

IN RE: PETITION FOR VARIANCE
N/S New Section Road, 1110' E of the c/l
Seneca Road
(3950 New Section Road)
15th Election District
6th Council District

John Callin, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-141-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, John and Edna Callin. The Petitioners seek relief from Sections 1A04.3.B.1&2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 15 feet and 22 feet in lieu of the required 50 feet each, to permit a lot area of 15,586 sq.ft., more or less, in lieu of the minimum required 1.0 acre, and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., and any other variances deemed necessary by the Zoning Commissioner. The subject property and requested relief are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were John and Edna Callin, property owners, and Buck Jones, Builder. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is a waterfront parcel located on the northeast side of New Section Road, east of Bowleys Quarters Road and abutting Seneca Creek in Middle River. The property is irregular shaped, approximately 45 feet wide along New Section Road, and 103 feet along the water. The lot contains a gross area of .358 acres, more or less, zoned R.C.5 and is improved with a single family dwelling which was built in approximately 1931. In addition to the house, a 36' x 21' garage is located to the rear of the property, immediately adjacent to New Section Road. Mr. & Mrs. Callin have owned and resided on the property since 1961. Due to the age of the existing dwelling, the Petitioners propose to raze the structure and construct a new home in

ORDER RELEVANT FOR FILING

Date 11/19/02

By Pop

its place. As shown on the amended plan marked into evidence as Petitioner's Exhibit 1, the new house will maintain a 20-foot setback from the Dorff property on the west side and a 15-foot setback from the McDaniel property on the east side. It was indicated that these setbacks are similar to those currently provided. It is also to be noted that the original plan called for a 22-foot setback to the Dorff property; however, was modified to allow the house to be 2 feet wider. The existing garage will remain.

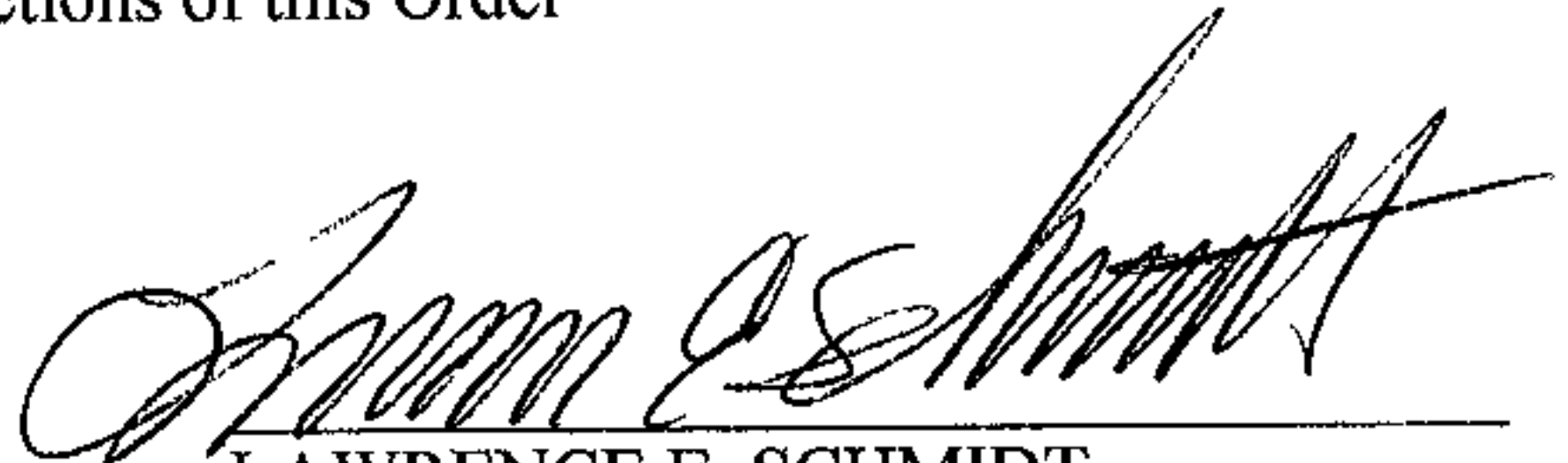
There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any Baltimore County reviewing agency, and no one appeared in opposition to the request. The Petitioners testified that they do not believe that their neighbors object to their proposal and that the new dwelling will actually be an improvement to the lot. Mr. Jones also presented a letter from Rob Powell, Supervisor of the Soil Evaluation Section of the Department of Environmental Protection and Resource Management (DEPRM). His letter indicated that the property is served by public water and is on a private septic system and set out certain conditions regarding the redevelopment of the site insofar as the septic system is concerned. A ZAC comment from DEPRM also noted that, due to its location on the water, development of the property must comply with the Chesapeake Bay Critical Areas regulations. Other conditions were set forth therein. The Petitioners indicated that they would comply with all of these conditions and requirements.

Based upon the testimony and evidence presented, it is clear that compliance with the 50-foot side setback requirement is not possible in this case, given the narrow width of the property in the buildable area. This unique characteristic drives the need for zoning relief and the Petitioners would suffer a practical difficulty if strict adherence to the zoning regulations were required. Moreover, the proposed new dwelling will actually upgrade the site and will not cause detrimental impacts to the surrounding locale. For these reasons, the Petition for Variance shall be granted, subject to compliance with the ZAC comments submitted by DEPRM. Also, pursuant to the request of the Office of Planning, the Petitioners shall clean up the property and remove all refuse materials currently being stored on the lot.

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

19th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of November, 2002 that the Petition for Variance seeking relief from Sections 1A04.3.B.1&2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side yard setbacks of 15 feet and 22 feet in lieu of the required 50 feet each, to permit a lot area of 15,586 sq.ft., more or less, in lieu of the minimum required 1.0 acre, and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., and any other variances deemed necessary by the Zoning Commissioner, to permit redevelopment of the property with a single family dwelling in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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.
- 2) The Petitioners shall comply with the comments submitted by the Soil Evaluation Section of DEPRM, dated August 7, 2002, and the ZAC comments submitted by DEPRM, dated October 18th and October 21st, 2002, copies of which are attached hereto and made a part hereof.
- 3) The proposed dwelling shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning. Moreover, pursuant to that agency's request, the Petitioners shall clean up the property and remove all refuse materials currently stored thereon.
- 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

11/19/02
LES



**Baltimore County
Zoning Commissioner**

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

November 19, 2002

Mr. & Mrs. John Callin
3950 New Section Road
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
N/S New Section Road, 1110' E of the c/l Seneca Road
(3950 New Section Road)
15th Election District -- 5th Council District
John Callin, et ux - Petitioners
Case No. 03-141-A

Dear Mr. & Mrs. Callin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Buck Jones
500 Vogts Lane, Baltimore, Md. 21221
Chesapeake Bay Critical Areas Commission,
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; Office of Planning; People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



CRITICAL Flood Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3950 New Section Road

which is presently zoned R.C. 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) 1A04.3.B.1 AN2 BCZR

To permit a side yard setbacks of 15' and 22' in lieu of the required 50' respectively and to permit a lot area of 15,586 sq. ft in lieu of the required 1 Acre. And to approve an undersized lot per section 304 and to approve any other variances deemed necessary by zoning commissioner of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The existing house is over 70 years old, and is now only marginably habitable. Due to old wiring the house is a fire hazard. The home is now unsafe to live in.

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):

John Callin

Name - Type or Print

Signature

Edna Callin

Name - Type or Print

Signature

3950 New Section Road 410-335-2249

Address

Telephone No.

Baltimore

Md

21221

City

State

Zip Code

Representative to be Contacted:

Buck Jones

Name

500 Vogts Lane

410-574-9337

Address

Telephone No.

Baltimore

Md

21221

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

JRF

Date 9-18-02

Case No. 03-141-A

REV 9/15/98

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 3950 NEW SECTION ROAD.

**BEGINNING AT A POINT NORTH SIDE OF NEW SECTION ROAD WHICH IS 30'
FEET WIDE AT THE DISTANCE OF 1110' EAST OF THE CENTERLINE OF THE
NEWEST IMPROVED INTERSECTING STREET SENECA ROAD WHICH IS 30' WIDE
*BEING LOT # 324, BLOCK _____, SECTION # _____ IN THE SUBDIVISION
OF BOWLEYS QUARTERS AS RECORDED IN BALTIMORE COUNTY PLAT
BOOK # 10, FOLIO #64, CONTAINING 15,586 / .358. ALSO KNOWN AS
3950 NEW SECTION ROAD AND LOCATED IN THE 15 ELECTION DISTRICT,
6 COUNCILMANIC DISTRICT.**

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 17156

DATE 9-18-02

ACCOUNT 001-006-6150

AMOUNT \$ 100.00

RECEIVED FROM: Fine - State - Gen. Controlling

3750 Section 081.

Item # 141

FOR: Of Finance & Controlling - 604 Tolson: JRP

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID
RECEIVED
DATE 09/18/02
BY [Signature]
OFFICE OF BUDGET & FINANCE
BALTIMORE COUNTY, MARYLAND

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: #03-141 A

3950 New Section Road

NE/side of New Section Road at the distance of 1,110' east of the centerline of Seneca Road

15th Election District - 6th Councilmanic District

Legal Owner(s): John and Edna Callin

Variance: to permit side yard setbacks of 15' and 22' in lieu of the required 50' respectively and to permit a lot area of 15,586 square ft. in lieu of the required one acre; to approve an undersized lot; and, to approve any other variances deemed necessary by the Zoning Commissioner.
Hearing: Wednesday, October 23, 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.

JT/10/676 Oct. 8

C567614

CERTIFICATE OF PUBLICATION

10/10/, 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 10/8/, 2002.

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

J. Wilkins

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
3950 New Section Road 1,110'
east of centerline of Seneca Road
15th Election District 6th Councilmanic
District
Legal Owner: John & Edna Callin
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 03-141-A

* * * * *

ENTRY OF APPEARANCE

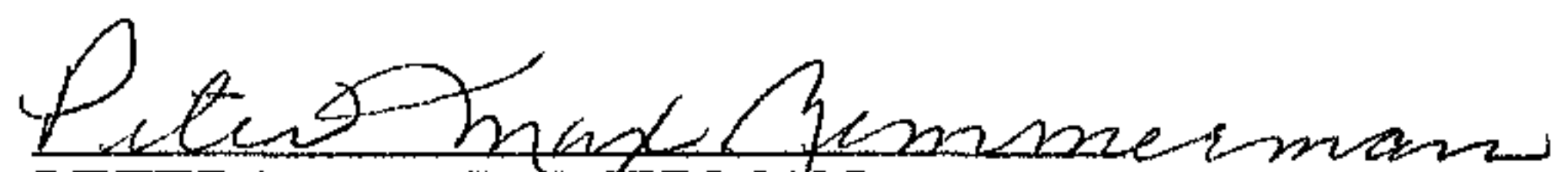
Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in 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 2nd day of October, 2002, a copy of the foregoing Entry of Appearance was mailed to Buck Jones, 500 Vogts Lane, Baltimore, MD. 21221 Representative for Petitioner(s).


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday October 8, 2002 Issue – Jeffersonian

Please forward billing to: George Cochran Doub, Jr.
2 Hopkins Plaza
Baltimore, MD 21201-2930

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: 03-139 SPH
2704, 2706, 2708 Caves Road
Northeast side of Caves Road, 1,502 and 1,340 ft. northeast of centerline of Caveswood Road
Election District 4th - Councilmanic District 3rd
Legal Owner: George Cochran Doub, Jr.

SPECIAL HEARING to approve the density of the two existing parcels of two density units each for a total of 4 permitted and the reconfiguration of the parcels into three lots under the permitted density.

HEARING: Thursday, October 24, 2002, at 9:00 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

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 26, 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: 03-141 A
3950 New Section Road
NE/side of New Section Road at the distance of 1,110' east of the centerline of Seneca Road
Election District 15th - Councilmanic District 6th
Legal Owner: John and Edna Callin

VARIANCE to permit side yard setbacks of 15' and 22' in lieu of the required 50' respectively and to permit a lot area of 15,586 square ft. in lieu of the required one acre; to approve an undersized lot; and, to approve any other variances deemed necessary by the Zoning Commissioner.

HEARING: Wednesday October 23, 2002 at 11:00 in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

Cc: John Callin, Edna Callin 3950 New Section Road Baltimore, MD 21221
Buck Jones 500 Vogts Lane Baltimore, MD 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY Tuesday, October 8, 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 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: # 141
Petitioner: JOHN & EDNA CALLIN
Address or Location: 3950 NEW SECTION RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: BUCK JONES
Address: 500 VOGTS LANE
BALT. MD. 21221
Telephone Number: 410-574-9337

Revised 2/20/98 - SCJ



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 17, 2002

John Callin
Edna Callin
3950 New Section Road
Baltimore, MD 21221

Dear Mr. and Mrs. Callin:

RE: Case Number: 03-141-A, 3950 New Section Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 18, 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: Buck Jones, 500 Vogts Lane, Baltimore 21221
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

September 27, 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: 141
131-146

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

RECEIVED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Bruce Seeley *RBS/TWT*

DATE: October 18, 2002

SUBJECT: Zoning Item 141
Address 3950 New Section Road

Zoning Advisory Committee Meeting of 9/30/02

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- ☒ Additional Comments:

The proposed new home can be no closer to the mean high tide, than the existing home. The lot is limited to 25% impervious service limits and must have a minimum of 4 native trees. Any proposed increases in impervious surfaces within the 100 foot tidal buffer requires the review by this office and no approvals are guaranteed. It is possible that some additional mitigation may be required on this project.

Reviewer: Paul Dennis

Date: 10/16/02

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TGT*

DATE: October 21, 2002

SUBJECT: Zoning Item 141
Address 4673 Black Road

Zoning Advisory Committee Meeting of September 30, 2002

An evaluation of the septic system will be required prior to building permit approval.

Reviewer: Sue Farinetti

Date: 10/14/02

HP
10/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 9, 2002

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

SUBJECT: 3950 New Section Road

INFORMATION:

Item Number: 03-141

Petitioner: John Callin

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to allow side yard setbacks of 15 feet and 22 feet respectively in lieu of the required 50 feet and, and to permit a lot area of 15,586 square feet in lieu of the minimum required 1 acre, contingent upon the following:

1. Clean up and remove all refuse materials currently being stored in the side yards.
2. The area in front of the existing garage is in disarray. This area should also be cleaned up, and all refuse materials should be removed from the site.

Prepared by: Mae L. A. Cunniff

Section Chief: Arnold F. Keller
AFK/LL:MAC:

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 03-141-A

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

Residential Processing Fee Paid
(\$50.00)

Accepted by JRF
Date 9/18/02

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Buck Jones 500 Vogts Lane, Baltimore, Md 21221 410-574-9337
Print Name of Applicant Address Telephone Number
3950 New Section Rd 15 6 15,586
Lot Address Election District Councilmanic District Square Feet
Lot Location NE S W side/corner of New Section Rd 1090 feet from NE S W corner of Seneca Road
(street) (street)
Land Owner: John & Edna Callin Tax Account Number 1503003520
Address: 3950 New Section Rd Telephone Number (410) 335-2249

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!		
	PROVIDED?	
	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan	☒	☐
Property (3 copies)	☒	☐
Topo Map (2 copies) available in Room 208, County Office Building - (please label site clearly)	☒	☐
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly)	☒	☐
Adjoining Buildings	☐	☐
Surrounding Neighborhood	☐	☐
6. Current Zoning Classification: <u>R.C. 5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations

Signed by _____
for the Director, Office of Planning and Community Conservation

Date: _____

Revised 2/25/99

**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: 10-1-02

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

RE: Baltimore County
Item No. 141 JRF

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 27, 2002

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

Re: Zoning Advisory Committee Agenda, 10/7/02 re: case numbers 03-131-A, 03-132-A, 03-133-SPHXA, 03-134-A, 03-135-A, 03-136-SPH, 03-137-SPHA, 03-138-SPH, 03-139-SPH, 03-140-A, 03-141-A, 03-142-SPHA, 03-143-SPHA, 03-144-A, 03-145-A, 03-146-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 9/26/02. 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

DATE _____

FREESTATE.COM AOL

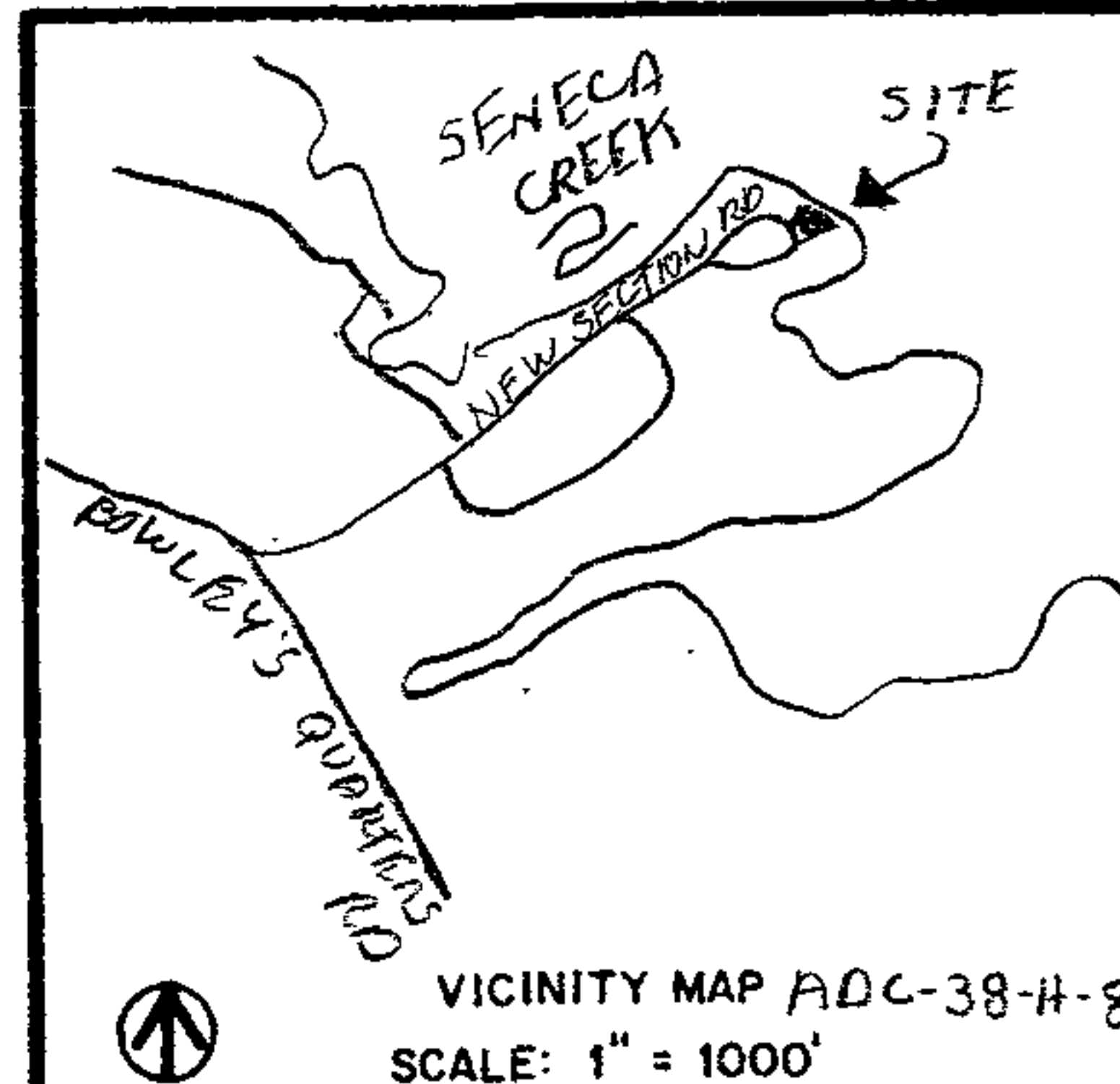
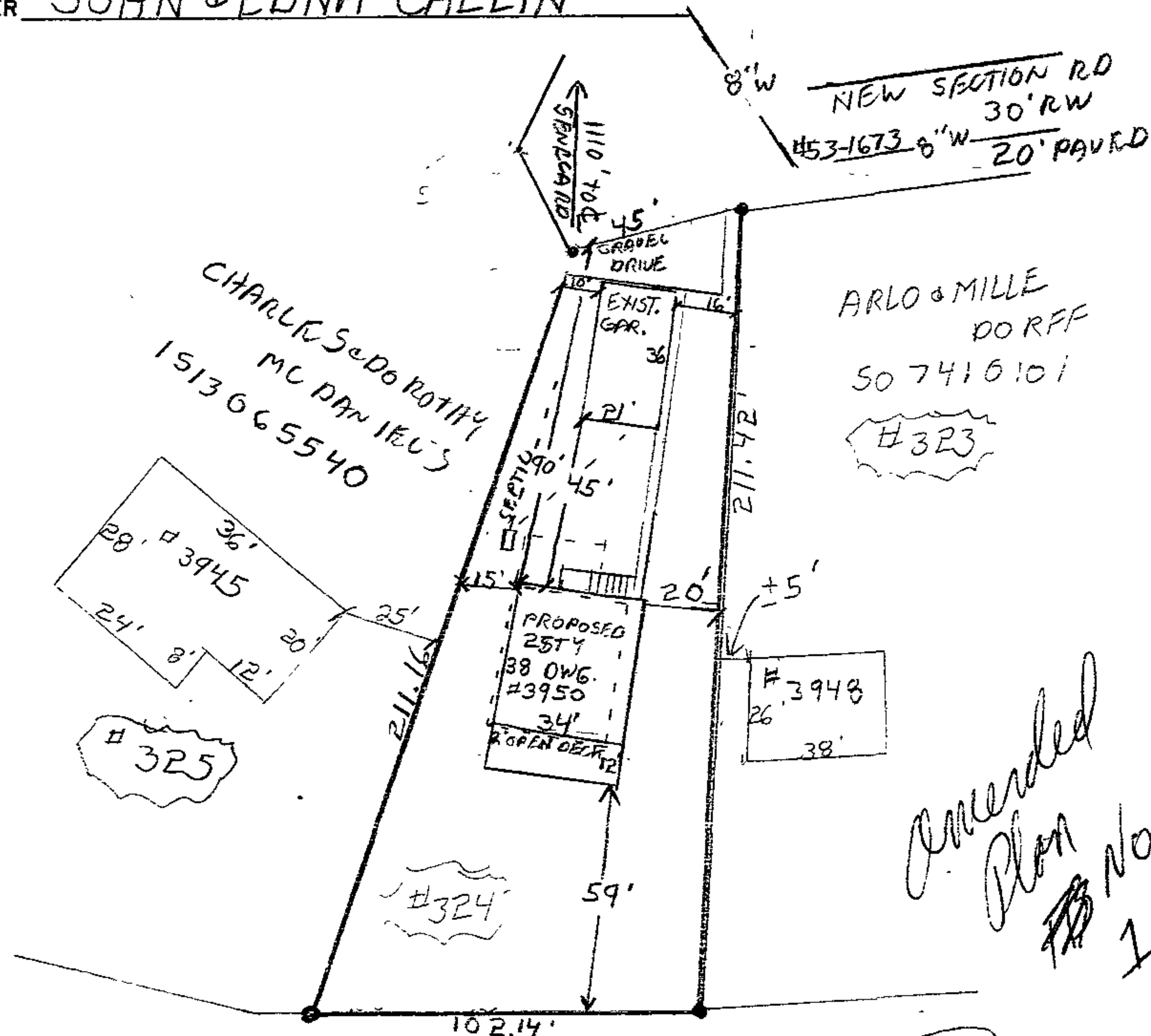
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 3950 NEW SECTION RD. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME BOWLEY'S QUARTERS

PLAT BOOK # 10 FOLIO # 64 LOT # 324 SECTION #

OWNER JOHN & EDNA CALLIN



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 6

1" = 200' SCALE MAP # NE 2-L

ZONING R.C. 5

LOT SIZE .358 15,586
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐

100 YEAR FLOOD PLAIN	☒	☐
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HISTORIC PROPERTY/BUILDING	☐	☒
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PRIOR ZONING HEARING 98-254-A
FOR GARAGE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #



PREPARED BY BUCK JONES

SCALE OF DRAWING: 1" = 50'



Baltimore County
Department of Environmental Protection
and Resource Management
Ground Water Management

401 Bosley Avenue, Suite 416
Towson, Maryland 21204
410-887-2762
Fax: 410-887-4804

August 7, 2002

Mr. Buck Jones
Free-State General Contractors, Inc.,
500 Vogts Lane
Baltimore, Maryland 21221

Red No's

RE: Existing Dwelling Located 3950 New Section Road, District 15

Dear Mr. Jones,

On July 22, 2002, I conducted an inspection of the subject property with you in order to evaluate the owner's proposal to raze the existing dwelling and construct a replacement. The inspection revealed the existing dwelling is served by public water and septic system, consisting of septic tank and tile fields of unknown location and condition. The existing dwelling has 5 bedrooms while the proposed replacement structure will also have 5 bedrooms with a minor increase (300-sq. ft.) in floor space. The site inspection did not reveal any indication of a septic system malfunction and public sewer is planned to be extended to serve the property; being scheduled to be available to the property by spring 2004.

In consideration of the impending extension of public sewer and the apparent functioning of the existing septic system, the construction of the replacement dwelling may be approved subject to the following conditions:

1. Prior to approval of a building permit application the owner must:
 - a) Have the existing hand dug well backfilled in accordance with Maryland Department of Environment regulations and the abandonment report submitted to this office.
 - b) The existing septic tank must be cleaned, inspected and repaired/replaced as necessary. The owner is advised to obtain the services of a licensed sewage disposal contractor to do this work and submit his report to this office. The manhole on the septic tank must be made accessible from final grade by installing concrete risers.
 - c) Locate the extent of the existing tile fields and show how they will be protected during the construction of the replacement dwelling.
 - d) Owner should either; sign the right-of - way agreement for placement of the grinder pump associated with the sewer extension or provide proof that this has already been done.

If you have any questions regarding this matter, please contact this office.

Sincerely,

Robert Powell, Supervisor,
Soil Evaluation Section

J:/ R. Powell, New Section Rd , 3950, Ltr., 8-7-02



1997 Gold Award Recipient



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.baltimorecountyonline.info

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 15 Account Number - 1503003520

Owner Information

Owner Name: CALLIN EDNA B
 CALLIN JOHN NORMAN
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 324 NEW SECTION RD
 BALTIMORE MD 21220
Deed Reference: 1) /10618/ 83
 2)

Location & Structure Information

Premises Address			Zoning	Legal Description						
3950 NEW SECTION RD				324 NEW SECTION RD ES BOWLEYS QUARTERS						
			WATERFRONT							
Map	Grid	Parcel	Subdivision	Section	Block	Lot	Group	Plat No:		
91	24	99				324	82	Plat Ref:	2 10/ 64	
Special Tax Areas			Town Ad Valorem Tax Class							
Primary Structure Built			Enclosed Area	Property Land Area			County Use			
1931			1,564 SF	16,036.00 SF			34			
Stories		Basement	Type		Exterior					
1 1/2		YES	STANDARD UNIT		FRAME					

Value Information

	Base Value	Value As Of 01/01/2000	Phase-in Assessments As Of	
			07/01/2001	07/01/2002
Land:	103,000	112,750		
Improvements:	69,290	69,230		
Total:	172,290	181,980	178,750	181,980
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
CALLIN JOHN R	06/28/1994	\$0
Type:	Deed1:	Deed2:
NOT ARMS-LENGTH	/10618/ 83	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2001	07/01/2002
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

RAMSEY SEWAGE DISPOSAL

10515 Harford Rd.
Glen Arm, Maryland 21057

410 665-7922
Fax 410-668-4624

Septic Inspection Report

LOT & LOCATION
3950 New Section

Type of tank:
Rd.

Concrete

Poly

Steel

Size of tank:

1500 gal.

1000 gal.

750 gal.

500 gal.

Drain field in feet
Number of feet

Drywells

Number of wells

Recent repairs Yes
No

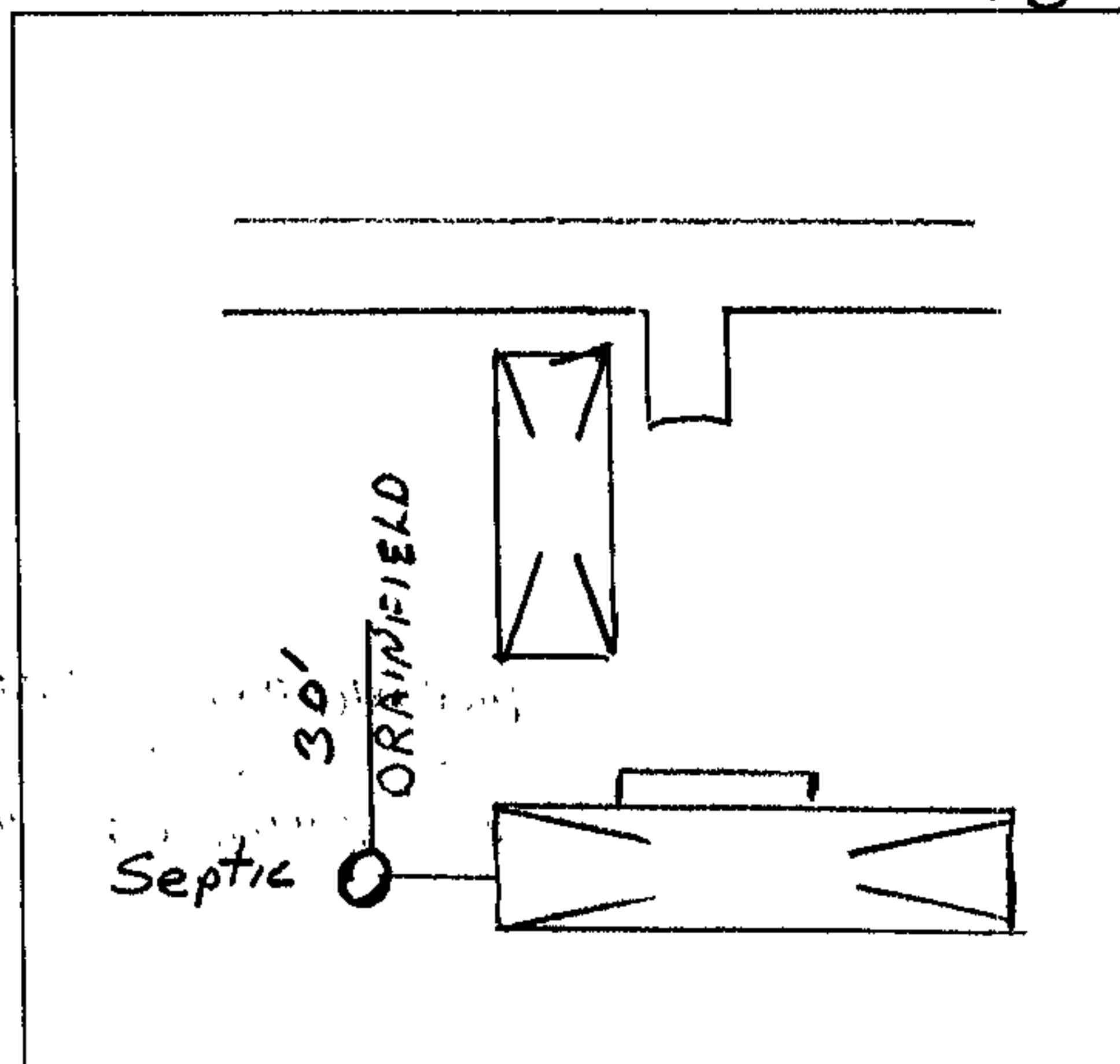
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(COMMENTS)

There are no visible signs of surfacing at or around septic area.
System is in good working condition at time of inspection. No changes
or improvements needed at this time.

NOTE: All evaluations are made on site inspections and information
given by the seller or purchaser or realtor pertaining to that property.
There are no guarantees implied to how long the system will operate or
last. Any increase in usage could cause septic system to fail or over flow.

Balto. Co. Permit # 3-5

Harf. Co. Permit #47

Ramsey Sewage Disposal

10/7/02

Rick Ramsey

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 03-141 A

Date Completed/Initials

9-26-02

PREPARE HEARING FILE (put case number on all papers, hole punch and place appropriately, put label and case number on folder, complete information on stamp on front of folder)

9-26-02

DETERMINE HEARING DATE (schedule within 45 days of filing, post and advertise at least 15 days prior to hearing)

9-26-02

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file, update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter, make appropriate copies, mail original and copies; send copy to zoning commissioner, file copy in hearing file, update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date, type letter confirming new date; make appropriate copies, mail original and copies, file copy in hearing file, update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample, file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter, mail original to petitioner, file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed, secure all papers under clips in file, send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

GDZ

10-17-02

10-18-02

S E N E C A

E 69,000

R.C.5

11' 10" E
of the
Seneca Rd.

141

SECTION

ROAD

SCALE
1" = 200' ±

DATE

OF PHOTOGRAPHY
JANUARY
1986

LOCATION

BOWLEYS

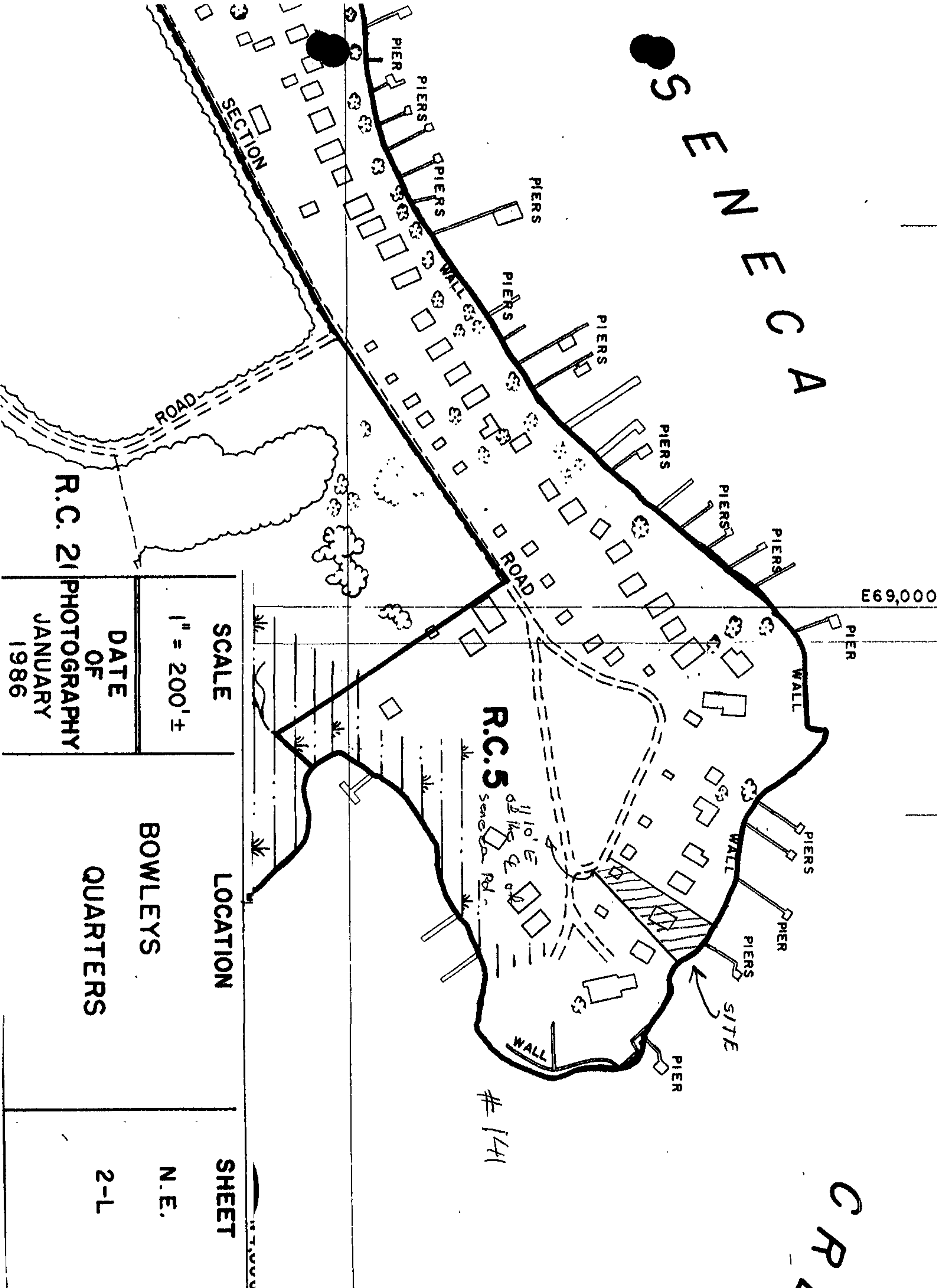
QUARTERS

SHEET

N.E.

2-L

C R

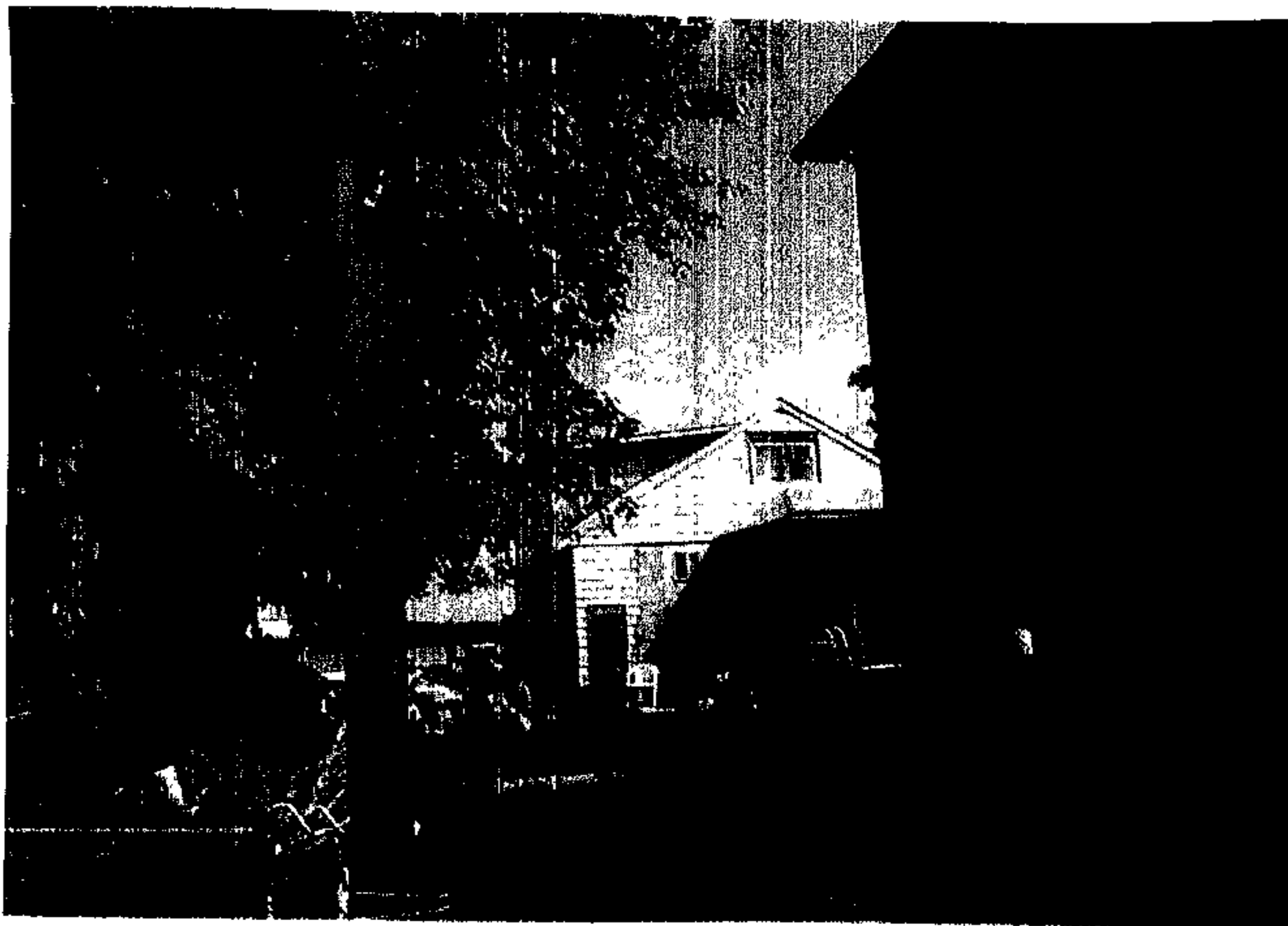




LOOKING NORTH - EAST INTO PROPOSED LOT WITH
TWO CAR GARAGE ON ROAD..



LOOKING WESTERLY INTO PROPOSED LOT WITH HOUSE IN FOREGROUND.



LOOKING EAST AT DWELLING WITH GARAGE TO RIGHT..



LOOKING WEST FROM DWELLING TOWARD NEW SECTION ROAD.



STANDING AT BULKHEAD LOOKING SOUTH AT NEIGHBOR'S HOUSE.



STANDING AT BULKHEAD LOOKING WEST AT NEIGHBOR'S HOUSE.



STANDING AT DWELLING LOOKING ACROSS SENECA CREEK.

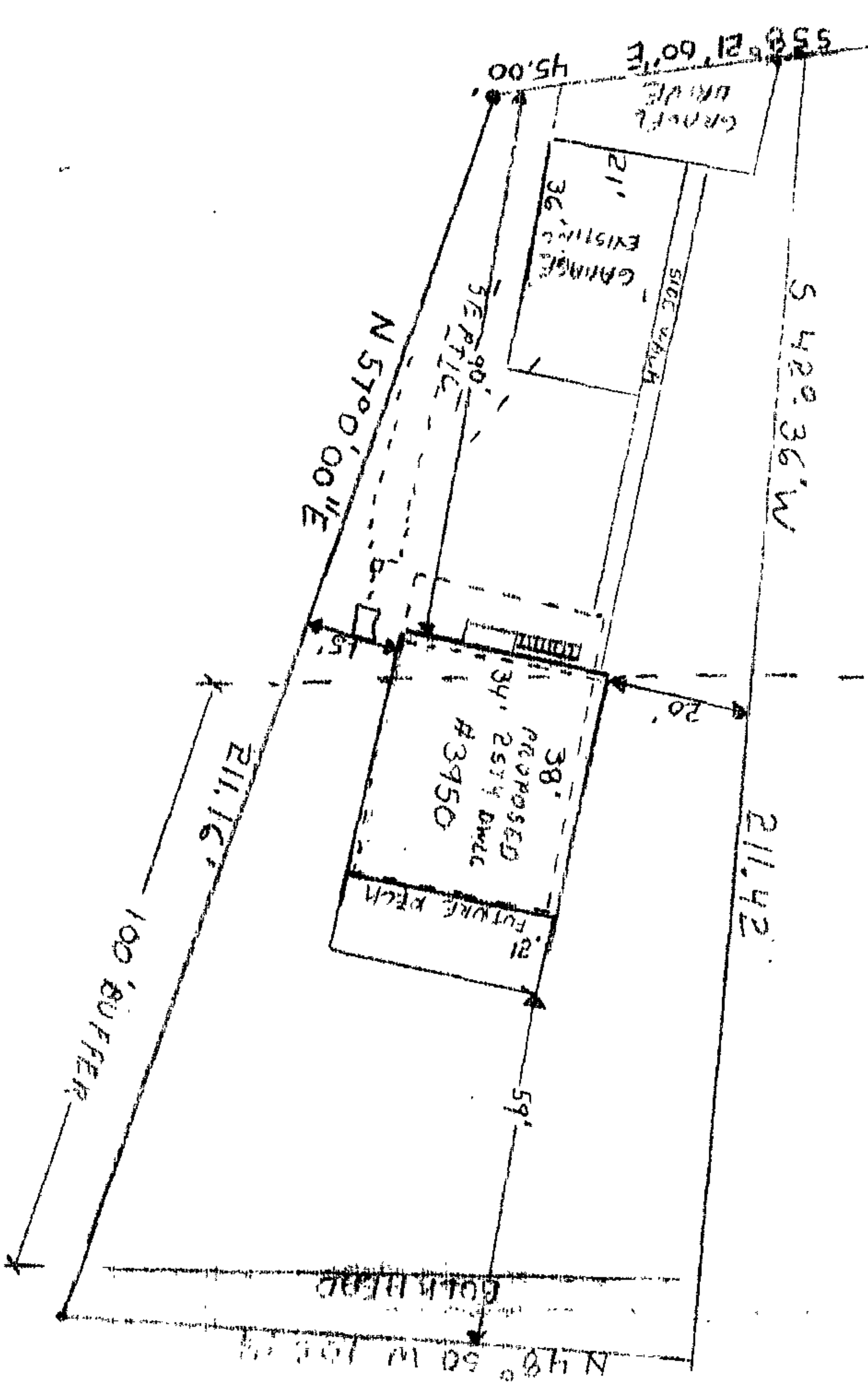


LOOKING WEST UP NEW SECTION ROAD.

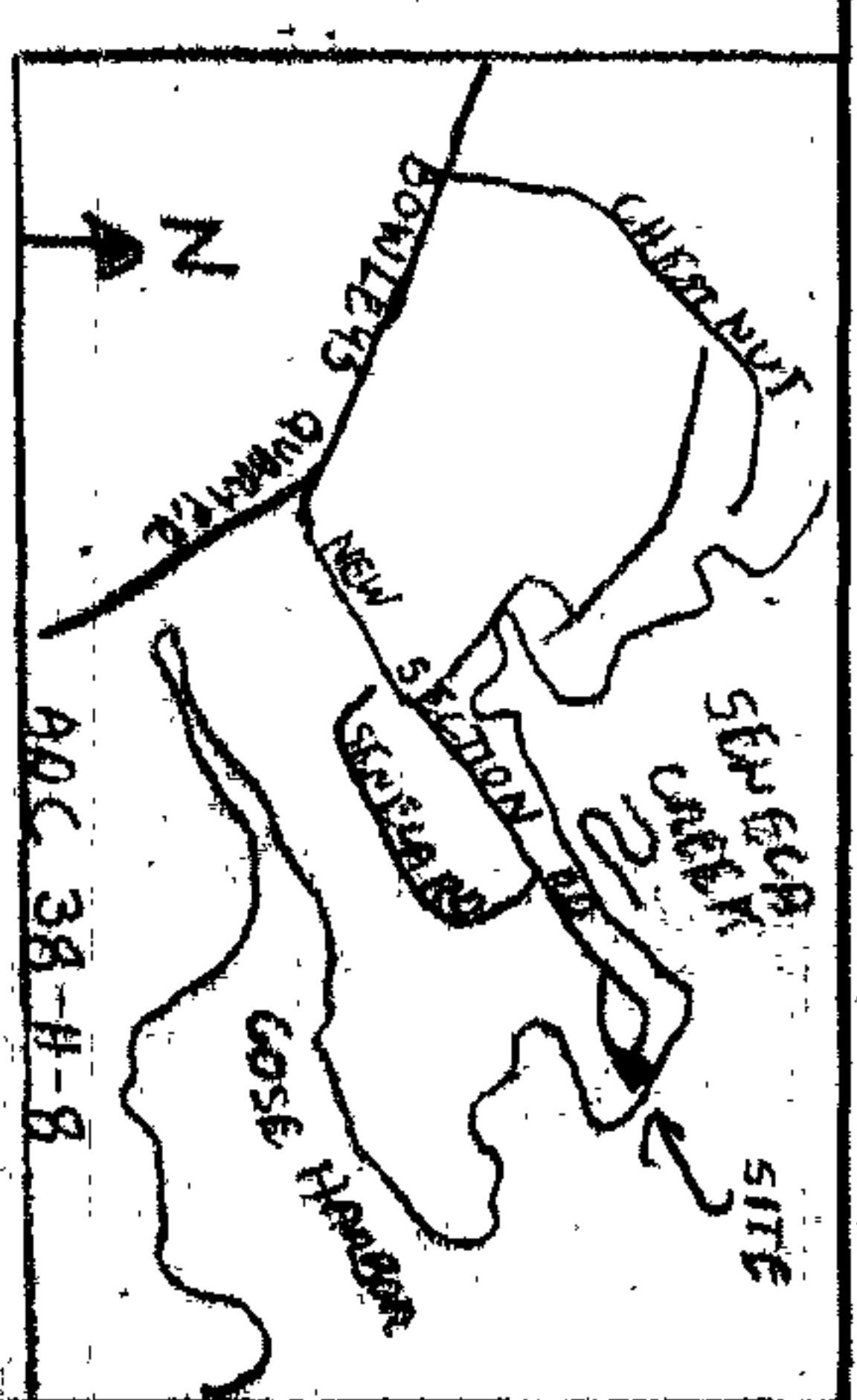


LOOKING NORTH - WEST DOWN NEW SECTION ROAD.

JOHN CALLIN & EDNA CALLIN
 3950 NEW SECTION RD.
 BALT. MD. 21220
 TAX ID. : 1503003520
 PLAT : BOWLEYS QUARTERS
 PLAT REF. : 10/64
 ELECTION DIST. : 15
 COUNCIL DIST. : 6
 ZONING : R.C. 5
 LOT SIZE : 15,586 SF / .358ac
 CITY WATER
 SEWAGE : SEPTIC
 VARIANCE : 03-141-A



Handwritten signature/initials



CRITICAL AREA DATA			
ITEM	EXISTING	PROPOSED	
SFD	1216 SF	1292 SF	
GARAGE	756 SF	756 SF	
SIDE WALKS	360 SF	108 SF	
TOTAL'S	2,332 SF	2,156 SF	1570

CALLIN'S SITE PLAN			
SCALE 1" = 30'	APPROVED BY	DRAWN BY B.J.	
DATE 6-26-02		REVISED	
			DRAWING NUMBER