

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S Mt. Carmel Road, 540'		
Off of Miller Lane	*	DEPUTY ZONING COMMISSIONER
7th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(14632 Hanover Pike)		
	*	CASE NO. 02-270-A
Betty J. & W. Blaine McVicker		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Betty J. and W. Blaine McVicker, the legal owners of the subject property. The variance request is for property located at 1215 Mt. Carmel Road in the Parkton area of Baltimore County. The Petitioners herein seek a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 26 ft. in lieu of the required 35 ft. and a rear yard setback (existing) of 13 ft. (to Parcel #4) in lieu of 35 ft. for an attached garage. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

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

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

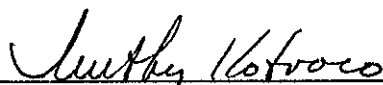
2/5/02
R. J. [Signature]

that comply with the requirements of Section 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.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of February, 2002, that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 26 ft. in lieu of the required 35 ft. and a rear yard setback (existing) of 13 ft. (to Parcel #4) in lieu of 35 ft. for an attached garage, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

DATE: 2/5/02
BY: [Signature]
FILED: [Signature]



Baltimore County
Zoning Commissioner

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

February 5, 2002

Mr. & Mrs. W. Blaine McVicker
1215 Mt. Carmel Road
Parkton, Maryland 21120

Re: Petition for Administrative Variance
Case No. 02-270-A
Property: 1215 Mt. Carmel Road

Dear Mr. & Mrs. McVicker:

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

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

Very truly yours,

A handwritten signature in cursive script, reading "Timothy 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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1215 Mc Carmel Rd, Parkton Md
which is presently zoned RC-20

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) 1 A01.3 B 3, TO PERMIT A SIDE YARD

SETBACK OF 26 FT. IN LIEU OF 35 FT. & A REAR YARD SETBACK (EXISTING)
OF 13 FT. (TO PARCEL #4) IN LIEU OF 35 FT. FOR AN ATTACHED GARAGE

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 _____

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

Legal Owner(s):

W. BLAINE McVicker
Name - Type or Print _____

W. Blaine McVicker
Signature _____

BETTY J McVicker
Name - Type or Print _____

Betty J McVicker
Signature _____

1215 Mc Carmel Rd 410
Address _____ Telephone No. _____

Parkton Md 21120
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

CASE NO. 02-270-A

REV 10/25/01

Reviewed By SOJ Date 12-19-01

Estimated Posting Date 12-30-01

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 1215 MT. CARMEL Rd.
Address
PARKTON MARYLAND 21120
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):

WE WOULD DESIRE TO PLACE AN ENCLOSED GARAGE ON A ALREADY EXISTING CONCRETE CARPORT. THIS INCLUDES PROPER FOOTINGS, 12" BLOCK RETAINING WALL FILLED WITH 3,000 PSI CONCRETE AND #5 REBAR. THE CARPORT IS 3,000 PSI CONCRETE 5" THICK WITH WIRE MESH AND VAPOR BARRIER. THIS WAS PLACED APPROX. 5 YEARS AGO ON THE APPROVAL BY BALTIMORE CO. PERMITS OFFICE. THIS ADDITION WILL BE USED FOR SEVERAL AUTOMOBILES, LAWN EQUIPMENT, TOOLS, AND OTHER VARIOUS APPLICATIONS. THIS TWO CAR GARAGE WILL MAKE THE PROPERTY MORE ATTRACTIVE TO THE COMMUNITY AND WELL AS KEEPING OUR POSSESSIONS SAFER AND SECURE. FROM THE PICTURES ONE CAN SEE THE HOUSE LOOKS 'UNFINISHED'. THIS PROJECT WILL BE AN IMPROVEMENT TO OUR HOME AS WELL AS BEING MORE ATTRACTIVE TO THE SURROUNDING COMMUNITY. THE IRREGULAR SHAPE OF LOT AND NUMBER OF PARCELS RELATIVE TO THE EXISTING HOUSE CREATES THE NEED FOR VARIANCES.

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.

W. Blaine McVicker
Signature
W. BLAINE McVICKER
Name - Type or Print

Betty J. McVicker
Signature
BETTY J. McVICKER
Name - Type or Print

Anne Arundel
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of DECEMBER, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

W. Blaine and Betty McVicker
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Carolyn M. [Signature]
Notary Public
My Commission Expires 8/1/2004

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

1215 MT CARMEL Rd.
Address
PARKTON City MARVLAND State 21120 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):

WE WOULD DESIRE TO PLACE AN ENCLOSED GARAGE ON A ALREADY EXISTING CONCRETE CARPORT . THIS INCLUDES PROPER FOOTINGS , 12" BLOCK RETAINING WALL FILLED WITH 3,000 PSI CONCRETE AND #5 REBAR. THE CARPORT IS 3,000 PSI CONCRETE 5" THICK WITH WIRE MESH AND VAPOR BARRIER. THIS WAS PLACED APPROX. 5 YEARS AGO ON THE APPROVAL BY BALTIMORE CO. PERMITS OFFICE. THIS ADDITION WILL BE USED FOR SEVERAL AUTOMOBILES, LAWN EQUIPMENT, TOOLS, AND OTHER VARIOUS APPLICATIONS. THIS TWO CAR GARAGE WILL MAKE THE PROPERTY MORE ATTRACTIVE TO THE COMMUNITY AND WELL AS KEEP OUR POSSESSIONS SAFER AND SECURE FROM THE PICTURES ONE CAN SEE THE HOUSE LOOKS 'UNFINISHED'. THIS PROJECT WILL BE AN IMPROVEMENT TO OUR HOME AS WELL AS BEING MORE ATTRACTIVE TO THE SURROUNDING COMMUNITY. THE IRREGULAR SHAPE OF THE LOT, AND NUMBER OF PARCELS RELATIVE TO THE EXISTING HOUSE CREATES THE NEED FOR VARIANCES.

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.

W. Blaine McVicker
Signature
W. BLAINE McVicker
Name - Type or Print

Betty J. McVicker
Signature
BETTY J. McVICKER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of DECEMBER, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

W. Blaine and Betty McVicker
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public
My Commission Expires 8/1/2004



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1215 Mt Carmel Rd Parkton Md
which is presently zoned RC-2

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) 1 A01.3B3. To Permit A Side

EXISTING REAR YD SETBACK OF 26 FT & 3 FT RESPECTIVELY IN
LIEU OF 35 FT. FOR AN ATTACHED GARAGE

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):

W. BLAINE McVicker
Name - Type or Print _____

W. Blaine McVicker
Signature _____

BETTY J McVicker
Name - Type or Print _____

Betty J McVicker
Signature _____

1215 Mt Carmel Rd 410
Address _____ Telephone No. _____

Parkton Md 21120
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. 02-270-A

Reviewed By 8007 Date 12-19-01

Estimated Posting Date 12-30-01

ZONING DESCRIPTION:

Zoning Description for 1215 Mount Carmel Road, Parkton Maryland, 21120.mm

Beginning at a point on the south side of Mount Carmel Road which is 30' wide at the right of way (75' 9 from the front of the house). The nearest intersection (Miller Lane) is 540' east of said property and is 20' in width.

The property at 1215 Mount Carmel Road contains 0.561 acres or 24,437 square feet. It is located in the 7th Election District, 3rd Councilmanic District.

As recorded in the Deed the Liber is 8902 and the Folio is 638.

The Parcel Discriptions are as follows:

PARCEL ONE			PARCEL THREE		
1	S 35° 25' 56" W	130.66'	1	S 75° 04' 47" E	103.65'
2	S 80° 19' 33" W	54.94'	2	N 12° 57' 33" E	46.74'
3	N 12° 57' 33" E	132.74'	3	S 80° 19' 33" W	112.23'
4	S 82° 13' 48" E	101.07'	0.056 AC. ±		
0.212 AC. ±					
PARCEL TWO			PARCEL FOUR		
1	S 23° 32' 18" E	94.60'	1	S 80° 19' 33" W	54.94'
2	N 73° 35' 53" E	23.93'	2	S 12° 57' 33" W	51.25'
3	N 13° 16' 03" E	76.83'	3	S 75° 04' 47" E	107.04'
4	N 12° 39' 26" W	39.85'	4	N 23° 32' 18" W	94.60'
5	S 35° 25' 56" W	101.22'	0.121 AC. ±		
0.172 AC. ±					

02-270-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

02-264-A
No. 08803

DATE 12-19-01 ACCOUNT RC01 CCLG 6120

AMOUNT \$ 50.00

RECEIVED FROM: W. BLAINE McVicker

FOR: Res. UPA \$ 50.00

02-270-A TOTAL \$ 50.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

SDA

PAID RECEIPT
PAYMENT ACTUAL TIME
12/19/2001 15:31:45
REF: 0804 CASHIER DIAL DND DRINKER 2
>> RECEIPT # 16932
DEPT 5 528 ZIMING VERIFICATION
CRNO. 000005
Receipt Tot. 50.00
50.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN.

02-270-A

RE Case No.:

Petitioner/Developer: McVICKER, ET AL

Date of Hearing/Closing

1/14/02

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

Attention: Ms. Gwendolyn Stephens # **GEORGE ZAHNER**

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 # 1215 Mt. Carmel Rd

The sign(s) were posted on

12	28	0
----	----	---

(Month, Day, Year)

Sincerely,

Sincerely,

 (Signature of Sign Poster and Date)

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

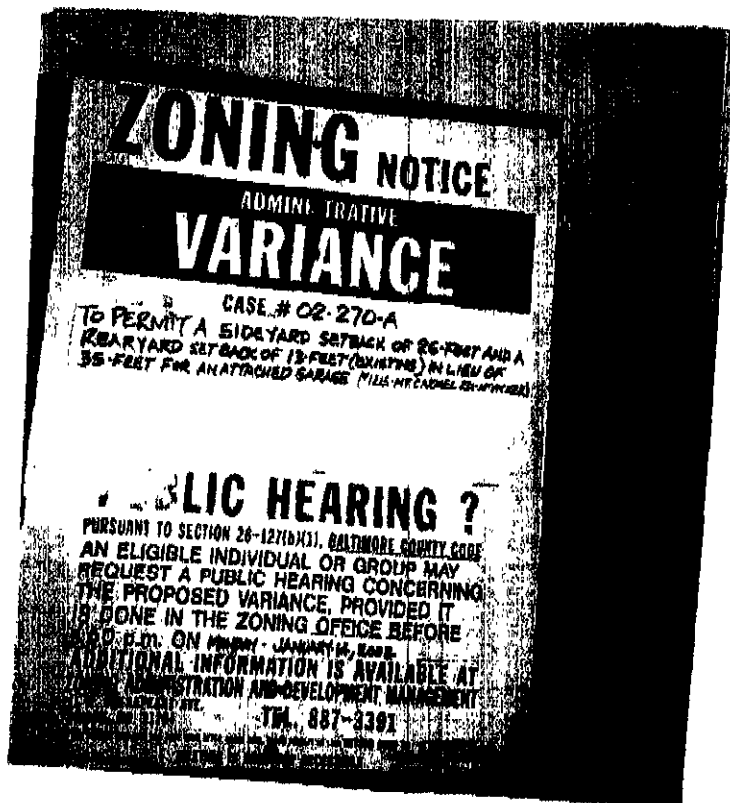
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



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: 02-270-A

Petitioner: W BLAINE MCVICKER

Address or Location: 1215 MOUNT CARMEL Rd. PARKTON, MD, 21120

PLEASE FORWARD ADVERTISING BILL TO:

Name: W BLAINE MCVICKER

Address: 1215 MT. CARMEL Rd
PARKTON, MARYLAND 21120

Telephone Number: 1-410-343-2644 HOME
1-410-232-0280 PAGER WIFE.

02-270-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 270 -A Address 1215 Mt. Carmel Rd. Parkton, MD
Contact Person: Scott R Alexander Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 12-19-01 Posting Date: 12-30-01 Closing Date: 01-14-02

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- 270 -A Address 1215 Mt. Carmel Rd. Parkton, MD
Petitioner's Name W. BLAIRE Mc LICKEL Telephone 410-343-2644
Posting Date: 12-30-01 Closing Date: 01-14-02
Wording for Sign: To Permit A SIDE YARD SETBACK OF 26 FT. & REAR YARD
SETBACK OF 13 FT. (EXISTING) IN LIEU OF 35 FT. FOR AN
ATTACHED GARAGE.



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

January 28, 2002

Betty & W. Blaine McVicker
1215 Mt. Carmel Road
Parkton MD 21120

Dear Mr. & Mrs. McVicker:

RE: Case Number: 02-270-A, 1215 Mt. Carmel Road

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

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

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

WCR: gdz

Enclosures

C: People's Counsel

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 28, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
for February 4, 2002
Item Nos. 263, 264, 265, 267, 268, 269,
(270) 271, 272, 273, 274, 275, 276, 278,
279, 280, 281, 282, 283, 284, 285, 286,
287, 288, 290 and 292

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

RWB:HJO:cab

cc. File



Baltimore County
Fire Department

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

January 31, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

FEB 1 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 28, 2002

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:

263, 267, 268, (270), 271, 273, 274, 275, 276, 278, 279, 280, 282,
283, 284, 287, 289, 290,

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

DATE: March 1, 2002

Zoning Advisory Committee Meeting of January 28, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

263 - 265, 268, 271, 272, 275 - 277, 279 - 281, 283, 284, 286, 287, 290 - 292

Agricultural Preservation is still reviewing Zoning Items: (270), 273, 278, and 288.

AV
11/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 5, 2002

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

FEB - 5 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-264,02-270 & 02-278, & 02-287

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

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1-29-02

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

RE: Baltimore County
Item No. 270

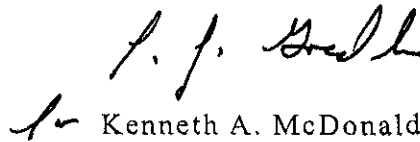
JRA

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,

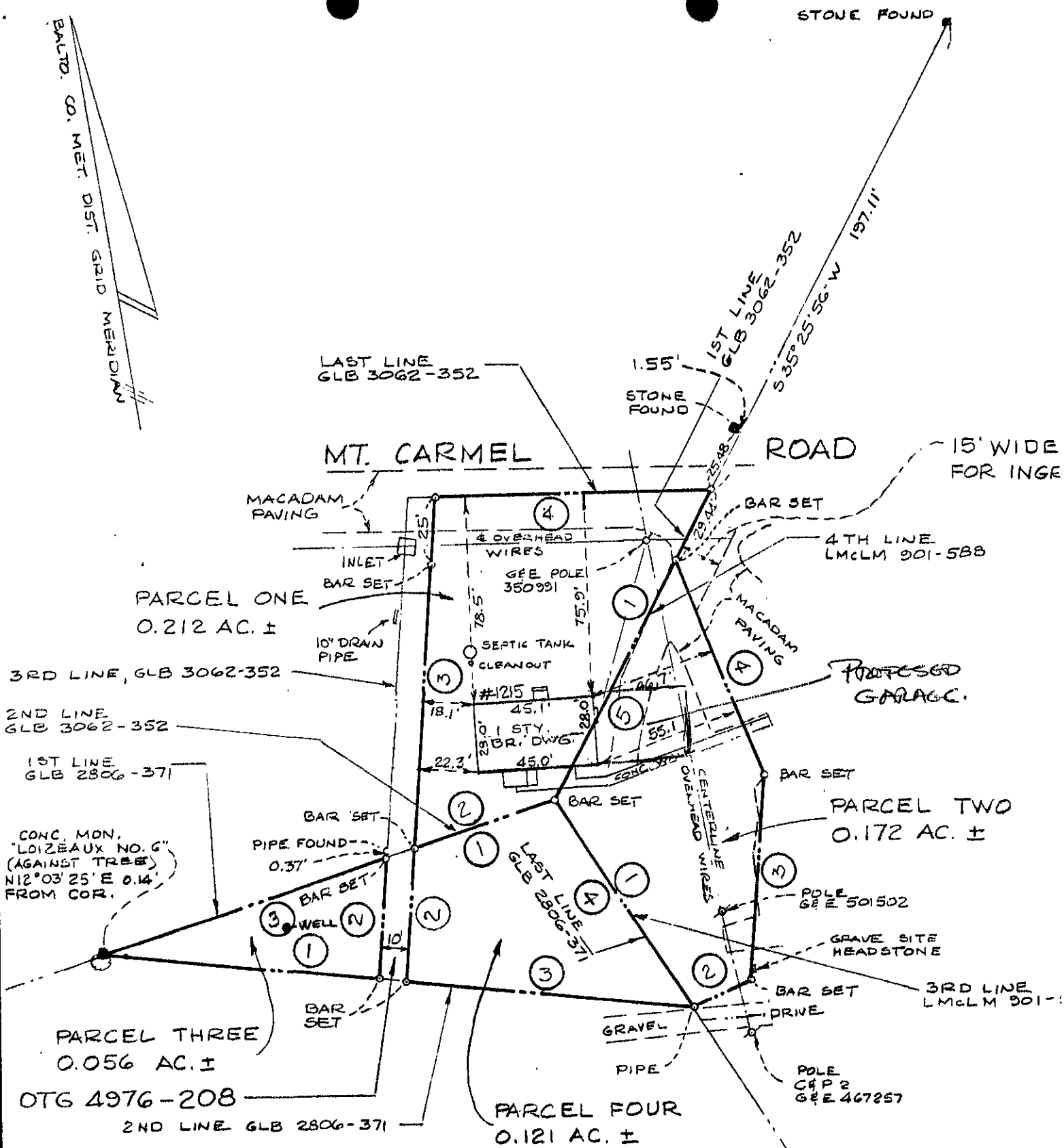

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

303

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



Ret. Ex. #1

02-270-A

ASEMENT
C AND EGRESS

PARCEL ONE

1	S 35° 25' 56" W	130.66'
2	S 80° 19' 33" W	54.94'
3	N 12° 57' 33" E	132.74'
4	S 82° 13' 48" E	101.07'

0.212 AC. ±

PARCEL THREE

1	S 75° 04' 47" E	103.65'
2	N 12° 57' 33" E	46.74'
3	S 80° 19' 33" W	112.23'

0.056 AC. ±

PARCEL TWO

1	S 23° 32' 18" E	94.60'
2	N 73° 35' 53" E	23.93'
3	N 13° 16' 03" E	76.83'
4	N 12° 39' 26" W	89.85'
5	S 35° 25' 56" W	101.22'

0.172 AC. ±

PARCEL FOUR

1	S 80° 19' 33" W	54.94'
2	S 12° 57' 33" W	51.25'
3	S 75° 04' 47" E	107.04'
4	N 23° 32' 18" W	94.60'

0.121 AC. ±

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A TRUE AND CORRECT SURVEY OF THE LOT OR LOTS OF LAND AS IDENTIFIED HEREON AND THAT THE IMPROVEMENTS AS REPRESENTED ON SAID LOT OR LOTS OF LAND ARE LOCATED AS SHOWN. HOUSE LOCATION MEASUREMENTS CANNOT BE USED TO ESTABLISH PROPERTY LINES OR CORNERS.

Richard Rader

REG. PROF. LAND SURVEYOR NO. 10106

LEO W. RADER
REG. LAND SURVEYOR
38 BELFAST ROAD
TIMONIUM, MARYLAND 21093
(301) 252-2920



SURVEY FOR WILLARD BLAINE McVICKER

SCALE: 1" = 50'

APPROVED BY:

DRAWN BY

R.A.R.

DATE: JULY 27, 1991

REVISED

7TH ELECT. DIST, BALTO. CO., MD

DRAWING NUMBER

2671 PF 137

02-270-A-
CK'D

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

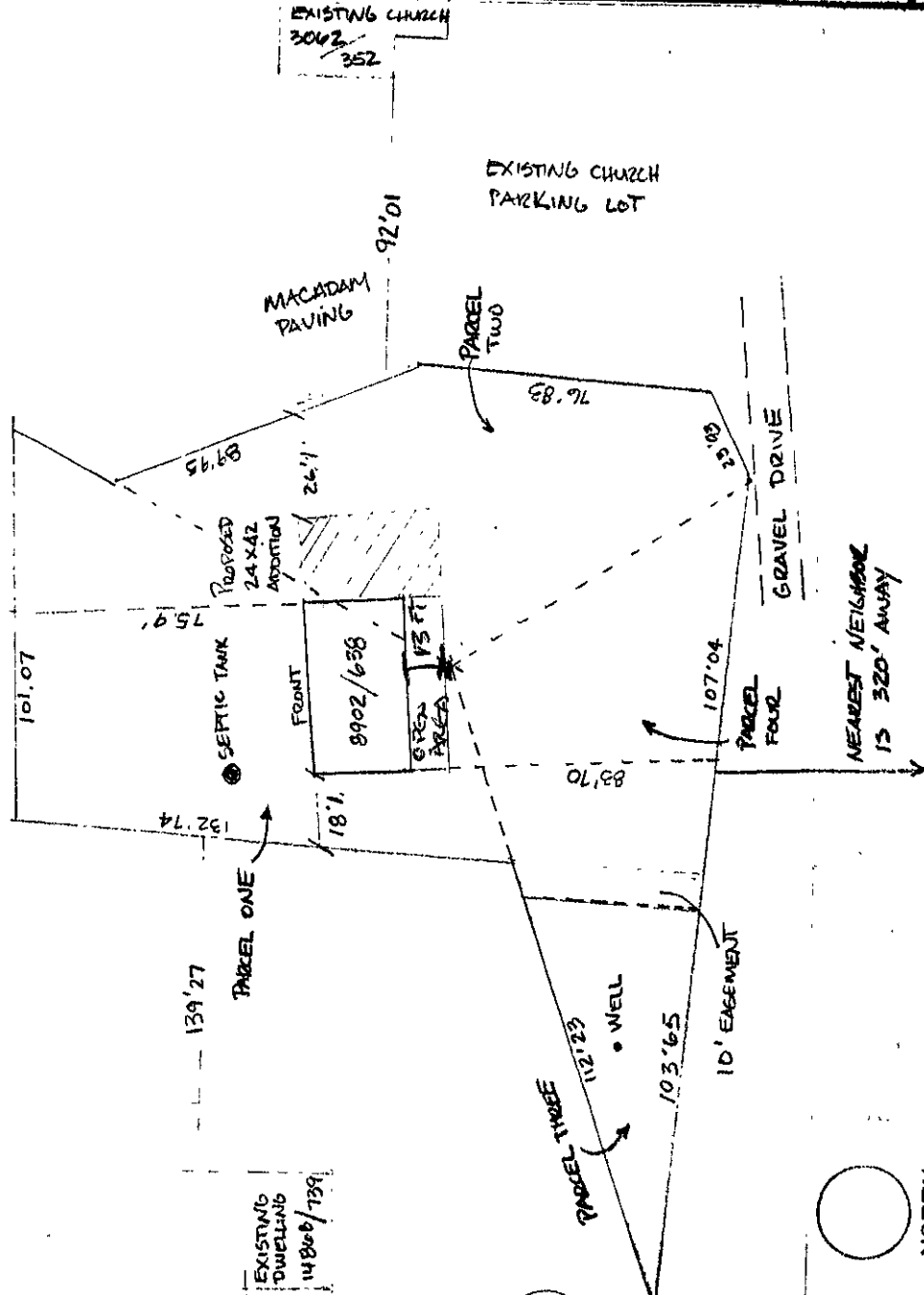
PROPERTY ADDRESS 1215 MAUNT CARMEL RD PARKTON MD 21120 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME 0

PLAT BOOK # W. Blaine + Betty J. McVicker LOT # 1 SECTION # 1

OWNER W. Blaine + Betty J. McVicker

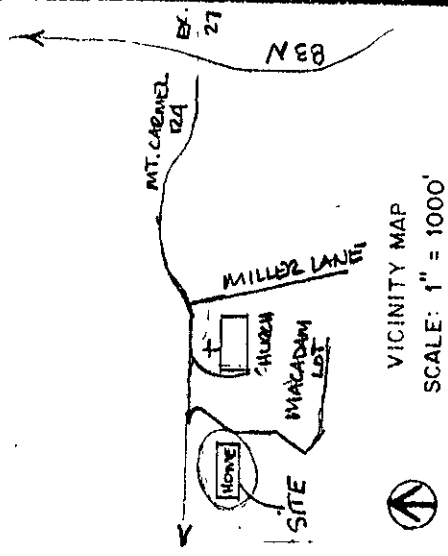
MT. CARMEL RD.



EXISTING CHURCH
3002
352

EXISTING CHURCH
PARKING LOT

NEAREST NEIGHBOR
IS 320' AWAY



LOCATION INFORMATION

ELECTION DISTRICT 7

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # NW 27D

ZONING RC2

LOT SIZE 0.561 ± ACRES 24,437 SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE ☒

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY / BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING 75-1A

ZONING OFFICE USE ONLY
REVIEWED BY SDA ITEM # 102-2007 CASE # 102-2007

PREPARED BY W. Blaine McVicker SCALE OF DRAWING: 1" = 50'

R. C. 2

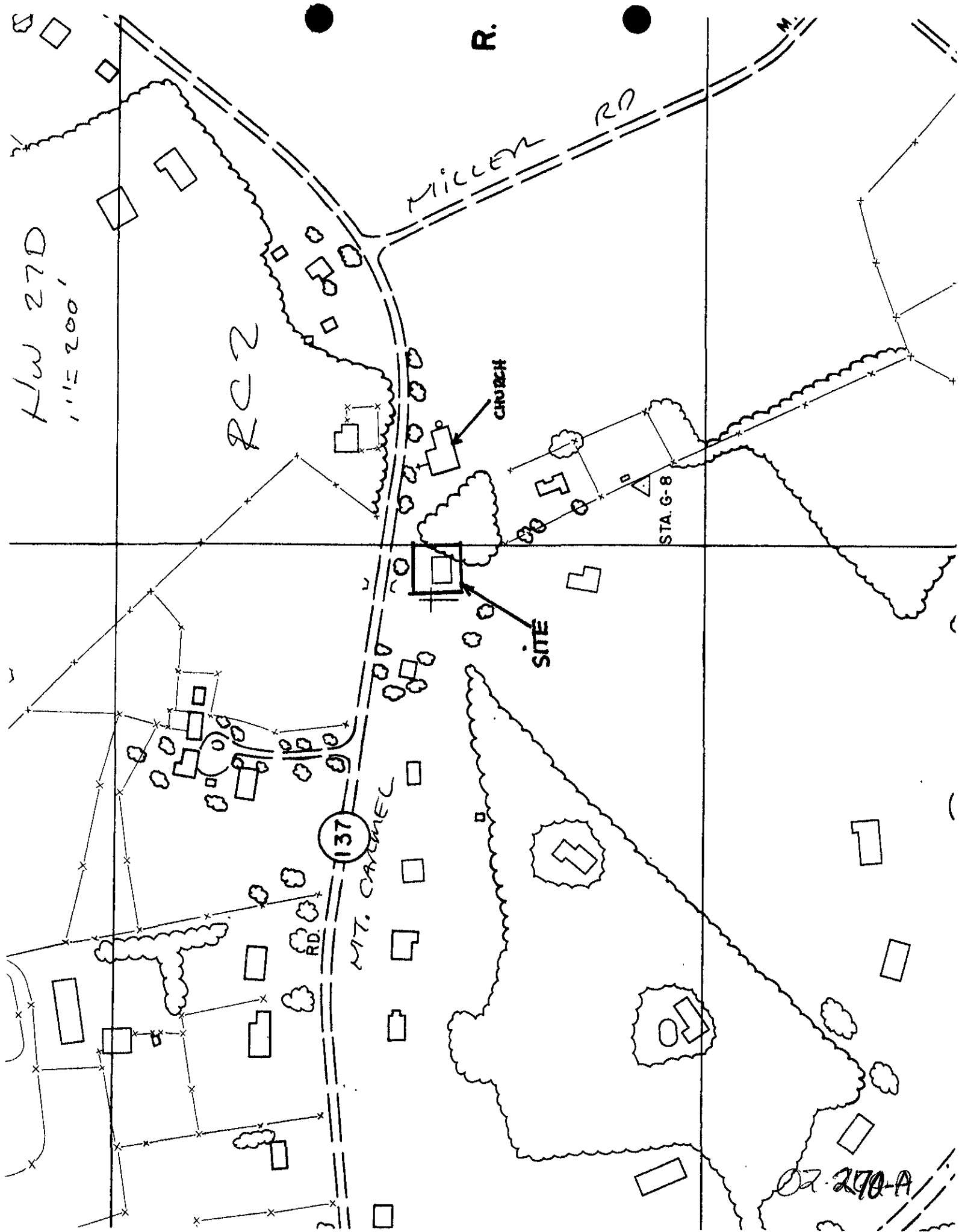
137

RD.

STA. G-8

1215 MT CARMEL RD
NW 27 D
7TH DIST

RD.



R.

MILLER RD

H/W 27D
1"=200'

RC2

CHURCH

STA. G-8

SITE

137

MT. CARMEL RD

02-270-A



