

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Third Road, 80' S		
centerline of Dogwood Road	*	DEPUTY ZONING COMMISSIONER
15th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(1203 Third Road)		
	*	CASE NO. 02-145-A
Martha A. & Steven L. Uanna		
Petitioner	*	
* * * * *		

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Martha A. and Steven L. Uanna, property owners, for that property known as 1203 Third Road in the eastern area of Baltimore County. The Petitioners herein seek a variance from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard average setback of 28 ft. (to the middle of the road) in lieu of the required 40 ft. (to the middle of the road) for a new addition. 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 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

ORDER RECORDED FOR FILING

Date

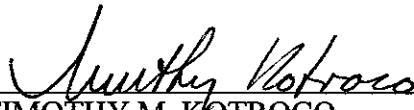
11/19/01

By

[Signature]

100-443887-1000

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.
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

DATE 11/19/01
BY [Signature]
10/6/17/17
10/6/17/17



Baltimore County
Zoning Commissioner

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

November 19, 2001

Mr. & Mrs. Steven L. Uanna
1203 Third Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 02-141-A
Property: 9511 Horn Avenue

Dear Mr. & Mrs. Uanna:

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 black 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



Printed with Soybean Ink
on Recycled Paper



CA + Flood Plan

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1203 Third Rd.
which is presently zoned D.R-5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 303.1 to permit a front yard setback of 28 ft. (to the middle of the road) in lieu of the required 40 ft. (to the middle of the road) for a new addition.

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):

STEVEN L. UANNA
Name - Type or Print _____
Steven L. Uanna
Signature _____
MARTHA A. UANNA
Name - Type or Print _____
M. A. Uanna
Signature _____
1203 THIRD ROAD 410-574-7058
Address _____ Telephone No. _____
BALTIMORE MD 21220
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

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

Zoning Commissioner of Baltimore County

CASE NO. 02-145-A

Reviewed By BR Date 10/10/01

Estimated Posting Date 10/21/01

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

Address 1203 Third Road
City Baltimore State MD Zip Code 21220

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):

- ① MY DAUGHTER, SHARON UANNA "AGE 20 YEARS", WILL BE MOVING BACK HOME IN NOVEMBER. SHE IS A FULL TIME NURSING STUDENT AT BCCC, "ESSEX" AND HER STUDIES AND DUTIES - "ON THE JOB TRAINING AT MEDICAL FACILITIES" REQUIRE HER TO CUT BACK HER WAITRESS JOB HOURS, SO SHE CAN NO LONGER AFFORD TO SHARE AN APARTMENT AWAY FROM HOME.
- ② ALSO, I WANT TO MAINTAIN THE LOW PROFILE OF MY HOUSE. WILSON POINT IS ONE OF THE OLDEST PLANNED COMMUNITIES IN THE U.S.. THESE ARE PRE-FAB HOUSES - "VERY UNIQUE." I DO NOT WANT TO GO UP A STORY LIKE SOME HAVE DONE.

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 Steven L. Uanna

Name - Type or Print STEVEN L UANNA

Signature Martha A. Uanna

Name - Type or Print Martha A. Uanna

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3 day of Oct, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

of Maryland County of Baltimore Steven L. Uanna & Martha A. Uanna
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 10-3-01

Notary Public Shirley D. Fuller

My Commission Expires 10-1-03

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

Address 1203 Third Road
City Baltimore State Md. Zip Code 21225

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):

- ① MY DAUGHTER, SHARON UANNA "AGE 22 YEARS", WILL BE MOVING BACK HOME IN NOVEMBER. SHE IS A FULL TIME NURSING STUDENT AT BCCC, "ESSEX" AND HER STUDIES AND DUTIES - "ON THE JOB TRAINING AT MEDICAL FACILITIES" REQUIRE HER TO CUT BACK HER WAITRESS JOB HOURS, SO SHE CAN NO LONGER AFFORD TO SHARE AN APARTMENT AWAY FROM HOME.
- ② ALSO, I WANT TO MAINTAIN THE LOW PROFILE OF MY HOUSE. WILSON POINT IS ONE OF THE OLDEST PLANNED COMMUNITIES IN THE U.S.. THESE ARE PRE-FAB HOUSES - "VERY UNIQUE." I DO NOT WANT TO GO UP A STORY LIKE SOME HAVE DONE.

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

Steven L. Uanna

Signature

Martha A. Uanna

Name - Type or Print

STEVEN L UANNA

Name - Type or Print

Martha A. Uanna

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3 day of Oct, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

of Maryland County of Baltimore Steven L. UANNA & Martha A. Uanna
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

10-3-01

Notary Public

Shirley D. Fuller

My Commission Expires

10-1-03



ABC A 404/100d PLW

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1203 Third Rd.
which is presently zoned D.R.-5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 303.1 to permit a front yard aug.

setback of 28 ft. (to the middle of the road) in lieu of the required 40 ft. (to the middle of the road) for a new addition.

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):

STEVEN L. UANNA
Name - Type or Print

Steven L. Uanna
Signature

MARTHA A. UANNA
Name - Type or Print

Martha A. Uanna
Signature

1203 THIRD ROAD 410-574-7058
Address Telephone No.

BALTIMORE MD 21220
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 02-145-A

Reviewed By BR Date 10/10/01

REV 9/15/98

Estimated Posting Date 10/21/01

STEVEN MANNA 10/10/01

Zoning Description FOR:
1203 THIRD ROAD

BEGINNING AT A POINT ON THE
NORTH SIDE OF THIRD ROAD

WHICH IS 30 FEET WIDE AT
THE DISTANCE OF 80 FEET SOUTH

OF THE CENTERLINE OF THE
NEAREST IMPROVED STREET
INTERSECTING STREET DOGWOOD DRIVE

WHICH IS 45 FEET WIDE

*BEING LOT #13 SECTION 4

IN THE SUBDIVISION OF

STANSBURY MANOR AS RECORDED

IN BALTIMORE COUNTY PLAT

BOOK #-13 FOLIO # 130

CONTAINING 4944 SQUARE FEET

ALSO KNOWN AS 1203 THIRD ROAD

#145

LOCATED IN THE 15TH ELECTION DIST. 5TH COUNCILMANIC
DISTRICT

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 06612

DATE 11/10/01 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED
FROM:

Steve Hanna

FOR:

Zoning Variance

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 145

PAID RECEIPT

PAYMENT ACTUAL TIME
10/11/2001 10/10/2001 15:12:57
REF 0001 CASHIER JRIC JNR DRAMER 1
>>> RECEIPT # 066125

DEPT 5 528 ZONING VERIFICATION
CR NO. 006632

Receipt Tot 50.00
70.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-145-A

Petitioner/Developer: _____

STEPHEN & MARTHA LAMMA

Date of Hearing/Closing: 10/5/01
11/5/01

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 _____

1203 THIRD ROAD

The sign(s) were posted on 10/21/01
(Month, Day, Year)

Sincerely,

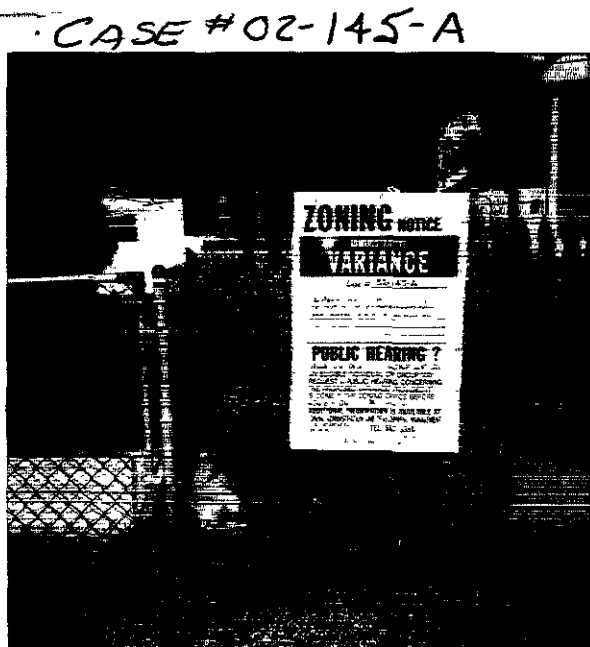
Richard E. Hoffman 10/21/01
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



1203 THIRD ROAD

POSTED 10/21/01

Richard E. Hoffman 10/21/01

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/neighbors 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: x 02-145-A
Petitioner: STEVEN UANNA
Address or Location: 1203 THIRD ROAD BALTO MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEVEN UANNA
Address: 1203 THIRD ROAD BALTO. MD. 21220
Telephone Number: 410-574-7058

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 145 -A Address 1203 Third Rd.
Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/10/01 Posting Date: 10/21/01 Closing Date: 11/05/01

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- 145 -A Address 1203 Third Rd.
Petitioner's Name Steven & Martha Hanna Telephone 410-574-7058
Posting Date: 10/21/01 Closing Date: 11/05/01
Wording for Sign: To Permit a front yard average setback of 28 ft,
in lieu of the required front yard average of 40 ft,
for an addition.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 30, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For November 13, 2001
Item Nos. 136, 137, 138, 139, 140, 141,
142, 143, 144, ~~145~~, 146, 147, 148, 149,
and 160

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

RWB:HJO:jrb

cc: File

ZAC-11-13-2001-NO COMMENT ITEMS-11302001



**Baltimore County
Fire Department**

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

November 8, 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 November 5, 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:

136, 137, 138, 139, 140, 141, 143,
144, ~~145~~, 146, 147, 148, 149, 150, 160

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor ^{TGT}

DATE: 11/20/01

SUBJECT: Zoning Item 
Address 1203 Third Road

Zoning Advisory Committee Meeting of 11/05/01

_____ 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:

_____ 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).

_____ Additional Comments:

Reviewer: Kieth Kelley

Date: 11/26/01

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 19, 2001

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

SUBJECT: 1203 Third Road

INFORMATION:

Item Number: 02-145

Petitioner: Steven L. Uanna

Zoning: DR 5.5

Requested Action: Variance

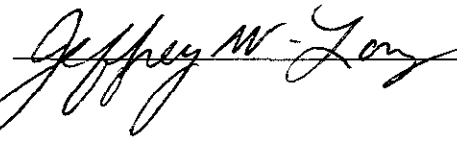
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit a front yard setback of 28 feet in lieu of the minimum required 40 feet.

Prepared by:



Section Chief:



AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 11.9.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. [REDACTED]

BA

Dear Mr. Zahner:

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

Memo To The File

From: Bruno Rudaitis

Date: November 2, 2001

RE: Petition wording

Applicant was advised that the petition wording (average front setback to the middle of the road) was not contained within the Baltimore County Zoning Regulations.

Applicant stated that he could not establish front property line. Applicant insisted that the distance be measured to the center of the road. Record plat shows road width of 30 feet with no county right-of-way. Applicant indicated that most other homes in the neighborhood were situated equally close to the road as his proposed addition.

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 02-145-A

Date Completed/Initials

11/6/01

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

GDZ

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

10/5/99

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESILIENCE ZONES
WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED
Reference - Section 303.1 Baltimore County Zoning Regulations

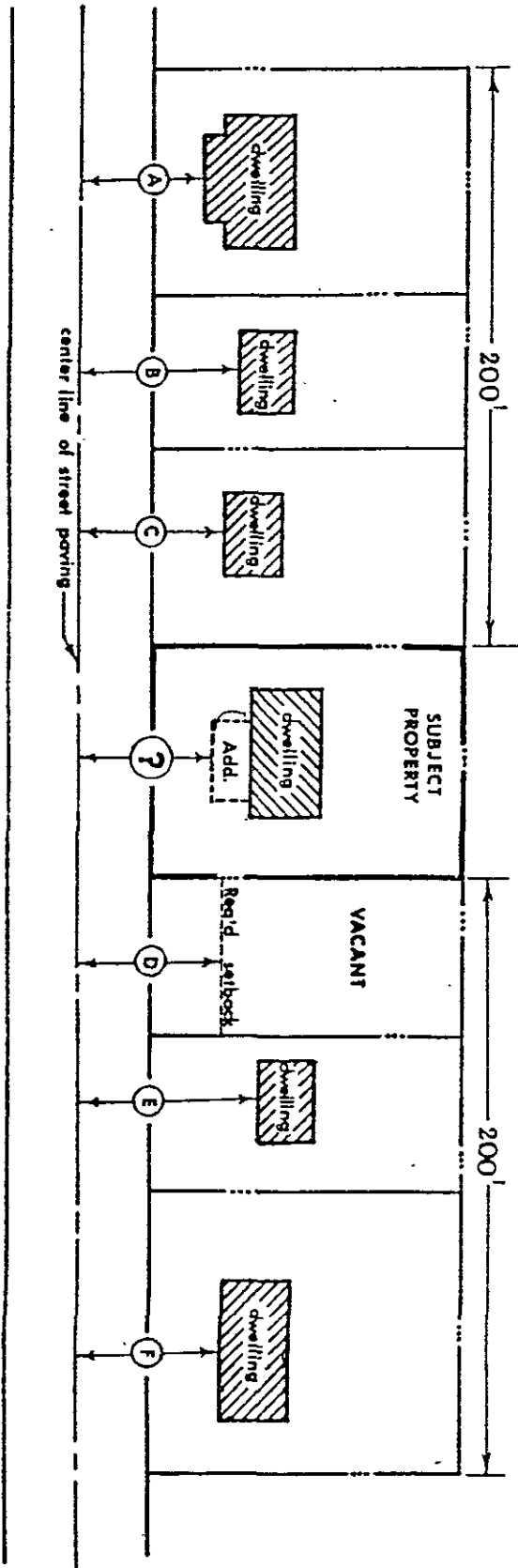
303.1 - In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the front side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A	<u>42</u>	FT.
B	<u>32</u>	FT.
C	<u>37 +</u>	FT.
D	<u>50 +</u>	FT.
E	<u>50 +</u>	FT.
F		FT.

TOTAL (211) ÷ (5) = 42.2
 # of dwellings REQUIRED FRONT SETBACK (averaged)

NORMAL REQUIRED SETBACKS
 D.R.2 - 65 ft.
 D.R.3.5- 55 ft.
 D.R.5.5- 50 ft.

STEVEN LAMMA
 applicant's name
 1203 THIRD ROAD
 building address
 10/8/01
 date



#145

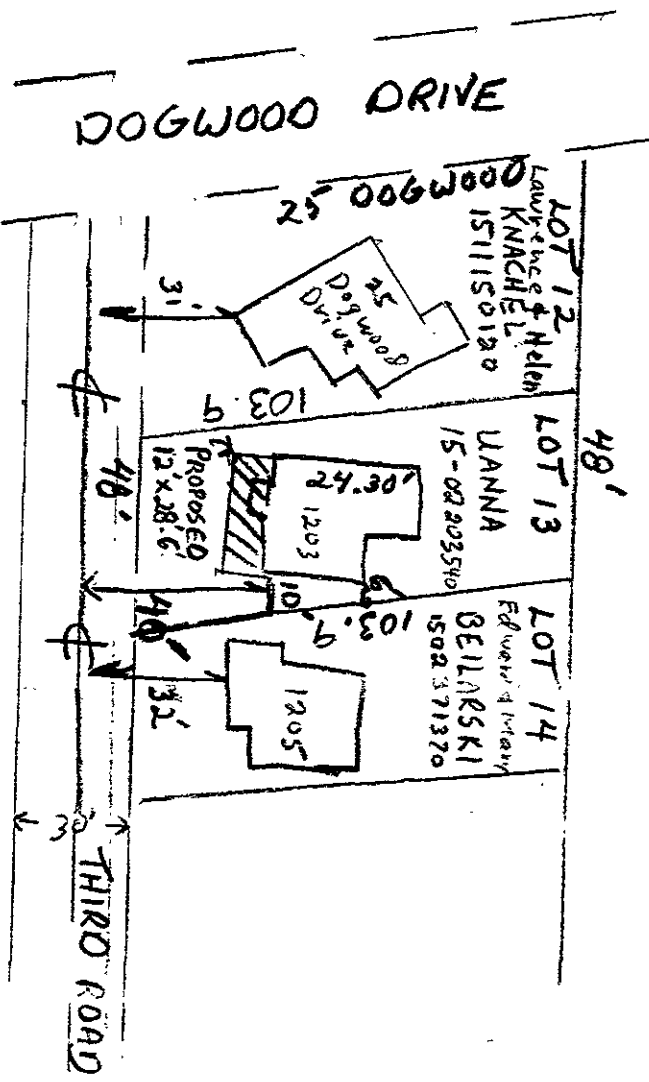
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1203 THIRD ROAD BALTO. CO. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: STANSBURY MANOR

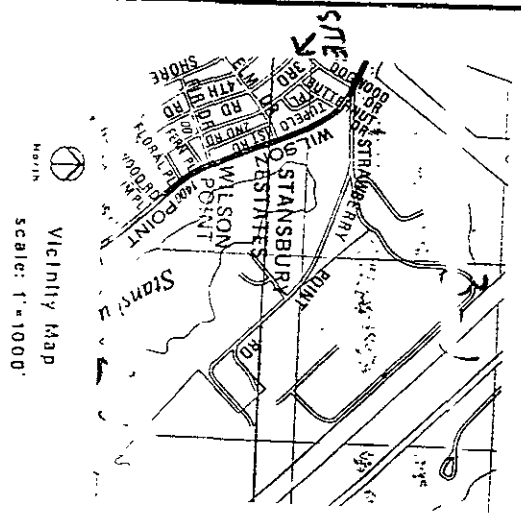
Plat book # 13, folio # 138, lot # 13, section # 4

OWNER: STEVEN L. UANNA AND MARTHA A. UANNA



North
date: 10/10/01
prepared by: S. UANNA

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1" = 200' scale map: NE 3T

Zoning: DR. 5.5

Lot size: .11 acreage 4,944 Sq. Ft.

Public private

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☒ yes ☐ no

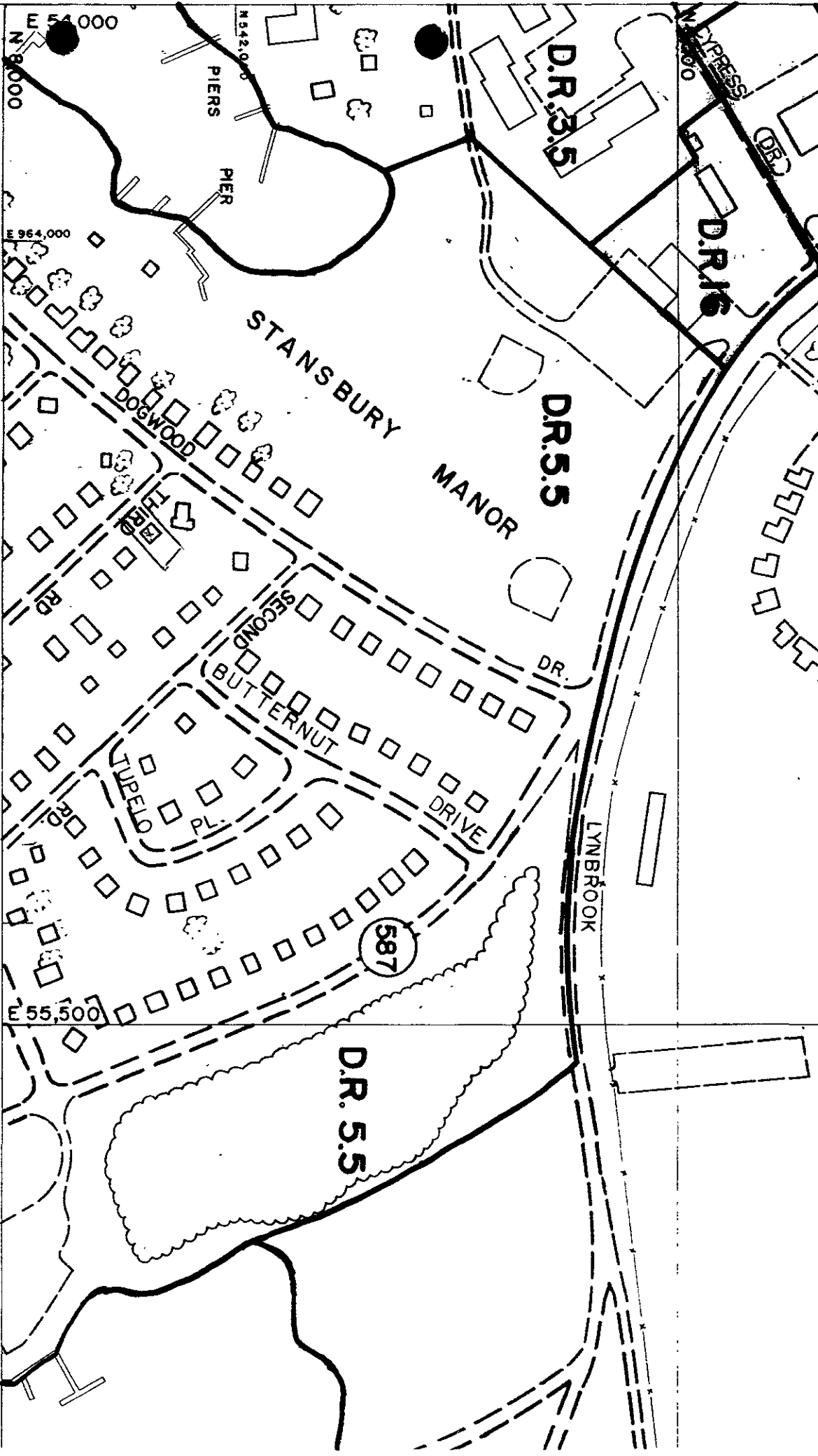
Prior Zoning Hearings:

Zoning Office USE ONLY

reviewed by: ITEM #: CASE#:

BR 145 02-145-A

Ref Ex. #1



I - SE Z - SW
I - NE Z - NW

NE 35

Bill Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,



2000 COMPREHENSIVE ZONING MAP

ADOPTED by

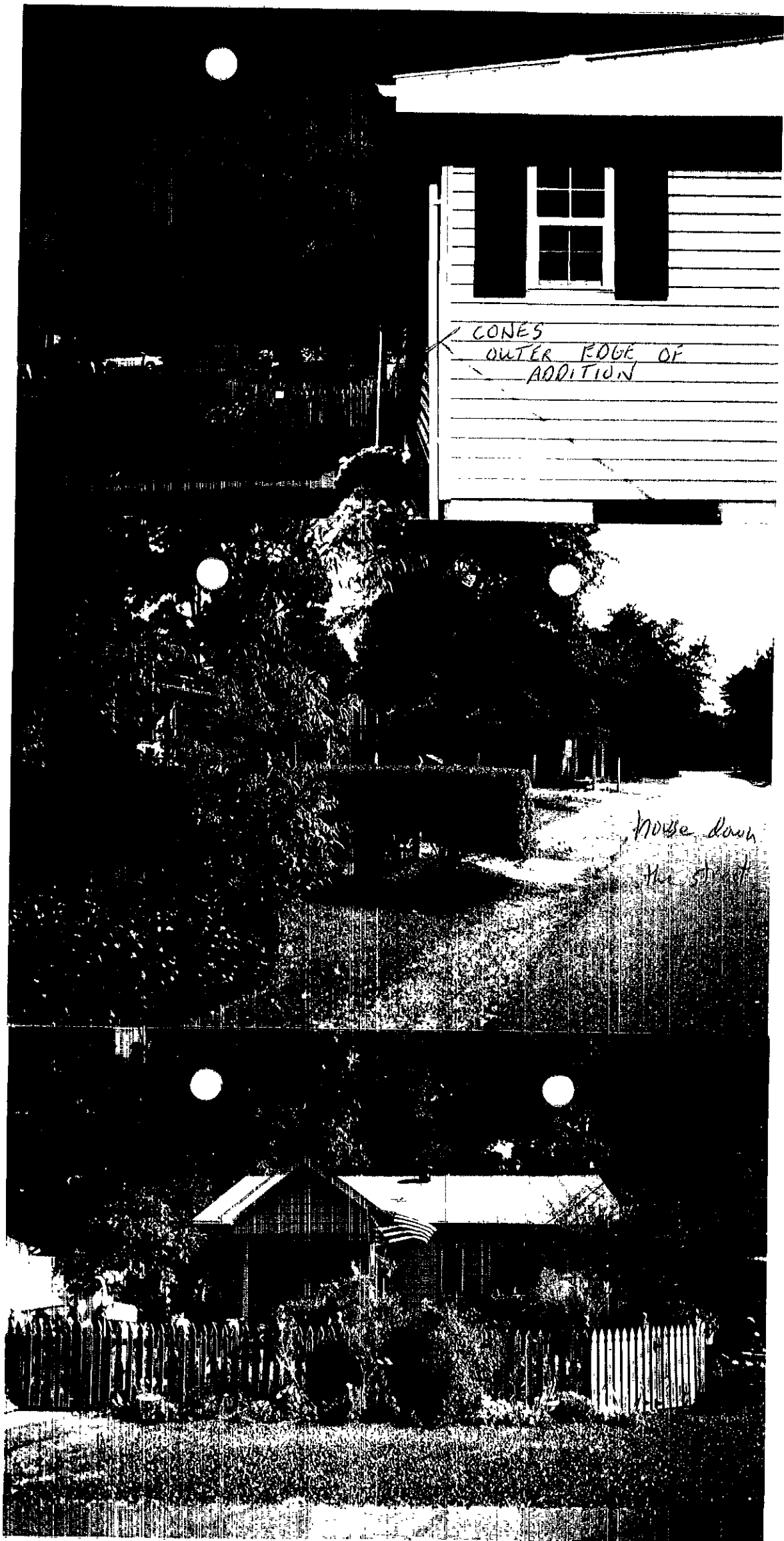
THE BALTIMORE COUNTY COUNCIL

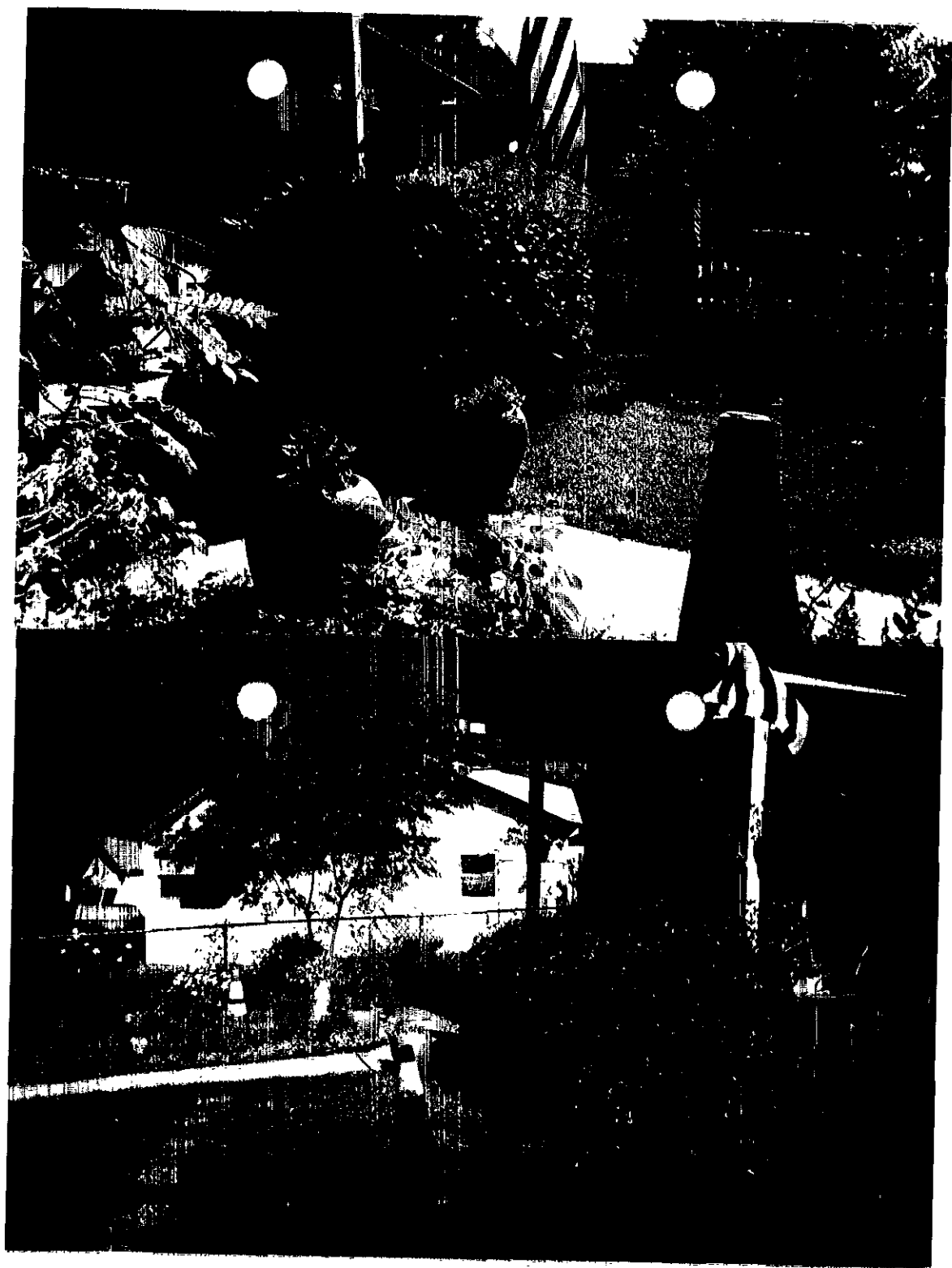
OCTOBER 10, 2000

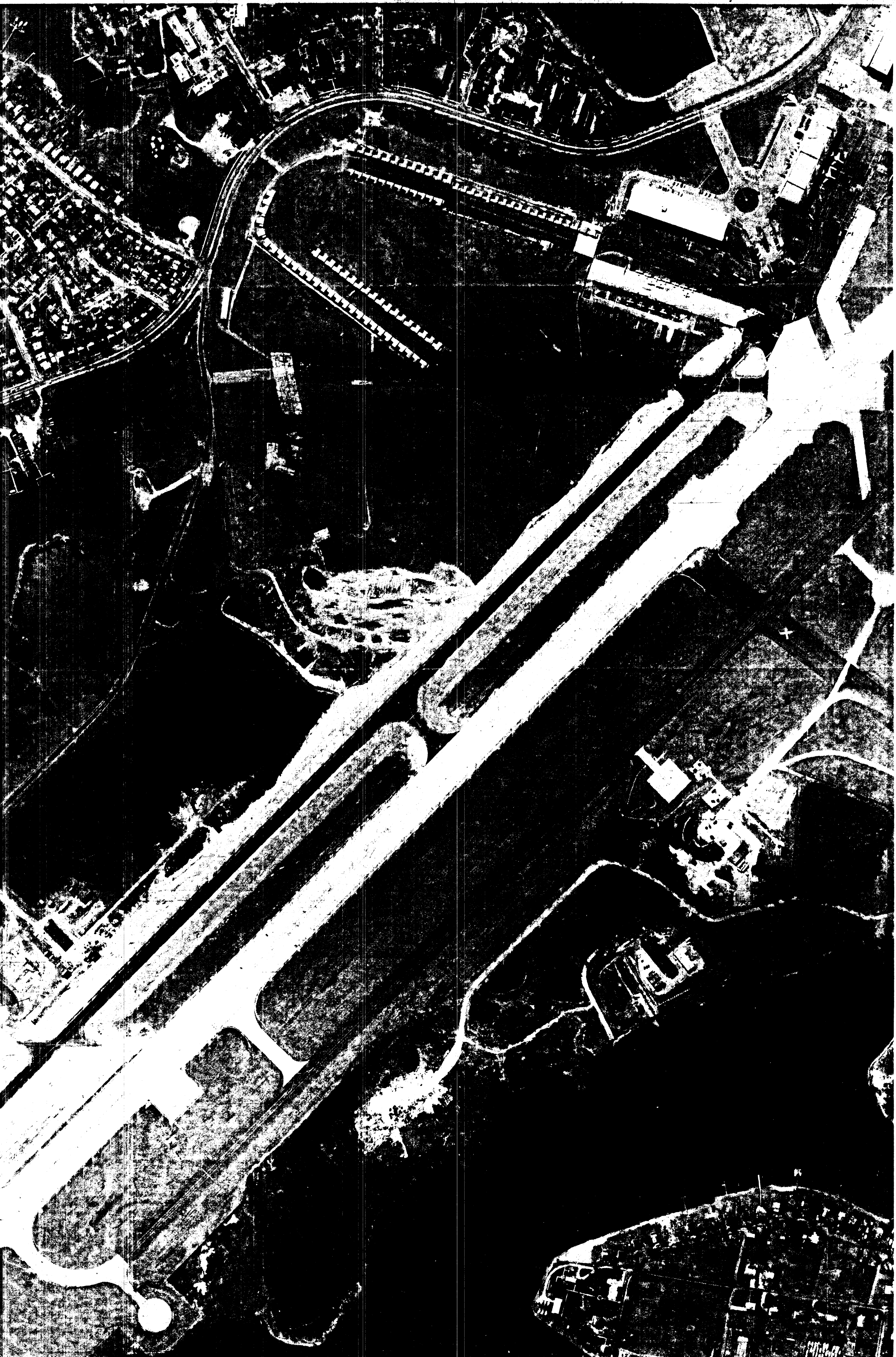
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

Joseph J. Battaglia
Chairman, County Council









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

#145

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY JANUARY 1986	GLENN L. MARTIN CO. AIRPORT	N. E. 3-J

PLANIMETRICS PLOT

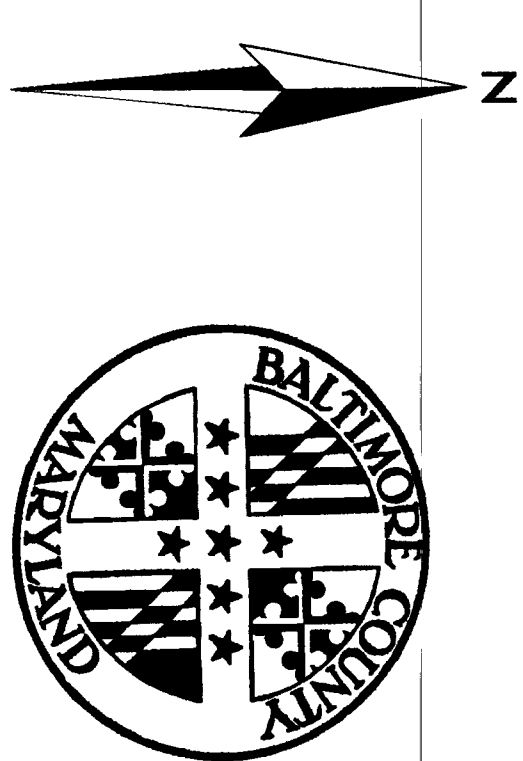
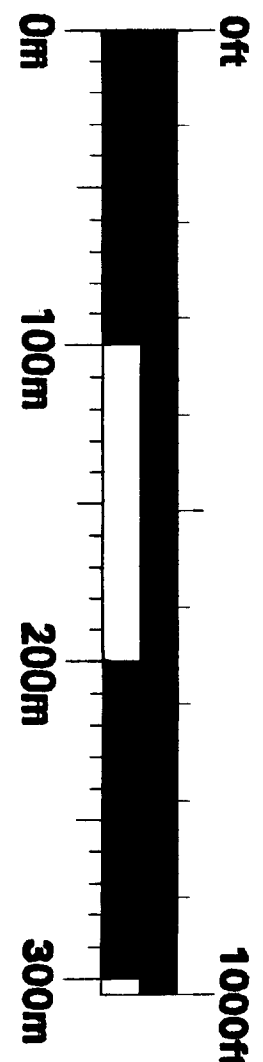


#145

Legend

- | | |
|--|---|
| Mapsheet Index | Ramp Centerlines |
| Residential Buildings | Recreational Areas, Golf Courses |
| Commercial Buildings | Commercial Pools |
| Institutional Buildings | Bike/Hike Areas |
| Garages and Other Structures | Athletic Fields, Tennis Courts, Playgrounds |
| Buildings Under Construction | Natural Hydrography |
| Toll Booths and Rail Stations | Reservoirs |
| Water Towers and Storage Tanks | SW Retention Ponds |
| Cuts | Bay Area |
| Paved Roads | Boat Ramps, Piers, Dams, and Bulkheads |
| Unpaved Roads | Drainage Connector |
| Paved Alleys | Culverts |
| Unnamed Roads | Headwall/Floodwall |
| Hidden Roads, Roads Under Construction | Hidden Hydrography |
| Road Intersections | Index Contour |
| Paved Parking Lots, Driveways, Runways, Taxiways | Intermediate Contour |
| Bridges and Overpasses | Index Depression Contour |
| Tunnel Portal | Intermediate Depression Contour |
| Rail Line | Obscured Index Contour |
| Hidden Rail Line | Obscured Intermediate Contour |
| Abandoned Rail | Obscured Index Depression Contour |
| Metro Rail | Obscured Intermediate Depression Contour |
| Light Rail | Hidden Contour |
| Transmission Line | Neatline |
| Pipeline | Radio Towers |
| Junkyards, Landfills, Quarries, Gravel and Sand Pits | Transmission Towers |
| Areas Under Construction, Power Stations | Microwave Transmitters |
| Race Tracks, Cemeteries | Spot Elevations |
| Wooded Areas, Orchards/Nurseries | Water Elevations |
| Tree Rows | Bridge Elevations |
| Wetlands/Swamps | Rooftop Elevations |
| State Plane Grid Lines | |
| Street Centerlines | |
| Alley Centerlines | |

1:2400



Baltimore County - OIT GIS Services Unit

Layers:

INDEX, BLDG, ROADS, CLINE, TRANS
CULT, VEG, REC, HYDROL, HYDROP
COMM, SPOT, TOPO

Coordinate System:

Maryland State Plane: NAD83/91 Horiz. Datum
Elevations in Feet: NAVD88 Vertical Datum
Date of Data Capture: March 1995

Tile ID: 091a3

