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IN RE: PETITIONS FOR VARIANCE

W/S Creek Road, across from and 65' S of

Bluebird Lane

(814 & 816 Creek Road) 15<sup>th</sup> Election District 7<sup>th</sup> Council District

Mark William Wolinski Petitioner

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case Nos. 03-079-A & 03-080-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Variance filed by the owner of the subject adjacent properties, Mark William Wolinski. Since the properties are owned by the same person and are adjacent parcels, the two cases were heard contemporaneously. In Case No. 03-079-A, the Petitioner seeks relief from Section 1B02.3.C.1 (chart) and Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a buildable lot with a width of 48 feet in lieu of the required 55 feet, and to approve an undersized lot with any other variances deemed necessary by the Zoning Commissioner, for redevelopment of the property known as 814 Creek Road; with a new single family dwelling. In Case No. 03-080-A, the Petitioner requests identical relief from Sections 1B02.3.C.1 and 304 of the B.C.Z.R. to permit development of the adjacent property, known as 816 Creek Road, with a single family dwelling. The subject property and requested relief are more particularly described on the respective site plans submitted for each property and marked into evidence as Petitioner's Exhibits 1.

Appearing at the requisite public hearing in support of the request were Mark W. Wolinski, property owner, and Bruce E. Doak, the Registered Property Line Surveyor who prepared the site plans for these properties. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject properties are waterfront lots, located on Duck Creek, a tributary off of Back River in eastern Baltimore County. The properties

are also known as Lots 13 and 14 of Deep Creek Avenue Park, an older subdivision which was recorded in the Land Records of Baltimore County on July 29, 1921. As noted on the site plans, each lot is 48 feet wide and has frontage on Duck Creek to the west and Creek Road to the east. Lot 13 is improved with a one-story dwelling, known as 814 Creek Road, which is to be razed, and Lot 14 is unimproved but for a metal shed which will be removed. Both lots are sufficiently sized, approximately 11,075 sq.ft., under the D.R.5.5 zoning classification.

Mr. Wolinski acquired the subject lots on March 22, 2002 and proposes to raze the existing dwelling on Lot 13 as noted above, and construct a new single family dwelling on each lot. The site plan shows that the proposed building envelopes on both lots provide a sufficient side yard setback on each side (10 feet) and also meet the required setbacks to the water (100 feet) and the street (80 feet). Testimony indicated the proposed dwellings will be setback from Creek Road a distance consistent with other houses in the neighborhood. Moreover, the proposed construction will comply with the Chesapeake Bay Critical Areas regulations. A schematic drawing of the proposed dwellings was submitted at the hearing as Petitioner's Exhibit 2.

Unlike other residential lots throughout Baltimore County, waterfront lots are deemed unique. In order to take advantage of the view, most dwellings on waterfront lots face the water and thus, that area between the dwelling and the bulkhead is considered the front yard. Thus, the area between the street and the dwelling is determined to be the rear yard. If that practice is applied here, the Petitioner meets the required setbacks for the front and rear of the lots.

Based upon the testimony and evidence presented, the Petitioner is not eligible for relief pursuant to Section 304 of the B.C.Z.R. That Section provides that an owner of an undersized lot or a lot with insufficient width may construct a single family dwelling by right if three conditions are met. One condition required is that the Petitioner does not own adjacent land which might be utilized to meet the lot width requirement. In that these two lots are adjacent to one another, he is not afforded relief under Section 304 of the B.C.Z.R. However, upon due consideration of the testimony and evidence offered, I am persuaded that relief should be granted for each lot under Section 307 of the B.C.Z.R. As noted above, both lots meet all area

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requirements, but for the width. Additionally, the fact that the lots were laid out 80 years ago is a compelling factor. The character of the surrounding neighborhood is also of note. Many of the adjacent dwellings are on 50-foot wide lots as is proposed in this case. Moreover, a trailer park is located across Creek Road from the subject properties. For all of these reasons, I find that the Petitioner's proposal represents an improvement to the area and will not be detrimental to the health, safety or general welfare of the surrounding locale. I am persuaded that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. for relief to be granted, subject to compliance with the relevant environmental regulations.

Pursuant to the advertisement posting of the property and public hearing on this Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

this day of October, 2002 that the Petition for Variance filed in Case No. 03-079-A seeking relief from Section 1B02.3.C.1 (chart) and Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 48 feet in lieu of the required 55 feet, and to approve an undersized lot with any other variances deemed necessary by the Zoning Commissioner, for redevelopment of the property known as 814 Creek Road, with a new single family dwelling, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 03-080-A, seeking identical relief as set forth above to permit development of the adjacent property, known as 816 Creek Road, with a single family dwelling, in accordance with Petitioner's Exhibit 1 and 2, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their razing/building permits 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.

- 2) The proposed development shall comply with the Chesapeake Bay Critical Areas regulations as set forth in the ZAC comment submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated September 11, 2002, a copy of which is attached hereto and made a part hereof.
- 3) The proposed dwellings shall be constructed substantially in accordance with the schematic drawing submitted into evidence as Petitioner's Exhibit 2; however, building elevation drawings of the proposed dwellings shall be submitted for review and approval by the Office of Planning, prior to the issuance of any permits.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

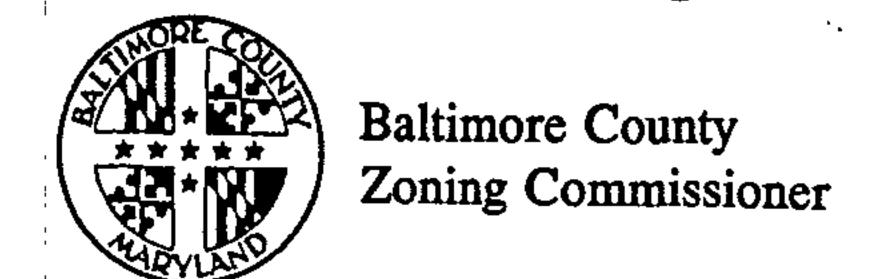
LES:bjs

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- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs



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

October 4, 2002

Fax: 410-887-3468

Mr. Mark William Wolinski 9929 Harford Road Baltimore, Maryland 21234

**RE: PETITIONS FOR VARIANCE** 

W/S Creek Road, across from and 65' S of the c/l Bluebird Lane

(814 and 816 Creek Road)

15<sup>th</sup> Election District – 7<sup>th</sup> Council District

Mark William Wolinski - Petitioner Case Nos. 03-079-A and 03-080-A

Dear Mr. Wolinski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Variance have 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,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Mr. Bruce E. Doak, Gerhold Cross & Etzel
320 E. Towsontown Boulevard, Towson, Md. 21286
Chesapeake Bay Critical Areas Commission,
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; Office of Planning; People's Counsel; Case File



## Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 6/6 CREEK ROAD

n	This Petition shall be filed with the Department of Permits a owner(s) of the property situate in Baltimore County and which is made a part hereof, hereby petition for a Variance from Section(s) and a burldable lot with a first many of the lot with a first source of the Zoning Regulations of Baltimore County, to the zoning law hardship or practical difficulty)  * Lot 19 HAS BEEN A RECORDED LOT SINCE  * We BOUGHT THIS LOT, PAYING MORE FOR 19	s described in the description and plat attached hereto and solved in the description and plat attached hereto and solved in the solved in the solved in the solved in deemed pecessary by the solved we of Baltimore County, for the following reasons: (indicate 1921)
	Property is to be posted and advertised as prescribed by the zor	
	I, or we, agree to pay expenses of above Variance, advertising, posting regulations and restrictions of Baltimore County adopted pursuant to the	g, etc. and further agree to and are to be bounded by the zoning
		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	MARK William Wolhski Name-Type or Print
	Signature	Signature Notice Aletter
	Address Telephone No.	Name - Type or Print
	City State Zip Code	Signature (4/0)
	Attorney For Petitioner:	Address Telephone No.
	Name - Type or Print	City State Zip Code
'	Signature	Representative to be Contacted:
		BRUCE E. DOAK GERHOLD CROSS & ETZEL
	Company	Name
	Address Telephone No.	320 F. Tows-02170ww Bow 410823-947 Address Telephone No.
		Towson Mo 21286
R	State Zip Code	City State Zip Code
<		OFFICE USE ONLY
	Case No. 13 -080-2	ESTIMATED LENGTH OF HEARING 1.
ا ا	Case No. 13-080-4 Rev 9/15/98	UNAVAILABLE FOR HEARING Reviewed By Date P-13-0-2



### 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

#### Zoning Description for 816 Creek Road

Beginning at a point on the west side on Creek Road which is 30 feet wide at a distance of 65 feet southerly of the centerline of Bluebird Lane. Being Lot #14 in the subdivision of Deep Creek Avenue Park as recorded in Baltimore County Plat Book #7, Folio 2, containing 11,100 square feet / 0.25 acres. Also known as 816 Creek Road and located in the 15<sup>th</sup> Election District. 7<sup>th</sup> Councilmanic District.

7/25/02 NE

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BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT

PINK - AGENCY

DISTRIBUTION

WHITE - CASHIER

03 No. 10457

DATE 13-22 ACCOUNT R-001-206-6150

AMOUNT \$ 50.

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#### 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 #03-080-A 816 Creek Road W/S Creek Road W/S Creek Road W/S Creek Road Toth Election District 7th Councilmanic District 7th Councilmanic District Legal Owner(s): Mark W. Wolinski Variance: to allow a buildable lot with a width of 48 feet in lieu of the minimum

able lot with a width of 48 feet in lieu of the minimum required 55 feet and to allow an undersized lot with any other variances deemed necessary by the zoning commissioner.

Hearing: Wednesday, September 18, 2002 at 10:00 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.

JT/9/605 Sept. 3 C560610

#### CERTIFICATE OF PUBLICATION

LEGAL ADVERTISING



### 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 # 03-080-A
PETITIONER/DEVELOPER
Mark W. Wolinski
DATE OF HEARING
September 18, 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

CASE #:03-080-A

A PUBLIC HEARING WILL BE HILLD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE Room 407 County Courts Building
401 Booley Avertue, Towson, MD

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LOCATION 816 Creek Road

DATE

August 30, 2002

SIGNATURE OF SIGN POSTER

**BRUCE DOAK** 

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

ON August 28, 2002

POSTED

RE: PETITION FOR VARIANCE
816 Creek Road W/side Creek Road
65' south of ctrl Bluebird Lane
15<sup>th</sup> Election District 7<sup>th</sup> Councilmanic
District
Legal Owner: Mark W. Wolinski
Contractor: Bruce E. Doak
Petitioner(s)

- \* BEFORE THE
- \* ZONING COMMISSIONER
- \* FOR
- \* BALTIMORE COUNTY
- \* 03-080-A

#### ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

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 28<sup>th</sup> day of August, 2002 a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, GERHOLD, CROSS & ETZEL, LTD, 320 E. Towsontowne Blvd., Suite 100, Towson, MD 21286 Representative for Petitioner(s).

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 3, 2002 Issue – Jeffersonian

Please forward billing to:

Bruce E Doak Gerhold Cross & Etzel 320 E Towsontown Blvd Towson MD 21286

410 823-4470

#### **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 NUMBER: 03-080-A 816 Creek Road W/S Creek Road, 65' S of centerline of Bluebird Lane 15<sup>th</sup> Election District — 7<sup>th</sup> Councilmanic District Legal Owner: Mark W Wolinski

<u>Variance</u> to allow a buildable lot with a width of 48 feet in lieu of the minimum required 55 feet and to allow an undersized lot with any other variances deemed necessary by the zoning commissioner.

HEARING: Wednesday, September 18, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT 3 DZ 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

August 20, 2002

#### **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 NUMBER: 03-080-A

816 Creek Road

W/S Creek Road, 65' S of centerline of Bluebird Lane

15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owner: Mark W Wolinski

<u>Variance</u> to allow a buildable lot with a width of 48 feet in lieu of the minimum required 55 feet and to allow an undersized lot with any other variances deemed necessary by the zoning commissioner.

HEARING: Wednesday, September 18, 2002 at 10:00 a.m. in Room 407, County

Courts Building, 401 Bosley Avenue

Arnold Jablon Gりて Director

C: Mark W Wolinski, 9929 Harford Road, Baltimore 21234

Bruce E Doak, Gerhold Cross & Etzel, 320 E Towsontown Blvd, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 3, 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.

## DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

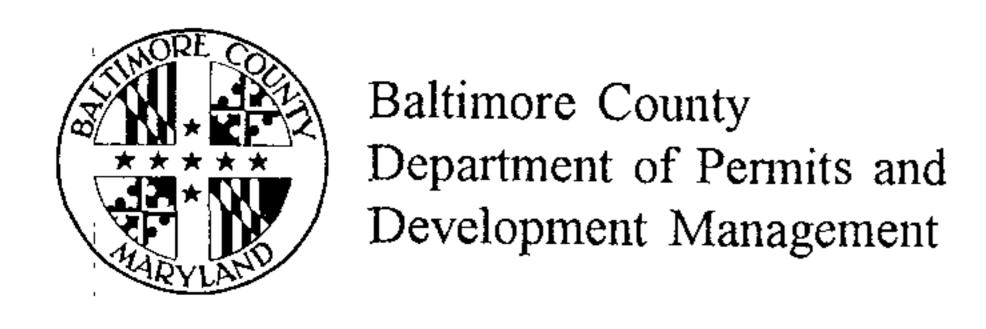
## ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 03-080-4
Petitioner: Mark W. Wolnsk.
Address or Location: 816 Creek P1
PLEASE FORWARD ADVERTISING BILL TO:
Name: Sam e
Address: 9929 Harford Rd,
Balto, Md., 21234
Balto, Md., 21234 Telephone Number: 410 - 665 - 2922



Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 13, 2002

Mark W Wolinski 9929 Harford Road Baltimore MD 21234

Dear Mr. Wolinski:

RE: Case Number: 03-080-A, 816 Creek Road

The above referenced petition was accepted for processing by the Burcau of Zoning Review, Department of Permits and Development Management (PDM) on August 13, 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 Richard, Ir

W. Carl Richards, Jr. 6 ▷ 乙 Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Bruce E Doak, Gerhold Cross & Etzel, 320 E Towsontown Blvd, Towson 21286 People's Counsel

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

DATE: October 8, 2002

TO:

Arnold Jablon, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 26, 2002

Item Nos. 068, 069, 070, 071, 072, 073,

074, 076, 077, and 080

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 / TGT
DATE:	September 11, 2002
SUBJECT:	Zoning Item 80 816 Creek Road
Zoning	g Advisory Committee Meeting of <u>August 19, 2002</u>
	epartment of Environmental Protection and Resource Management has no ents on the above-referenced zoning item.
an exte	epartment of Environmental Protection and Resource Management requests ension for the review of the above-referenced zoning item to determine the to which environmental regulations apply to the site.
	epartment of Environmental Protection and Resource Management offers lowing 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).
<u>X</u>	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).
<u>X</u>	Additional Comments:
See att	achment
Reviev	ver: Kieth Kelley Date: August 5, 2002

## CBCA Zoning Comments (zoning item #30)

The property is located within the Time to
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.
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 3 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.
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.
77.1(-2)1.47.1

Kdk#14/cbcazoningcomments

Sem 9/18

## BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

**DATE:** August 21, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-080

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:

**Section Chief:** 

AFK/LL:MAC

# SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2



## Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams Administrator

Date:

9.6.02

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

RE:

Baltimore County

Item No. 080

1 1 2

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

1. 1. Grell





Parris N. Glendening Governor Kathleen Kernedy Townsend Lt. Governor

Roy W. Kienitz Secretary Mary Abrams Deputy Secretary

August 23, 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, 8/26/02 re: Case numbers 03-068-SPHXA, 03-069-A, 03-070-SPHX, 03-071-A, 03-072-SPH, 03-073-SPH, 03-074-A, 03-075-A, 03-076-A, 03-077-A, 03-079-A, 03-080-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 8/22/02. 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

TO:

, PDM, MAIL STOP-1105

August21, 2002

FROM: LIEUTENANT JIMMIE MEZICK

BALTIMORE COUNTY FIRE MARSHAL OFFICE

MAIL STOP-1102F, PHONE (410) 887-4881

SUBJECT: SUBDIVISION REVIEW COMMENTS

PROJECT NAME: Mark Wolinski

PROJECT NUMBER: 03-80-A

LOCATION: 816 Creek rd.

DISTRICT: 15th

COMMENTS:

7. The Fire Marshal's Office has no comments at this time.

