

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Springhouse Circle 277' E
centerline of Springhouse Drive
14th Election District
6th Councilmanic District
(5078 Springhouse Circle)

Richard Maul & Marie Vazquez
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-130-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Richard Maul and Marie Vazquez. The variance request is for property located at 5078 Springhouse Circle in the eastern area of Baltimore County. The variance request is from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 14 ft. in lieu of the minimum required 30 ft. for a proposed addition. 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 having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

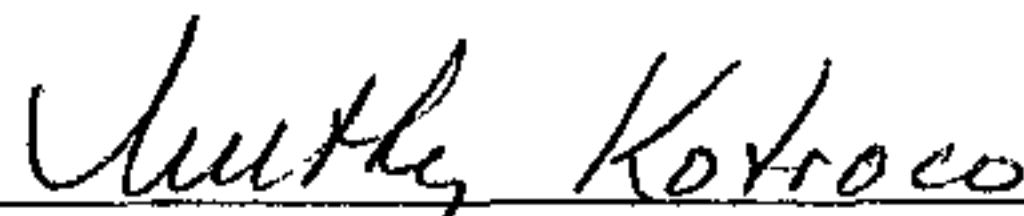
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

RECEIVED - ZONING
11/13/02
R. J. [Signature]

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 13th day of November, 2002, that a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 14 ft. in lieu of the minimum required 30 ft. for a proposed addition, be and is hereby GRANTED, subject, however, to the following restriction which is a condition 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

11/13/02
D. R. Gannon



Baltimore County
Zoning Commissioner

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

November 13, 2002

Mr. Richard Maul
Mrs. Marie Vazquez
5078 Springhouse Circle
Baltimore, Maryland 21237

Re: Petition for Administrative Variance
Case No. 03-130-A
Property: 36 First Avenue

Dear Mr. Maul & Mrs. Vazquez:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Jeffrey Hoilman
1113 Baldwin Mill Road
Jarrettsville, MD 21084

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5078 Springhouse Cir.
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) 1801.2.4.1.6.

*To allow a rear yard setback of 14 ft
for a proposed addition in lieu of the minimum required
30 ft.*

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):

Mr. Richard Mail

Name - Type or Print

Signature

Mrs. Marie Vazquez

Name - Type or Print

Signature

5078 Springhouse Cir 410-391-9786

Address

Baltimore

City

md

State

Telephone No.

21237

Zip Code

Representative to be Contacted:

Jeffrey Hailman

Name

1113 Baldwin Mill Rd 410-557-0555

Address

Jarrettsville

City

md

State

Telephone No.

21084

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

Reviewed By [Signature] Date 9-16-02

Estimated Posting Date 9-30-02

CASE NO. 03-13077

REV 10/25/01

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

5078 Springhouse Cir
Address
Baltimore Md 21232
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):

This is an unusually small lot and the existing SFO
was placed on the rear building setback line. This leaves
no room for any improvements or alterations.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature
Richard Moril
Name - Type or Print

Signature
Marie Vazquez
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of August, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Richard Moril & Marie Vazquez
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Signature
Notary Public

My Commission Expires SANDI L. TUNNEY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 23, 2003

ZONING DESCRIPTION FOR 5078 Springhouse Circle

Beginning at point on the east side of Springhouse Circle which is 38 feet wide at the distance of 277 feet east of the centerline of the nearest improved intersecting street Springhouse Drive which is 30 feet wide. Being lot #5, Block , Section #2 in the Subdivision of Springhouse Station as recorded in Baltimore County Plat # S.M. NO.68, Folio #63 containing .135 acres. Also known as 5078 Springhouse Circle and located in the 14th Election District 2nd Councilmanic District.

#130

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 13-16-02
03-130-17

DATE 9-16-02 ACCOUNT R-001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Melissa Subinet

FOR: Residential Variances for lot
4005078 Spring house - dir.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 11147
03-130-A

DATE 9-16-02 ACCOUNT R-001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Melissa Gabinet

FOR: President's Volunteer of the
Am 5078 500 y. m. 2002

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN.

RE Case No 03-130-A
 Petitioner/Developer AMERICA DESIGN BUILDER, ETAL
O'KEEFE
 Date of Hearing/Closing 11/12/02

To <u>BETTY & ROBIN</u>		From <u>O'KEEFE</u>
Co <u>ZONING COMM</u>		Co
Dept		Phone # <u>410-337-1111</u>
Fax # <u>410-337-1111</u>		Fax #

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

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 #5070 SPRINGHOUSE
CIRCLE

The sign(s) were posted on

10/25/02
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 10/28/02
 (Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

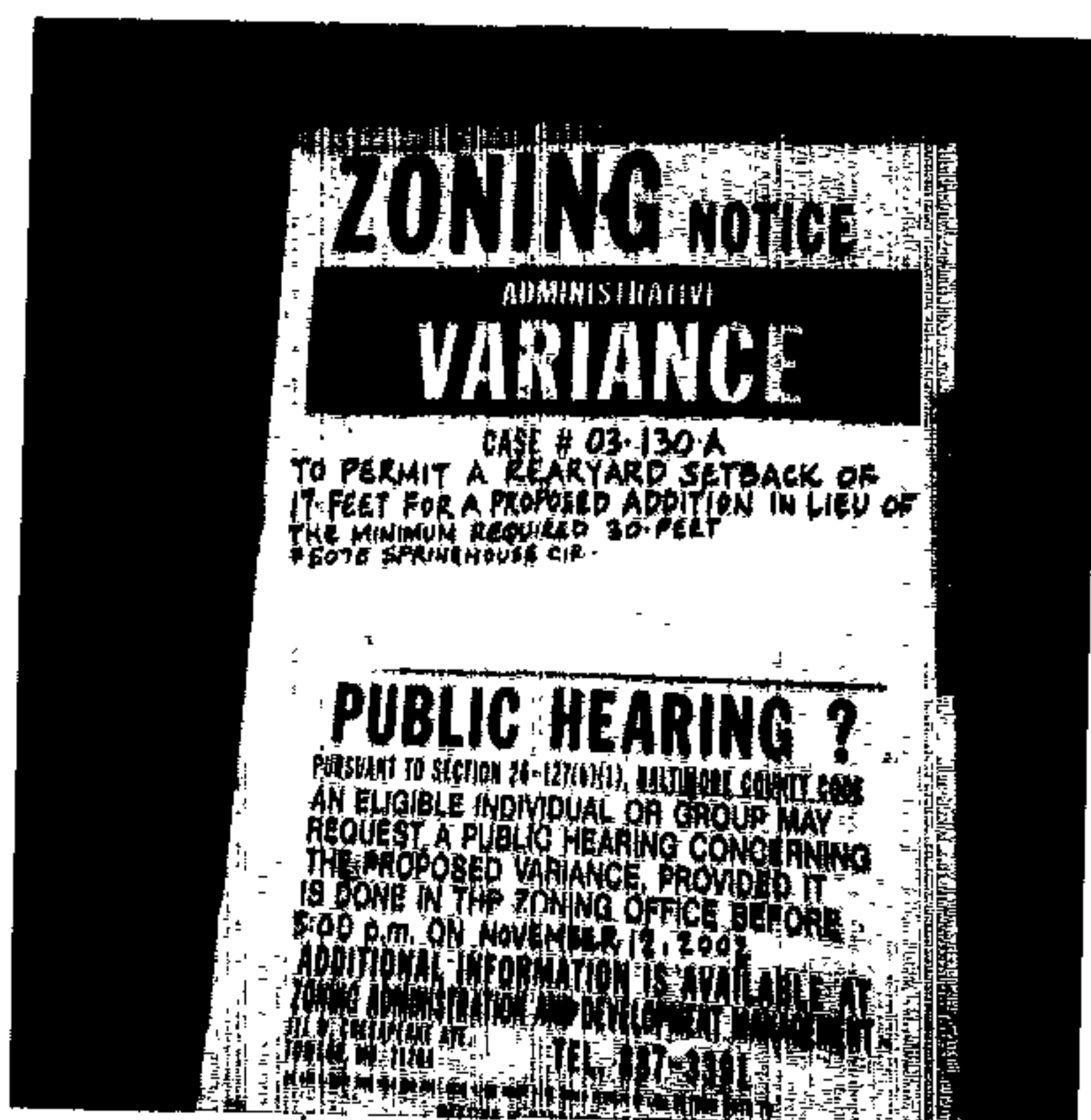
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



03-130-A
#5070 SPRINGHOUSE CIRCLE
11/12/02

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

5078 Springhouse Cir
Address
Baltimore md 21237
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):

This is an unusually small lot and the existing SFD was placed on the rear building to setback line. This leaves no room for any improvements or alterations.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
Richard Mouil
Name - Type or Print

[Signature]
Signature
Marie Vazquez
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of August, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Richard Mouil + Marie Vazquez
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

SANDI L. TUNNEY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 23, 2003

[Signature]
Notary Public

My Commission Expires _____



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5078 Springhouse Cir.
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) 1 B.O.C. 1.6.

It is for a proposed addition in lieu of the minimum required 30 ft. To allow a rear yard setback of 14 ft.

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):

Mr. Richard Mavil
Name - Type or Print

Mrs. Marie Vazquez
Signature
Name - Type or Print

Signature

5078 Springhouse Cir. 410-391-9786

Baltimore Md 21237
Address City State Zip Code

Representative to be Contacted:

Jeffrey Hailman
Name

113 Baldwin Mill Rd 410-557-0555

Jarrettville Md 21084
Address 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. 03-130-A

Reviewed By [Signature] Date 9-16-02

REV 10/25/01

Estimated Posting Date 9-30-02

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 03-130-A
Petitioner: Richard Maul & Mané Vazquez
Address or ^{site} Location: 5078 Springhouse Cir.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Sime
Address: Balto, 21237
Telephone Number: 410 - 391-9286

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ⁰³ ~~03~~ 130 -A Address 5078 Springhouse CIR
Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9-16-02 Posting Date: 9-30-02 Closing Date: 10-15-02

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 ⁰³ ~~03~~ 130 -A Address 5078 Springhouse CIR
Petitioner's Name Richard Moul & Marie Vazquez Telephone 410-391-9786
Posting Date: 9-30-02 Closing Date: 10-15-02
Wording for Sign: To Permit a rear yard setback of 14ft for a
proposed addition in lieu of the minimum required
30ft.



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

October 15, 2002

Mr. Richard Mouil
Mrs. Marie Vazquez
5078 Springhouse Circle
Baltimore, MD 21237

Dear Mr. Mouil and Mrs. Vazquez:

RE: Case Number: 03-130-A, 5078 Springhouse Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 16, 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:rlh

Enclosures

c: Jeffrey Holman, 113 Baldwin Mill Road, Jarrettsville 21684
People's Counsel

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





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

November 12, 2002

Mr. Richard Maul
Mrs. Maria Vazquez
5078 Springhouse Circle
Baltimore, MD 21237

Dear Mr. Maul and Mrs. Vazquez:

RE: Case Number: 03-130-A, 5078 Springhouse Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 16, 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.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel
Jeffrey Hoilman, 1113 Baldwin Mill Road, Jarrettsville 21084

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

September 24, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

116-117, 121-130

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 21, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For September 30, 2002
Item Nos. 106, 116, 117, 118, 119,
120, 121, 122, 123, 124, 126, 128,
129, and 130

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

INTER-OFFICE CORRESPONDENCE

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

DATE: September 25, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-103, 03-128, & 03-130

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.

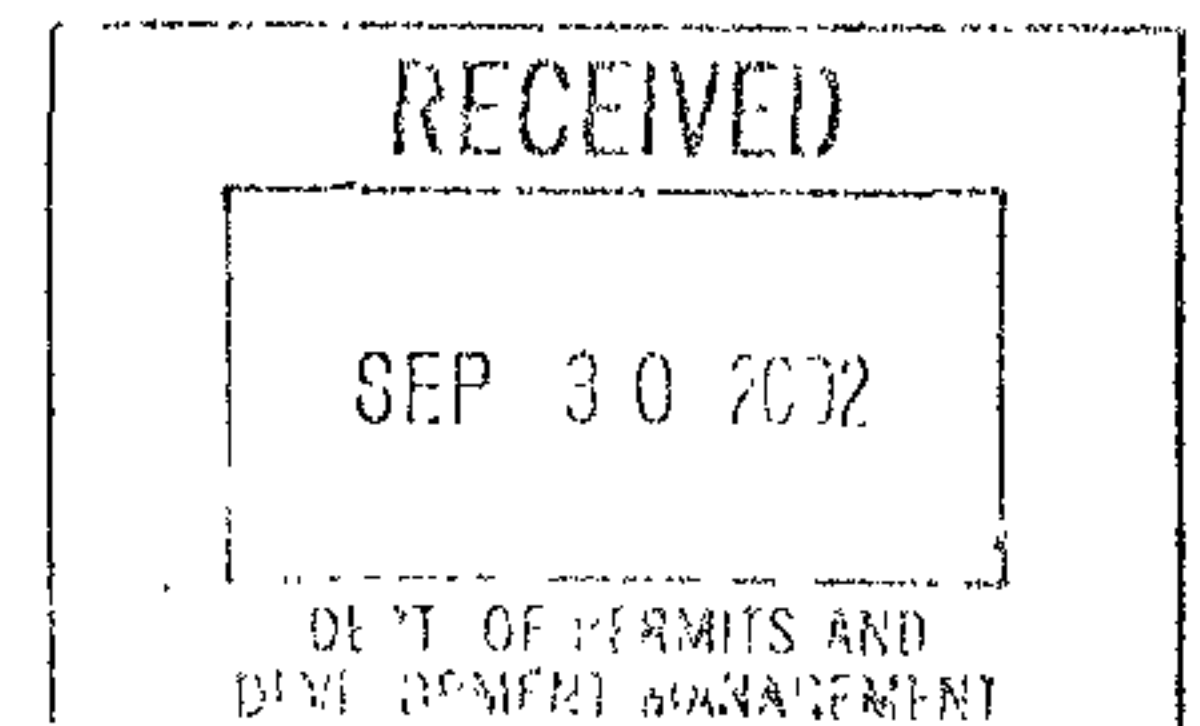
Prepared by:

Mark A. Cunningham

Section Chief:

[Signature]

AFK/LL:MAC





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 9.24.02

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

RE: Baltimore County
Item No. 130 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,

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

September 23, 2002

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

Re: **Zoning Advisory Committee Agenda re: case numbers 03-106-SPH, 03-116-A, 03-117-A, 03-118-A, 03-119-A, 03-120-XA, 03-121-A, 03-122-A, 03-123-XA, 03-124-A, 03-125-A, 03-126-A, 03-127-SAHSPH, 03-128-A, 03-129-A, 03-130-A**

Dear Mr. Zahner:

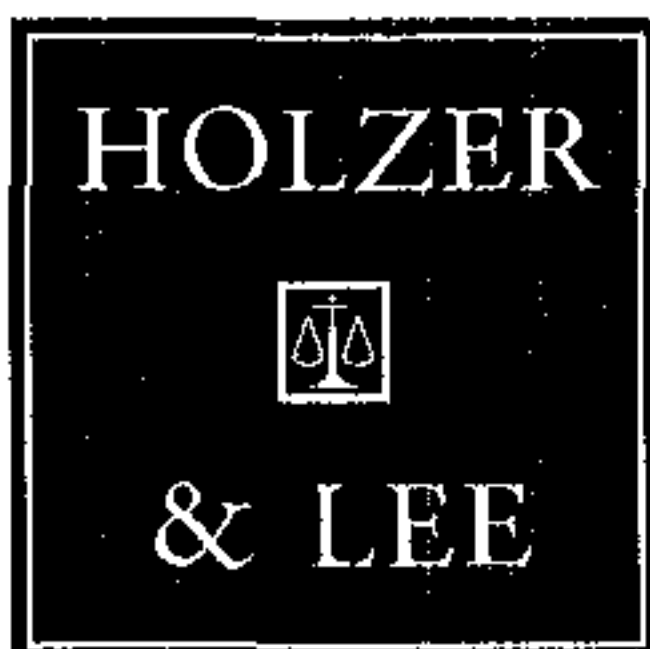
The Maryland Department of Planning has received the above-referenced information on 09/23/02. The information has been submitted to Mr. Mike Nortrup.

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



LAW OFFICES

J. CARROLL HOLZER, PA
J. HOWARD HOLZER
1907-1989

THOMAS J. LEE
OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.
TOWSON, MD 21286
(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

January 3, 2005
#7295

Mr. Timothy Kotroco, Director
Permits & Development Management
111 Chesapeake Avenue
Towson, Maryland 21204

RE: In the Matter Of: John W. McKeever – Appellant/
Legal Owner
Case No.: CBA-03-130
Property Address: 901 Middle Road and 3547 Revolea Beach Road
Lots 86 and 87

To Doug Swann:
OK to process these
permits. However, I doubt
that DEPRM will sign
permits given the status of
this case being on Appeal.
F.

Dear Mr. Kotroco:

Please be advised that building permits have been applied for Lots 86 and 87 as shown on the Plat of Revolea Beach also known as 901 Middle Road and 3547 Revolea Beach Road by my client, John W. McKeever. Mr. McKeever presented his case before the Baltimore County Board of Appeals and received the enclosed Decision and Order dated November 4, 2004 which indicated that no variance from the critical area regulation was required and that a single-family dwelling was permitted on each vacant lot that each application for building permit should be considered separately and apart. I am enclosing the Opinion of the Board.

Subsequently, DEPRM has filed an appeal with the Circuit Court for Baltimore County but has not requested a Stay of the proceedings. My client has requested DEPRM since December 13, 2004 to inspect silt fences installed for Permits No.: B444041 and B458983. They have not been inspected and DEPRM has refused to proceed with the inspection and authorize or disapprove the installation of the silt fences.

I would therefore request that this matter proceed in the normal course of business to issue the appropriate permits and approvals unless DEPRM obtains a Stay of the Board of Appeals Decision through the Circuit Court.

Kindly advise me of your position.

Very truly yours,

J. Carroll Holzer

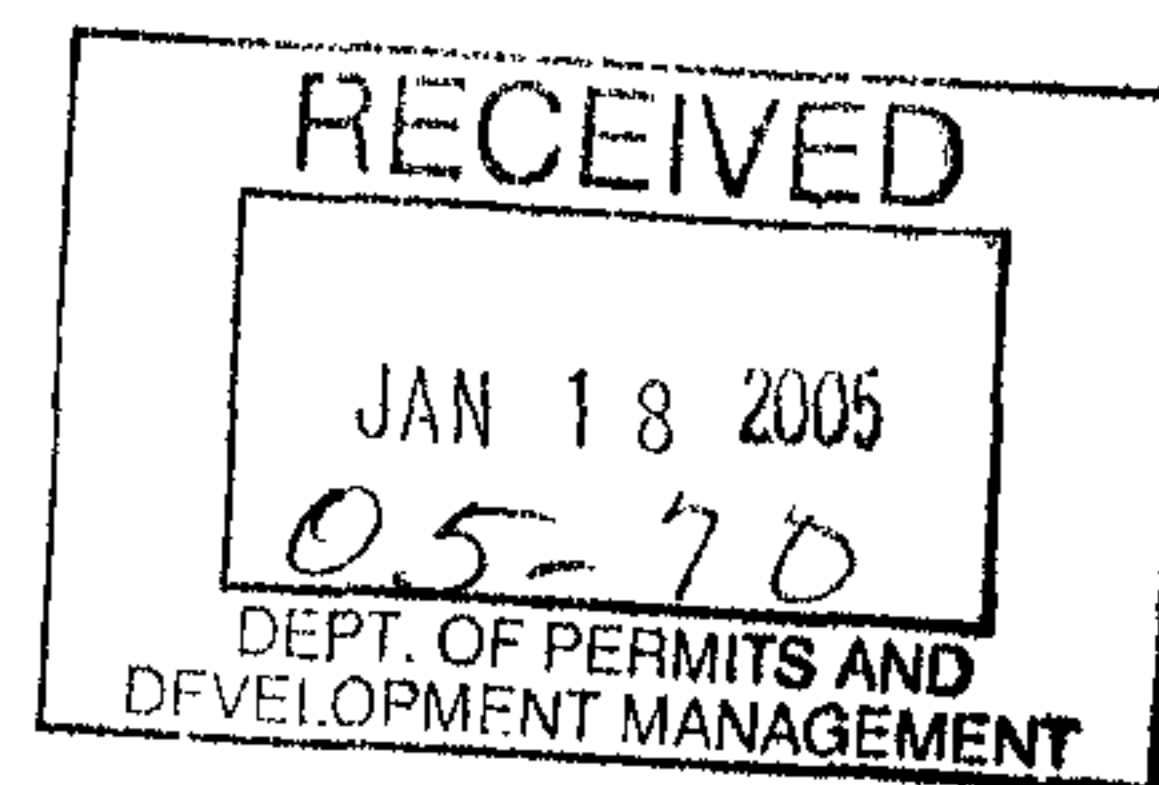
JCH:mlg

Enclosure

Spoke to Holzer;
other 1/19/05

Spoke to Holzer
1/20/05

we would only issue if DEPRM signs
BHS



TIME: 09:09:19 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/26/2004
DATE: 01/19/2005 APPROVALS DETAIL SCREEN BPR 15:24:05

PERMIT #: B444041

AGENCY	DATE	CODE	COMMENTS
-----	-----	----	-----
BLD PLAN	10/26/2004	01	MS
SEDI CTL	03/23/2001	12	SC-X3226 JB
ZONING	03/15/2001	01	LTM/TM
PUB SERV	10/26/2004	01	BR/SH
ENVRMNT	03/23/2001	12	EIR-X3980
HOUSE#S	03/15/2001	01	DDP/TM
BLD ENG	10/26/2004	01	JRR/DAS

PERMITS

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL PF4 - ISSUE PERMIT

CLEAR - MENU

TIME: 09:09:32 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/26/2004
DATE: 01/19/2005 APPROVALS DETAIL SCREEN PDM 15:27:43

PERMIT #: B458983

AGENCY	DATE	CODE	COMMENTS
-----	-----	----	-----
BLD PLAN	10/26/2004	01	MS/FL.ZONE A
ZONING	08/07/2001	01	JRA/TLM
PUB SERV	08/28/2001	01	BR PER SH FLD ZN A-10; EL. 9.7' CERT OF ACK DONE
ENVRMNT	08/15/2001	12	EIR-X3980
BLD ENG	08/20/2001	01	JL/DAS
PLANNING	08/20/2001	01	JJR/DAS
SEDI CTL	08/15/2001	12	SC-X3226 JB INSTALL SC///SC LETTER
HSE #'S	08/07/2001	01	DDP/TLM
BLD INSP	09/04/2001	01	JMA

PERMITS

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - NEXT APPROVAL PF4 - ISSUE PERMIT

CLEAR - MENU

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☐ SPECIAL HEARING

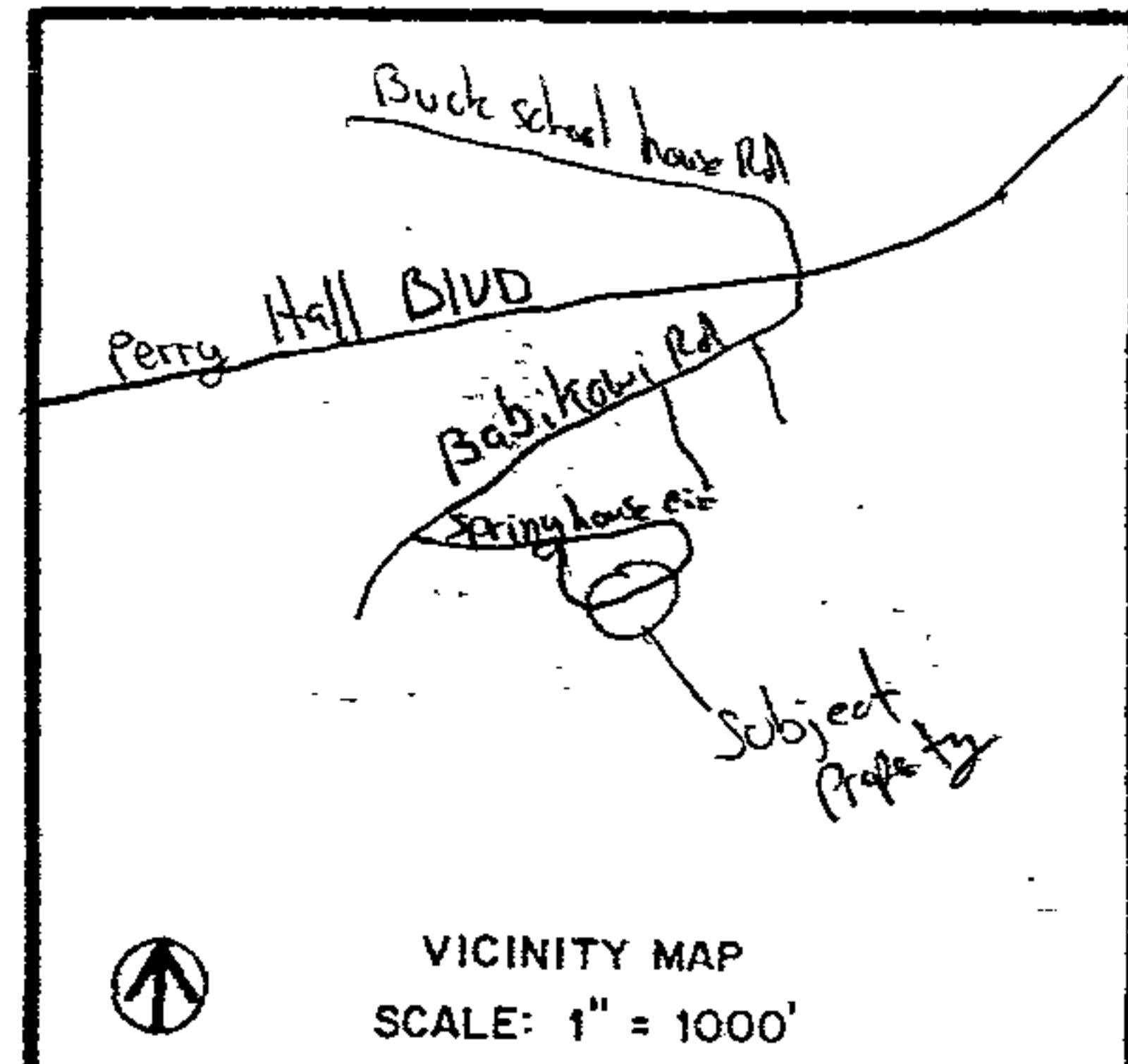
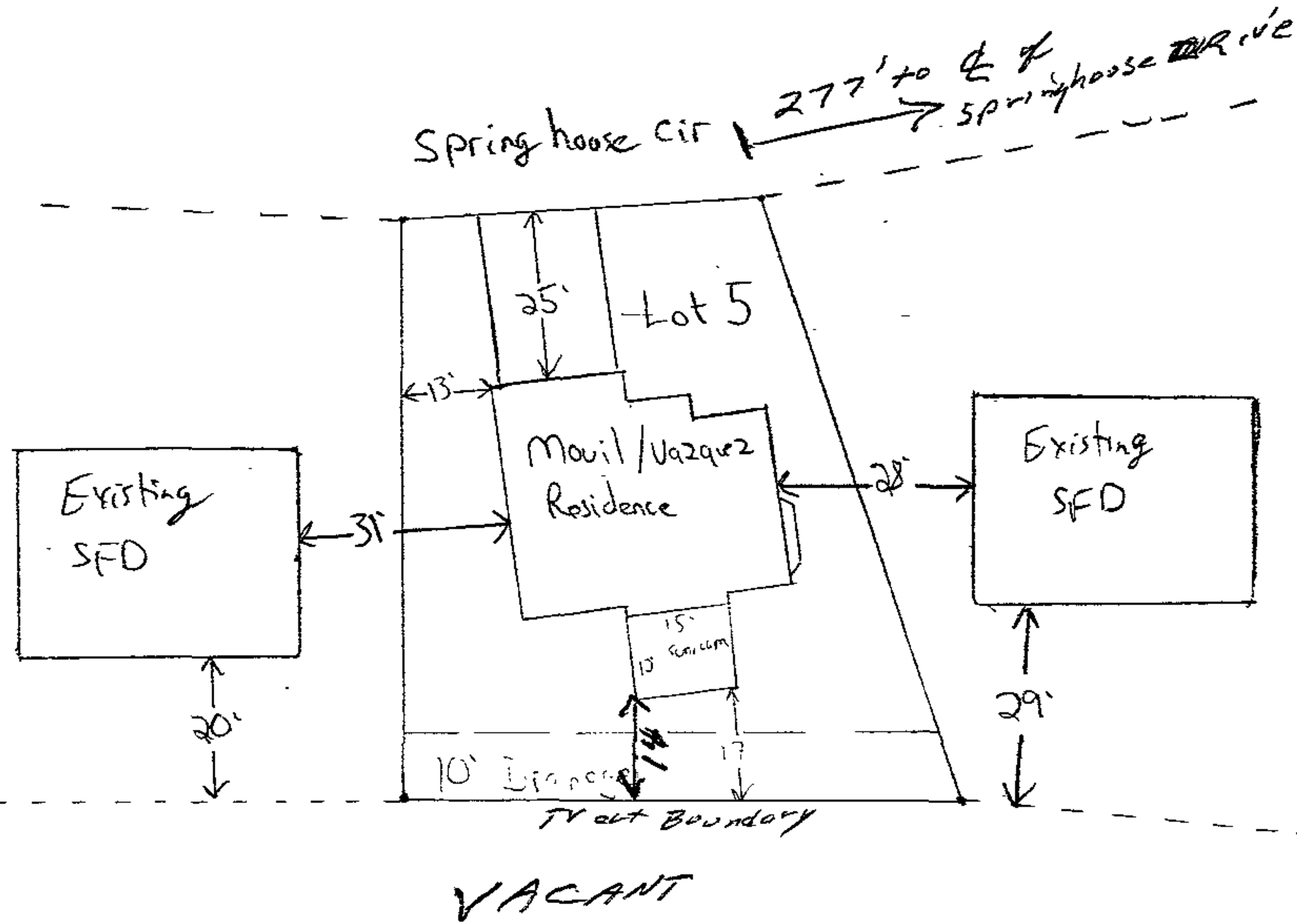
PROPERTY ADDRESS 5078 Springhouse Cir

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

SUBDIVISION NAME Springhouse Station

PLAT BOOK # 68 FOLIO # 63 LOT # 5 SECTION # 2

OWNER Mr. Richard Mouil & Mrs. Marie Uazquez



LOCATION INFORMATION

ELECTION DISTRICT 14th

COUNCILMANIC DISTRICT 6th

1" = 200' SCALE MAP # NE, 7-G

ZONING DR-5.5

LOT SIZE .135 ± 5,880 ±
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐
CHESAPEAKE BAY CRITICAL AREA	YES ☐	NO ☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	<u>None</u>	



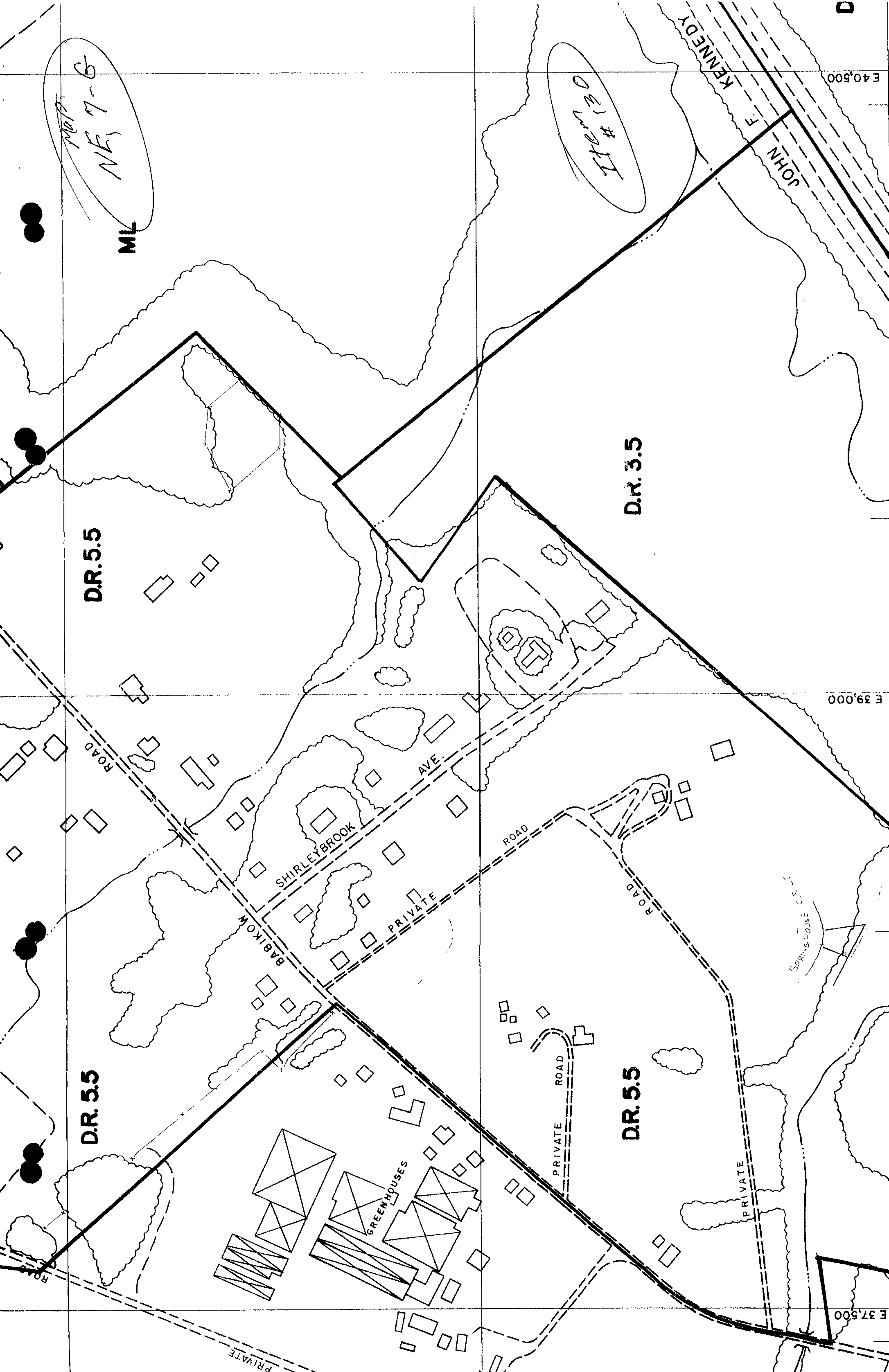
PREPARED BY JRH

SCALE OF DRAWING: 1" = 30'

ZONING OFFICE USE ONLY

REVIEWED BY [Signature] ITEM # 130 CASE #

Plat Ex #1



front



front

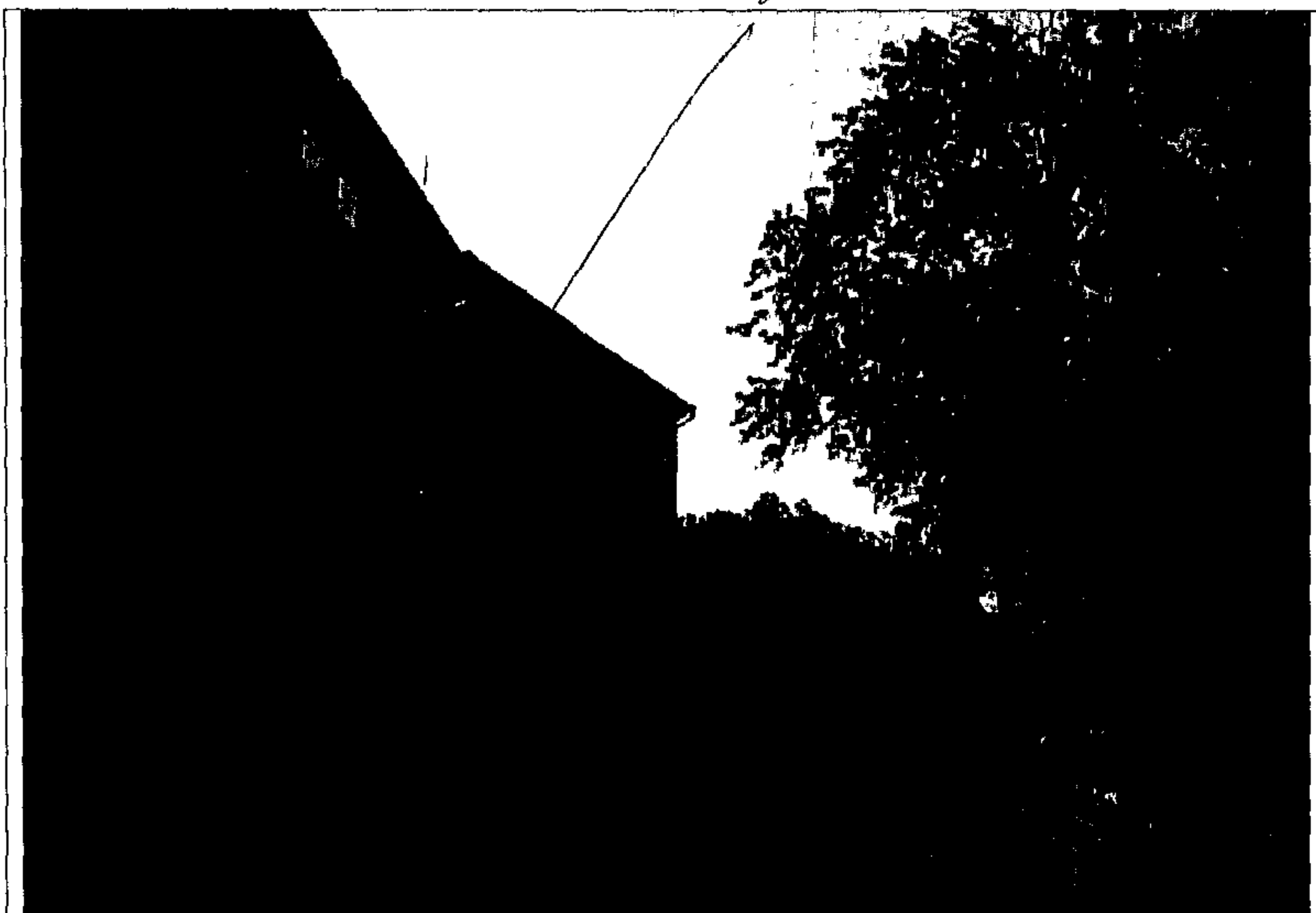


#130

Rear yard



Rear yard



#130