IN RE: PETITION FOR VARIANCE
S/S of Black Head Road, 366' W
of Mallard Road
15th Election District
5th Councilmanic District
(6613 Black Head Road)

William G. Witt Petitioner

BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 03-211-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, William G. Witt. The Petitioner is requesting variance relief for property located at 6613 Black Head Road, which property is zoned R.C.2. The variance request is to permit a new single-family residential dwelling to be constructed with a side yard setback of 24 ft. and 23 ft. in lieu of the required 35 ft.

Appearing at the hearing on behalf of the variance request were William Witt, owner of the property, A. J. Buttion, Jr., builder, and Ronald Kearney from KLS Consultants, the firm who prepared the site plan of the property. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.56 acres, more or less, zoned R.C.2. The subject property is improved with an old single-family residential dwelling that is beyond repair and renovation. The owner of the property is interested in tearing down the old house and constructing a new single-family dwelling in its place. Mr. Witt intends to reside in the new dwelling with his wife and children. In order to proceed with the razing of the old house and the construction of the new, the variance request is necessary. It should be noted that the new house to be located on the property will have the same side yard setbacks as the old house that is being torn down. Furthermore, Mr.

1663 Lander Witt indicated that all of the neighbors fully support him in his efforts to improve the neighborhood by way of this new dwelling.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioner and his property. <u>McLean v. Soley</u>, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

This property is located within the Chesapeake Bay Critical Areas and as such, is subject to compliance with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) in their comments dated December 17, 2002, pursuant to

2

Section 500.14 of the B.C.Z.R. Therefore, the relief granted herein is subject to the Petitioners' compliance with any recommendations made by DEPRM.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this day of January, 2003, by this Deputy Zoning Commissioner, that the Petitioner's request for variance, to permit a new single-family residential dwelling to be constructed with a side yard setback of 24 ft. and 23 ft. in lieu of the required 35 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for his permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Compliance with the Zoning Advisory Committee (ZAC) recommendations submitted by DEPRM on December 17, 2002, a copy of which is attached hereto and made a part hereof.
- 3) The Petitioner must submit the architectural drawings of the house to be constructed to the Office of Planning for their review and approval.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

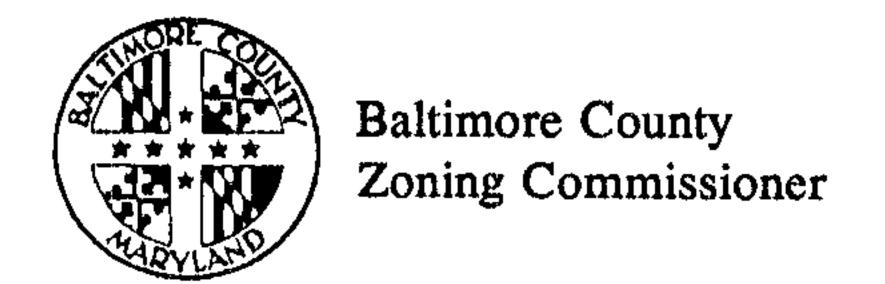
IMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj

 (\mathcal{N})



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

Fax: 410-887-3468

January 6, 2003

Mr. William G. Witt 24 Gunfalls Garth Perry Hall, Maryland 21236

> Re: Petition for Variance Case No. 03-211-A

> > Property: 6613 Black Head Road

Dear Mr. Witt:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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,

Timothy M. Kotroco

Deputy Zoning Commissioner

Musty Kotroco

TMK:raj Enclosure

c: Ronald M. Kearney KLS Consultants 4401 Philadelphia Road Bel Air, MD 21015 A. J. Buttion, Jr. 1619 Morse Road P. O. Box 293 Forest Hill, MD 21050



Petition for Variance

to the Zoning Commissioner of Baltimore County

	for the property located at 6613 Black Head Road
	which is presently zoned RC-2
1 20 4444	

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) | A 0 | 3, B 3 AMO SECTION 3 of, BC2R TO PERMIT A

PROPOSED SINGLE FAMILY DURING (REPLACING EXISTING PWELLING) WITH A SIDE YARD OF 24 FORT AND 23 FEET (15 FORT FROM 101 AND 101

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To Be Determined At Hearing

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:		<u>Legal Owner(s):</u>			
Name - Type or Print		William G. Witt Name - Type or Print			
Signature	**************************************	Signature Sult			
Address	Telephone No	Name - Type or Print			
Čity	Zip Code	Signature			
Attorney For Petitioner:		24 Gunfalls Garth 410-529-7733 Address Telephone No.			
Name - Type or Print	- 	Perry Hall Maryland 21236			
3 j		State Zip Code Representative to be Contacted:			
Company		Ronald M. Kearney K.L.S. Consultants			
Address	Telephone No	4401 Philadelphia Road 410-989-0445 Address Telephone No			
State	Zip Code	Bel Air, Maryland 21015 City State Zip Code			
		OFFICE USE ONLY			
Case No 3 - 2 (1-A		ESTIMATED LENGTH OF HEARING			
REV 9/15/98	Reviewed By	UNAVAILABLE FOR HEARING Date USIO			

ZONING DESCRIPTION FOR 6613 BLACKHEAD ROAD

Beginning at a point on the south side of Blackhead Road which is 40 feet wide at the distance of 366 feet west of the centerline of the nearest improved intersecting street Mallard Road which is 40 feet wide. Being Lot #165 and 35 feet of Lot #166, Section #2, in the subdivision of Bird River Beach as recorded in Baltimore County Plat Book #7, folio #85, containing 0.56 acres. Also known as 6613 Blackhead Road and located in the 15th Election District, 5th Councilmanic District.

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, Marvland on the property identified herein as follows:

Case. #03-211-A
6613 Black Head Road Skide of Black Head Road Skide of Black Head Road 15th Councilmanic District Legal Owner(s): William G. Witt Sth Election District Legal Owner(s): William G. Witt Unit Councilmanic District Legal Owner(s): William G. Witt Sth Election District Sth Councilmanic District Legal Owner(s): William G. Witt Wariance: to permit a proposed single-family dwelling of the required 35 feet (same as existing dwelling) with a side yard semack of 24 feet and 25 feet in leau of the required 35 feet (same as existing dwelling).

Hearing: Monday, January 6, 2003 at 11:90 a.m. in Room 407, County County County Gourts Building, 401 Boskey Avenue.

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Diffice at (410) 887-3331.

127159 Dec.19 C579324
33391.

OF PUBLICATION

12/19/2002

, that the annexed advertisement was published THIS IS TO CERTIFY

in the following weekly newspaper published in Baltimore County, Md.,

successive weeks, the first publication appearing once in each of

🖄 The Jeffersonian

Arbutus Times

Catonsville Times

Towson Times

limes Owings Mills 1 NE Booster/Reporter

News North County

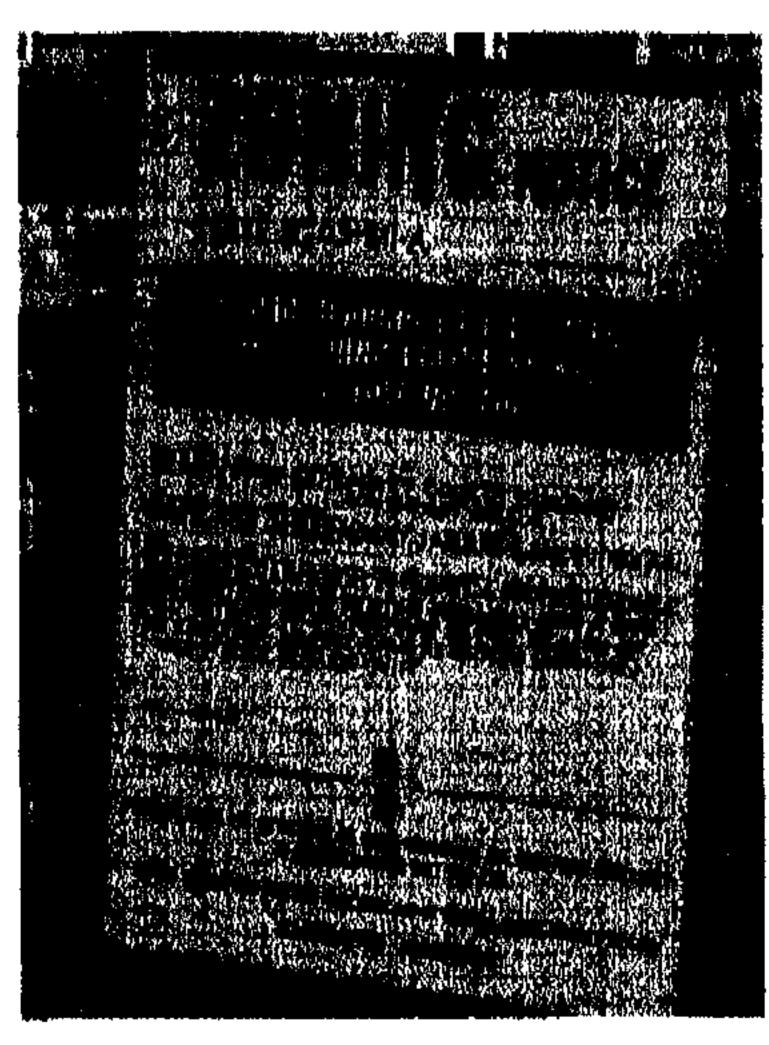
REWIND C

LEGAL ADVERTISING

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· CERTIFICATE OF POSTING

\$,	RE: Case No.: $03-211-4$
1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	Petitioner/Developer: K.L.S.Consultan ETAL. Date of Hearing/Closing: Jan. 4. 2003 Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204 ATTENTION: BECKY HART 410-887-5708
ON TON TONIO	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
	The sign(s) were posted on 12/23/02. (Month, Day, Year)



(Signature of Sign Poster and Date) PATRICK M. O'KEEFE (Printed Name) 523 PENNY LANE (Address) HUNT VALLEY, MD. 21030 (City, State, Zip Code)

Sincerely,

410-666:5366 ; CELL-410-905-8571 (Telephone Number)

AND COUNTY, MAP OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT BALTIMORE

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CERTICATE OF POSTING

RE Case No D3-211-A

Petitioner/Developer W177.

Date of Hearing/Closing

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

Attention:

. Gentlemen.

The sign(s) were posted on

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 #6613-BLACLHEAD PD.

Sincerely.

(Month, Day, Year)

(Signature of Sign Politer and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

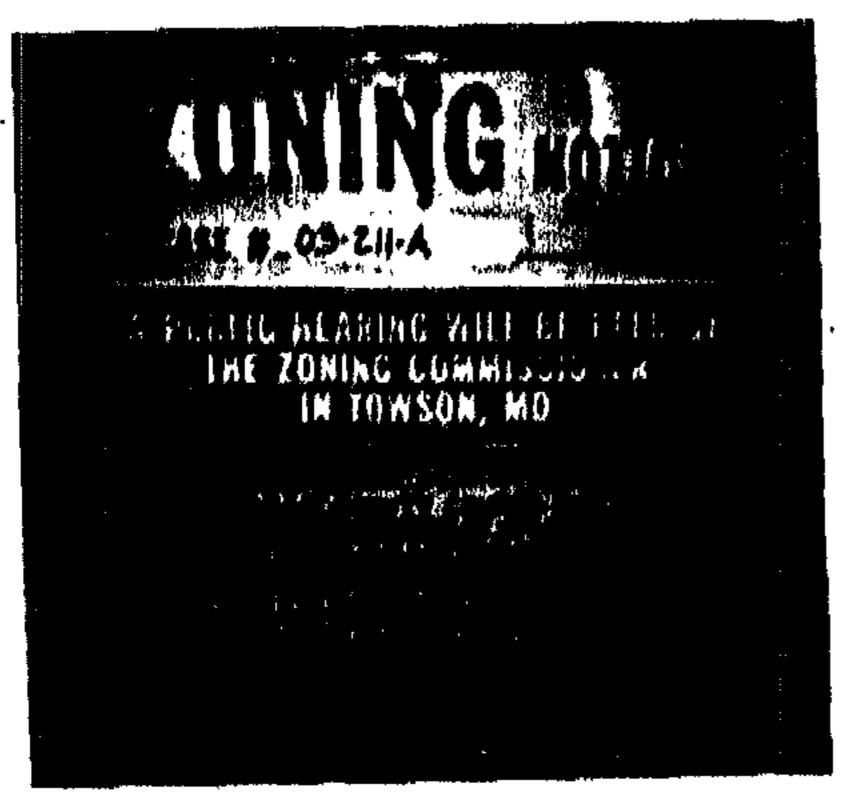
(Address)

HUNT VALLEY, MD. 21030

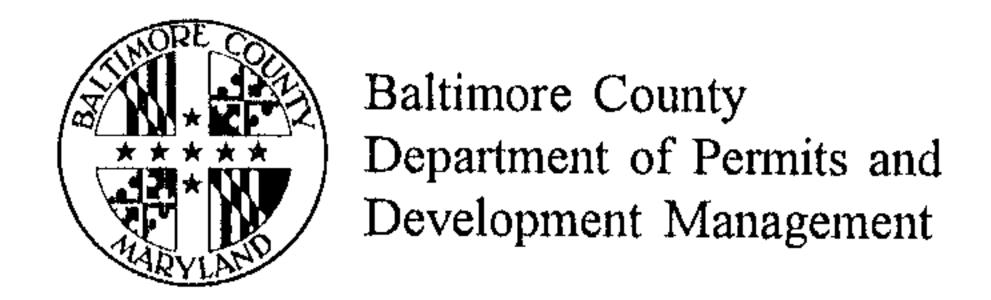
(City, State, Zip Code)

410-666:5366 ; CELL-410-955-8571

(Telephone Number)



6613-BLACKHEAD RD. WILL KIS-989.0445-1/6/03



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

Fax: 410-887-5708

November 19, 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: 03-211-A

6613 Black Head Road

S/side of Black Head Road, 366 feet west of Mallard Road

15th Election District – 5th Councilmanic District

Legal Owner: William G. Witt

Variance to permit a proposed single-family dwelling (replacing existing dwelling) with a side yard setback of 24 feet an 23 feet in lieu of the required 35 feet (same as existing dwelling).

Hearings:

Monday, January 6, 2003 at 11:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Arnold Jablon

Director

AJ:rlh

C: William G. Witt, 24 Gunfalls Garth, Baltimore 21236
Ronald M. Kearney, KLS Consultants, 4401 Philadelphia Road, Bel Air 21015

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 20, 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.

TO: PATUXENT PUBLISHING COMPANY

Thursday, December 19, 2002 Issue - Jeffersonian

Please forward billing to:

William G. Witt 24 Gunfalls Garth

410529-7733

24 Gunfalls Garth Baltimore, MD 21236

NOTICE OF ZONING HEARING

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LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

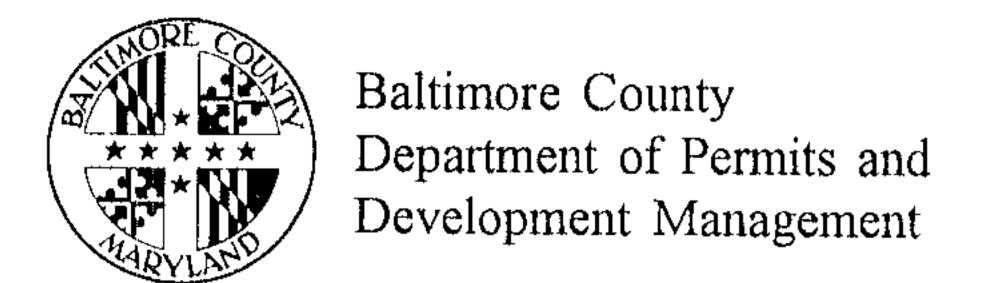
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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: 03-211-4
Petitioner: WILLIAM G. WITT
Address or Location: 6613 BLACKHEAD RD.
PLEASE FORWARD ADVERTISING BILL TO: Name:
Address: 24 GUNFALLS GARTH
PERRY HALL MD. 21236
Telephone Number: 440-529-7733

Revised 2/20/98 - SCJ



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

January 3, 2003

William G. Witt 24 Gunfalls Garth Perry Hall, MD 21236

Dear Mr. Witt:

RE: Case Number: 03-211-A, 6613 Black Head Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 31, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

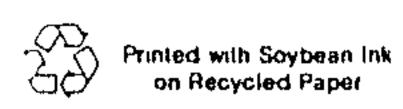
W. Carl Richards, Jr. Supervisor, Zoning Review

u. Callabal)

WCR:rlh

Enclosures

c: People's Counsel Ronald M. Kearney, K.L.S. Consultants, 4401 Philadelphia Road, Bel Air 21015





Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams Administrator

Date: 11.20 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. 211 JAP

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 ______



Office of the Fire Marshal 700 East Joppa Road Towson, Maryland 21286-5500 410-887-4880

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

November 20, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.: ZAC Dist. Meeting of 11/18/2002

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:

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File

Sint

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:	Arnold Jablon	
FROM:	R. Bruce Seeley Pas Hut	
DATE:	December 17, 2002	
SUBJECT:	Zoning Item 211 Address 6613 Black Head Road	
Zoning	g Advisory Committee Meeting of 12/13/02	
	epartment of Environmental Protection and Resource Ma ents on the above-referenced zoning item.	anagement has no
an exte	epartment of Environmental Protection and Resource Ma ension for the review of the above-referenced zoning iten- to which environmental regulations apply to the site.	
	epartment of Environmental Protection and Resource Malowing comments on the above-referenced zoning item:	anagement offers
***************************************	Development of the property must comply with the Reg Protection of Water Quality, Streams, Wetlands and Flo 14-331 through 14-350 of the Baltimore County Code).	odplains (Sections
	Development of this property must comply with the For- Conservation Regulations (Section 14-401 through 14-4 Baltimore County Code).	
X	Development of this property must comply with the Ch Critical Area Regulations (Sections 26-436 through 26- Sections, of the Baltimore County Code).	* *
X	Additional Comments:	
See the	e attached CBCA comments from Keith Kelley	
Reviev	ver: Keith Kelley Date: 12	/5/02

CBCA Zoning Comments (zoning item #211)

. 1	(Lonning item 40.1)
X	
The property is located w	ithin the Limited Development Area (LDA), or Resource. Intensely Developed Area (IDA) of the Characaches.
Conservation Area (BCA)	Ithin the Limited Development Area (LDA), or Resource. Intensely Developed Area (IDA) of the Chesapeake Bay Critical
-trea (CDC L)	Intensely Developed Area (LDA), or Resource.
THUR (CBCA).	of the Chesapeake Bay Critical
This proposal muse	est management practices, which reduce pollutant loadings by 109
rus proposar must use be	st management practices, which
$\sqrt{}$	o which reduce pollutant loadings by 100
Man-made impervious sur	faces are limited to 15% for lots greater than 1/2 acre in size.
1 116 600 110 100 2011	races are limited to 15% for lots greater the
Man	acre in size.
vian-made impervious sur	faces are limited to 25% for lots less than ½ acre in size.
	for lots less than 1/2 acre in aire
are limited as a required at ex	sceeding the 25% impervious surface limit. Impervious surfaces
are finited to 25% of the lot & 3	500 square foor - 21.2.75 impervious surface limit. Impervious surfaces
Administrative Variance ic viva	When wise a Complication of the lot. Otherwise a Complication
writerioo (C. Agraf)	sceeding the 25% impervious surface limit. Impervious surfaces 500 square feet or 31.25% of the lot. Otherwise, a Critical Area V) is required.
X 12 .	
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o may of manitaliled d	suring redevelopment of the property
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torest must be establis	thed or mainers at the second
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Any tree removed	shed or maintained. This equates to trees for a lot of this size for this structure must be replaced on a 1:1 basis.
in the bul	ffer for this structure must be an in the structure must be an interest of the structure must be a
X	arge rainwater runoff across a pervious surface such as a lawn. gement Area (BMA). Mitigation (planting to
All downspouts must discha	3800
t 012C119	uge rainwater runoff across a nervious surface.
Thale	a pervious surface such as a lawn.
ine lot is in a Buffer Manag	gement Area (BMA). Mitigation (planting trees, removing in-lieu) is required for the placement of the
impervious area, or paving a fee-	gement Area (BMA). Mitigation (planting trees, removing in-lieu) is required for the placement of the proposed structure
Within 100' of tidal warene	in-field) is required for the placement of the
or mai, waters,	structure
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he neighboring du allie.	u me proposed dwelling cannot go any slavers.
he neighboring dwelling farthest	n the proposed dwelling cannot go any closer to the water than away from the water.
If the lot is improved then the	ne proposed dwelling can go as close to the water as the existing
lwelling.	re proposed dwelling can 20 as close to the
3 '	existing
A Critical Area Administration	ve Variance (CAAV) is required for the placement of the tidal waters, tidal wetlands, stream, or within 27th
roposed structure when took -	ve Variance (CAAV) is required for the placement of the tidal waters, tidal wetlands, stream, or within 25° of non-tidal
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retianus.	or within 25' of non-ridal
A Critical A	
Area Administrativ	e Variance (CAAV) is
ructure cannot honor the required	ve Variance (CAAV) is required since the proposed principal 135° residential building setback or 25° commercial building
stback from the 25' or 100' buce	- " residential building setback or 25' commercial to the
m me as of too buffer	r.
lk#14/cbcazoningcomments	

Seno

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: November 26, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

L.

SUBJECT:

6613 Black Head Road

INFORMATION:

Item Number:

03-211

Petitioner:

William G. Witt

Zoning:

RC 2

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit a side yard setback of 24 feet and 23 feet in lieu of the minimum required 35 feet.

Prepared by:

Section Chief:

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: December 9, 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 November 25, 2002

Item Nos. 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, and 227

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments

RWB:CEN:jrb

ce: File

INTER-OFFICE CORRESPONDENT RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation

Permit or Case No. 03-2//4

Attention: Jedingues Lynn Lanhain County Courts Building, Room 406

401 Bosley Avenue Towson, MD 21204

FROM: Arnold Jablon, Director

Department of Permits & Development Management

RE: Undersized Lots

Residential Processing Fee Paid (\$50.00)

Accepted by JNP
Date 10/3/102

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:	· · · · · · · · · · · · · · · · · · ·
WILLIAM CHAFLELD WITH 24 ET	INFALLS GARTH PERRY HALL, MO. 21236 410+529 -7733
Lot Address 6613 BLACKhean ROAD	Election District 15 Councilmanic District 5 Square Feet 24,419
ot Location: NEG Weilelcomer of BLACK hear Road	366_ (Teetstrom NES(Woorner(of) MALLARO ROAD
(street)	(street)
and Owner Wikhiam GARFIELD Witt	Tax Account Number 15, 3 - 40 1161
Address. 6613 BLACKheAd ROAD, 21236	Telephone Number (仏) 5スターカイン3
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 PERMIT	"S AND DEVELOPMENT MANAGEMENT ONLY! PROVIDED?
This Decembers white Corn (Conside)	YES NO

	PROVIC	ED?	1 1	` . I	-
1. This Recommendation Form (3 copies)	YES	NO	V	3	
2 Permit Application		- Management	58	3	
3. Site Plan Property (3 copies)	<u></u>	, 41	70	100	
4. Building Elevation Drawings	<u></u>	**************************************	B		
5. Photographs (please label all photos clearly) Adjoining Buildings	7)) ettec	Prom/	3
Surrounding Neighborhood		1 H41 =	1		
6. Current Zoning Classification: <u>Q.C.</u>		, ';'	7671	7	1
TO BE FILLED IN BY THE	OFFICE OF PLANNING ONLY!		a Maria di	100	177
RECOMMENDATIONS / COMMENTS.			SON.	1	1
Approval Disapproval Approval conditioned on red	quired modifications of the application (o conform with the kylk		3	
	בו מת מ בו		7		A POST

Signed by

for the Director, Office of Planning and Community Conservation

NOV - 1 2002

OFFICE OF PLANNING

Date: 11/07/02

Revised 2/05/02

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

PETITION FOR VARIANCE RE:

6613 Black Head Road, S/side of Black head

366 ft W of Mallard Rd ZONING COMMISSIONER

15th Election District

5th Councilmanic District FOR

Legal Owner: William G. Witt

BALTIMORE COUNTY Petitioner

03-211-A

BEFORE THE

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.

Teter May Zimmerman PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio 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 19th day of November, 2002, a copy of the foregoing Entry of Appearance was mailed to, Ronald M. Kearney, K.L.S. Consultants, 4401 Philadelphia Road, Bel Air, Maryland 21015, Representative for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



Parris N. Glendening
Governor

Kathleen Kennedy Townsend

L. Governor

Roy W. Kienitz Secretary Mary Abrams Deputy Secretary

November 21, 2002

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

Re: Zoning Advisory Committee Agenda, November 25, 2002 re: case numbers 03-2103-A, 03-204-SPHXA, 03-205-A, 03-206-A, 03-207-SPH, 03-208-A, 03-209-A, 03-210-SPHA, 03-211-A, 03-212-A, 03-213-A, 03-227-XA

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 11/20/02. The information has been submitted to Mike Nortrup.

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

Sincerely,

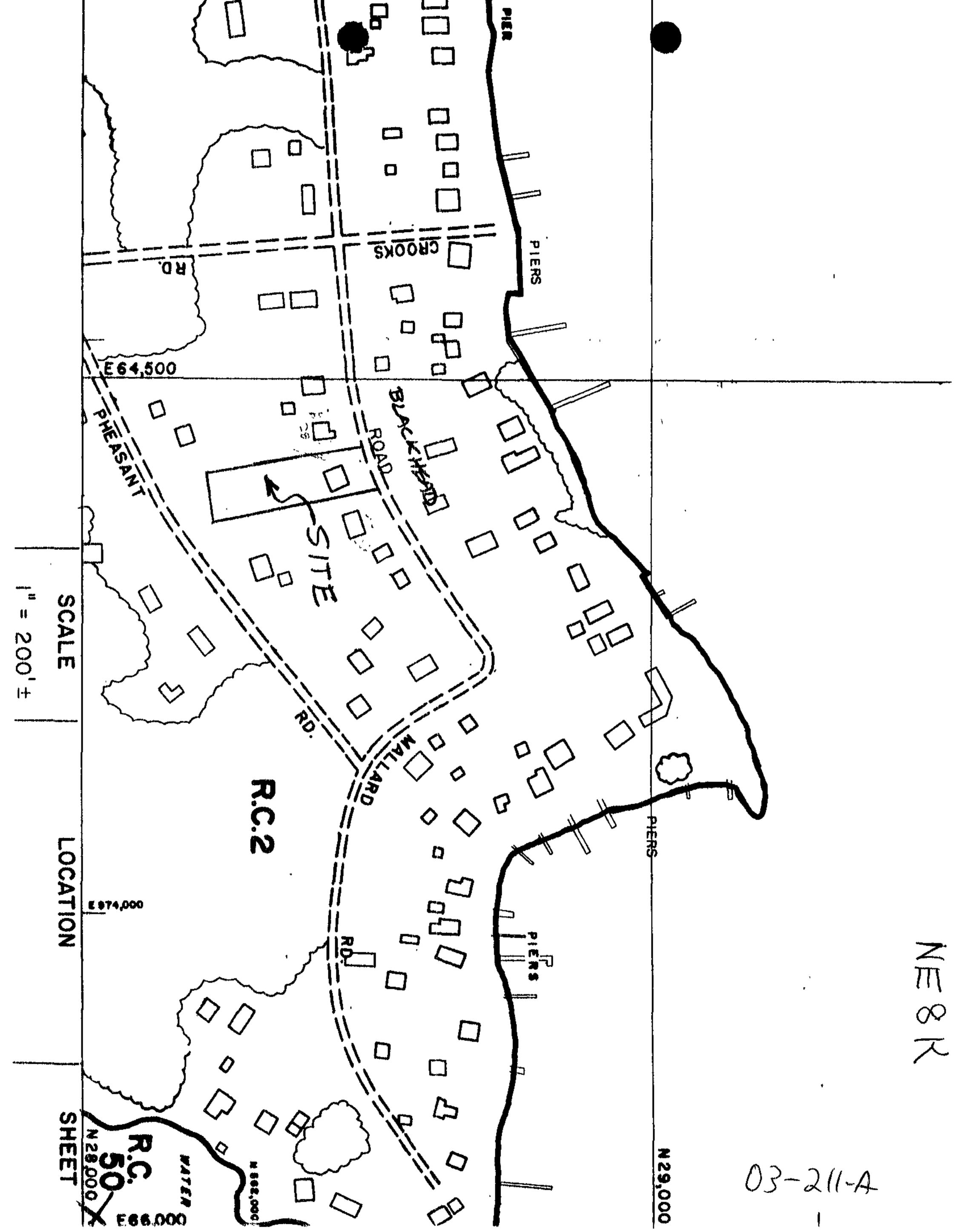
James R. Gatto

Manager

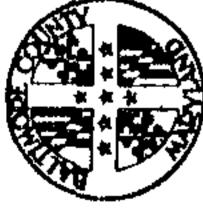
Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup



Plat to accompany Petition for Zoning X Variance Special Exception PROPERTY ADDRESS: 6613 Blackhead Road Subdivision name: Bird River Beach plat book# 7 _____,folio#_85 ___,lot#_165 & Part of 166,section# 2____ OWNER: William G. Witt Deed Reference: 14840/301 EX. HOUSE -TO BE RAZED #6617 #6611 Vicinity Map LAND OF scale: 1" = 2000' PROPOSED TIMOTHY NEWMAN 2 STY. D.R.# 7816/223 HOUSE LAND OF LOCATION INFORMATION 42'X38' DAVID HELMICK 24' D.R.# 8376/814 Counclimanic District: 5 Election District: 15 1° = 200' scale map#: NE8K Zoning: RC-2 NOTE: Lot size: __0.56 24419 EXISTING HOUSE TO BE square feet acreage Pr<u>ivo</u>te Public RAZED AND REPLACED Sewer Water BY A NEW DWELLING. Cheapeake Bay Critical Area: 🔀 📋 100 Year Floodplain Historic Property/ Building Prior Zoning Hearings: None Zoning Office USE ONLY! S 88*20'00" E 85.00' reviewed by: date:10/28/02 Scale of Drawing: 1"=40' prepared by: J. Campbell



Baltimore County Zoning Commissioner Office of Planning Suite 405, County Courts Bldg. 401 Bosley Avenue Towson, Maryland 21204

Printed with Soybean Ink





























