

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/S Overhill Road, 150' +/-		
N of Frederick Road	*	DEPUTY ZONING COMMISSIONER
1st Election District		
1st Councilmanic District	*	OF BALTIMORE COUNTY
(5 Overhill Road)		
	*	CASE NO. 02-432-A
Julie K. & Thomas M. Zielinski		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Julie K. and Thomas M. Zielinski, the legal owners of the subject property. The variance request is for property located at 5 Overhill Road in the Catonsville area of Baltimore County. The Petitioners herein seek a variance from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (detached garage) with a height of 17 ft. in lieu of the maximum allowed 15 ft. 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 that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

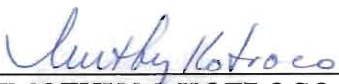
ORDER RECEIVED FOR FILING
 Date 4/30/02
 By [Signature]

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 30th day of April, 2002, that a variance from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (detached garage) with a height of 17 ft. in lieu of the maximum allowed 15 ft, 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

ORDER RECEIVED FOR FILING
Date 4/30/02
By [Signature]



Baltimore County
Zoning Commissioner

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

April 30, 2002

Mr. & Mrs. Thomas M. Zielinski
5 Overhill Road
Catonsville, Maryland 21228

Re: Petition for Administrative Variance
Case No. 02-432-A
Property: 5 Overhill Road

Dear Mr. & Mrs. Zielinski:

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 that reads "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

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 5 OVERHILL Rd
Address
Catonsville MD 21228
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):

- (i) Raising HT. LIMIT 2 feet will allow me to tie in design of new garage to the stone cottage house. Garage is downhill and to the rear of house, with unbuildable lots surrounding. Extra ht. will not interfere with sightlines of ANY neighbors, or our own 1st floor view. Limiting roof pitch of garage less than 12/12 pitch of house will interfere with the design relationship to the house's 12/12 pitch roof line.
- (ii) IN matching Garage design in lines and colors with the main house, I would be in line with other neighbors who have done the same with their garages, in some cases ALSO going over the 15 ft. ht. limit, but ALSO tastefully adding to their property appearance by matching garage design with house.
- (iii) Granting only a 2 foot height limit extension would not interfere in any aspect of neighborhood design, safety, or welfare. Rather, it would continue to add to the consistent improvement and upkeep of appearance and decor in our neighborhood. While slightly unusual, our garage design is similar to other neighbor's design relationship to their house (see photos), i.e. it reflects angles, lines, and colors of main house.

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

X Thomas M Zielinski
Signature
THOMAS M Zielinski
Name - Type or Print

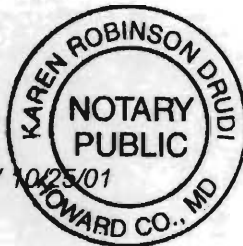
X Julie K Zielinski
Signature
Julie K Zielinski
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of March, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Tom & Julie Zielinski
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



KAREN ROBINSON DRUDI
Notary Public, State of Maryland
County of Howard
My Commission Expires November 15, 2005

Karen Robinson Drudi
Notary Public
My Commission Expires 11/15/05



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5 OVERHILL Rd
which is presently zoned DR-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) 400.2. To allow an accessory structure (detached garage) with a height of 17 ft, in lieu of the maximum 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 _____

Legal Owner(s):

Thomas M Zielinski
Name - Type or Print _____
 Thomas M Zielinski
Signature _____
Julie K Zielinski
Name - Type or Print _____
 Julie K Zielinski
Signature _____
5 Overhill Rd 410 499 4453 w
Address _____ Telephone No. _____
Catonsville MD 21228
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
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. 02-432-A

Reviewed By [Signature] Date 4-4-02

REV 10/25/01

Estimated Posting Date 4-15-02



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5 OVERHILL RD
which is presently zoned DR-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)

structure (detached garage) with a height of 17 ft in lieu of the maximum allowed 15 ft² ^{400.2 To allow an accessory}

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):

THOMAS M Zielinski
Name - Type or Print _____
X Signature *Thomas M Zielinski*
Name - Type or Print _____
X Signature *Julie K Zielinski*
Address _____ Telephone No. _____
5 Overhill Rd 410 499 4453 w
410 719 2203 H
Catonsville MD 21228
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.

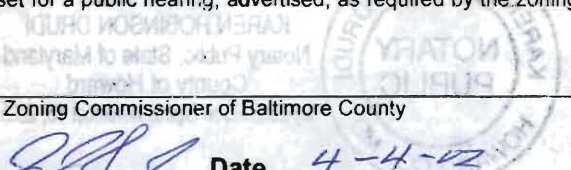
Zoning Commissioner of Baltimore County

CASE NO. 02-432-A

Reviewed By [Signature] Date 4-4-02

REV 10/25/01

Estimated Posting Date 4-15-02



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 5 OVERHILL Rd
Address
Catonsville MD 21228
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):

- (i) Raising HT. LIMIT 2 feet will allow me to tie in design of new garage to the stone cottage house. Garage is downhill and to the rear of house, with unbuildable lots surrounding, extra ht. will not interfere with sightlines of ANY neighbors, or our own 1st floor view. Limiting roof pitch of garage less than 12/12 pitch of house will interfere with the design relationship to the house's 12/12 pitch roof line.
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- (iii) Granting only a 2 foot height limit extension would not interfere in any aspect of neighborhood design, safety, or welfare. Rather, it would continue to add to the consistent improvement and upkeep of appearance and decor in our neighborhood. While slightly unusual, our garage design is similar to other neighbor's design relationship to their house (see photos), i.e. IT reflects angles, lines, and colors of main house.

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

X Thomas M Zielinski
Signature
THOMAS M Zielinski
Name - Type or Print

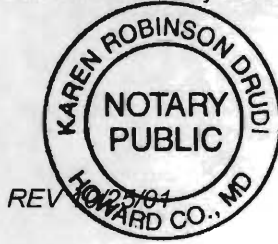
X Julie K Zielinski
Signature
JULIE K Zielinski
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of March, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Tom & Julie Zielinski
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



KAREN ROBINSON DRUDI
Notary Public, State of Maryland
County of Howard
My Commission Expires November 15, 2005

[Signature]
Notary Public
My Commission Expires 11/15/05

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 432 -A Address 5 Overhill Rd.

Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4-04-02 Posting Date: 4-15-02 Closing Date: 4-30-02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 432 -A Address 5 Overhill Rd.

Petitioner's Name Zielinski Telephone _____

Posting Date: 4-15-02 Closing Date: 4-30-02

Wording for Sign: To Permit an accessory structure (detached garage) with a height of 17 ft. in lieu of the maximum allowed 15 ft.

WCR - Revised 6/28/00

ZONING DESCRIPTION FOR 5 OVERHILL ROAD

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Beginning for the same on the east side of Overhill Road at a point one hundred and ~~seventy-four~~⁵⁰ feet northerly from the northeast corner of Overhill Road and Fredrick Road thence running on the easterly side of Overhill Road North three degrees seven minutes east sixty feet thence south eighty-six degrees fifty-three minutes east one hundred and eighteen feet thence south three degrees seven minutes west sixty feet thence north eighty-six degrees fifty-three minutes west one hundred and eighteen feet to the place of beginning.

PARCEL 2:

Beginning for the same on the east side of Overhill Road at a point 150 feet northerly from the northeast corner of Overhill Road at a point 150 feet northerly from the northeast corner of Overhill Road and Fredrick Road thence running on the easterly side of Overhill Road 3 degrees 7 minutes East 24 feet thence south 86 degrees 53 minutes east 118 feet thence south 3 degrees 7 minutes west 24 feet thence north 86 degrees 53 minutes west 118 feet to the place of beginning. The improvements thereon being known as No. 5 Overhill Road.

ELECTION DIST. 1
COUNCILMANIC DIST. 1
MAP # 200' SW G-3
ZONING DR-2

file number 5186

AS RECORDED IN DEED LIBER 13589 FOLIO 746

432

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 11181

02-432-A

DATE 4-04-02 ACCOUNT R-001-06-6150

AMOUNT \$ 50.00

RECEIVED FROM: Mr. Zielinski

FOR: Residential Variance filing fee
5 Overhill Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

DATE RECEIPT
PAID RECEIPT

BUSINESS	ACTUAL	TIME
4/05/2002	4/04/2002	12:20:15

REI W505 WALKIN KACH KXH DRAWER 4

>> RECEIPT # 238605 4/04/2002 OFLH

Def 5 528 ZONING VERIFICATION

CR NO. 011181

Receipt Tot \$50.00

50.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. 02-432-A
Petitioner/Developer:
Zielinski
Closing Date: **04/30/02**

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

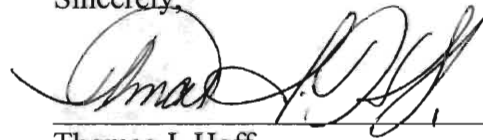
Attention: Mr. George Zahner

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 **5 Overhill Rd.**

The sign(s) were posted on **04/15/02.**

Sincerely,



Thomas J. Hoff
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668



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/neighbor 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: 02-432-A
Petitioner: Thomas Zielinski
Address or Location: 5 Overhill Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same
Address: Balto., md, 21228
Telephone Number: 410 - 499-4453 (BUS)
" 719-2203 (H)

Revised 2/20/98 - SCJ



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

April 29, 2002

Mr. & Mrs. Thomas M Zielinski
5 Overhill Road
Catonsville MD 21228

Dear Mr. & Mrs. Zielinski:

RE: Case Number: 02-432-A, 5 Overhill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 4, 2002.

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.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel

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





Baltimore County
Fire Department

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

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

April 18, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 8, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

426-435, 437-439

432

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE }

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 21, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
for *April 22, 2002*
Item No. 432

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

The Department of Public Works standard Plate D-19 requires a minimum 20-foot building setback from the county's drainage and utility easement.

A waiver of Public Works standards is required for constructing the proposed garage as shown on the plan.

RWB:CEN:cab

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DATE: May 30, 2002

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS/TGT*

DATE: May 30, 2002

SUBJECT: Zoning Item 432
Address South Overhill Rd (Zielinski Property)

Zoning Advisory Committee Meeting of 4/22/02

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).

Additional Comments:

See the attached comments.

Reviewer: John Russo

Date: 5/7/02

DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
ENVIRONMENTAL IMPACT REVIEW

TO: () Stormwater Engineering

DATE: 5/16/02

() PDM Attn: _____

() _____

PROJECT NAME: ZIELINSKI PROPERTY (5 OVERHILL RD)

TYPE OF PLAN: ZONING PETITION

PLAN/REVISION DATE: SUBMITTED 5/13/02

The above-referenced plan has been reviewed by Environmental Impact Review, and the following recommendations are made:

() APPROVED () DISAPPROVED (X) COMMENTS

THE PROPOSED PLAN MUST COMPLY WITH BALT. CO. REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLAINS. FUTURE PLANS MUST SHOW & LABEL THE EXISTING STREAM LOCATED IN THE COUNTY DRAINAGE & UTILITY EASEMENT LOCATED ALONG THE EAST & SOUTH PROPERTY LINE OF THE ZIELINSKI PROPERTY.

IN ADDITION, ALL PLANS MUST ALSO SHOW & LABEL A 25' BUFFER AREA OFF THE EDGE OF STREAM. BASED ON OUR SITE VISIT THE BUFFER AREA EXTENDS ONSITE AND THE PROPOSED GARAGE MUST BE MOVED APPROXIMATELY A MINIMUM 8' TO THE SOUTH. ADD THE FOLLOWING "STANDARD NON-DISTURBANCE NOTE" TO ALL PLANS: "THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION IN THE BUFFER AREA, EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT."

- () State and Federal review will be required. This will result in issuance (or denial) of a U.S. Army Corps of Engineers Permit, a State Water Quality Certification, and/or a State Nontidal Wetlands Permit; a letter of no jurisdiction; or a letter of permission.
- () Channels exist onsite that may be regulated by the U.S. Army Corps of Engineers (COE) as Waters of the U.S. in accordance with the recent guidance found in the 2000 Nation-wide Permit. These same areas may or may not be regulated by Baltimore County Code. You are advised that COE permits may be required to impact these channels. Based on these refined criteria, the COE can take jurisdiction on projects, including those under construction, and issue stop work orders and/or violation notices.
- () An Environmental Agreement will be required.

REVIEWER: _____

John G. Russo

PHONE: 410-887-3980

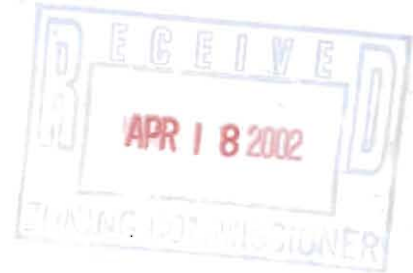
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 18, 2002

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



SUBJECT: Zoning Advisory Petition(s): Case(s) 02-432

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/LL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.18.02

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

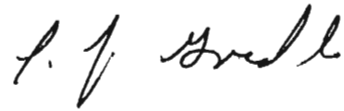
RE: Baltimore County
Item No. 432 JJS

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,


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

My telephone number is _____

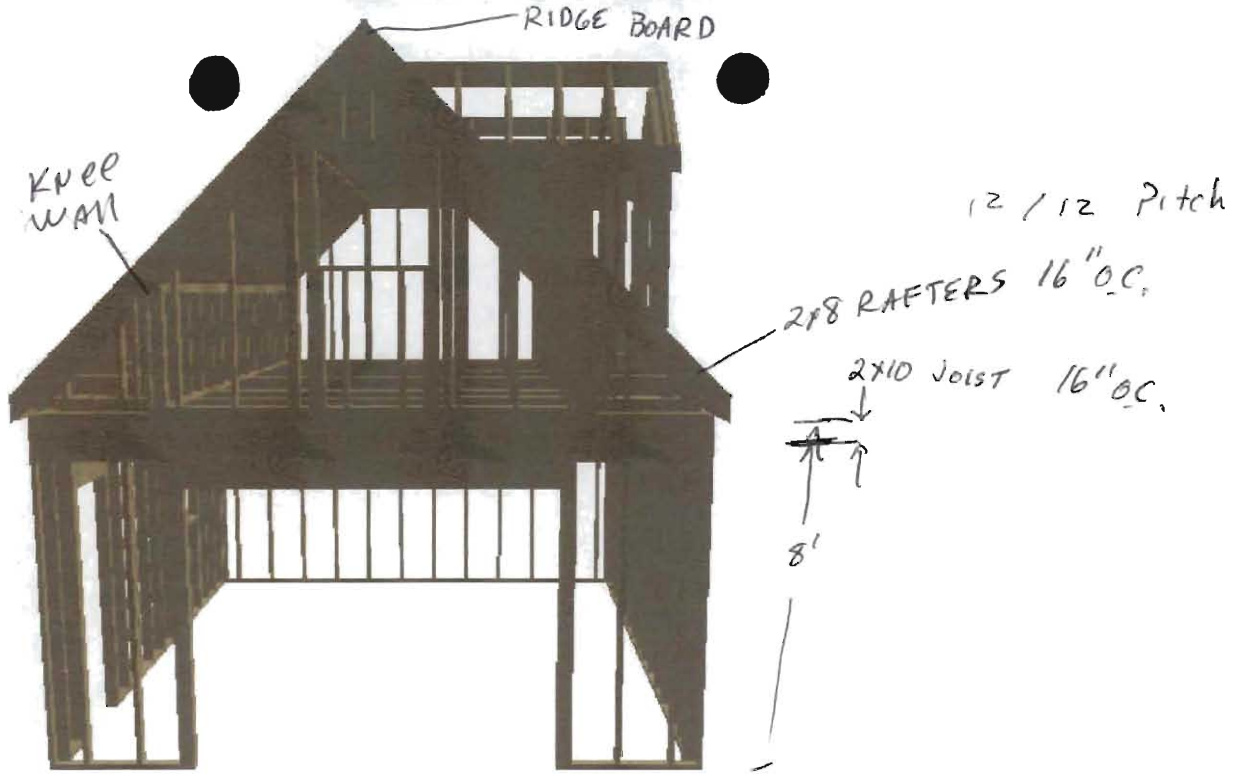
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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



Proposed
Garage Image
12/12 Roof
STONE TRIM
MATCHING
Gable window DORMERS
16' x 20' (17'6")
w 4

432



432

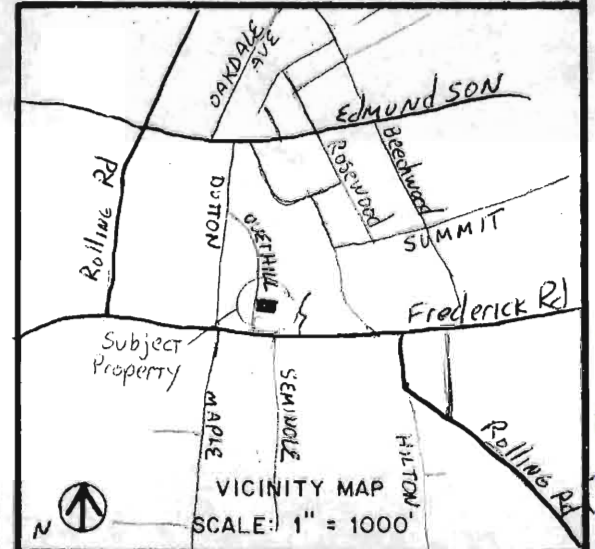
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 5 OVERHILL Rd Catonsville 21228 SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME N/A

PLAT BOOK # FOLIO # A LOT # SECTION #

OWNER Thomas M & Julie K Zielinski

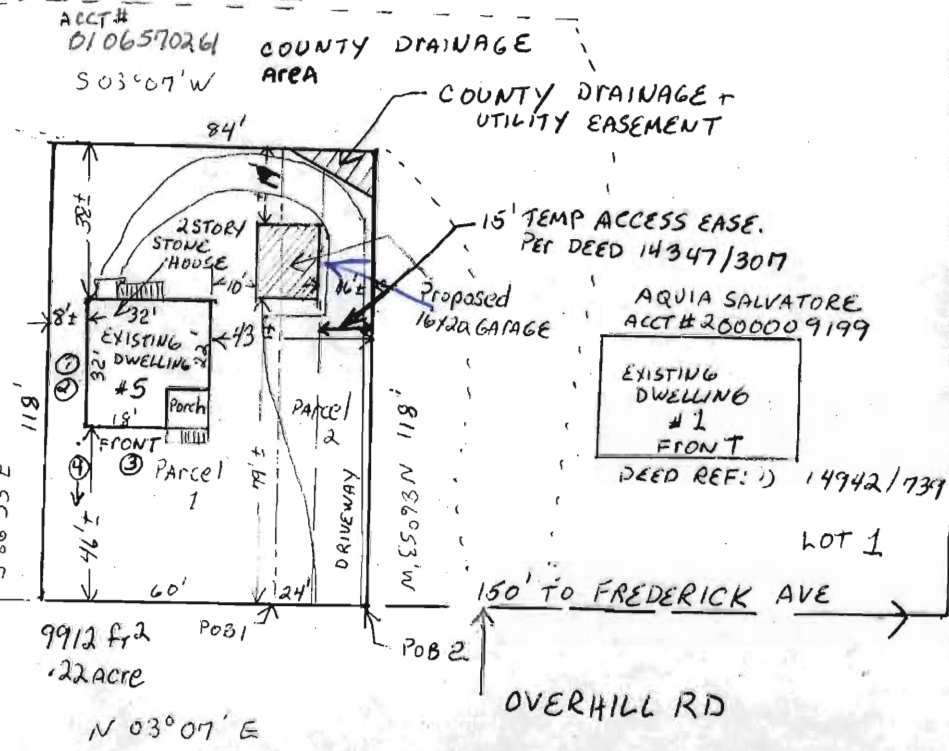


LOCATION INFORMATION

ELECTION DISTRICT 1
 COUNCILMANIC DISTRICT 1
 1" = 200' SCALE MAP # SW G 3
 ZONING DR 2
 LOT SIZE .22 ACRES 9912 SQUARE FEET

	PUBLIC	PRIVATE	YES	NO
SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CHESAPEAKE BAY CRITICAL AREA			<input type="checkbox"/>	<input checked="" type="checkbox"/>
100 YEAR FLOOD PLAIN			<input type="checkbox"/>	<input checked="" type="checkbox"/>
HISTORIC PROPERTY/BUILDING			<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIOR ZONING HEARING	NONE			

ZONING OFFICE USE ONLY
 REVIEWED BY [Signature] ITEM # 432 CASE #



ACCT. # 011385 680
 ACCT. # 011385 6681
 LOUIS J & LEMAN DOMENICI

EXISTING DWELLING #7 FRONT

AQUIA SALVATORE ACCT # 200000 9199
 EXISTING DWELLING #1 FRONT

DEED REF: 1) 6331/246

DEED REF: 1) 14942/739

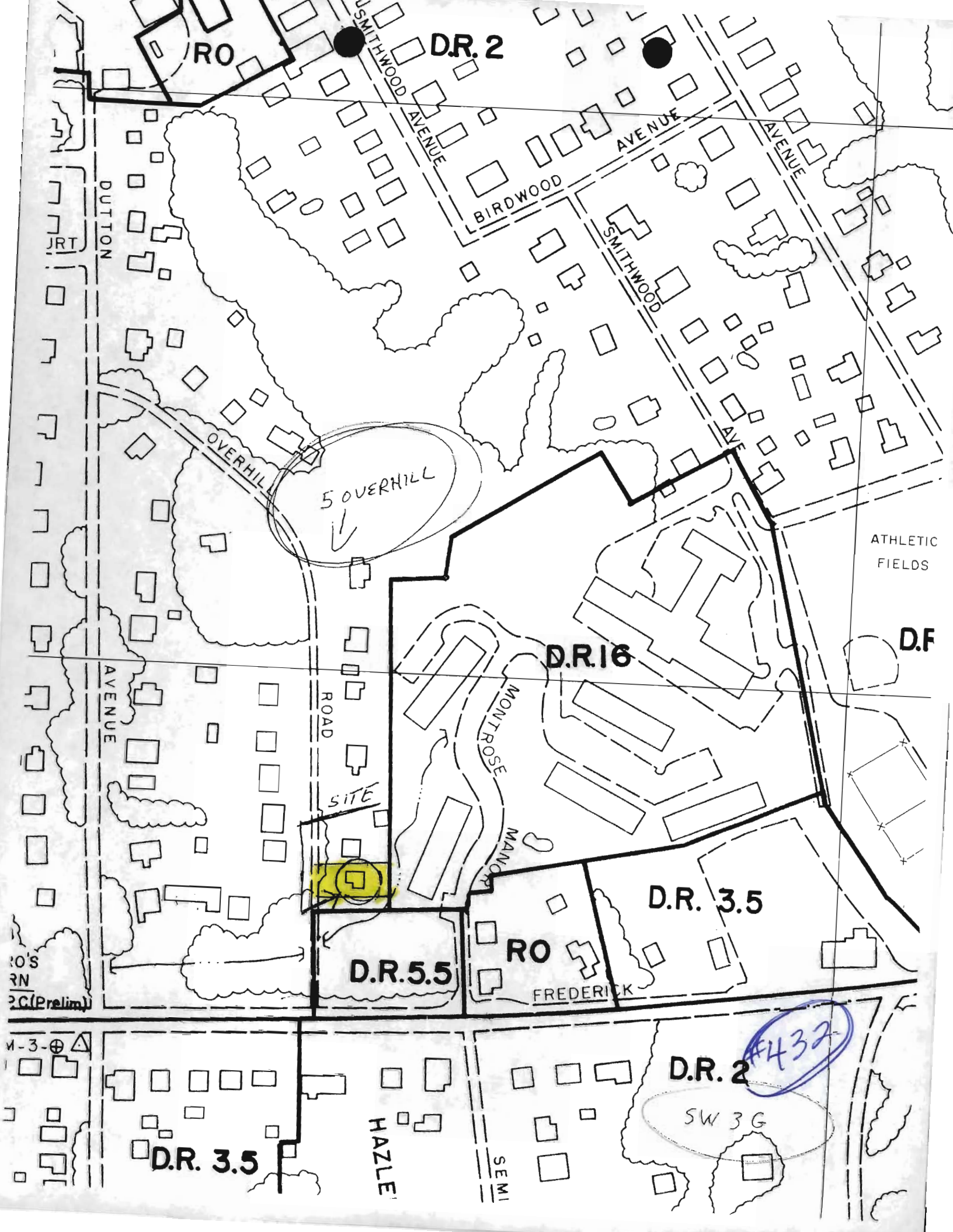
- UTL. ① GAS
 ② ELECT.
 ③ WATER
 ④ SEWER



PREPARED BY T. ZIELINSKI

SCALE OF DRAWING: 1" = 50'

-15- Pet. 9. 11



RO

DR. 2

5 OVERHILL

D.R. 16

ATHLETIC FIELDS

D.F

D.R. 3.5

D.R. 5.5

RO

FREDERICK

D.R. 2

SW 3 G

D.R. 3.5

HAZLE

SEMI

432

RO'S RN 2.C(Prelim)

M-3-⊕

432

1 OVERHILL ; LOOKING NORTH THRU TREES
TO OBSTRUCTED VIEW OF SOUTH WALL OF
5 OVERHILL



1 OVERHILL = FRONT VIEW FROM STREET



FRONT 7 DUTTON (ACROSS THE STREET) MATCHING GARAGE TO HOUSE.



SIMILAR GARAGE AT 19 OVERHILL MATCHING HOUSE DESIGN



7 DUTTON. REAR VIEW (FROM OVERHILL) OF GARAGE

432

7 OVERHILL: FRONT VIEW FROM STREET



5 OVERHILL: GARAGE SIDE OF HOUSE
LOOKING NORTH

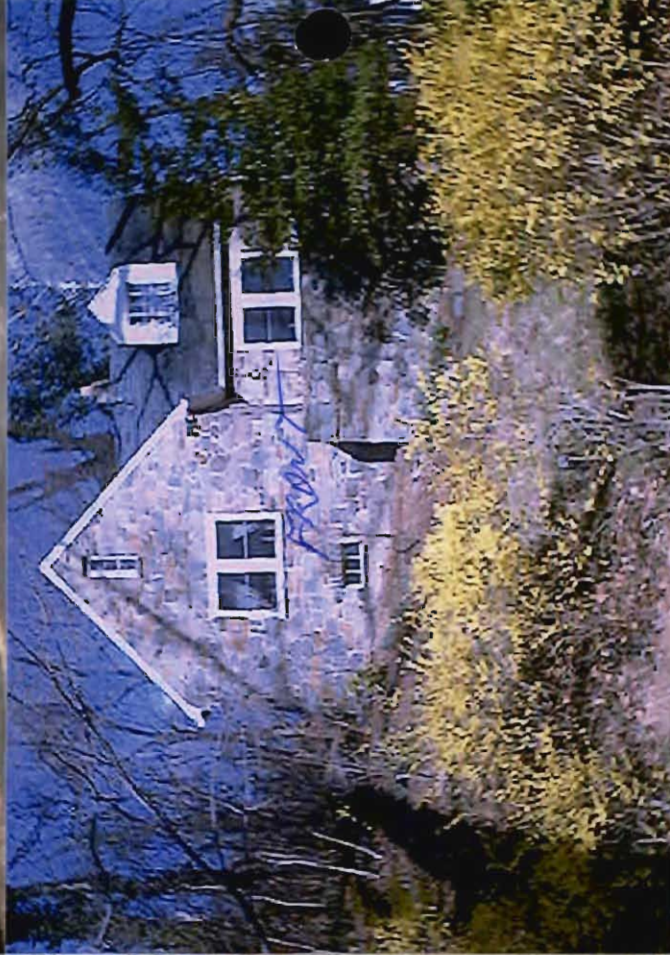


6 APR 24

7 OVERHILL: FRONT VIEW, WITH VIEW OF
5 OVERHILL DOWNHILL RIGHT.



5 OVERHILL: FRONT VIEW FROM STREET
LOOKING EAST



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5 OVERHILL.

SITE OF GARAGE LOOKING E N/E UP DRIVEWAY

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