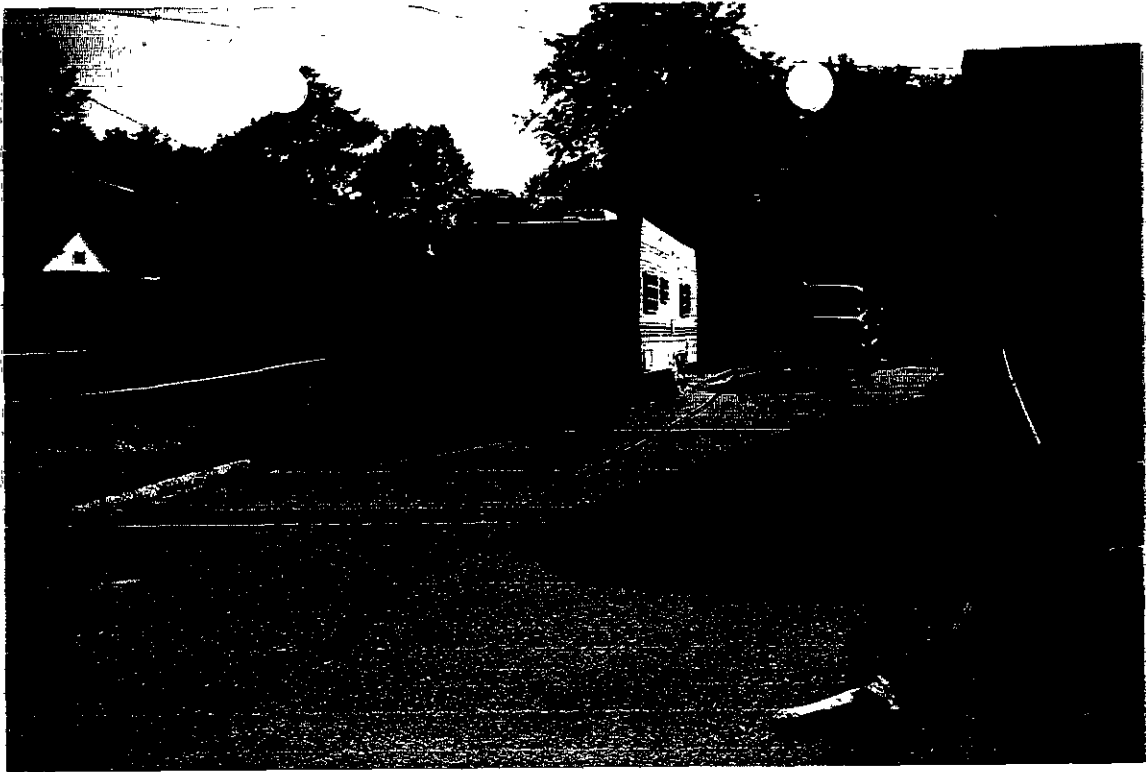


ONING  
[AP

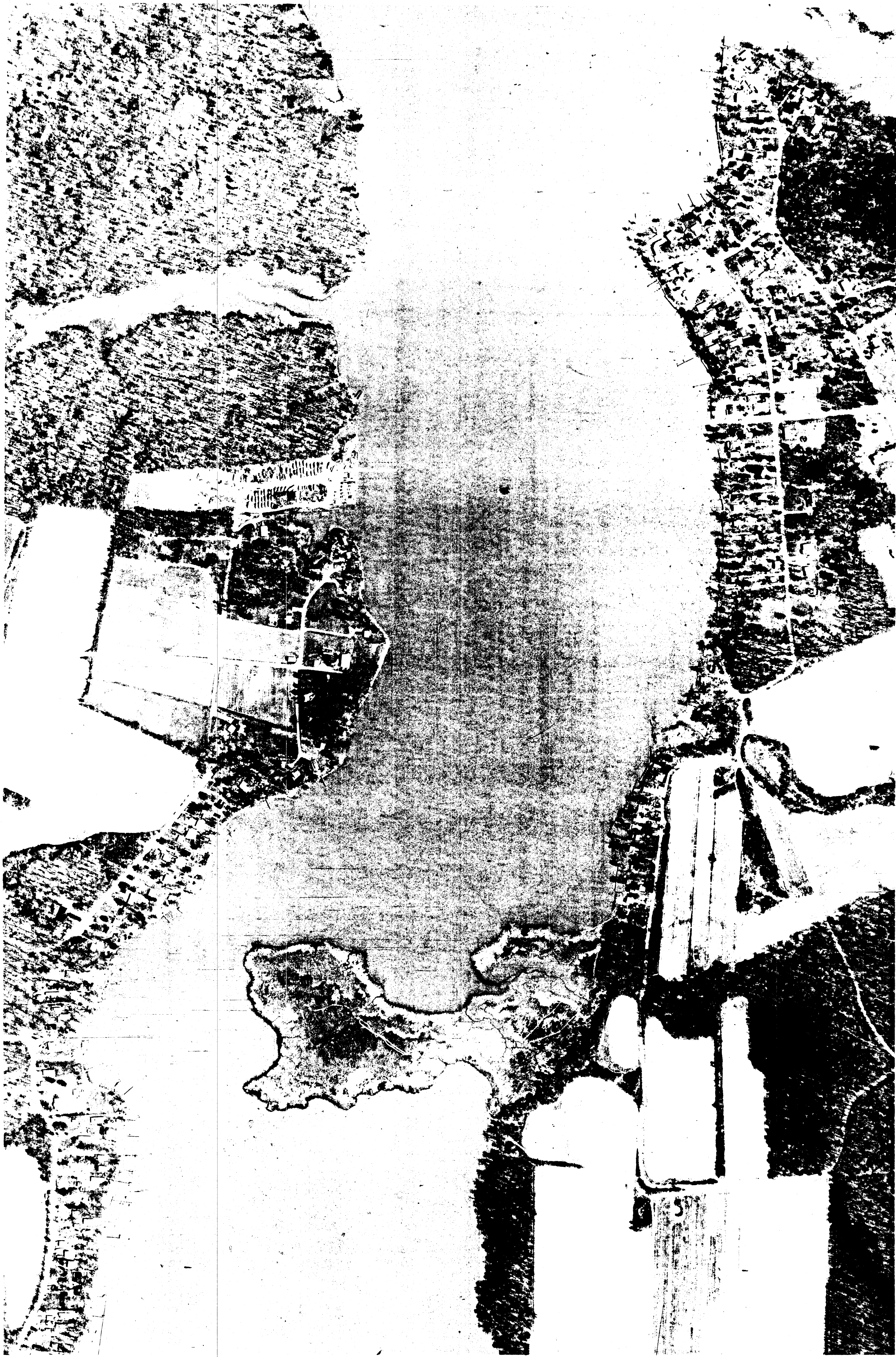
| SCALE                                     | LOCATION               | SHEET       |
|-------------------------------------------|------------------------|-------------|
| 1" = 200' ±                               | BIRD RIVER<br>VICINITY | N.E.        |
| DATE OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 |                        | 8-K<br>#117 |

NEOK









BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

LOCATION

BIRD RIVER

VICINITY

SCALE

1" = 200' ±

DATE

OF

PHOTOGRAPHY

JANUARY

1986

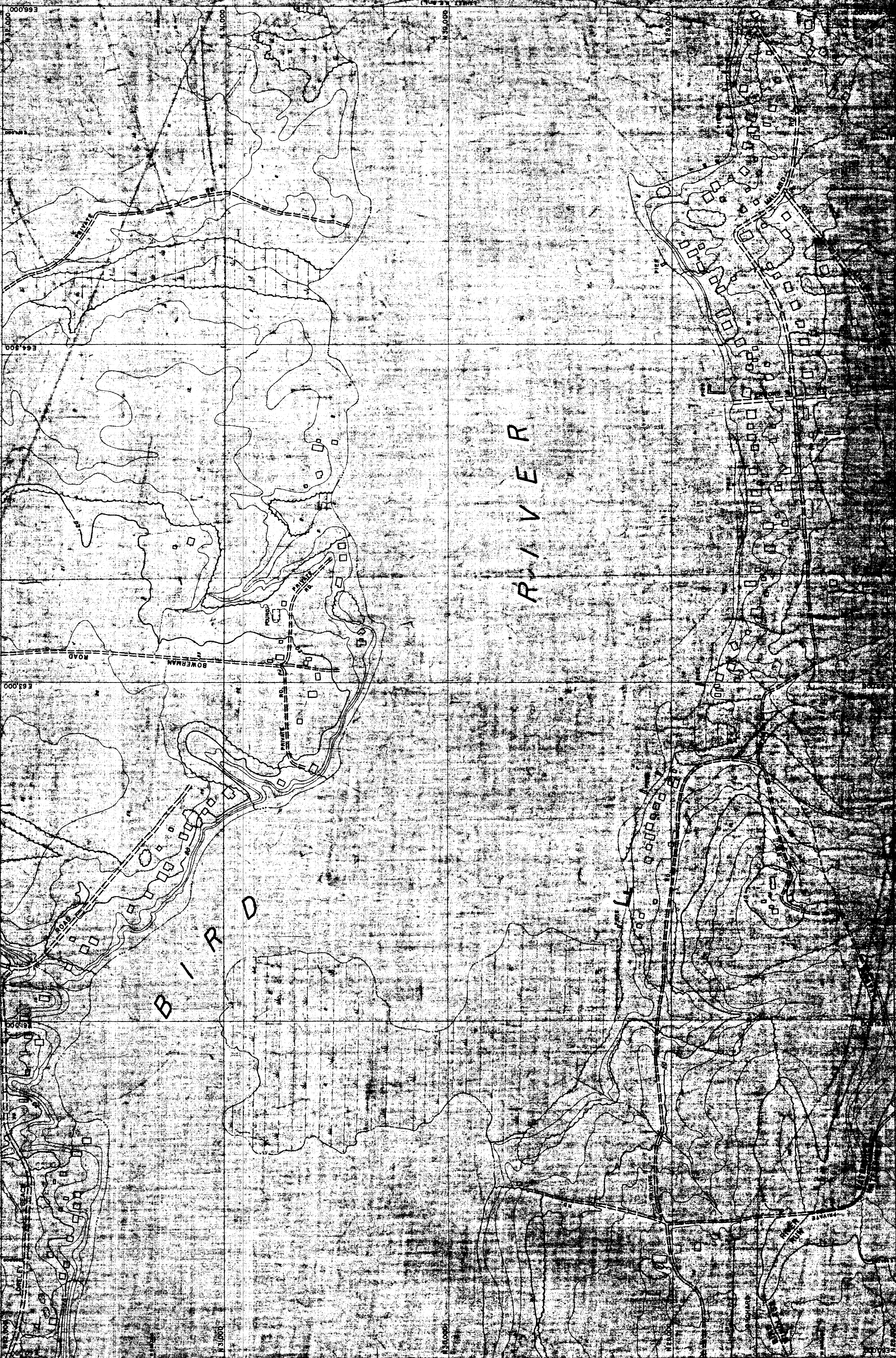
SHEET

N.E.

8-K

#117





BALTIMORE COUNTY METROPOLITAN AREA