

RE: PETITION FOR VARIANCE
650 ft W of Quaker Bottom & York Rds.
420 ft south along private drive
8th Election District, 3rd Councilmanic
District

Legal Owner: Charles & Cristine Cooper

Petitioner (s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 02-582-A

* * * * *

ENTRY OF APPEARACE

Please enter the appearance of People's Counsel in the above-captioned matter.m Notice
sent of any hearing dates of other proceedings in this matter and the passage of any preliminary
or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of July, 2002, a copy of the foregoing Entry
of Appearance was mailed to Charles & Cristine Cooper, 2311 Ravenview Road, Timonium,
Maryland 21092 : Petitioner(s)


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 915 Quakers Bottom Rd
which is presently zoned BC-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) 1 AD4.3-B.2 TO PERMIT A BUILDING SETBACK OF 24 FT IN LIEU OF 50 FT. of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. The buildable area of our lot is small because the forest buffer/forest buffer easement occupies 61% of our undersized lot (0.65 acres). We were unaware of this because the official survey done after we purchased the property was different than the one presented to us at the time of purchase.
2. Because of septic field/septic reserve area, we can only move the house forward into the front 50 ft. setback.
3. The addition would allow us to add a fourth bedroom which is needed because we have 3 children. Also, we both work out of our home, and therefore, the home office which would also be included in the addition, is also necessary. This addition would only be possible by decreasing the front setback to 30 ft.
4. It would be significantly less expensive to move the house forward than the other considered options which we can't afford.

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

Case No. 02582 A

REV 9/15/98

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 HR

UNAVAILABLE FOR HEARING
Reviewed By SL Date 6/28/02

ZONING DESCRIPTION
915 QUAKER BOTTOM RD.

582

~~BEGINNING~~ STARTING FROM A POINT AT THE INTERSECTION OF THE SOUTH SIDE OF QUAKER BOTTOM RD. WITH THE INTERSECTION OF THE CENTER LINE OF YORK RD, THEN THE FOLLOWING COURSES AND DISTANCES: WESTERLY ALONG THE SOUTHERN SIDE OF QUAKER BOTTOM ROAD FOR 650 FT. $\pm$ TO A PRIVATE DRIVE THEN SOUTHERLY 420' $\pm$ TO THE POINT OF BEGINNING, THEN EASTERLY 132.43 FT, THEN SOUTHERLY 218 FT, THEN WESTERLY 138 FT, THEN NORTHERLY 192 FT. THEN EASTERLY 16 FT, THEN NORTHERLY 15 FT. BACK TO THE POINT OF BEGINNING BEING .65 AC.

I AM RESPONSIBLE FOR THE INFORMATION
DRAWN & WRITTEN BY BALTO. CO.

Tom Coz 6/28/02

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No. 0674

DATE

6/28/02

ACCOUNT

001 006 6150

AMOUNT

\$ 50.00

RECEIVED FROM

CURPER

FOR

RV

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE TIME

6/28/2002 6/28/2002 11:06:22

MS04 WALKIN DGM DMD DRIVER 2

RECEIPT # 18537 6/28/2002 OFLN

Unit 5 528 20 ING VERIFICATION

NO. 006714

Recpt Tot \$50.00

50.00 CI 00.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-582-A
915 Quaker Bottom Road
650 feet west of Quaker Bottom and York Roads,
then 420 feet southerly along a private drive to the point of beginning.

8th Election District
3rd Councilmanic District
Legal Owner(s): Charles and Christine Cooper

Variance: to permit a building setback of 24 feet in lieu of 50 feet.

Hearing: Monday, August 12, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations please contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

7/230 July 25 0552154

CERTIFICATE OF PUBLICATION

7/25/2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/25/2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

**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: 02-582-A
Petitioner: Cristine + Charles Cooper
Address or Location: 915 Quaker Bottom Rd. Sparks 21152

PLEASE FORWARD ADVERTISING BILL TO:

Name: Cristine Cooper
Address: 2311 Ravenview Rd.
Timonium MD 21093
Telephone Number: (410) 252-3234

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 25, 2002 Issue – Jeffersonian

Please forward billing to:
Christine Cooper
2311 Ravenview Road
Timonium, MD 21093

410-252-3234

NOTICE OF ZONING HEARING

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CASE NUMBER: 02-582-A

915 Quaker Bottom Road

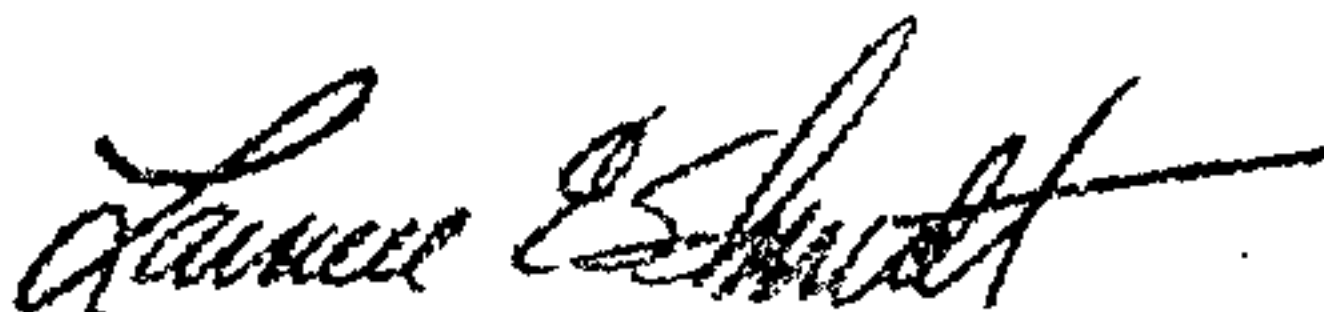
650 feet west of Quaker Bottom and York Roads, then 420 feet southerly along a private drive to the point of beginning.

8th Election District – 3rd Election District

Legal Owner: Charles and Christine Cooper

Variance to permit a building setback of 24 feet in lieu of 50 feet.

HEARING: Monday, August 12, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

July 8, 2002

NOTICE OF ZONING HEARING

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Variance to permit a building setback of 24 feet in lieu of 50 feet.

HEARING: Monday, August 12, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Mr. and Mrs. Charles Cooper, 2311 Ravenview Road, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 27, 2002.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

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



Charles and Cristine Cooper
2311 Ravenview Rd.
Timonium, MD 21093
(410) 252-3234

7/31/02

WCR

To Geonse
Cancel Hearing

7/31/02 WCR

July 25, 2002

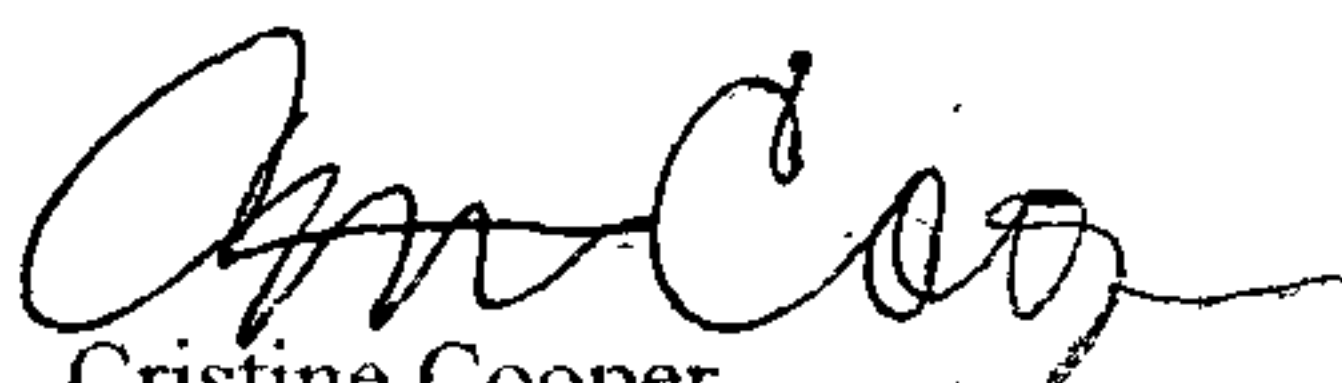
Arnold Jablon
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

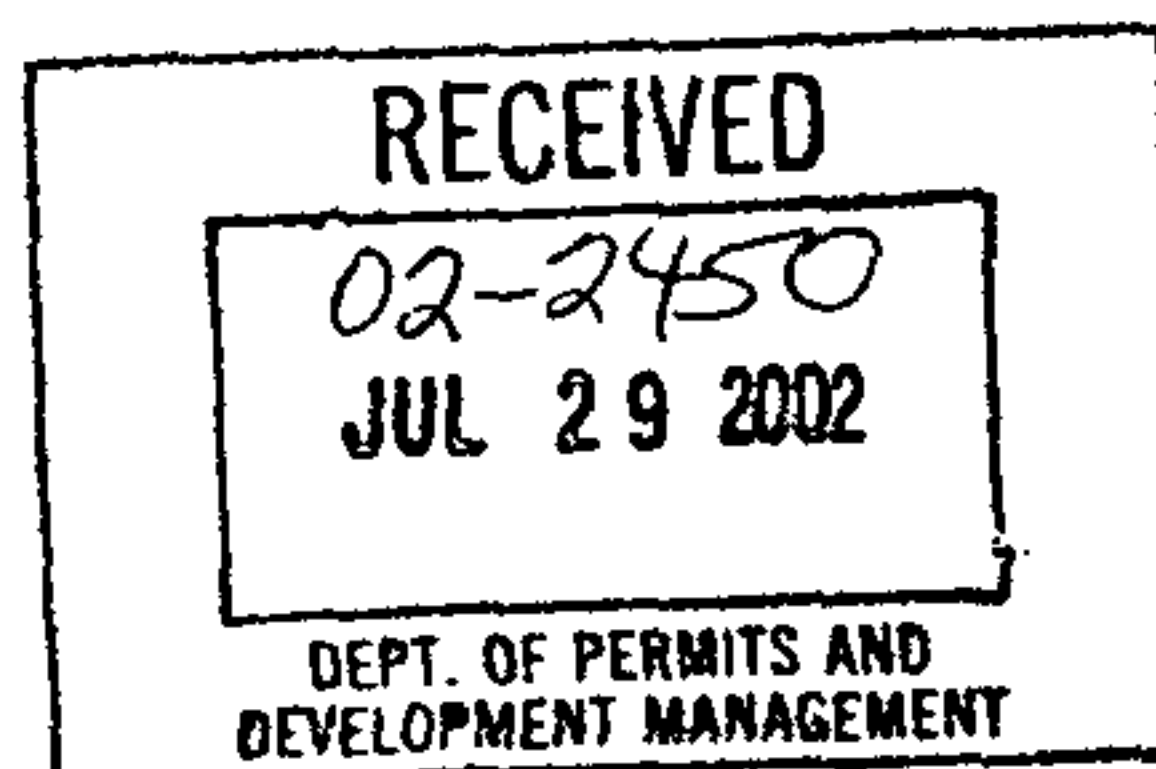
RE: Case number 02-582-A 915 Quaker Bottom Rd., Sparks

Please be advised that we would like to cancel our hearing for the above property which is scheduled for Monday, August 12, 2002 at 11:00 am in Room 407, County Courts Building, 401 Bosley Avenue.

Thank you.

Sincerely,


Cristine Cooper





**Baltimore County
Fire Department**

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

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

July 2, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 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:

575-582

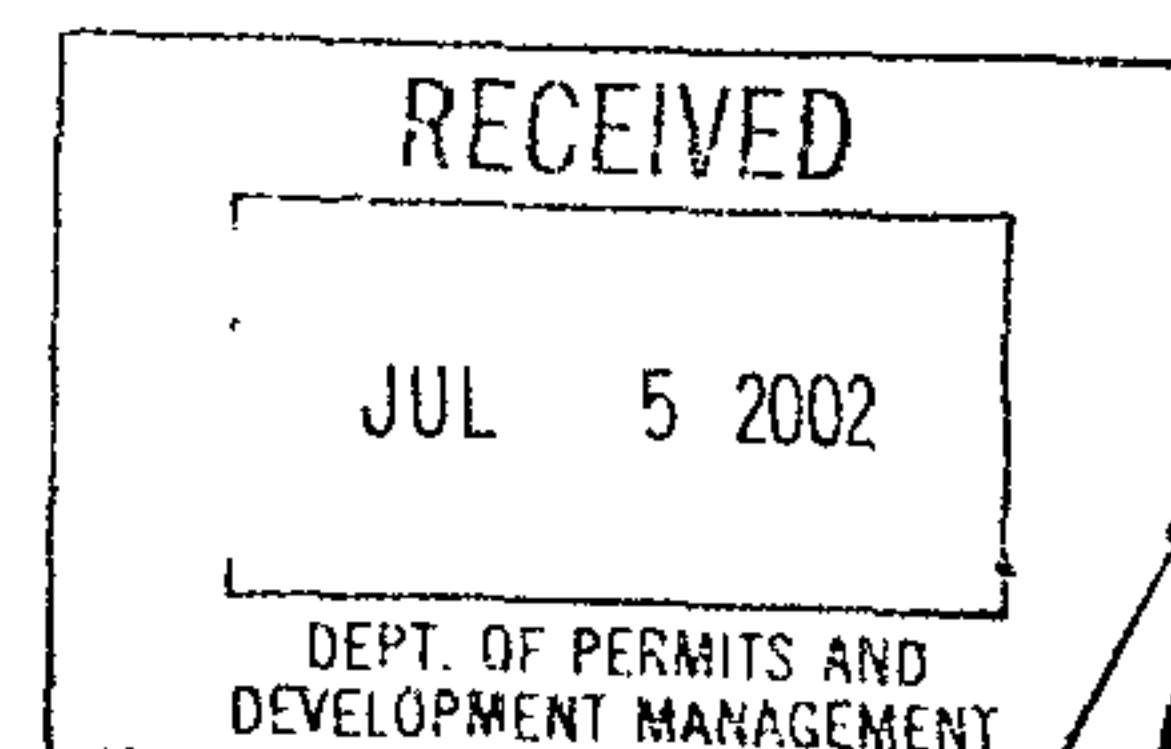
REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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



Printed with Soybean Ink
on Recycled Paper



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 5, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For July 15, 2002
Item Nos. 575, 576, 577, 578, 579, 580,
581, and 582

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

DATE: August 7, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of July 8, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

575-577, 579, 581, 582

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 8, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-579 & 02-582

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: Steve Johnson

AFK/LL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.3.02

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

RE: Baltimore County
Item No. 582

JL

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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

My telephone number is _____

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

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

Street Address: 707 North Calvert Street, Baltimore, MD 21202

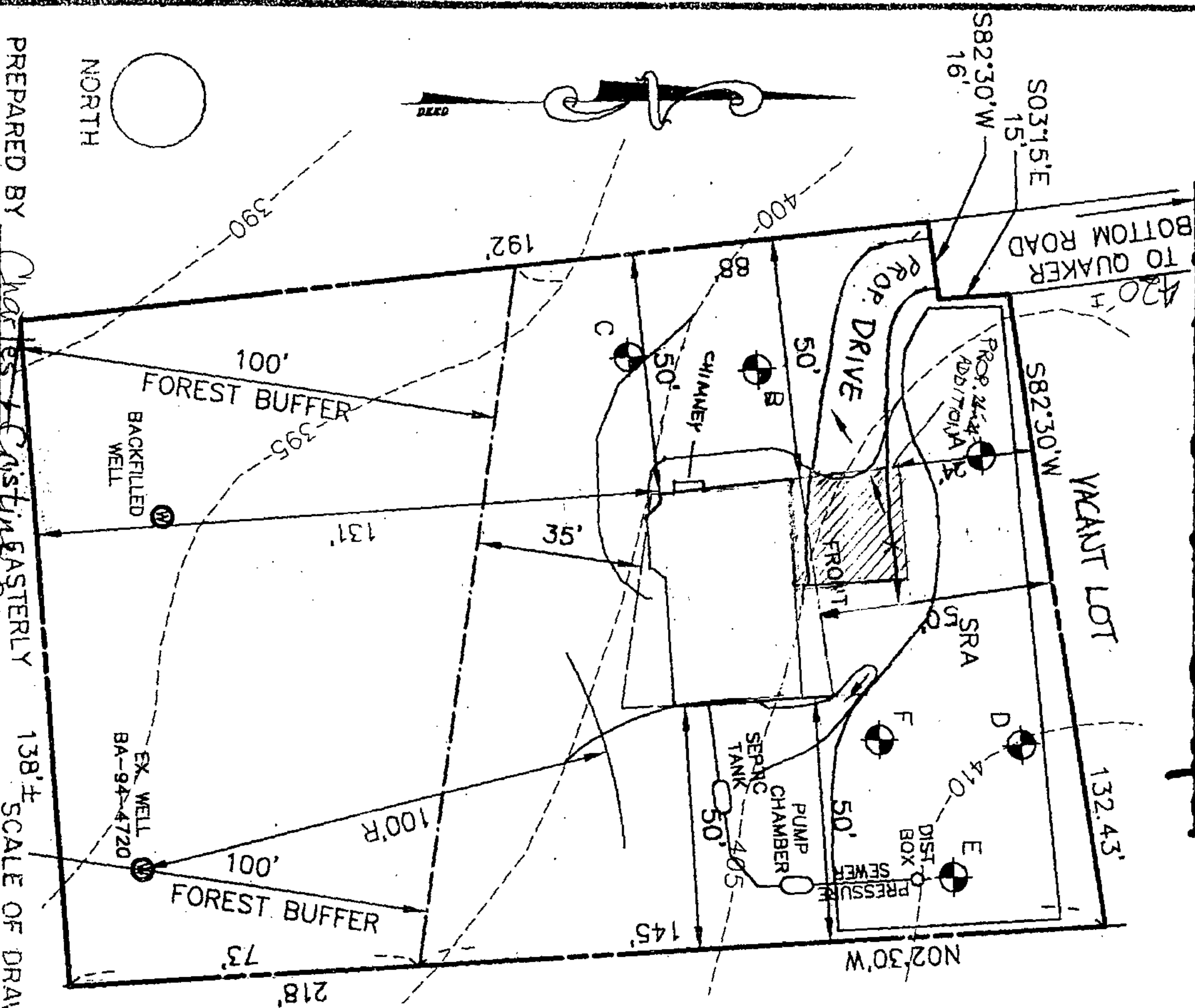
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 915 Quaker Bottom Rd. PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

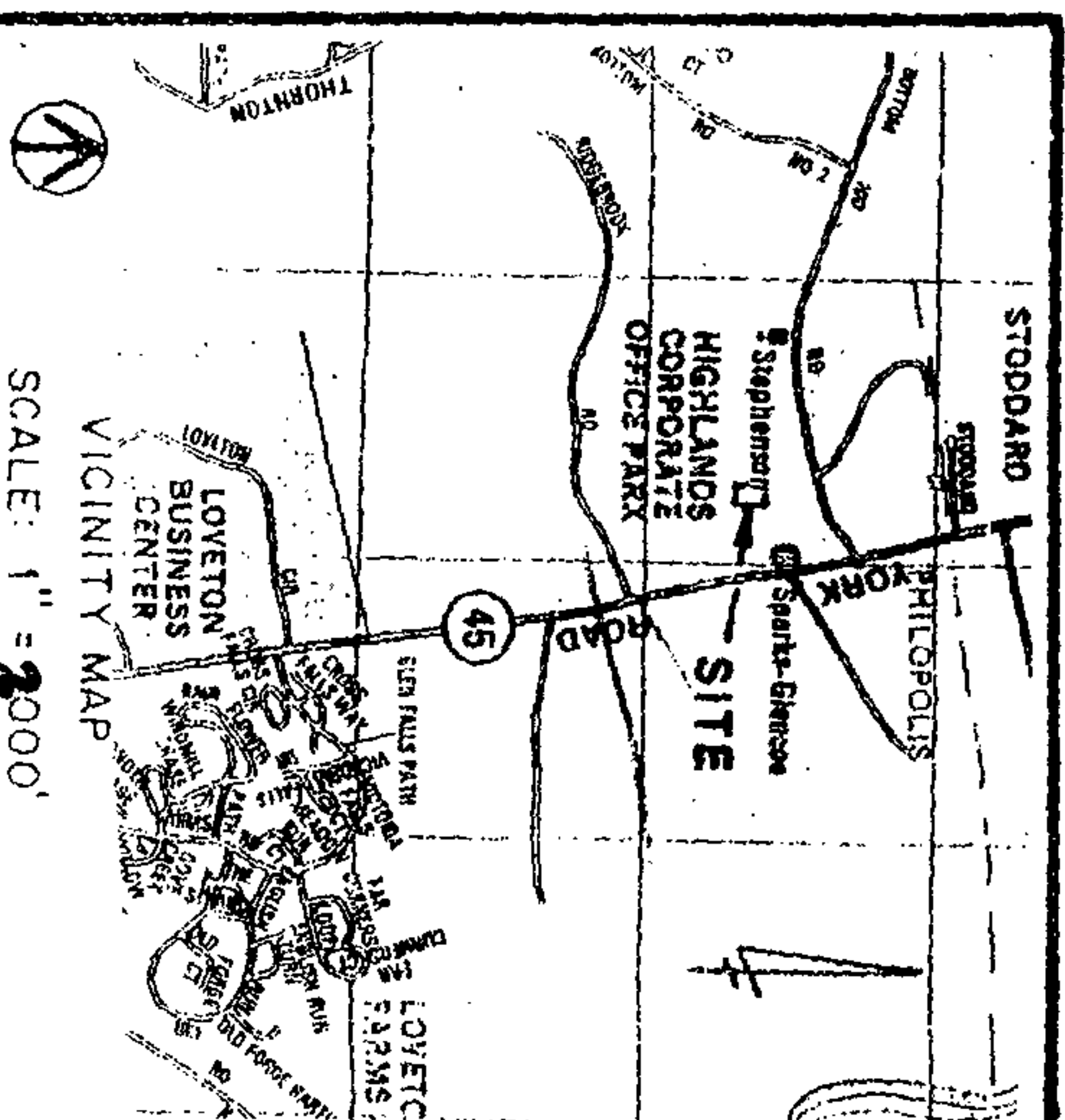
SUBDIVISION NAME Wa

PLAT BOOK # 312 LOT # 1 SECTION # 1

OWNER Charles + Cristina Cooper



PREPARED BY Charles + Cristina Cooper 138'± SCALE OF DRAWING: 1" = 1:30



LOCATION INFORMATION

ELECTION DISTRICT 8

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 1:30' DU228

ZONING RC5

LOT SIZE 65

ACREAGE 28,214
SQUARE FEET

PUBLIC PRIVATE

SEWER

WATER

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/
BUILDING

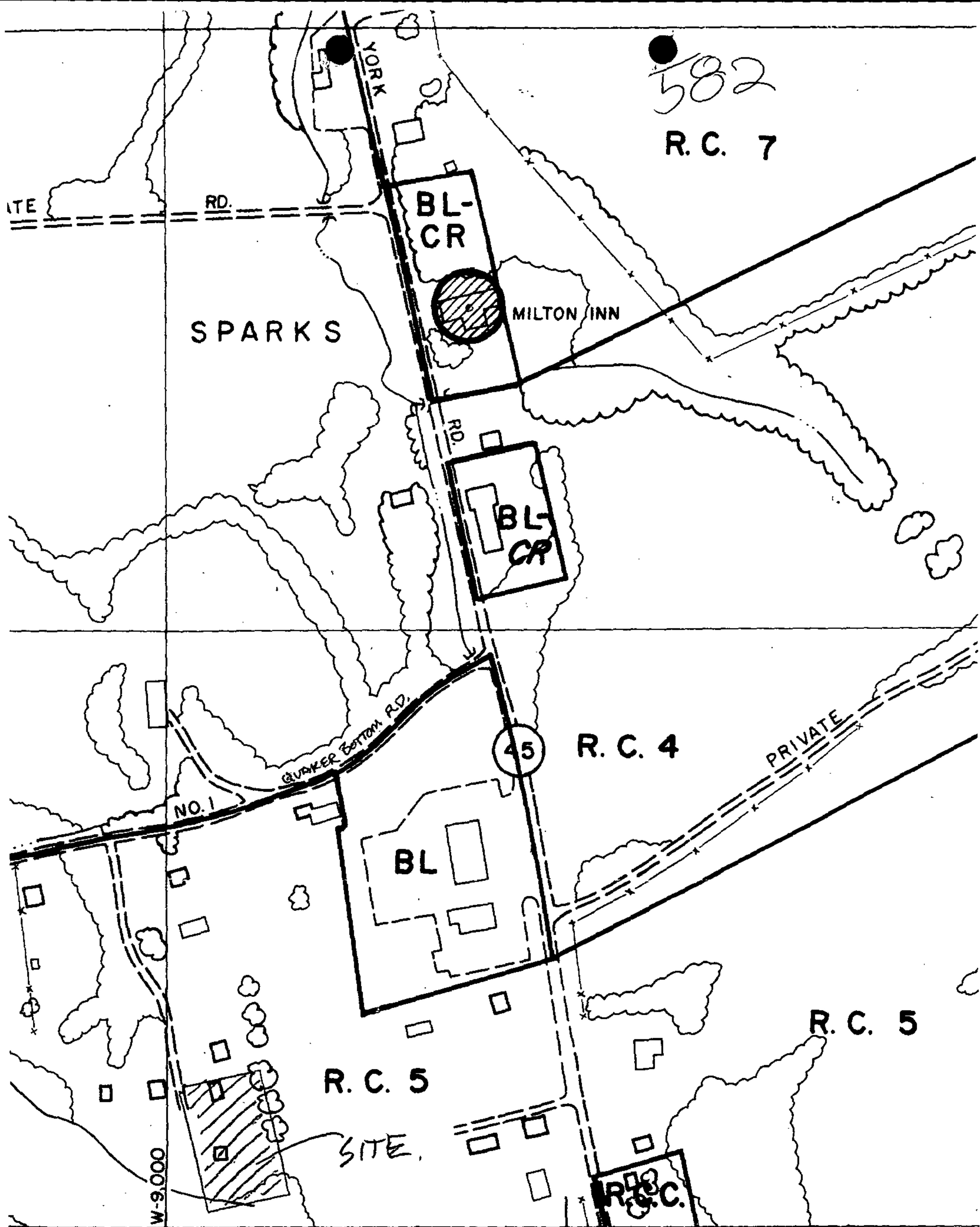
PRIOR ZONING HEARING

undersized lot
approval

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

582



582
R.C. 7

(SHEET N.W. 21-B)

MODE COUNTY

NW 22 B