

IN RE: PETITION FOR ADMIN. VARIANCE  
NW/S Gunpowder Road, opposite  
centerline of Chesapeake Road  
15th Election District  
5th Councilmanic District  
(7236 Gunpowder Road)

Alicia & Louie Burleson  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 02-528-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by the legal owners of the subject property, Alicia and Louie Burleson, for that property known as 7236 Gunpowder Road in the eastern area of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an enclosed addition with a side yard setback of 4 ft. in lieu of the minimum required 10 ft. 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 RECEIVED FOR FILING  
Date 6/24/02  
By R. J. JAMESON

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

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

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 24<sup>th</sup> day of June, 2002, that the Petitioners' request for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an enclosed addition with a side yard setback of 4 ft. in lieu of the minimum required 10 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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.
2. Compliance with any Zoning Advisory Committee (ZAC) recommendations submitted by DEPRM to minimize any effect the proposed development might have on the Bay and its tributaries.

ORDER RECEIVED FOR FILING

Date

6/24/02

By

R. J. Jernigan

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

ORDER RECEIVED FOR FILING  
Date 6/24/02  
By R. Johnson



Baltimore County  
Zoning Commissioner

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

June 24, 2002

Mr. & Mrs. Louie Burleson  
7236 Gunpowder Road  
Baltimore, Maryland 21220

Re: Petition for Administrative Variance  
Case No. 02-528-A  
Property: 7236 Gunpowder Road

Dear Mr. & Mrs. Burleson:

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,

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

c: Patio Enclosures Inc  
attn. Greg Falter  
224 8<sup>th</sup> Avenue NW  
Glen Burnie MD 21061

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink  
on Recycled Paper

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CRITICAL AREA



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

for the property located at 7236 Gunpowder Rd.  
which is presently zoned DR 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) 1B02.3.C.1.

*To allow an enclosed addition with a side yard setback of 4ft. in lieu of the minimum required 10ft.*

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):

Louie Burleson  
Name - Type or Print \_\_\_\_\_  
 Louie Burleson  
Signature \_\_\_\_\_  
Alicia Burleson  
Name - Type or Print \_\_\_\_\_  
 Alicia Burleson  
Signature \_\_\_\_\_  
7236 Gunpowder Rd. 410-335-9339  
Address Telephone No. \_\_\_\_\_  
Baltimore Md 21220  
State Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_ City \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Patio Enclosures Inc. (attn: Greg Falter)  
Name \_\_\_\_\_  
224 8Th Ave. NW 410-760-1919  
Address Telephone No. \_\_\_\_\_  
Glen Burnie MD 21061  
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. 02-528-A

Reviewed By \_\_\_\_\_

Date 5-24-02

Estimated Posting Date 6-04-02

ORDER RECEIVED FOR FILING  
Date 6/24/02  
By R. G. [Signature]

# 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 7236 Gunpowder Rd.  
Address  
Baltimore Md, 21220  
City State Zip Code

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

1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan patterns.
2. Insulate and reduce heating bills.
3. Reduce road noise.
4. A place to sit out and not be concerned with the weather, bugs: mosquitos, flies etc...
5. Improve the apperance of the house
6. The restrictive area of the lot does not lend itself to any addition of pratical size without requiring a variance.

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 Louie Burleson  
Signature

Louie Burleson  
Name - Type or Print

X Alicia Burleson  
Signature

Alicia Burleson  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

Louie BURLESON & ALICIA BURLESON  
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

5/1/02  
Date

J.W. Mann  
Notary Public  
My Commission Expires 11/1/05

**ZONING DESCRIPTION FOR 7236 Gunpowder Rd.**

*BEGINNING AT A POINT ON THE North - West SIDE OF Gunpowder rd.*

*WHICH IS 30' WIDE AT THE DISTANCE OF 0' South - West OF ~~the~~ opposite the  
NEAREST IMPROVED INTERSECTING STREET Chesapeake Rd. WHICH*

*IS 30' WIDE. BEING LOT # 62 BLOCK \_\_, SECTION B IN THE  
SUBDIVISION OF Oliver Beach AS RECORDED IN COUNTY PLAT  
BOOK # 12, FOLIO # 56, CONTAINING 14,257 SQ'. ALSO KNOWN AS  
7236 Gunpowder Rd. LOCATED IN THE 15<sup>th</sup> ELECTION DISTRICT,  
5<sup>th</sup> COUNCILMANIC DISTRICT.*

528

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

Case No. 13301  
02-528-A

DATE 5-24-02 ACCOUNT R-001-006-6150

AMOUNT \$ 50.<sup>00</sup>

RECEIVED FROM: Patio Enclosures

FOR: Residential Variance Filing Fee  
7236 Gunpowder Rd.

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

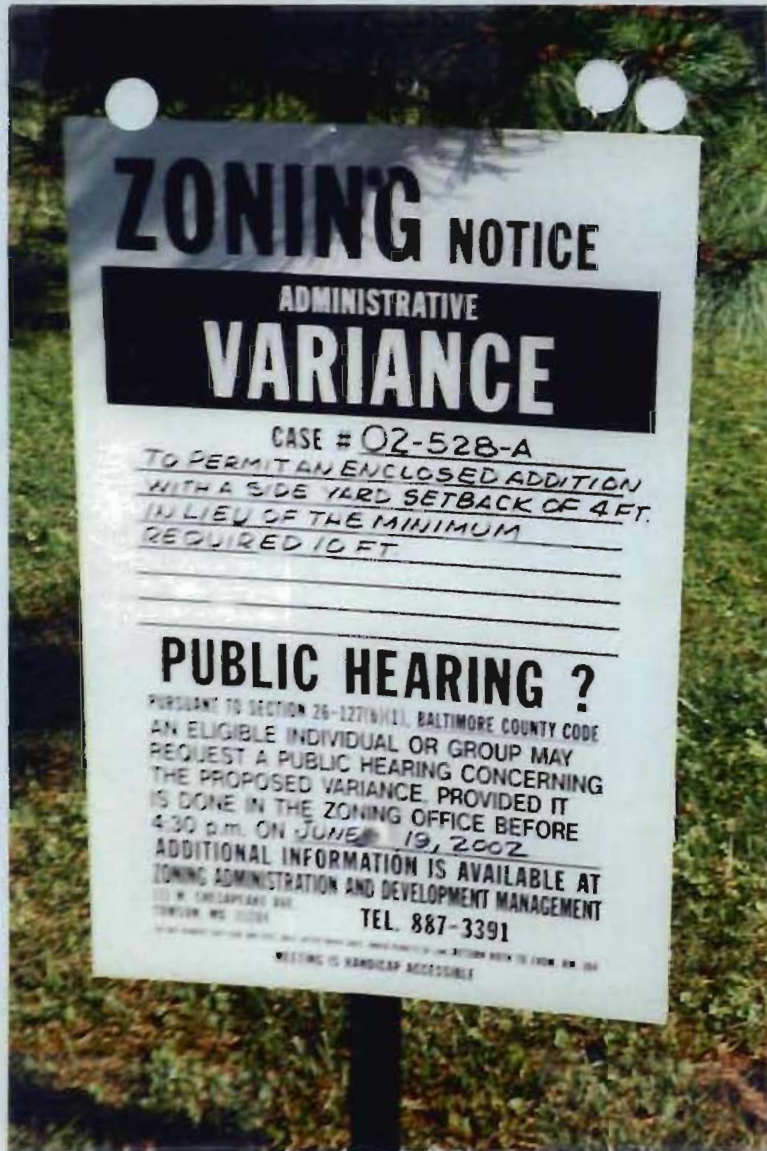
PAID RECEIPT

BUSINESS ACTUAL TIME  
5/24/2002 5/24/2002 11:30:25  
REG W306 MAIL KXCN KXN DRYER 4  
>> RECEIPT # 079751 5/24/2002 OFLN  
Dept 5 520 ZONING VERIFICATION  
CR NO. 013301

Receipt Tot \$50.00  
50.00 CK .00 CA  
Baltimore County, Maryland

CASHIER'S VALIDATION





**CERTIFICATE OF POSTING**

RE: Case No.: 02-528-A

Petitioner/Developer: \_\_\_\_\_

LOUIE BURGESS

Date of Hearing/Closing: 6-19-02

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

Attention: Ms. Gwendolyn Stephens

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 \_\_\_\_\_

# 7236 GUNPOWDER ROAD

The sign(s) were posted on \_\_\_\_\_

JUNE 3, 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)

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/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 02-528 - A  
Petitioner: Louie Burleson  
Address or Location: 7236 Gunpowder Rd. Baltimore MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patio Enclosures Inc.  
Address: 224 8th ave. NW  
Glen Burnie MD 21061  
Telephone Number: 410-760-1919 / 1-800-433-3266

Revised 2/20/98 - SCJ

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 02- 528 -A Address 7236 Gunpowder Rd.

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

Filing Date: 5-24-02 Posting Date: 6-04-02 Closing Date: 6-19-02

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- 528 -A Address 7236 Gunpowder Rd.

Petitioner's Name Louie Burleson Telephone 410-335-9339

Posting Date: 6-04-02 Closing Date: 6-19-02

Wording for Sign: To Permit an enclosed addition with a side yard setback of 4 ft. in lieu of the minimum required 10 ft.



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

June 19, 2002

Mr. & Mrs. Louie Burleson  
7236 Gunpowder Road  
Baltimore MD 21220

Dear Ms. & Mrs. Burleson:

RE: Case Number: 02-528-A, 7236 Gunpowder Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 24, 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr. G D Z  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Patio Enclosures Inc, Greg Falter, 224 8<sup>th</sup> Avenue, NW Glen Burnie 21061  
People's Counsel

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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

June 5, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 3, 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.

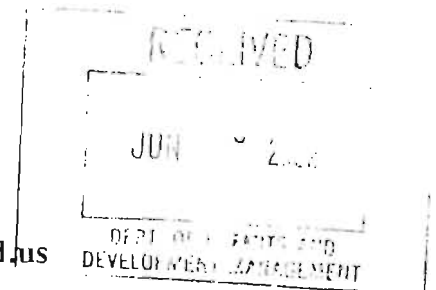
The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

528

524-534

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

cc: File




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BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits & Development Mgmt. **DATE:** July 19, 2002

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For June 10, 2002  
Item Nos. 524, 525, 528, 529, 530, 531,  
532, and 534

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: R. Bruce Seeley *RBS/TBT*  
DATE: July 15, 2002  
SUBJECT: Zoning Item 528  
Address 7236 Gunpowder Road

Zoning Advisory Committee Meeting of June 3, 2002

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.

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).

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:

See the attached copy

Reviewer: Keith Kelley

Date: July 9, 2002



CBCA Zoning Comments (zoning item # 98)

The property is located within the Limited Development Area (LDA), ~~or Resource Conservation Area (RCA), or Intensely Developed Area (IDA)~~ of the Chesapeake Bay Critical Area (CBCA).

This proposal must use best management practices, which reduce pollutant loadings by 10%.

Man-made impervious surfaces are limited to 15% for lots greater than ½ acre in size.

Man-made impervious surfaces are limited to 25% for lots less than ½ acre in size.

Mitigation is required if exceeding the 25% impervious surface limit. Impervious surfaces are limited to ~~25% of the lot & 500 square feet or~~ 31.25% of the lot. Otherwise, a Critical Area Administrative Variance (CAAV) is required.

If permitted development on a property currently exceeds impervious surface limits, that percentage may be maintained during redevelopment of the property.

15% forest must be established or maintained. This equates to 4 trees for a lot of this size.

Any tree removed in the buffer for this structure must be replaced on a 1:1 basis.

All downspouts must discharge rainwater runoff across a pervious surface such as a lawn.

The lot is in a Buffer Management Area (BMA). Mitigation (planting trees, removing impervious area, or paying a fee-in-lieu) is required for the placement of the proposed structure within 100' of tidal waters.

If the lot is unimproved, then the proposed dwelling cannot go any closer to the water than the neighboring dwelling farthest away from the water.

If the lot is improved, then the proposed dwelling can go as close to the water as the existing dwelling.

A Critical Area Administrative Variance (CAAV) is required for the placement of the proposed structure within 100' of tidal waters, tidal wetlands, stream, or within 25' of non-tidal wetlands.

A Critical Area Administrative Variance (CAAV) is required since the proposed principal structure cannot honor the required 35' residential building setback or 25' commercial building setback from the 25' or 100' buffer.

AV  
6/19

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** June 7, 2002

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

JUN 11 2002

**SUBJECT:** 7236 Gunpowder Road

**INFORMATION:**

**Item Number:** 02-528

**Petitioner:** Louie Burluson

**Zoning:** DR 5.5

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning supports the petitioner's request to allow an addition with a side yard setback of 4 feet in lieu of the minimum required 10 feet.

**Prepared by:** Mark A. Cump

**Section Chief:** Kevin Larkman

AFK/LL:MAC:



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 5.4.02

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

RE: Baltimore County  
Item No. 524 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,

A handwritten signature in cursive script, appearing to read 'K. A. McDonald Jr.'.

*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

PN  
6/19

July 29, 2002

County Office Building  
111 West Chesapeake Ave. (room 111)  
Baltimore, MD 21204  
410-887-3391  
410-887-5708 (fax)

AUG - 1 2002

Dear: John Alexander

This letter is to acknowledge the discrepancy in variance case No. 02-528-A for Mr. & Mrs. Louie Burleson, 7240 Gunpowder RD. Baltimore, MD 21220.

The homeowners own three lots next to each other and are known as 7236, 7238, and 7240 Gunpowder road. The two outer lots (7236 and 7240) have dwellings on them and are separated by a vacant lot (7238). Due to a typo. On our part, the paperwork for the variance mistakenly had the address of 7236 and not 7240, as it should have been. Although the address was wrong and were not caught by Patio Enclosures Inc., Mr. & Mrs. Burleson or the county, the photographs, topographic maps, plot plans, sign postings and property description, all represented 7240 Gunpowder Road.

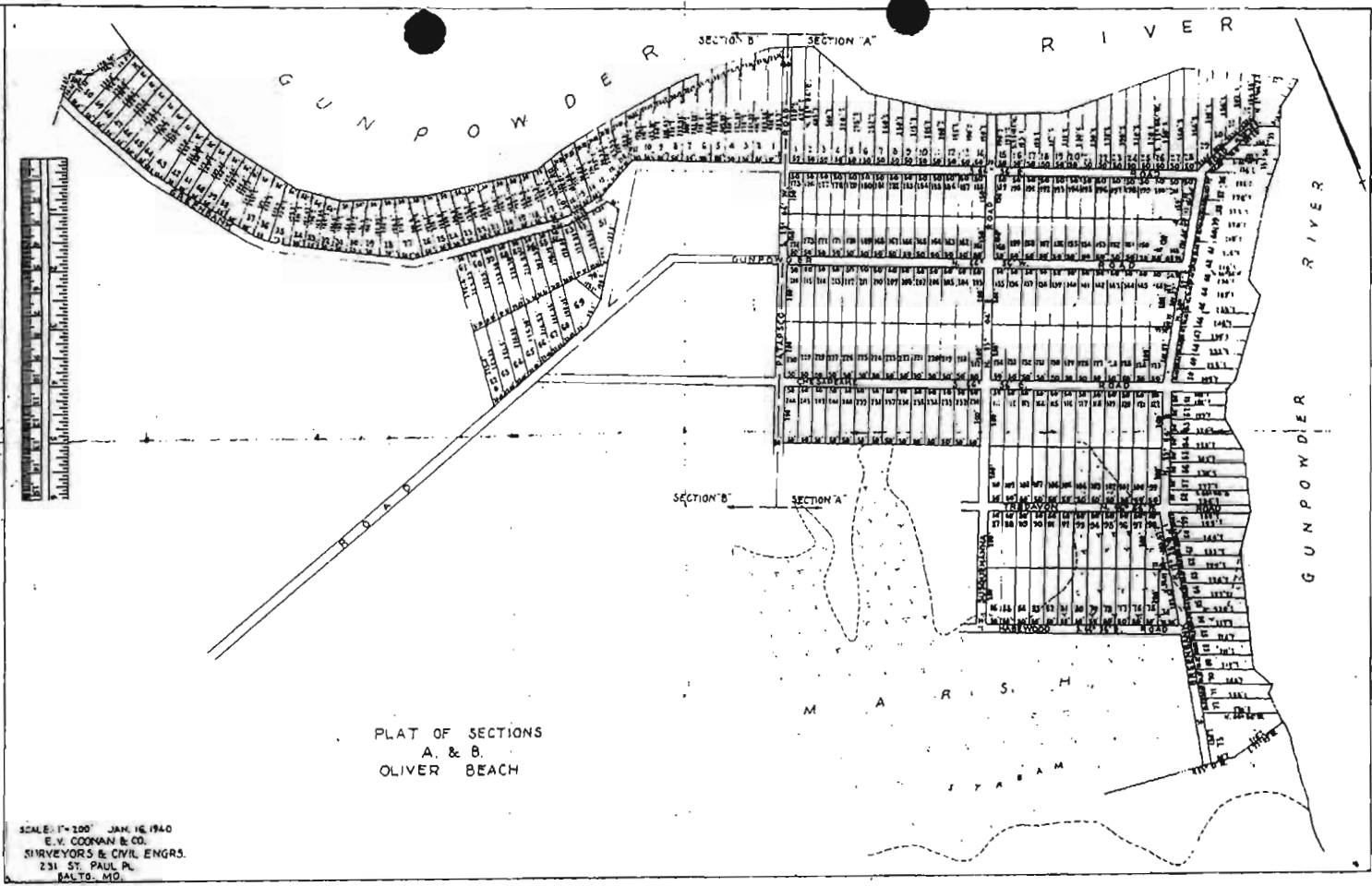
Sincerely,

*Gregory A Falter (agent)*

Gregory A. Falter  
Permits and Variances  
Patio Enclosures Inc.

410-760-9322

OK to issue  
permit  
Nestor Kofroco  
8/8/02



528

PLAT TO ACCOMPANY PETITION FOR ZONING  VARIANCE  SPECIAL HEARING

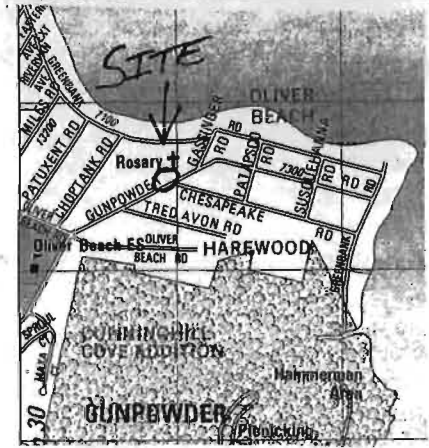
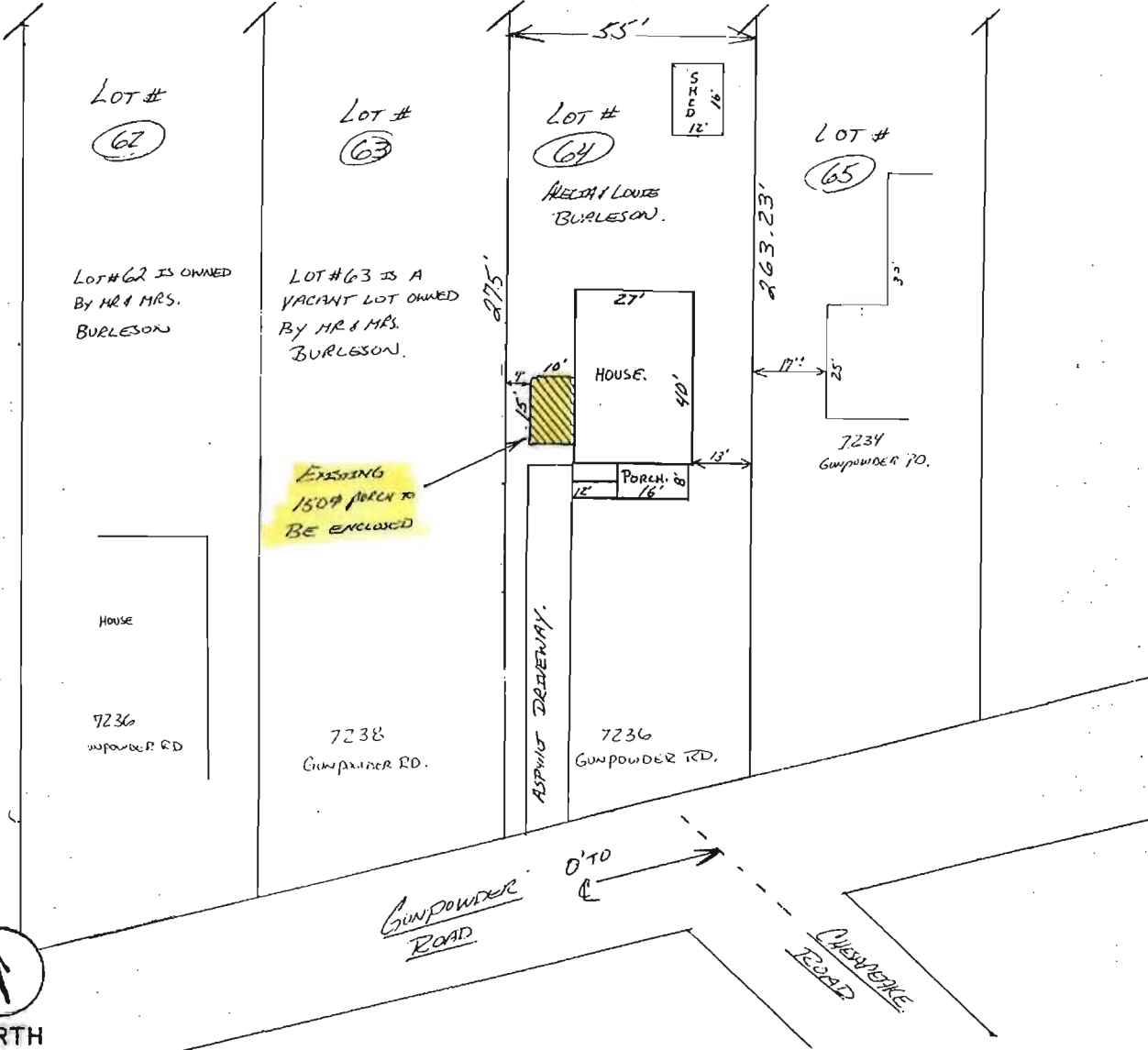
PROPERTY ADDRESS 7236 GUNPOWDER RD.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME OLIVER BEACH

PLAT BOOK # 12 FOLIO # 56 LOT # 64 SECTION # B

OWNER ALECIA & LOUIE BURLESON.



VICINITY MAP  
SCALE: 1" = 2273'

LOCATION INFORMATION

ELECTION DISTRICT 15th

COUNCILMANIC DISTRICT 5th

1" = 200' SCALE MAP # NE 7-M

ZONING DR 5.5

LOT SIZE 296 ACRES 12,932 SQUARE FEET

	PUBLIC	PRIVATE	YES	NO
SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CHESAPEAKE BAY CRITICAL AREA			<input checked="" type="checkbox"/>	<input 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	<u>NONE</u>			

ZONING OFFICE USE ONLY  
REVIEWED BY \_\_\_\_\_ ITEM # \_\_\_\_\_ CASE # \_\_\_\_\_

GAA 528

PREPARED BY GREGORY A. FALTER.

SCALE OF DRAWING: 1" = 40'

*Rev. 9/1 #1*



VIEW OF PORCH & PROP. LANE AS SEEN FROM FRONT.



VIEW OF PORCH AND PROP. LANE AS SEEN FROM REAR.

VARIANCE PHOTOS FOR  
ALECIA & DEAN BURLISON  
7236 GUNPOWDER RD.

#528



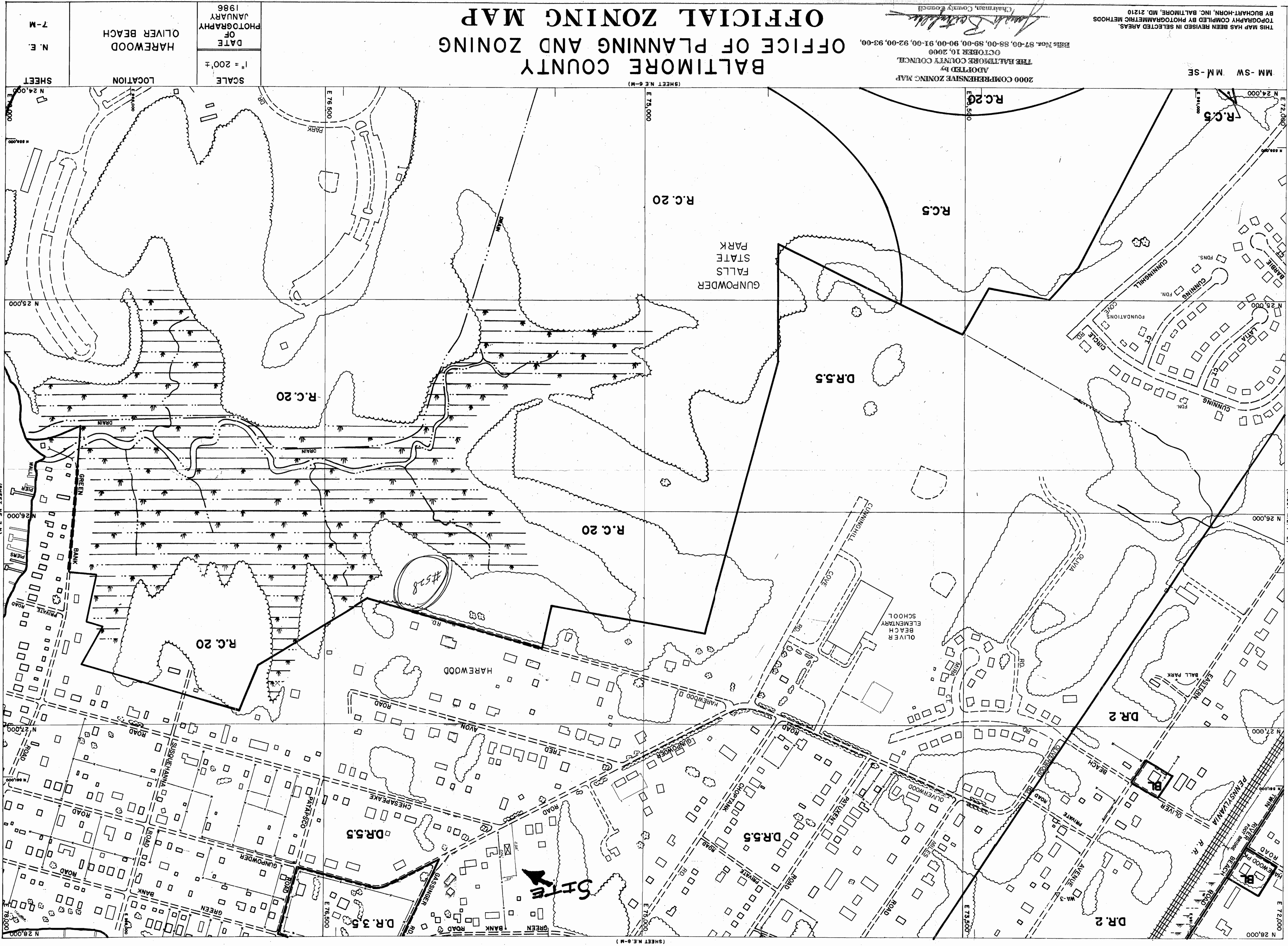
PORCH TO BE ENCLOSED

VIEW OF PROPOSED PORCH ENCLOSURE





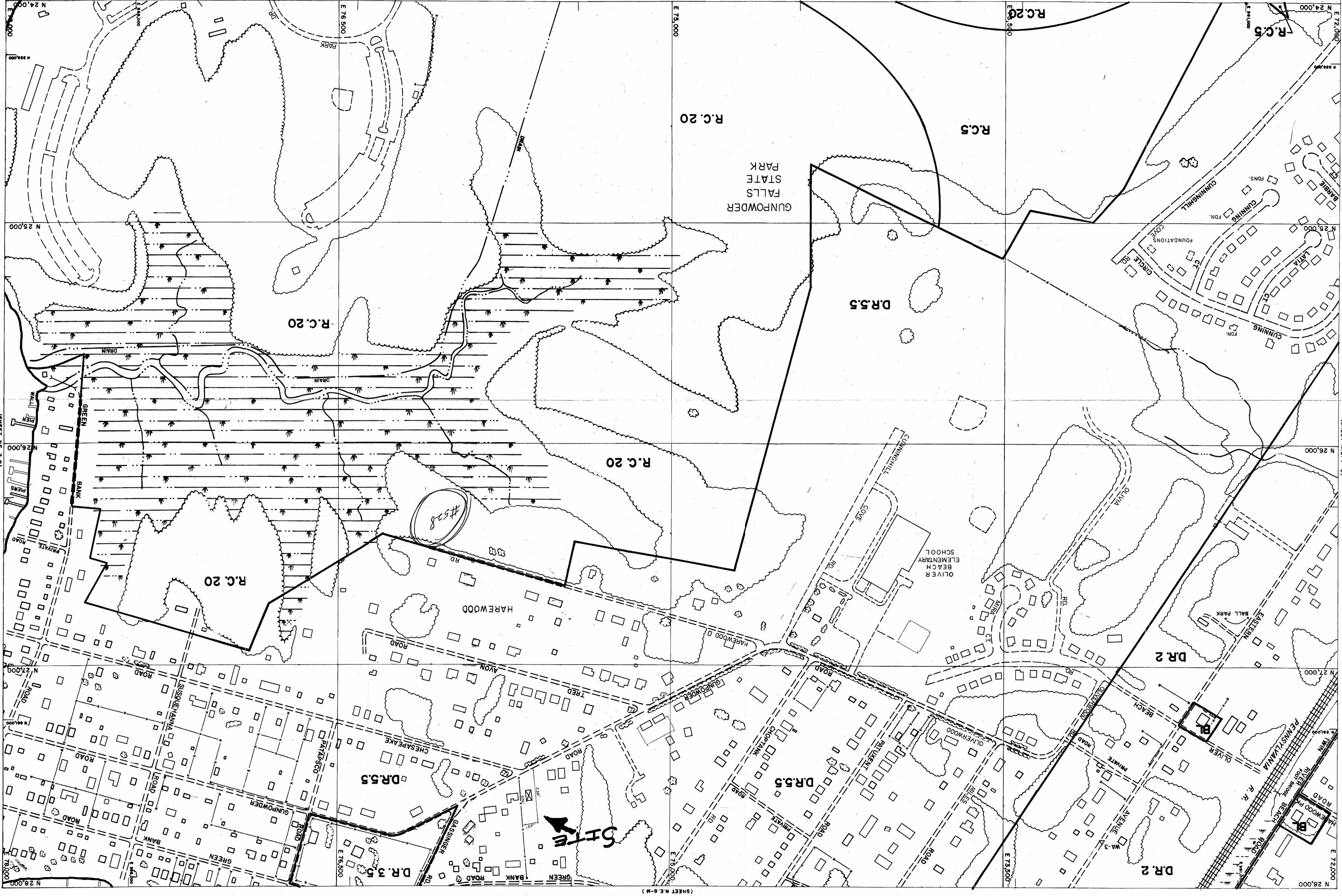
NE 7 M



**OFFICIAL ZONING MAP**  
**OFFICE OF PLANNING AND ZONING**  
**BALTIMORE COUNTY**

2000 COMPREHENSIVE ZONING MAP  
 ADOPTED BY  
 THE BALTIMORE COUNTY COUNCIL  
 OCTOBER 10, 2000  
 THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
 TOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

DATE OF PHOTOGRAPHY  
 JANUARY 1986  
 SCALE  
 1" = 200'  
 LOCATION  
 HAREWOOD OLIVER BEACH  
 SHEET N. E. 7-M



NE 7 M