

IN RE: PETITION FOR VARIANCE
E/S Maple Road, 15' S of the c/l
Poplar Road
(Lots 218 & 219 Cedar Beach)
15th Election District
6th Council District

Laura Calligan
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-229-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 owner of the subject property, Laura Calligan. The Petitioner seeks relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed single family dwelling with property line setbacks of 15 feet, 48 feet and 20 feet in lieu of the minimum required 50 feet each, and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Laura Calligan, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel, approximately .21 acres in area, zoned R.C.5, and is located near the southwest corner of the intersection of Maple Road and Poplar Road in Essex. The property is 60 feet wide along Maple Road, 71 feet wide along the rear property line, and approximately 153 feet deep along Poplar Road. As noted above, the parcel consists of two lots, known as Lots 218 and 219 of the Cedar Beach subdivision, which was recorded in the Land Records of Baltimore County many years ago. As is often the case with older subdivisions, the plat was prepared prior to the adoption of any zoning regulations in Baltimore County. Thus, the parcel is insufficiently sized and does not meet current zoning requirements.

DATE 1/27/03
BY [Signature]

Ms. Calligan indicated that she has owned the property since 1976 and now proposes developing the site with a single-family dwelling. As shown on the site plan, the proposed house will feature a 48-foot rear yard setback, with side yard setbacks of 20 feet and 15 feet, respectively. It is also to be noted that the adjacent property to the east (Lot 217) is vacant, while the other side of the property abuts the right-of-way for Poplar Road. Poplar Road is 30 feet wide; however, is actually 17 feet in paving; thus there is an additional strip of land between the Petitioner's side property line and the edge of paving for that road.

Based on the testimony and evidence offered, I am persuaded to grant the requested relief. In my judgment, the Petitioner has satisfied the requirements of Section 307 of the B.C.Z.R. for relief to be granted. However, although not waterfront, the subject property is located within the Chesapeake Bay Critical Areas. Thus, as a condition of approval, the Petitioner must comply with all environmental regulations as set forth in the Zoning Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management. In addition, the Office of Planning submitted a comment in support of the request. That office has reviewed building elevation drawings of the proposed dwelling and found same to be appropriate for the neighborhood. It is also to be noted that the property is served by public water and sewer.

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.

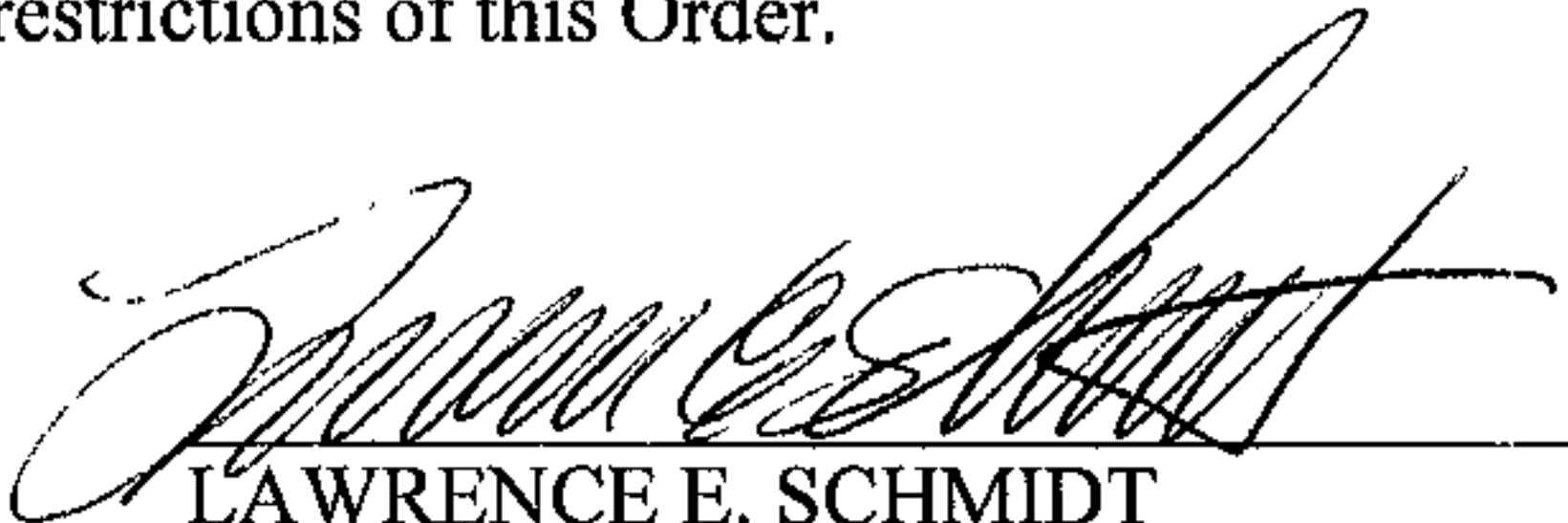
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of January, 2003 that the Petition for Variance seeking relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed single family dwelling with property line setbacks of 15 feet, 48 feet and 20 feet in lieu of the minimum required 50 feet each, and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that

1/27/03
RJP

proceeding at this time is at her own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

- 2) The proposed dwelling shall be substantially similar to the building elevation drawings submitted to and approved by the Office of Planning.
- 3) Compliance with all environmental regulations as set forth in the ZAC comment submitted by DEPRM, dated January 13, 2003, a copy of which is attached hereto and made a part hereof.
- 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

1/27/03
LJS



**Baltimore County
Zoning Commissioner**

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

January 28, 2003

Ms. Laura Calligan
2507 Bauernschmidt Drive
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
SW/Corner Maple Road and Poplar Road
(Lots 218 & 219 Cedar Beach)
15th Election District -- 6th Council District
Laura Calligan - Petitioner
Case No. 03-229-A

Dear Ms. Calligan:

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".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: 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



C B C A

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at LOT 218+219 MAPLE ROAD
which is presently zoned RC 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.2, 304 (BCZR)

TO PERMIT A PROPOSED SINGLE FAMILY DWELLING
TO HAVE PROPERTY LINE SETBACKS OF 15', 48' AND 20'
IN LIEU OF THE REQUIRED 50' AND TO APPROVE AN
UNDERSIZED LOT.

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

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

Case No. 03-229-A

REV 9/15/98

Legal Owner(s):

LAURA CALLIGAN

Name - Type or Print

Signature

Name - Type or Print

Signature

2507 BAURENSCHMIDT DR 410-633-4308

Address

Telephone No.

BALTIMORE

MD

21221

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By CTM Date 11/13/02

ORDER
Date
By

ZONING DESCRIPTION

ZONING DESCRIPTION FOR LOTS 218 AND 219 MAPLE ROAD.

BEGINNING AT A POINT ON THE EAST SIDE OF MAPLE ROAD WHICH IS 40 FEET WIDE AT THE DISTANCE OF 15 FEET SOUTH OF THE CENTERLINE OF THE NEAREST INTERSECTING STREET, POPLAR ROAD WHICH IS 30 FEET WIDE. BEING LOTS 218 AND 219, IN THE SUBDIVISION OF CEDAR BEACH AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # WPC7, FOLIO# 186, CONTAINING 9090 SQUARE FEET. ALSO KNOWN AS MAPLE AND POLAR ROADS AND LOCATED IN THE 15TH ELECTION DISTRICT, 6TH 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, Maryland on the property identified herein as follows:

Case: #03-229-A
Lot 218 & 219 Maple Avenue
E/ide Maple Road 15 feet
south of centerline Poplar Road
15th Election District
6th Councilmanic District
Legal Owner(s): Laura Cat-
tigan

Variance: to permit a pro-
posed single-family dwell-
ing to have a property line
setback of 15 feet, 48 feet,
and 20 feet in lieu of the re-
quired 50 feet and to ap-
prove an undersized lot.
**Hearing: Tuesday, January
14, 2003 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.**

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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/12832 Dec31 0580633

CERTIFICATE OF PUBLICATION

1/21/2003

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 12/31/2002.

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

S. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 16373

DATE 11/13/02 ACCOUNT R001 006 6150

AMOUNT \$ 100.00

RECEIVED FROM: LAURA CALLIGAN

FOR: WALMART - HIGGINSVILLE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
BUSINESS ACTUAL TIME
11/13/02 11/13/02 10:00 AM
FED. RES. BLDG. 1000 E. BALTIMORE ST.
BALTIMORE, MD 21202
REC'D 11/13/02 11:15 AM
REP. 5 520 20116 VERIFICATION
OR NO. 016373
RECEIVED 100.00
100.00 CL. 100.00
BALTIMORE COUNTY - MARYLAND

03-224A



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

December 9, 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: 03-229-A

Lot 218 & 219 Maple Avenue
E/side Maple Road 15 feet south of centerline Poplar Road
15th Election District – 6th Councilmanic District
Legal Owner: Laura Calligan

Variance to permit a proposed single-family dwelling to have a property line setback of 15 feet, 48 feet, and 20 feet in lieu of the required 50 feet and to approve and an undersized lot.

Hearings: Tuesday, January 14, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

AJ:rlh

C: Laura Calligan, 2507 Baurenschmidt Drive, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 30, 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
Tuesday, December 31, 2002 Issue - Jeffersonian

Please forward billing to:

Laura Calligan
2507 Baurenschmidt Drive
Baltimore, MD 21221

410-663-4308

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: 03-229-A

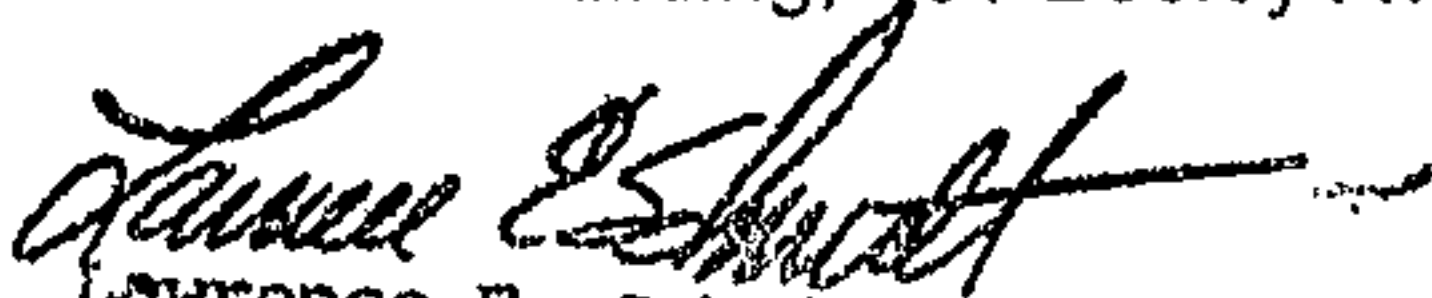
Lot 218 & 219 Maple Avenue

E/side Maple Road 15 feet south of centerline Poplar Road

15th Election District – 6th Councilmanic District

Variance to permit a proposed single-family dwelling to have a property line setback of 15 feet, 48 feet, and 20 feet in lieu of the require 50 feet and to approve an undersized lot.

Hearing: Tuesday, January 14, 2003 at 11:00 a.m. in Room 407, County Court 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.

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: 03-229-A
Petitioner: Laura Calligan
Address or Location: Lots 218 + 219

PLEASE FORWARD ADVERTISING BILL TO:

Name: Laura Calligan
Address: P.O. Box 34085
Balto. Md 21221
Telephone Number: 410-633-4301

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

January 10, 2003

Ms. Laura Calligan
2507 Baurenschmidt Drive
Baltimore, MD 21221

Dear Ms. Calligan:

RE: Case Number: 03-229-A, Lot 218 & 219 Maple Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 13, 2002.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.6.02

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

RE: Baltimore County
Item No. 229 L T M

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Fire Department

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

December 11, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.: Distribution Meeting of 12/9/02

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:

224-240

229

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB/TS*

DATE: January 14, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of December 9, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

224, 225, 229, 233, 234, 237, 239, 240

12/14

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TBT*

DATE: January 13, 2003

JAN 13 '03

SUBJECT: Zoning Item 229
Address Lot 218 & 219 Maple Road

Zoning Advisory Committee Meeting of 12/09/02

_____ 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.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X 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).

X Additional Comments:

See attachment

Reviewer: Keith Kelley

Date: 1/13/03

1/29/03
Jep

CBCA Zoning Comments (zoning item #29)

☒ The property is located within the Limited Development Area (LDA), ~~or Resource Conservation Area (RCA), or Intensely Developed Area (IDA)~~ of the Chesapeake Bay Critical Area (CBCA).

☐ This proposal must use best management practices, which reduce pollutant loadings by 10%.

☐ Man-made impervious surfaces are limited to 15% for lots greater than 1/2 acre in size.

☒ Man-made impervious surfaces are limited to 25% for lots less than 1/2 acre in size.

☒ Mitigation is required if exceeding the 25% impervious surface limit. Impervious surfaces are limited to ~~25% of the lot & 500 square feet or 31.25% of the lot~~. Otherwise, a Critical Area Administrative Variance (CAAV) is required.

☐ If permitted development on a property currently exceeds impervious surface limits, that percentage may be maintained during redevelopment of the property.

☒ 15% forest must be established or maintained. This equates to 3 trees for a lot of this size.

☐ Any tree removed in the buffer for this structure must be replaced on a 1:1 basis.

☒ All downspouts must discharge rainwater runoff across a pervious surface such as a lawn.

☐ The lot is in a Buffer Management Area (BMA). Mitigation (planting trees, removing impervious area, or paying a fee-in-lieu) is required for the placement of the proposed structure within 100' of tidal waters.

☐ If the lot is unimproved, then the proposed dwelling cannot go any closer to the water than the neighboring dwelling farthest away from the water.

☐ If the lot is improved, then the proposed dwelling can go as close to the water as the existing dwelling.

☐ A Critical Area Administrative Variance (CAAV) is required for the placement of the proposed structure within 100' of tidal waters, tidal wetlands, stream, or within 25' of non-tidal wetlands.

☐ A Critical Area Administrative Variance (CAAV) is required since the proposed principal structure cannot honor the required 35' residential building setback or 25' commercial building setback from the 25' or 100' buffer.

Kdk/14/cbc zoning comments

1/27/03
JPP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 13, 2002

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

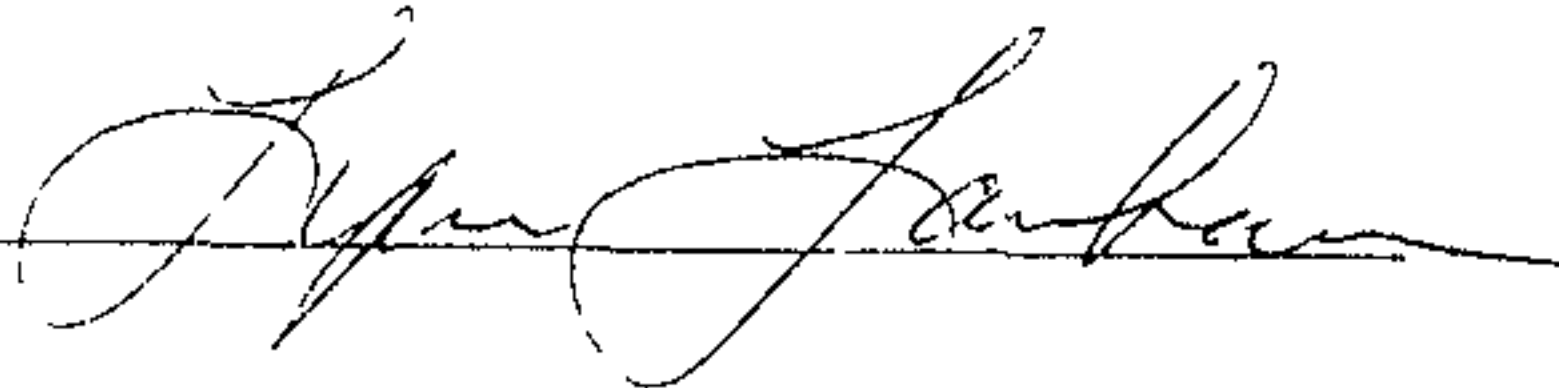
SUBJECT: Zoning Advisory Petition(s): Case(s) 03-214, 03-222, & 03-229

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:

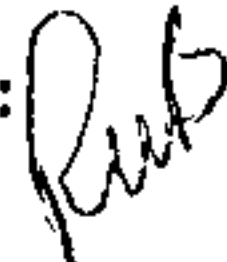


AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 17, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 16, 2002
Item Nos. 224, 225, 228, 229, 230, 231,
232, 233, 234, 235, 236, 238, 239, and
240

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

RWB:CEN:jrb

cc: File

11/29/02

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

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

Permit or Case No. 03-229-A

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

Residential Processing Fee Paid
(\$50.00)Accepted by LTM
Date 11/13/02

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:

LAURA CALLIGAN 2507 BAURENSCHMIDT DR 21221 410-633-4308
Print Name of Applicant Address Telephone Number
Lot Address 218+219 MAPLE RD Election District 15th Councilmanic District 6th Square Feet 9090
Lot Location: NE-SW corner of MAPLE ROAD feet from NE-SW corner of POPLAR RD
(street) (street)
Land Owner: LAURA CALLIGAN Tax Account Number 15-19-990280
Address: 2507 BAURENSCHMIDT DR 21221 Telephone Number (410) 633-4308

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!

1. This Recommendation Form (3 copies)

2. Permit Application

3. Site Plan
Property (3 copies)

4. Building Elevation Drawings

5. Photographs (please label all photos clearly)
Adjoining Buildings

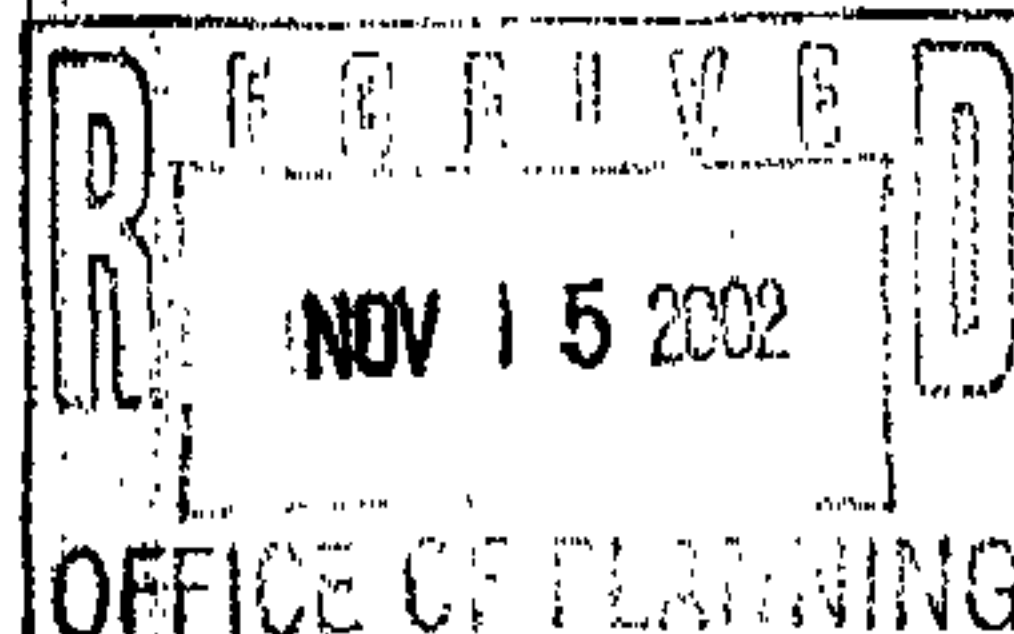
Surrounding Neighborhood

6. Current Zoning Classification: RC5

PROVIDED?	
YES	NO
☒	☐
☐	☐
☒	☐
☒	☐
☒	☐
☐	☐

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 theSigned by Lynn Lanham
for the Director, Office of Planning and Community ConservationDate 11/26/02

Revised 2/05/02

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

Date	11/29/02	Page	1
From	L. Lanham	Co.	Planning
Phone #	3480	Fax #	
To	L. Maxley	Co./Dept.	Permit
Phone #		Fax #	2824

RE: PETITION FOR VARIANCE
Lot 218 & 219 Maple Road
E/side Maple Rd, 15' S ctrline Popular Rd
15th Election District
6th Councilmanic District
Legal Owners: Laura Calligan
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 03-229-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

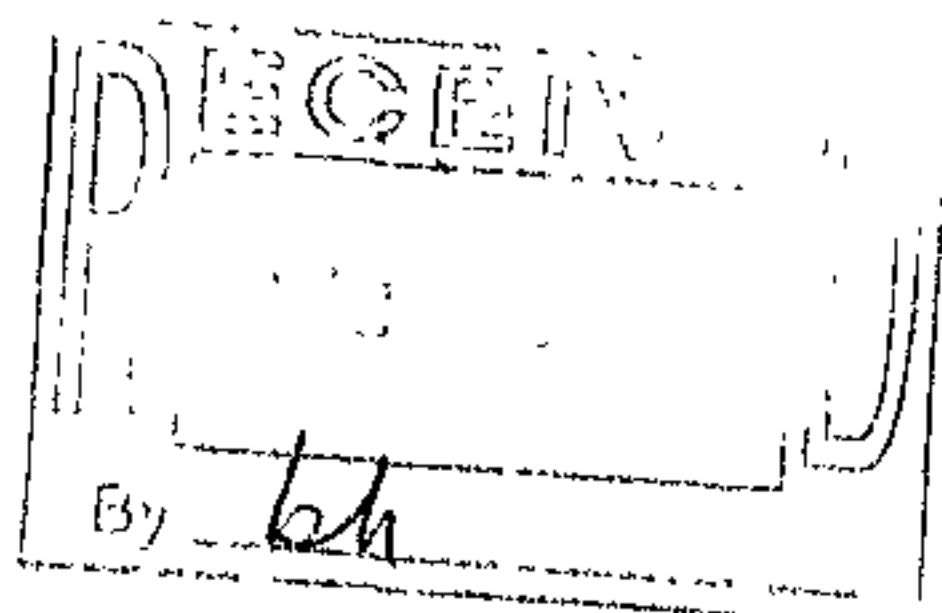
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 7th day of December, 2002, a copy of the foregoing Entry of Appearance was mailed to, Laura Calligan, 2507 Baurenschmidt Drive, Baltimore, MD 21221, Petitioner(s).



Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MDP
Maryland Department of Planning

Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary

Mary Abrams
Deputy Secretary

December 11, 2002

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

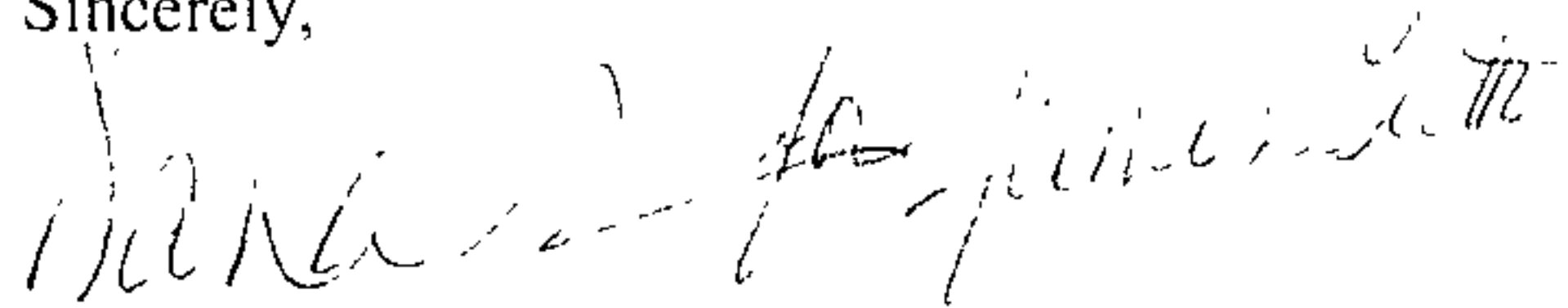
Re: Zoning Advisory Committee Agenda, 12/16/02 re: case numbers 03-224-A, 03-225-SPH, 03-226-SPH, 03-228-A, 03-229-A, 03-230-A, 03-231-SPH, 03-232-SPH, 03-233-SPHA, 03-234-A, 03-235-SPHA, 03-236-A, 03-237-A, 03-238-A, 03-239-A, 03-240-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 12/11/02. 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

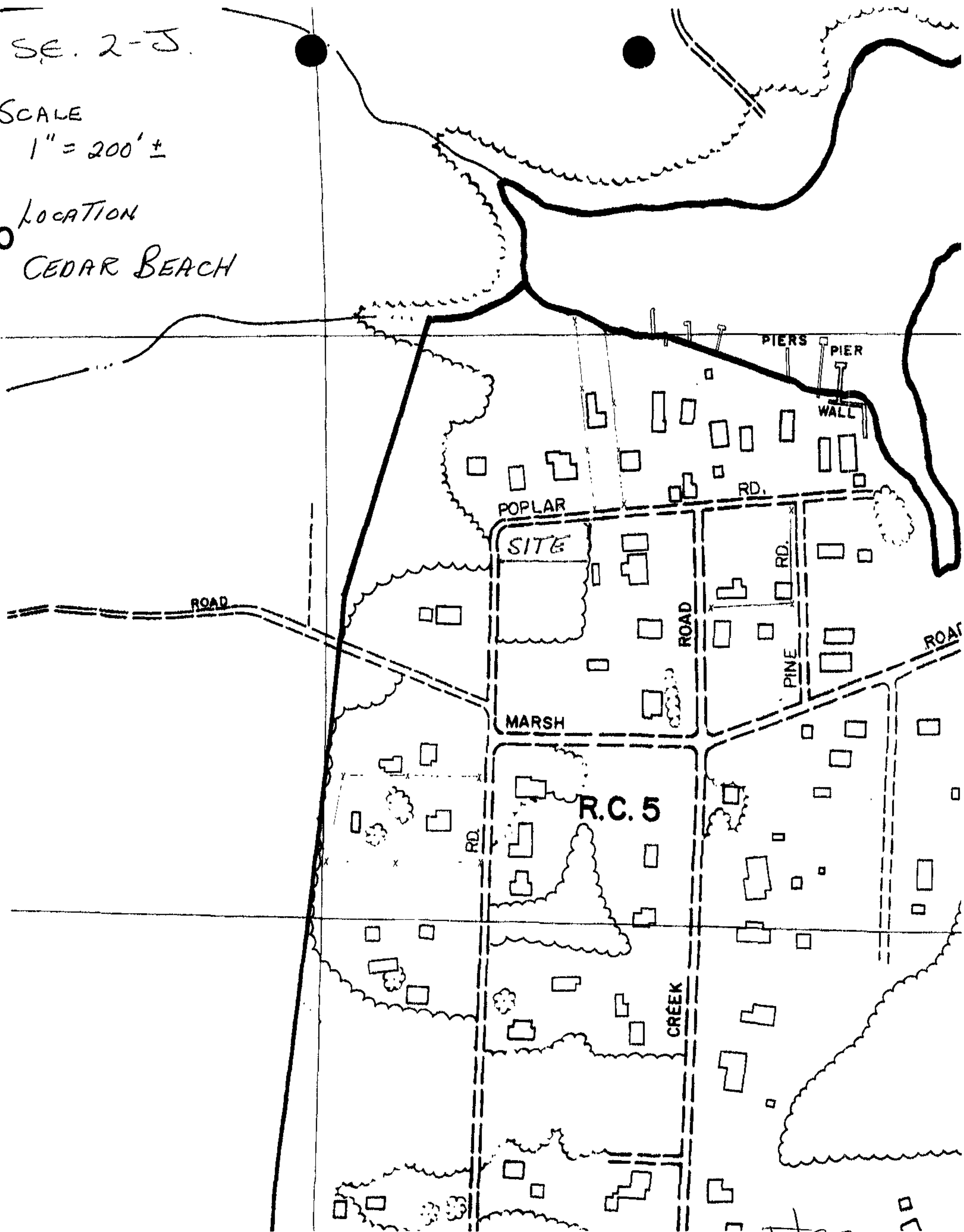
SE. 2-5.

SCALE

1" = 200' ±

LOCATION

CEDAR BEACH



#229

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS LOT 218+219 MAPLE ROAD

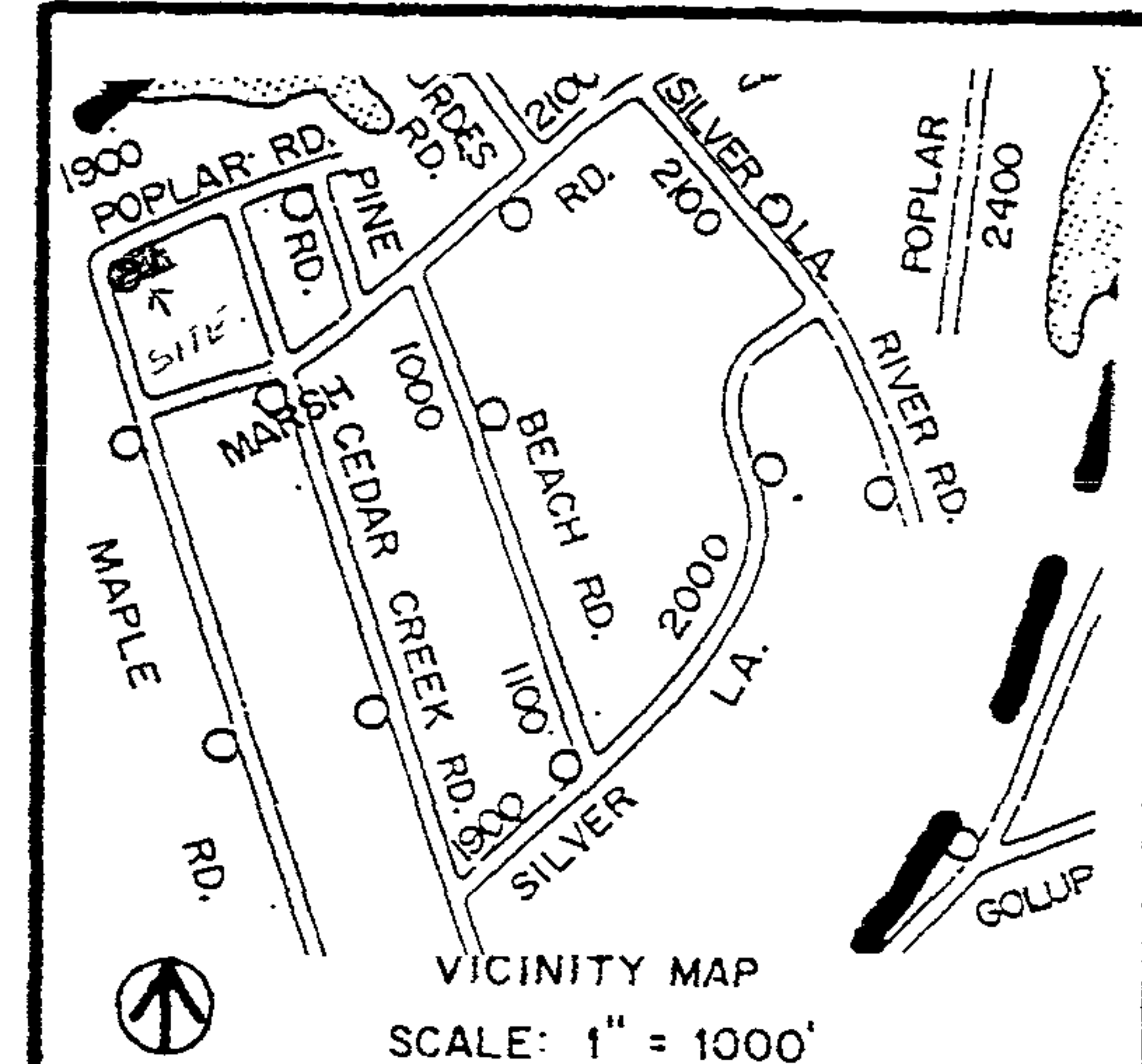
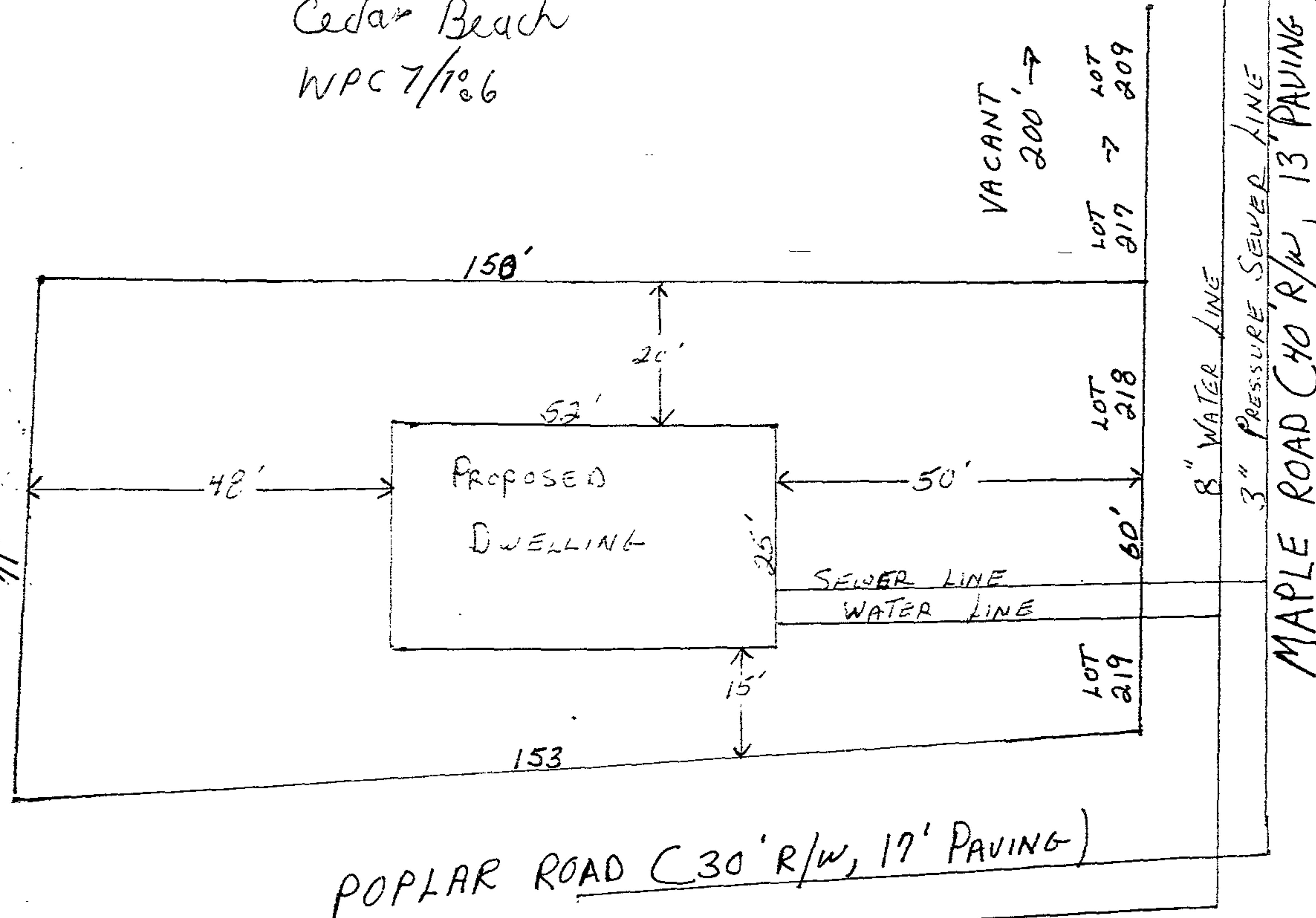
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME CEDAR BEACH

PLAT BOOK # WPC 7 FOLIO # 186 LOT # 218 SECTION # 219

OWNER LAURA CALLIGAN

Lot 217
Cedar Beach
WPC 7/186



LOCATION INFORMATION

ELECTION DISTRICT 15th

COUNCILMANIC DISTRICT 6th

1" = 200' SCALE MAP # S.E. 2J

ZONING RC5

LOT SIZE .21 9090
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING		

ZONING OFFICE USE ONLY
REVIEWED BY CTM ITEM # 229 CASE #

PREPARED BY H FRENCH

SCALE OF DRAWING: 1" = 20'