

IN RE: PETITION FOR ADMIN. VARIANCE

E/S Spring Heath Court, 1280' SE
centerline of Sweet Autumn Drive
2nd Election District
1st Councilmanic District
(12 Spring Heath Court)

Robert D. Brooks
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-458-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Robert D. Brooks. The variance request is for property located at 12 Spring Heath Court in the Gwynn Oak area of Baltimore County. The variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 29 ft. in lieu of the required 50 ft. and to amend the Final Development Plan of "Autumn Park", Lot 17, to allow an addition outside of the building envelope and to confirm the approval of the front orientation of the existing building/addition. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner 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 Petitioner has 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 compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 15th day of May, 2002, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 29 ft. in lieu of the required 50 ft. and to amend the Final Development Plan of "Autumn Park", Lot 17, to allow an addition outside of the building envelope and to confirm the approval of the front orientation of the existing building/addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

UNDER REVISION FOR FILING

Date

5/15/02

By





Baltimore County
Zoning Commissioner

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

May 15, 2002

Mr. Robert D. Brooks
12 Spring Heath Court
Gwynn Oak, Maryland 21244

Re: Petition for Administrative Variance
Case No. 02-458-A
Property: 12 Spring Heath Court

Dear Mr. Brooks:

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 Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: JST Engineering Co Inc
Joseph W McGraw
6912 North River Dr
Baltimore MD 21220-1059

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



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12 SPRING HEATH COURT
which is presently zoned R.C. S

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3B.2 (B.C.Z.R.)

TO PERMIT A SIDE YARD SETBACK OF 29 FEET IN LIEU OF THE REQUIRED 50 FEET AND TO AMEND THE FINAL DEVELOPMENT PLAN OF "AUTUMN PARK", LOT 17 TO ALLOW AN ADDITION OUTSIDE OF THE BUILDING ENVELOPE AND TO CONFIRM THE APPROVAL OF THE FRONT ORIENTATION OF THE EXISTING BUILDING / 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):

ROBERT D. BROOKS

Name - Type or Print

Signature

Name - Type or Print

Signature

12 SPRING HEATH COURT 410-597-9887

Address

Telephone No.

Gwynn Oak

MD

21244

City

State

Zip Code

Representative to be Contacted:

JOSEPH W. MCGRAW, JR. % JST ENG. Co., INC.

Name

6912 NORTH RIVER DRIVE 410-335-9142

Address

Telephone No.

BALT.

MD.

21220-1059

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 5/15/02 day of May, 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. 02-458-A

Reviewed By D. THOMPSON Date 4/17/02

Estimated Posting Date 4/29/02

REV 9/15/98

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 12 SPRING HEATH COURT
Address 21244
Gwynn Oak, MD. ~~21220-1058~~
City State Zip Code

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

My residence, #12 Spring Heath Court, lies on Lot 17 in the subdivision of Autumn Park, (64/22) Baltimore County, Maryland. Lot 17 is a panhandle lot zoned R.C. 5 with almost 2/3 rds of the lot in a scenic easement dedicated to the State of Maryland Department of Natural Resources. Because of the minimum building setback lines, adjacent building sites, the topography of the lot and the irregular shape of the scenic easement, my house was built close to the minimum building setback line for the side property line and on the minimum building setback line for the scenic easement. It is now my desire to construct an attached garage on the side of my house which is close to the side minimum building setback line. Again because of the constraints of the lot, the location of the existing house and the interior layout of the existing house, a hardship exists in that this would necessitate encroaching over the side minimum building setback line by 20+/- feet.

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

ROBERT D. BROOKS

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of April, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Date

Notary Public

My Commission Expires

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.

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Address
Gwynn Oak, MD.
City State Zip Code
21244
~~21220-1058~~

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Signature

Signature

ROBERT D. BROOKS

Name - Type or Print

Name - Type or Print

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

AS WITNESS my hand and Notarial Seal

Date

Notary Public

My Commission Expires



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12 SPRING HEATH COURT
which is presently zoned R.C. S

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3B.2. (B.C.Z.R.)

TO PERMIT A SIDE YARD SETBACK OF 29 FEET IN LIEU OF THE REQUIRED 50 FEET AND TO AMEND THE FINAL DEVELOPMENT PLAN OF "AUTUMN PARK", LOT 17 TO ALLOW AN ADDITION OUTSIDE OF THE BUILDING ENVELOPE AND TO CONFIRM THE APPROVAL OF THE FRONT ORIENTATION OF THE EXISTING BUILDING 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):

ROBERT D. BROOKS

Name - Type or Print

Signature

Name - Type or Print

Signature

12 SPRING HEATH COURT 410-597-9887

Address

Telephone No.

Gwynn Oak

MD

21244

City

State

Zip Code

Representative to be Contacted:

JOSEPH W. MCGRAW, JR. / JST ENG. CO., INC.

Name

6912 NORTH RIVER DRIVE 410-335-9142

Address

Telephone No.

BALT.

MD.

21220-1059

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. 02-458-A

REV 9/15/98

Reviewed By D. THOMPSON Date 4/17/02

Estimated Posting Date 4/29/02

ZONING DESCRIPTION FOR 12 Spring Heath Court

Beginning at a point on the east side of Spring Heath Court which is variable in width at the distance of 1,280 feet southeast of the centerline of the nearest improved intersecting street Sweet Autumn Drive which is 40 feet wide. Being Lot 17 in the subdivision of Autumn Park as recorded in Baltimore County Plat Book #64, Folio #22, containing 3.6454 acres. Also known as #12 Heath Spring Court and located in the 2ND Election District, 1ST Councilmanic District.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 13300

DATE 4/17/02 ACCOUNT R0010066150
AMOUNT \$ 100.00

RECEIVED FROM: JOSEPH W. Mc Graw, JR.

FOR: ITEM #458, 02-458-A 12 SPRING HEATH CT.

ADM. VAR + AMEND. OF FNP BY T THOMPSON

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
4/17/2002	4/17/2002	11:37:03
REG #803	WALKIN DOL DND DRYER	2
>> RECEIPT # 240074 4/17/2002 OFLN		
Dept	5 528 ZONING VERIFICATION	
CR NO.	013300	
Receipt Tot	\$100.00	
100.00 CK	.00 CA	
Baltimore County, Maryland		

CASHIER'S VALIDATION



CERTIFICATE OF POSTING

RE: Case No.: 02-458-A

Petitioner/Developer: _____

ROBERT D. BROOKS

Date of Hearing/Closing: MAY 15, 2002

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 _____

#12 SPRING HEATH COURT

The sign(s) were posted on _____

APRIL 30, 2002

(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 458 -A

Address 12 SPRING HEATH COURT

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 4/17/02

Posting Date: 4/29/02

Closing Date: 5/14/02

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- 458 -A Address 12 SPRING HEATH COURT

Petitioner's Name ROBERT D. BROOKS Telephone 410-597-9887

Posting Date: 4/29/02 Closing Date: 5/14/02

Wording for Sign: To Permit A SIDE YARD SETBACK OF 29 FEET IN LIEU OF

THE REQUIRED 50 FEET AND TO AMEND THE FINAL DEVELOPMENT PLAN
OF AUTUMN PARK, LOT 17 TO ALLOW AN ADDITION OUTSIDE OF THE BUILDING
ENVELOPE AND TO CONFIRM THE APPROVAL OF THE FRONT ORIENTATION OF
THE EXISTING BUILDING/ADDITION.

WCR - Revised 6/28/00

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: 02-458-A

Petitioner: ROBERT D. BROOKS

Address or Location: 12 SPRING HEATH COURT

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH W. MCGRAW, JR. % JST ENGINEERING CO. INC.

Address: 6912 NORTH RIVER DRIVE
BALTIMORE, MD. 21220-1059

Telephone Number: 410-335-9142



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

May 13, 2002

Mr. Robert D Brooks
12 Spring Heath Court
Gwynn Oak MD 21244

Dear Mr. Brooks:

RE: Case Number: 02-458-A, 12 Spring Heath Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 17, 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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Joseph W McGraw Jr, JST Eng Co Inc, 6912 North River Drive,
Baltimore 21220-1059
People's Counsel

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



AY
5/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 30, 2002

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

APR 30 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-444, 02-446, 02-448, and 02-458

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



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 26, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 29, 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:

443-451, 453, 458 + 459

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

cc: File
{PRIVATE}

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



Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.26.02

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

RE: Baltimore County
Item No. 458

DT

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,

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

My telephone number is _____

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

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
for April 29, 2002
Item No. 443, 444, 446, 447, 448, 449, 450, 451, 452, 453,
458 and 459

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

RWB:CEN
Cc: file

AY
5/13

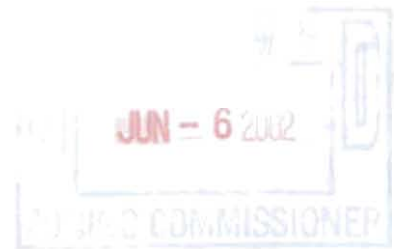
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *Res/176T*

DATE: June 5, 2002

SUBJECT: Zoning Item 458
Address 12 Spring Health Court



Zoning Advisory Committee Meeting of 4/29/02

GROUND WATER MANAGEMENT

The addition must be at least 30 feet from the existing water well. A variance must be approved by GWM if it is less than 30 feet. Contact GWM for more info.

Reviewer: Sue Farinetti

Date: 5/10/02

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 12 HEATH SPRING COURT

Subdivision name: AUTUMN PARK

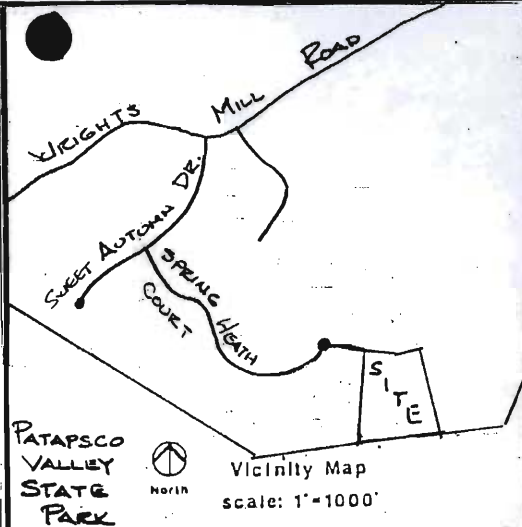
plat book # 6A, folio # 22, lot # 17, section # N/A

OWNER: ROBERT D. BROOKS

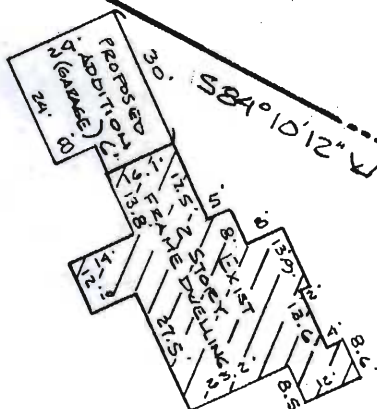
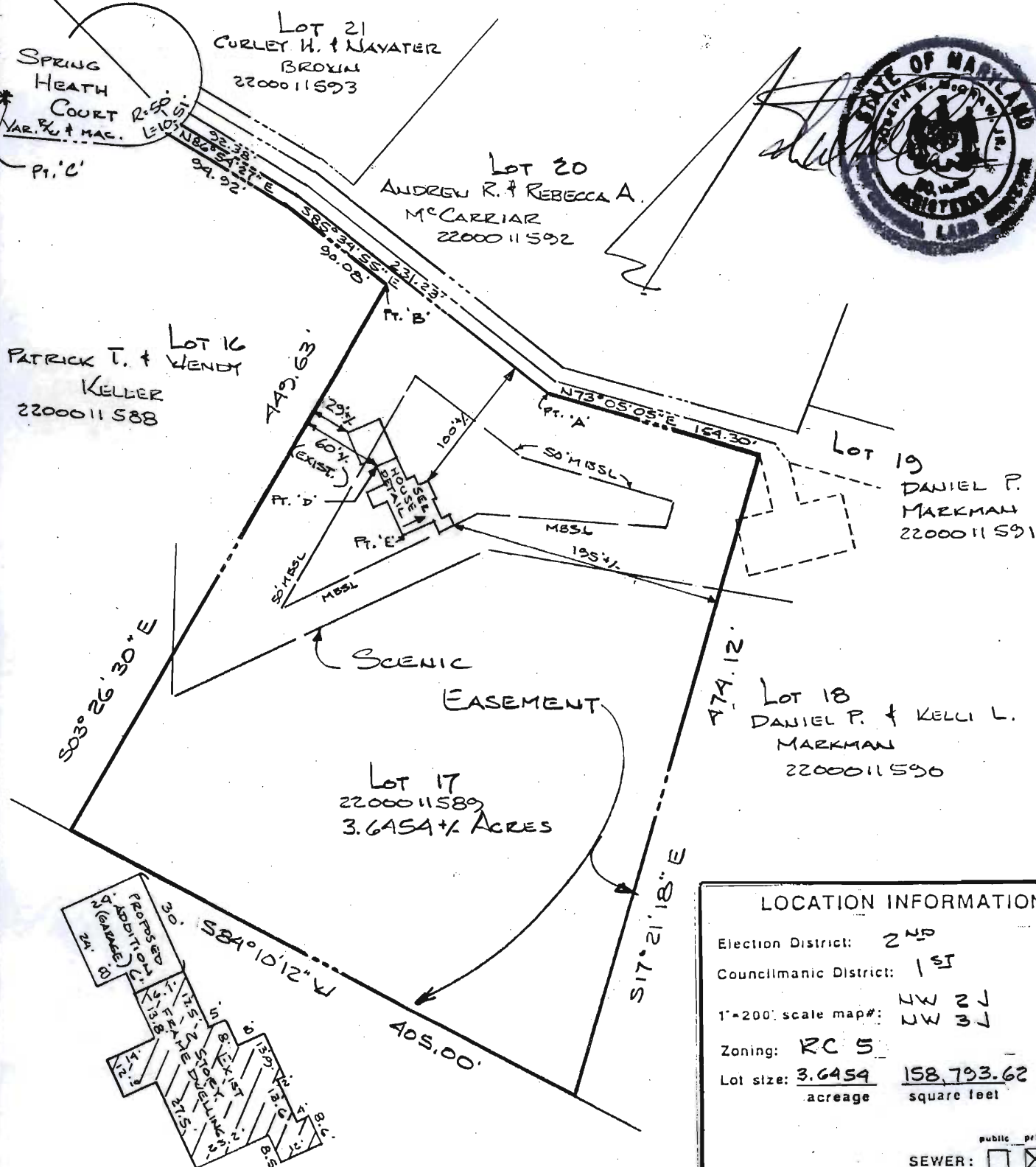
PATAPSCO
VALLEY
STATE
PARK



Vicinity Map
scale: 1"=1000'



← 1,280' TO THE CENTERLINE
OF SWEET AUTUMN DRIVE (40' E.W.)



House Detail
Scale: 1"=40'

NOTE: Pts. 'A', 'B', 'C', 'D' & 'E' REFER TO LOCATIONS
OF CAMERA FOR PHOTO-
GRAPHS ATTACHED TO
PETITION FOR VARIANCE

J.S.T. Engineering Co., Inc.
6912 North River Drive
Baltimore, MD. 21220
410-335-9142 Fax 410-335-9144

Scale: 1"=100' Date: 4-5-02

LOCATION INFORMATION

Election District: 2ND
Councilmanic District: 1ST
1"=200' scale map#: NW 2J
NW 3J
Zoning: RC 5
Lot size: 3.6454 158,793.62
acreage square feet

Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: NONE KNOWN

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

D. THOMPSON | 458 | 02-458-A

Det. Ex. #1

VIEW OF HOUSE ON LOT 17 - CAMERA AT PT. C' ON SITE PLAN

House on Lot 17



House
on
Lot 16

LOT 16



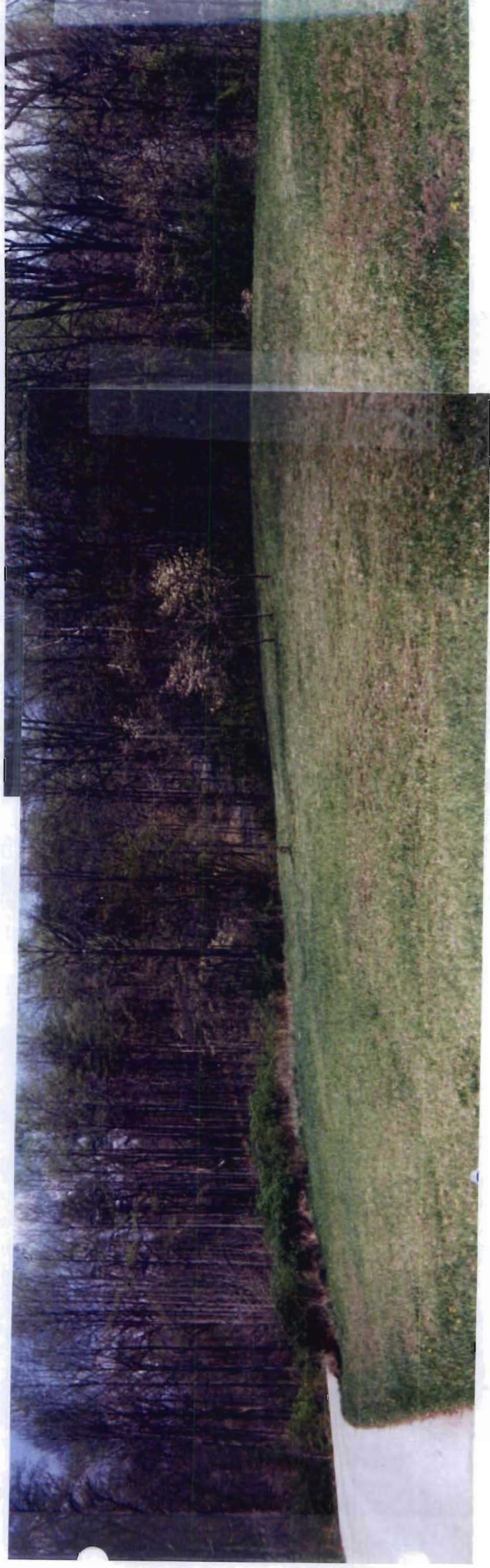
PANORAMIC VIEW OF AREA BETWEEN HOUSES ON LOTS 17 & 16
CAMERA AT PT. 'B' ON SITE PLAN

LOT 17 (SUBJECT SITE)



L

PANORAMIC VIEW OF SITE - CAMERA AT P.T. 'A' ON SITE PLAN



#458







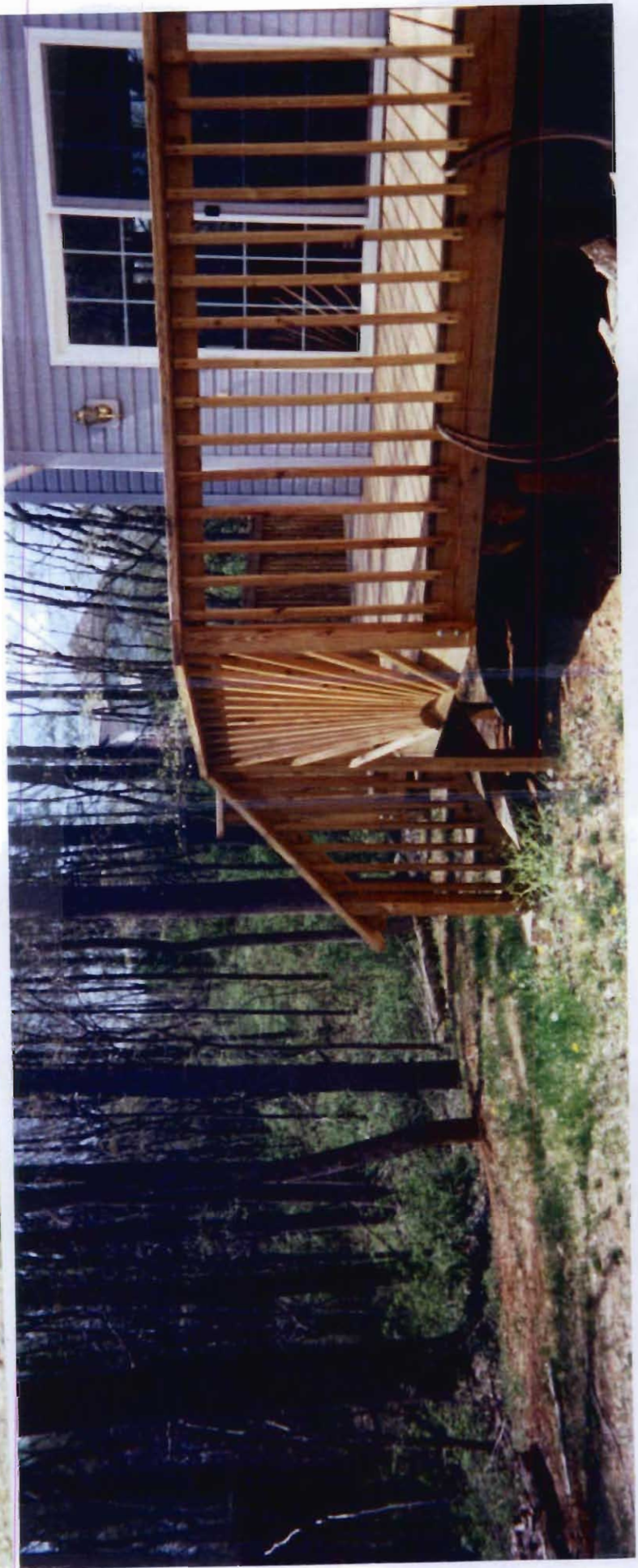
PANORAMIC VIEW OF REAR YARD (SCENIC EASEMENT)

CAMERA AT PT. 'E' ON SITE PLAN



#158



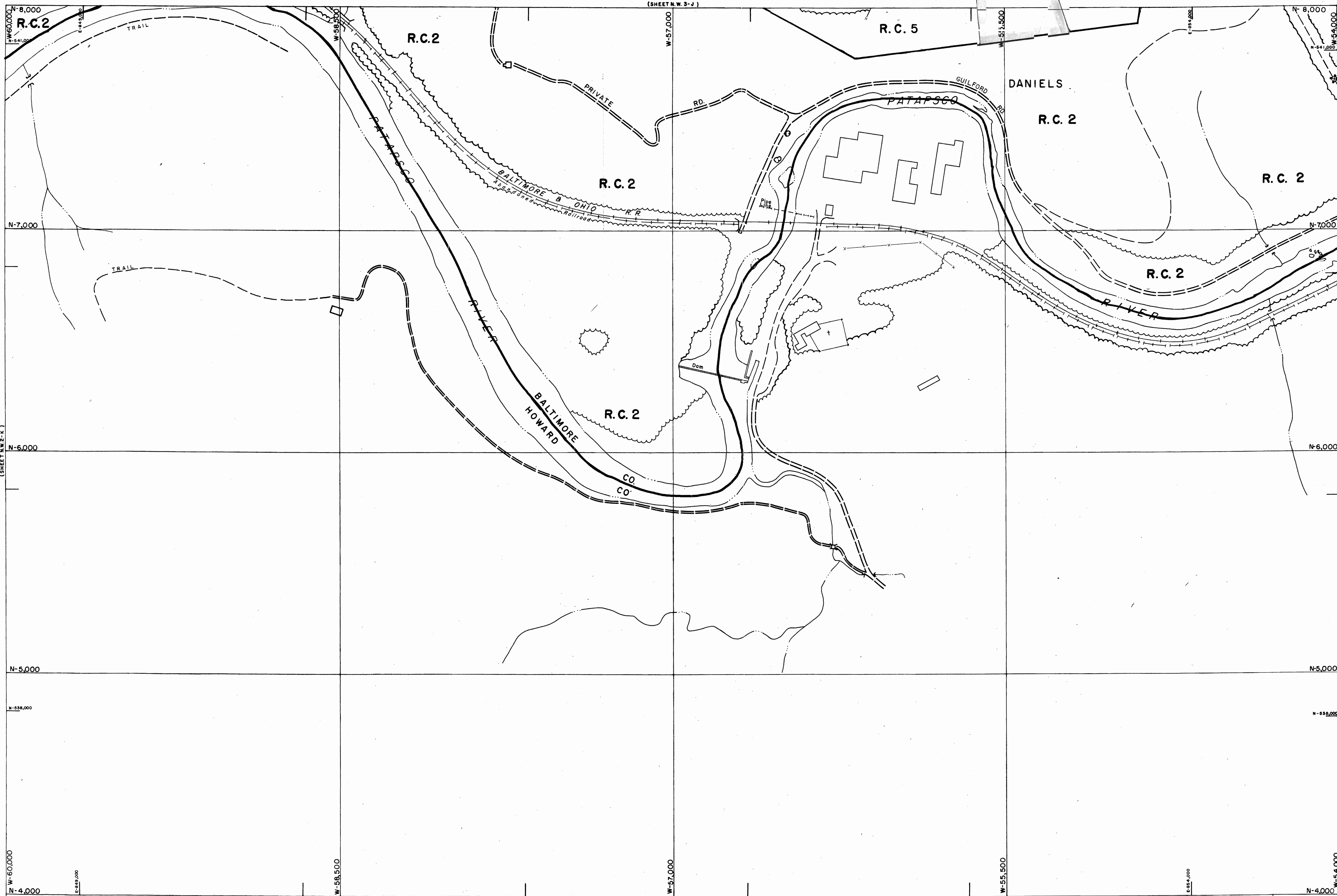


PANORAMIC VIEW OF SIDE YARD - FUTURE GARAGE LOCATION
CAMERA AT PT. 'D' ON SITE PLAN







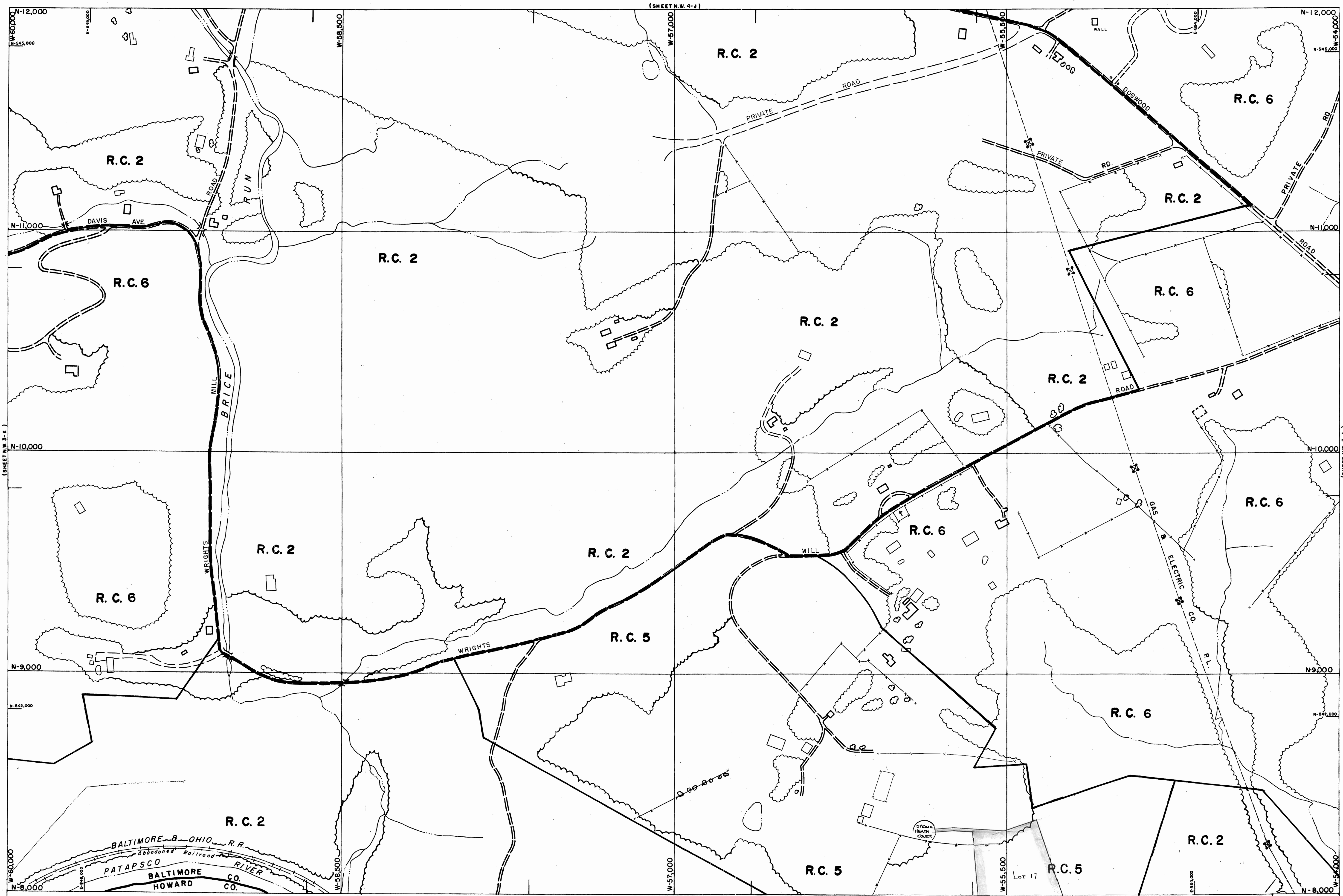


L - SW LL - SE	2010 COMPREHENSIVE ZONING MAP ADOPTED by THE BALTIMORE COUNTY COUNCIL OCTOBER 10, 2000 Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00.	BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP	SCALE 1" = 200' ±	LOCATION DANIELS	SHEET N.W. 2-J
			DATE OF PHOTOGRAPHY JANUARY 1986		

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

Joseph B. Bartlett
Chairman, County Council

NW 2 J



L-NW LL-NE
L-SW LL-SE

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Joseph Battaglia
Chairman, County Council

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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
NORTH OF
DANIELS

SHEET
N.W.
3-J

NW 3 J