

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Trappe Lane, 196.49' N of the c/l
Bellona Avenue
(1205 Trappe Lane)
8th Election District
4th Council District

Stephen S. Showers, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-055-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Stephen S. and Mariann Showers. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 8.5 feet in lieu of the required 15 feet, and a rear yard setback of 25 feet in lieu of the required 40 feet for a proposed garage addition. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

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 requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, 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 Petitioners.

ORDER SUBMITTED FOR FILING

Date

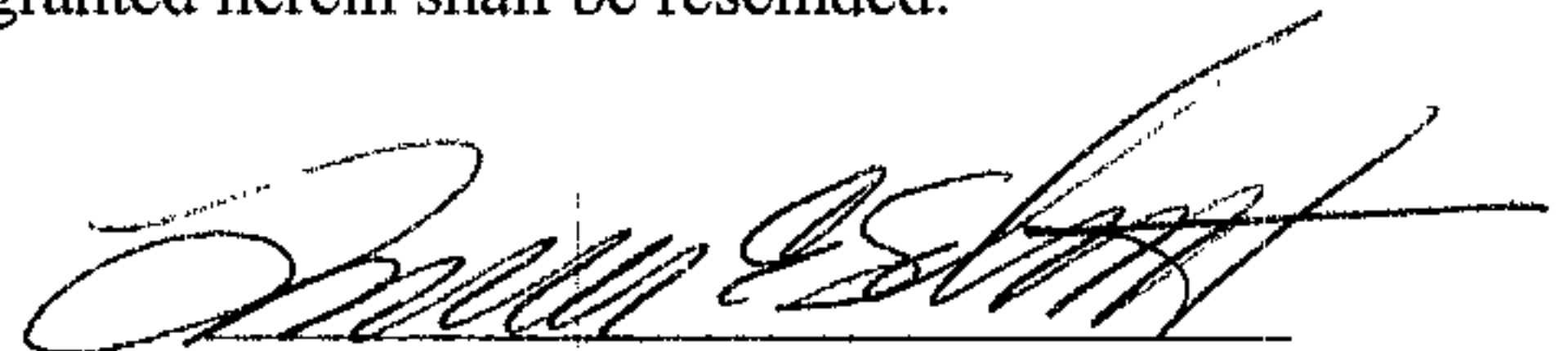
By

9/11/02


Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of September, 2002 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 8.5 feet in lieu of the required 15 feet, and a rear yard setback of 25 feet in lieu of the required 40 feet for a proposed garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

9/11/02
Pop



Baltimore County
Zoning Commissioner

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

September 11, 2002

Mr. & Mrs. Stephen S. Showers
1205 Trappe Lane
Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Trappe Lane, 196.49' N of the c/l Bellona Avenue
(1205 Trappe Lane)
8th Election District – 4th Council District
Stephen S. Showers, et ux - Petitioners
Case No. 03-055-A

Dear Mr. & Mrs. Showers:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1205 TRAPPE LANE
which is presently zoned DR 2/3.5

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 BOZ.3.C.1 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH
ADDITION (GARAGE) TO HAVE A SIDEYARD OF 8.5' AND A
REARYARD OF 25' IN LIEU OF THE REQUIRED 15' & 40'
RESPECTIVELY.

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:

Legal Owner(s):

Name - Type or Print

STEPHEN S. SHOWERS
Name - Type or Print

Signature

Stephen S. Showers
Signature

Address Telephone No.

MARIANN SHOWERS
Name - Type or Print

City State Zip Code

Mariann Showers
Signature

Attorney For Petitioner:

1205 TRAPPE LANE 410-337-8060
Address Telephone No.

Name - Type or Print

TOWSON MD 21204
City State Zip Code

Signature

Representative to be Contacted:

Company

SAME AS ABOVE
Name

Address Telephone No.

Address Telephone No.

City State Zip Code

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. 03-055-A

Reviewed By LTm Date 7/31/02

Estimated Posting Date 8/12/02

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

1205 TRAPPE LANE
Address
TOWSON MD 21204
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. HOUSE WAS LOCATED & CONSTRUCTED IN THE LATE 1940'S PRIOR TO CURRENT ZONING REGULATIONS.
2. CURRENT GARAGE IS TOO NARROW FOR LARGER PASSENGER CARS.
3. NEED TO ADD A FAMILY ROOM TO MAKE THE HOUSE MORE FUNCTIONAL.

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.

Stephen S. Showers
Signature

STEPHEN S. SHOWERS
Name - Type or Print

Mariann Showers
Signature

MARIANN SHOWERS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of July, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Elaine E. Baker
Notary Public

My Commission Expires ELAINE E. BAKER
Notary Public, State of Maryland
My Commission Expires March 1, 2004

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1205 TRAPPE LANE
Address
TOWSON, MD 21204
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. HOUSE WAS LOCATED & CONSTRUCTED IN THE LATE 1940'S PRIOR TO CURRENT ZONING REGULATIONS
2. CURRENT GARAGE IS TOO NARROW FOR LARGER PASSENGER CARS
3. NEED TO ADD A FAMILY ROOM TO MAKE THE HOUSE MORE FUNCTIONAL.

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.

Stephen S. Showers
Signature

STEPHEN S. SHOWERS
Name - Type or Print

Mariann Showers
Signature

MARIANN SHOWERS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of July, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Elaine E. Baker
Notary Public

My Commission Expires ELAINE E. BAKER
Notary Public, State of Maryland
My Commission Expires March 1, 2004



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1205 TRAPPE LANE
which is presently zoned DR 2/3.5

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 B02.3.C.1 (BCZR)

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (GARAGE) TO HAVE A SIDEYARD OF 8.5' AND A REARYARD OF 25' IN LIEU OF THE REQUIRED 15' AND 40' RESPECTIVELY,

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):

STEPHEN S. SHOWERS
Name - Type or Print

Stephen S. Showers
Signature

MARIANN SHOWERS
Name - Type or Print

Mariann Showers
Signature

1205 TRAPPE LANE 410 337-8060
Address Telephone No

TOWSON MD 21204
City State Zip Code

Representative to be Contacted:

SAME AS ABOVE
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. 03-055-A

Reviewed By CTM Date 7/31/02

Estimated Posting Date 8/12/02

BEING ON THE EAST SIDE OF TRAPPE LANE (25' WIDE) 210' N
OF BELLONA AVE (50' WIDE) AS RECORDED IN DEED LIBER #12942,
FOLIO 450.

BEGINNING FOR THE FIRST on the east side of a private roadway 25 feet wide leading northerly from Bellona Avenue, said point of beginning being also at a point in the 4th line of the land described in a deed dated August 1, 1944, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1349, folio 221, from Edward S. King, Trustee et al. to Walter D. Lantz and wife, distant north 1 degree, 33 minutes, 0 seconds east 196.49 feet from the beginning thereof and from the northernmost side of Bellona Avenue; and running thence and binding on said 4th line and on the east side of said 25 foot roadway 213.73 feet; thence leaving said 25 foot roadway and running for a line of division now made south 88 degrees, 29 minutes, 0 seconds east 122.34 feet to the end of the first line of the land conveyed by Walter D. Lantz and wife to Bayard B. Fonda and wife; thence binding on a part of the second line of the said last mentioned conveyed land, south 1 degree, 31 minutes, 0 seconds west 213.73 feet; thence leaving said second line and running north 88 degrees, 29 minutes, 0 seconds west 122.46 feet to the place of beginning. Containing 0.60 acres, more or less.

BEING ALSO KNOWN AS: 1205 TRAPPE LANE

#55

No. 16422

AMOUNT \$ 50.00

S. HOWERS

U. S. A.

YELLOW - CUSTOMER

[illegible]

25

DECEMBER 1964

147

THE

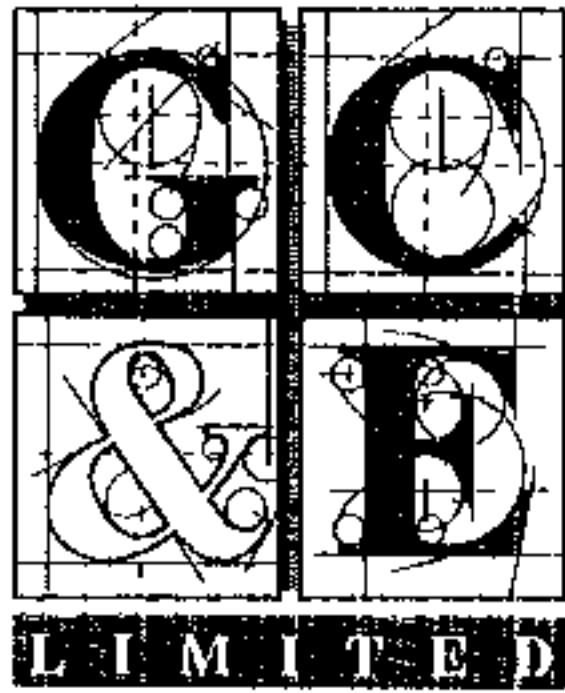
Figure 1

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THE

CASHIER'S VALIDATION



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 03-055-A
PETITIONER/DEVELOPER:
Stephen & Mariann Showers
DATE OF CLOSING:
August 27, 2002

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: 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

LOCATION:
1205 Trappe Lane Towson, MD 21204

DATE:
August 12, 2002



SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

ZONING NOTICE ADMINISTRATIVE VARIANCE

CASE #: 03-055-A

A VARIANCE TO PERMIT AN EXISTING
SINGLE FAMILY DWELLING WITH ADDI-
TION (GARAGE) TO HAVE A SIDE YARD OF
8.5' AND A REARYARD OF 25' IN LIEU OF
THE REQUIRED 15' AND 40'
RESPECTIVELY.

PUBLIC HEARING?

PURSUANT TO SECTION 24-127(b)(1) BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON AUGUST 20, 2002

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE. TEL: 410.823.4470

POSTED ON: August 10, 2002

**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: * 03-055-A

Petitioner: STEPHEN & MARIANN SHOWERS

Address or Location: 1205 TRAPPE LANE, TOWSON, MD

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEPHEN SHOWERS

Address: 1205 TRAPPE LANE

TOWSON, MD 21204

Telephone Number: 410 337-8060

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 055 -A

Address 1205 TRAPPE LANE

Contact Person: LYOYD MOXLEY
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7/31/02

Posting Date: 8/12/02

Closing Date: 8/27/02

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 03- 055 -A

Address 1205 TRAPPE LANE

Petitioner's Name STEPHEN & MARIANN

Telephone 410 337 8060

Posting Date: 8/12/02

Closing Date: 8/27/02

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY DWELLING
WITH ADDITION (GARAGE) TO HAVE A SIDEYARD OF 8.5' AND
A REARYARD OF 25' IN LIEU OF THE REQUIRED 15' AND
40' RESPECTIVELY.

WCR - Revised 6/28/00

I HAVE RECEIVED POSTING INFO



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

August 27, 2002

Mr. & Mrs. Stephen S Showers
1205 Trappe Lane
Towson MD 21204

Dear Mr. & Mrs. Showers:

RE: Case Number: 03-055-A, 1205 Trappe Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 31, 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**

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

August 13, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF August 12, 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:
(055) 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066 and 067.

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



AV
8/27

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 29, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For August 19, 2002
Item Nos. 055, 056, 057, 058, 059, 060,
061, 062, 063, 064, 065, and 066

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 27, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of August 12, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

55, 56, 57, 62, 63-67

AV
8/27

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 29, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-044, 03-046, & 03-055

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:

Arnold F. 'Pat' Keller, III

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.12.02

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

RE: Baltimore County
Item No. 055

LTM

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,

for 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



Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

August 12, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
Room 111
111 West Chesapeake Avenue
Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda - 8/19/02 re: case numbers 03-055-A, 03-056-A, 03-057-A, 03-058-A, 03-059-A, 03-060-A, 03-061-A, 03-062-A, 03-063-A, 03-064-A, 03-065-A, 03-066-A, 03-067-SPH

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 8/9/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

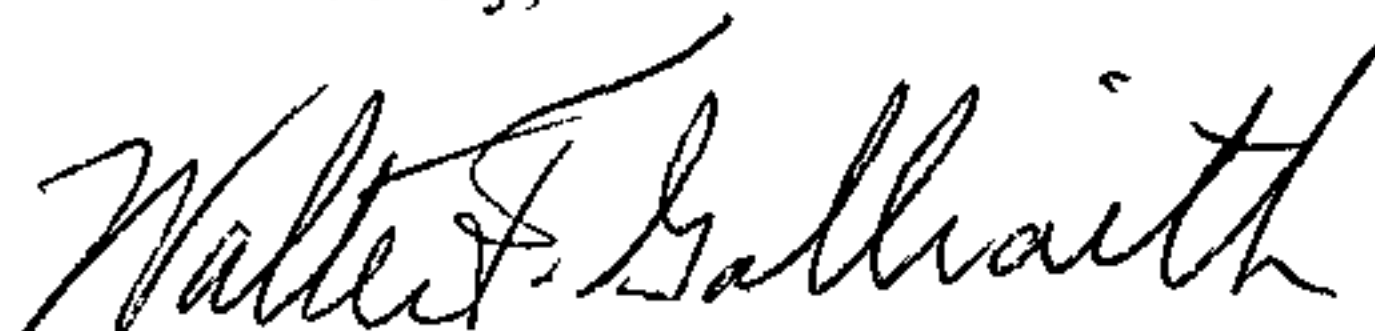
8218 Bellona Avenue
Towson, MD 21204
June 16, 2002

Hearing Officer
c/o Zoning Review
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Dear Hearing Officer:

Stephen and Mariann Showers have recently made known to me that they plan to add an addition to their home. I have no objections to their plan or their desire to build closer to my property line.

Sincerely,


Walter F. Galbraith

#55

1209 Trappe Lane
Towson, MD 21204
June 16, 2002

Hearing Officer
c/o Zoning Review
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, MD 21204

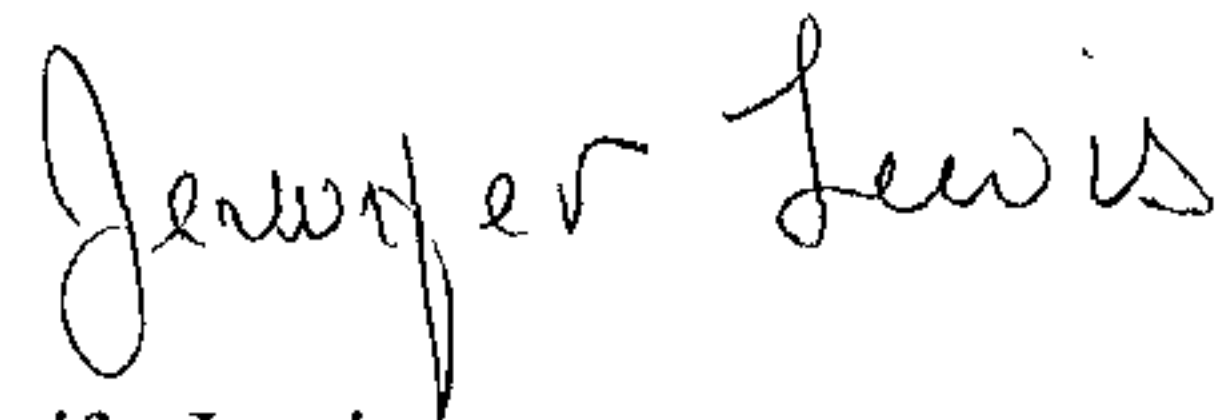
Dear Hearing Officer:

Stephen and Mariann Showers have recently made known to me that they plan to add an addition to their home. We have no objections to their plan or their desire to build closer to our property line.

Sincerely,

A handwritten signature in black ink that reads "Craig S. Lewis". The signature is written in a cursive style with a long, sweeping horizontal line at the end.

Craig Lewis

A handwritten signature in black ink that reads "Jennifer Lewis". The signature is written in a cursive style with a large, looped "J" at the beginning.

Jennifer Lewis

#55

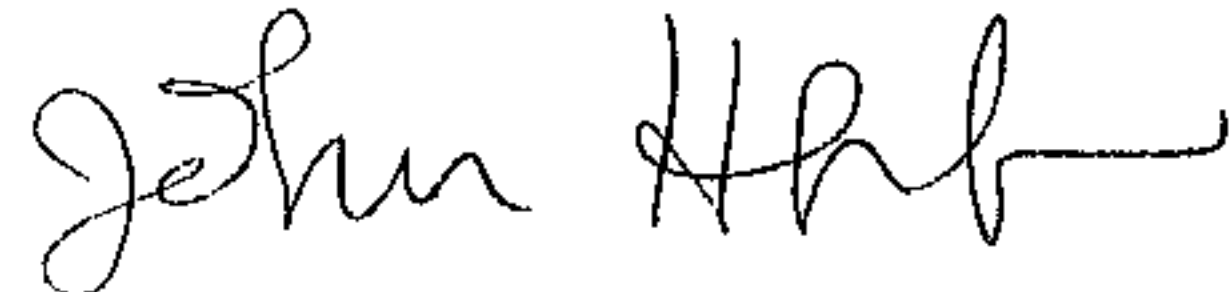
8222 Bellona Avenue
Towson, MD 21204
June 16, 2002

Hearing Officer
c/o Zoning Review
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, MD 21204

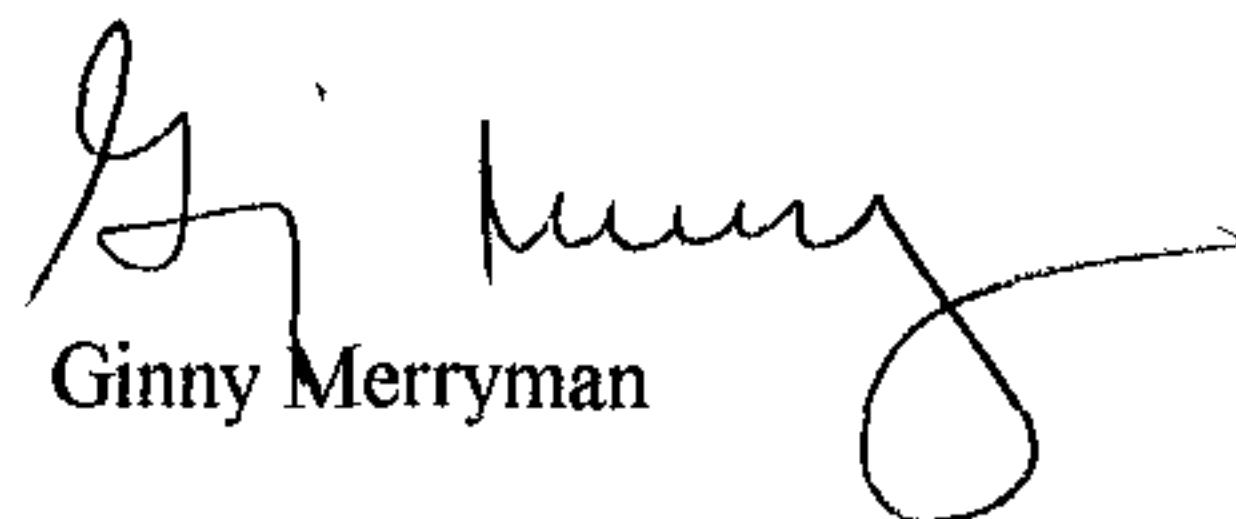
Dear Hearing Officer:

Stephen and Mariann Showers have recently made known to me that they plan to add an addition to their home. We have no objections to their plan or their desire to build closer to our property line.

Sincerely,



John Hebb, Jr



Ginny Merryman

#55

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

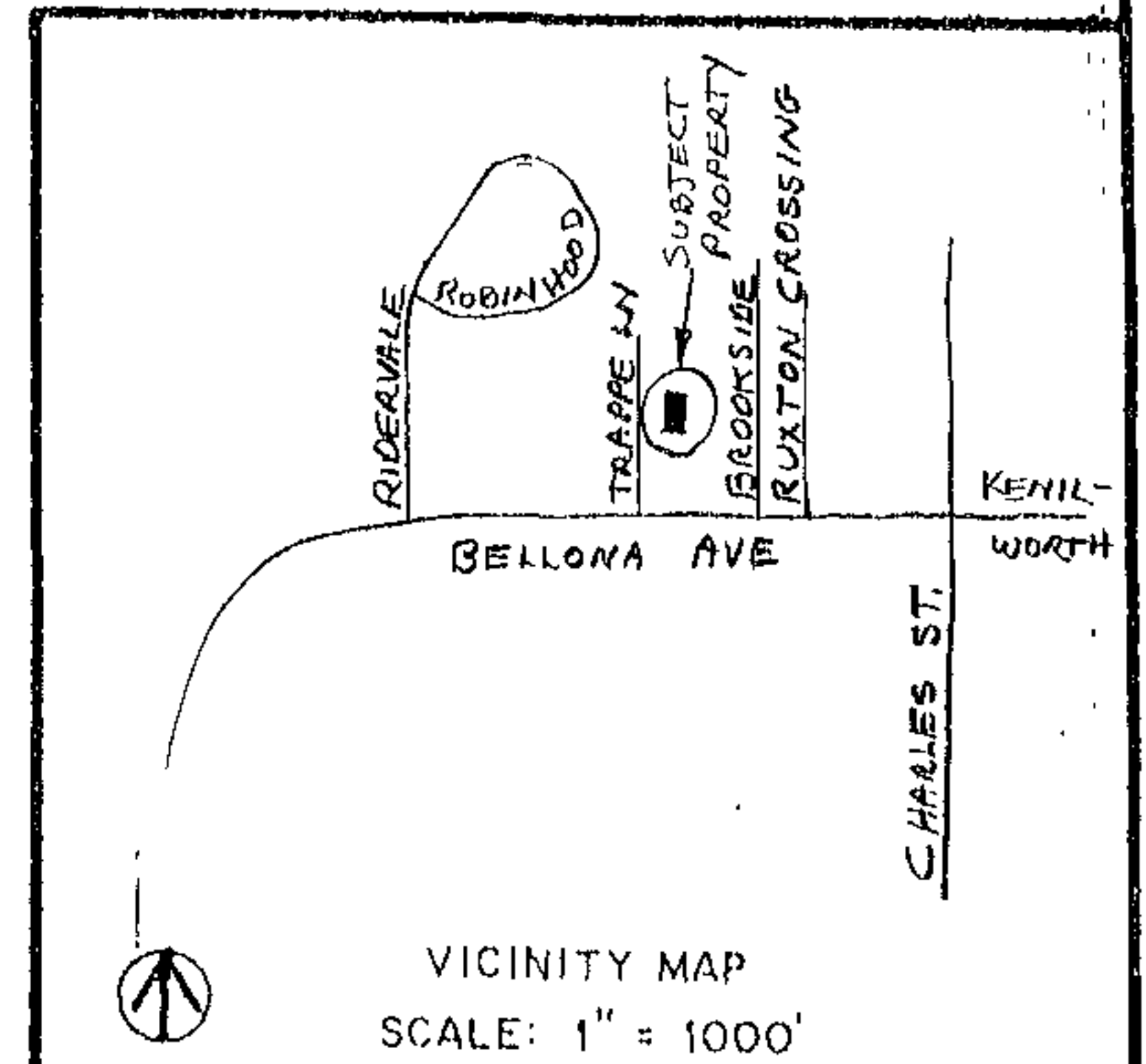
PROPERTY ADDRESS 1205 TRAPPE LANE

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

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER STEPHEN & MARIANN SHOWERS



LOCATION INFORMATION

ELECTION DISTRICT **8**

COUNCILMANIC DISTRICT **4**

1" = 200' SCALE MAP # **NW 11-B**

ZONING **D.R. 2**

LOT SIZE **0.6** **26,136**
ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

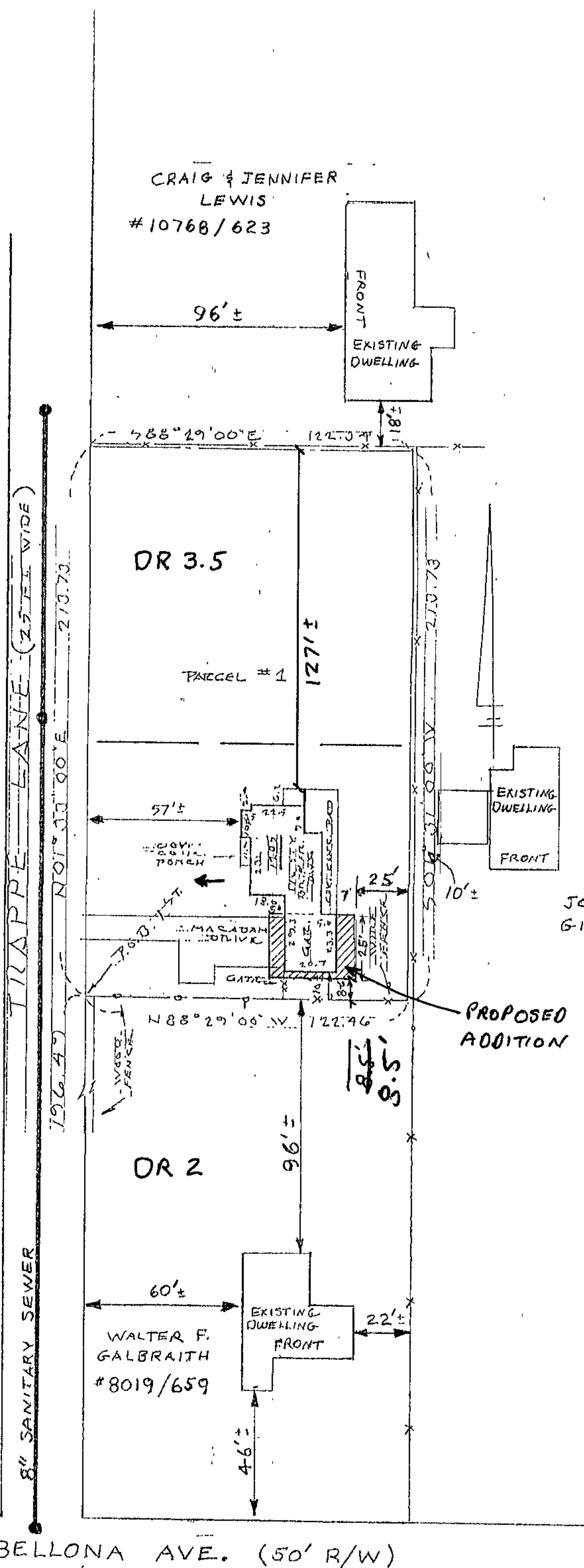
100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/BUILDING ☐ ☒

PRIOR ZONING HEARING **NONE**

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

LTM | 55 |



JOHN HEBB JR
GINNY MERRYMAN
#10645/77

PROPOSED
ADDITION



NORTH

PREPARED BY STEPHEN S. SHOWERS

SCALE OF DRAWING: 1" = 50'

D.R.3.5

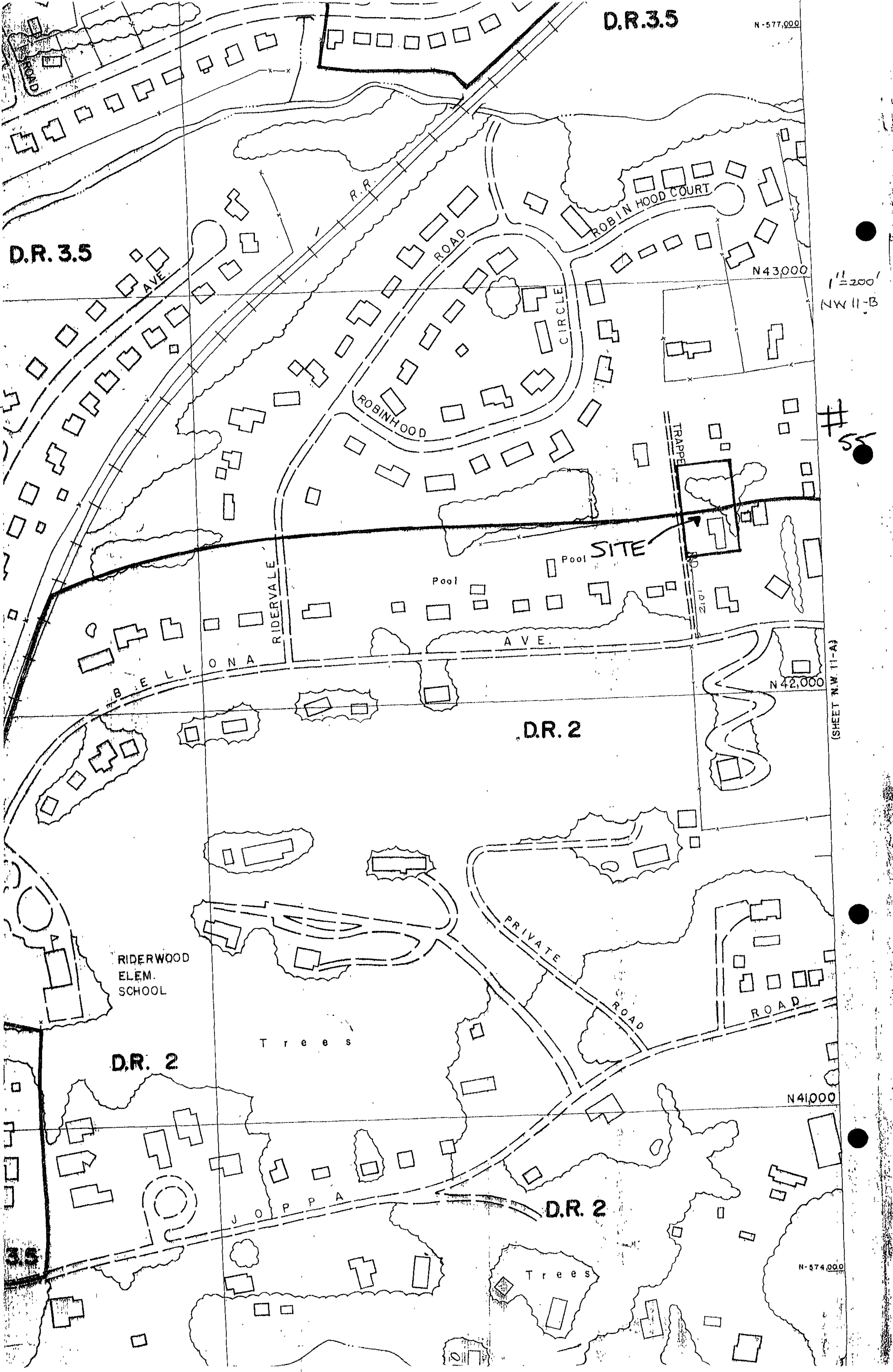
N-577,000

D.R. 3.5

1"=200'
NW 11-B

#55

(SHEET N.W. 11-A)



SITE

Pool

Pool

AVE.

D.R. 2

RIDERWOOD
ELEM.
SCHOOL

Trees

D.R. 2

PRIVATE
ROAD

ROAD

N41,000

D.R. 2

Trees

N-574,000

3.5

