

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Sandwood Road, 130.57' W
centerline of Sandymount Road
15th Election District
7th Councilmanic District
(4502 Sandwood Road)

Stacie M. & Michael A. Sturgill
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-236-A

*
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Stacie M. and Michael A. Sturgill, legal owners, of that property known as 4502 Sandwood Road in the eastern area of Baltimore County. The Petitioners herein seek relief from Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 18 ft. in lieu of the required 22.5 ft. for a deck, and to amend the Final Development Plan for "Beachwood Estates". The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

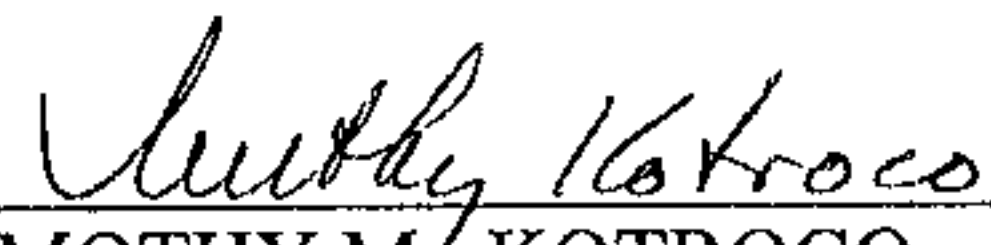
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public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

12/12/02
R. J. [Signature]

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 12th day of December, 2002, that a variance from Sections 1B01.2.C.1.b and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 18 ft. in lieu of the required 22.5 ft. for a deck, and to amend the Final Development Plan for "Beachwood Estates", be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

12/12/02
R. J. J. J.



Baltimore County
Zoning Commissioner

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

December 12, 2002

Mr. & Mrs. Michael A. Sturgill
4502 Sandwood Road
Baltimore, Maryland 21219

Re: Petition for Administrative Variance
Case No. 03-236-A
Property: 4502 Sandwood Road

Dear Mr. & Mrs. Sturgill:

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

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

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

TO AMEND THE to the Zoning Commissioner of Baltimore County
FDP OF
BEACHWOOD ESTATES, for the property located at 4502 SANDWOOD RD.
which is presently zoned DR3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.C.1.b & 301.1; BCZR

TO PERMIT A REAR YARD SETBACK OF 18 FT. IN LIEU OF
THE REQUIRED 22.5 FT. FOR A DECK, AND TO AMEND THE
FINAL DEVELOPMENT PLAN FOR "BEACHWOOD ESTATES",

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

MICHAEL ALLEN STURGILL

Name - Type or Print

Signature

STACIE MICHELLE STURGILL

Name / Type or Print

Signature

4502 SANDWOOD ROAD

Address

410-477-0978

Telephone No.

BALTIMORE

MD

21214

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

FILE NO. 03-236A

Reviewed By

CM

Date

11-15-02

Estimated Posting Date

11-25-02

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4502 SANDWOOD ROAD
Address
BALTIMORE MD 21219
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1. THE PROPERTY IS WEDGE SHAPED. I AM BUILDING A DECK ONTO THE REAR OF THE HOUSE, ALL PROPERTIES TO THE REAR OF MY PROPERTY ARE DEEP AND RECTANGULAR.
2. THE DECK I PLAN TO BUILD IS SIMILAR IN SIZE TO OTHER DECKS SURROUNDING MY PROPERTY. MY PROPERTY SHAPE IS PREVENTING ME FROM BUILDING THE SIZE DECK THAT I WANT, ACCORDING TO ZONING REGULATIONS.
3. THE SIZE OF THE DECK IN QUESTION IS 30' WIDE X 14' DEEP. X 9' HIGH. THIS IS SIMILAR IN SIZE TO A DECK ADJACENT TO MY PROPERTY

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

Michael Allen Sturgill
Signature

MICHAEL ALLEN STURGILL
Name - Type or Print

Stacie Michelle Sturgill
Signature

Stacie Michelle Sturgill
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

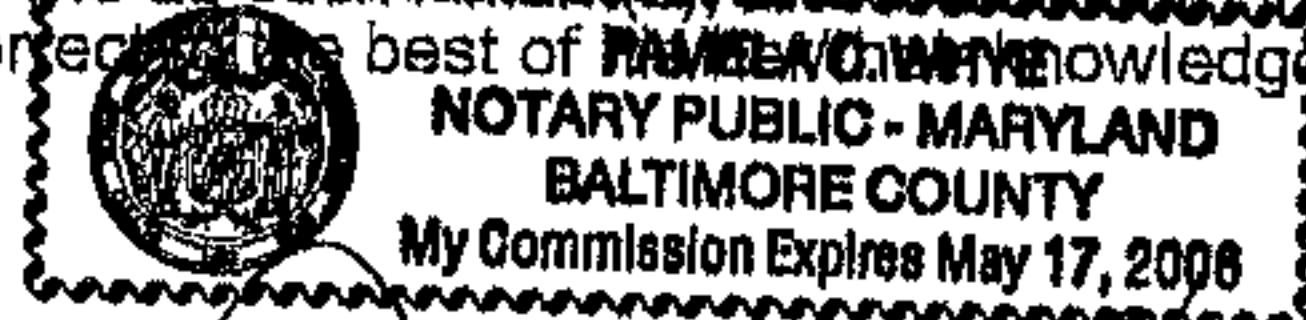
I HEREBY CERTIFY, this 15th day of November, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael Allen Sturgill & Stacie Michelle Sturgill
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of my knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

11-15-02



Notary Public

My Commission Expires

Pamela C. Wyle
May 17, 2006

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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Address
BALTIMORE MD 21219
City State Zip Code

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2. THE DECK I PLAN TO BUILD IS SIMILAR IN SIZE TO OTHER DECKS SURROUNDING MY PROPERTY. MY PROPERTY SHAPE IS PREVENTING ME FROM BUILDING THE SIZE DECK THAT I WANT, ACCORDING TO ZONING REGULATIONS.
3. THE SIZE OF THE DECK IN QUESTION IS 30' WIDE X 14' DEEP. X 9' HIGH. THIS IS SIMILAR IN SIZE TO A DECK ADJACENT TO MY PROPERTY.

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

Michael Allen Sturgill
Signature
MICHAEL ALLEN STURGILL
Name - Type or Print

Stacie Michelle Sturgill
Signature
STACIE MICHELLE STURGILL
Name - Type or Print

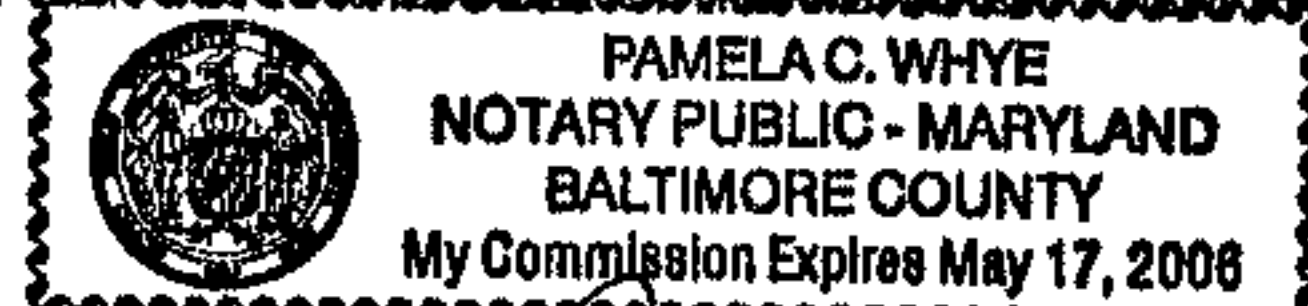
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of November, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Michael Allen Sturgill & Stacie Michelle Sturgill
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

11-15-02
Date



Pamela C. Whye
Notary Public
My Commission Expires May 17, 2006



Petition for Administrative Variance &

TO AMEND THE FDP FOR
BEACHWOOD ESTATES, for the property located at 4502 SANDWOOD RD
which is presently zoned OR3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.C.1.6 & 301.1; BCZR

TO PERMIT A REAR YARD ~~DECK~~ SETBACK OF 18 FT IN LIEU OF
THE REQUIRED 22.5 FT. FOR A DECK, AND TO AMEND THE
FINAL DEVELOPMENT PLAN FOR "BEACHWOOD ESTATES".

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____ City _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

MICHAEL ALLEN STURGILL
Name - Type or Print _____
Signature Michael Allen Sturgill
STACIE MICHELLE STURGILL
Name - Type or Print _____
Signature Stacie Michelle Sturgill
4502 SANDWOOD ROAD 410-477-0978
Address Telephone No.
BALTIMORE MD 21219
City State Zip Code

Representative to be Contacted:

Same
Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

CASE NO. 03-236A

REV 9/15/98

Reviewed By JUM

Date 11-15-02

Estimated Posting Date 11-26-02

Zoning Commissioner of Baltimore County

Zoning Description for 4502 Sandwood Road.

Beginning at a point on the North side of Sandwood Road which is 50' wide at the distance of 130.57' West of the centerline of the nearest improved intersecting street Sandymount Road which is 40' wide.

Being Lot # 120, Block _____, Section _____ in the subdivision of Baechwood Estates as recorded in Baltimore County Plat Book # 69, Folio # 022, containing .0156 acres. Also known as 4502 Sandwood Road and located in the 15th Election District, 7th Councilmanic District.

236

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 19208

236

DATE 11.15.02 ACCOUNT 061-666-6150

AMOUNT \$ 100.00

RECEIVED FROM: MA. STORLI 4502 SANDWICH

FOR: AD 042 (en) sr.

AMEND POP SD.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

J. Long

DATE RECEIVED
11/15/02

RECEIVED BY
J. LONG

DATE RECEIVED
11/15/02

RECEIVED BY
J. LONG

DATE RECEIVED
11/15/02

RECEIVED BY
J. LONG

DATE RECEIVED
11/15/02

RECEIVED BY
J. LONG

DATE RECEIVED
11/15/02

RECEIVED BY
J. LONG

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-236-A

Petitioner/Developer: MICHAEL

STURGILL

Date of Hearing/Closing: 12/10/02

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 4502 SANDWOOD RD

The sign(s) were posted on 11/24/02
(Month, Day, Year)

Sincerely,

12/24/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

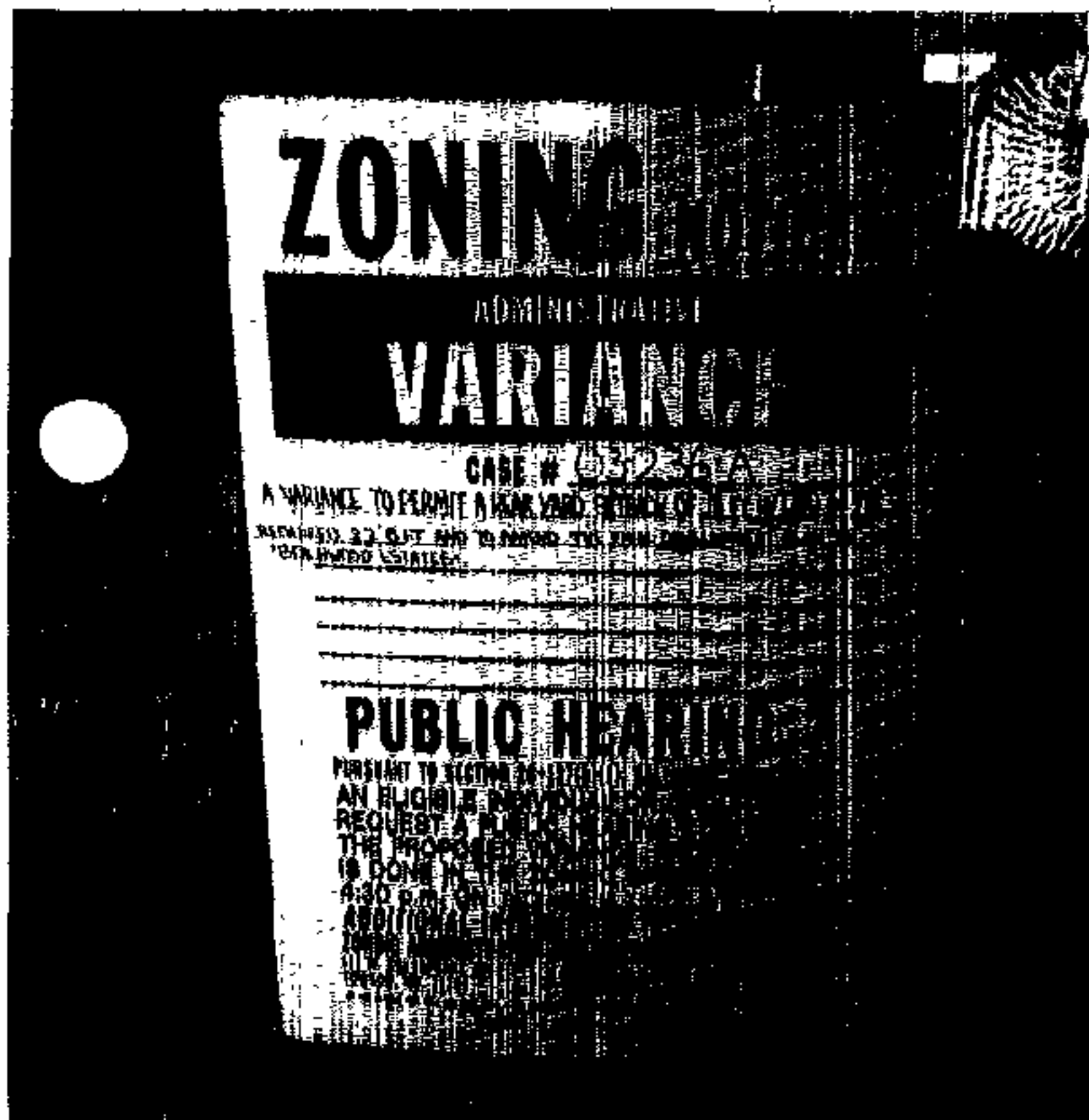
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 236 -A Address 4502 SANDWOOD RD.
Contact Person J. Menn Phone Number 410-887-3391
Planner Please Print Your Name
Filing Date: 11.15.02 Posting Date: 11.25.02 Closing Date: 12.10.02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may (a) grant the requested relief, (b) deny the requested relief, or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

DO NOT WRITE BELOW THIS LINE

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 236 -A Address 4502 SANDWOOD RD.
Petitioner's Name Michael S. McGill Telephone 410.477-0978
Posting Date: 11.25.02 Closing Date: 12.10.02
Wording for Sign A VARIANCE
To Permit A REAR YARD SETBACK of 18 FT
IN LIEU of THE REQUIRED 22.5 ft. AND TO AMEND
THE FINAL DEVELOPMENT PLAN of "BEARWOOD ESTATES"

Michael P. McGill



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

December 9, 2002

Michael A. Sturgill
Stacie M. Sturgill
4502 Sandwood Road
Baltimore, MD 21219

Dear Mr. and Mrs. Sturgill:

RE: Case Number: 03-236-A, 4502 Sandwood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 15, 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. 236

JCM

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,

h- 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

236

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

cc: File



Granted AV
12/12/02/2/10



TO: Arnold Jablon

FROM: R.Bruce Seeley ~~RES~~ TGT

JAN 21 '03

DATE: January 17, 2003

SUBJECT: Zoning Item 236
Address 4502 Sandwood Road(Sturgill 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:

Note: A deck is considered "pervious" unless it has a roof above or concrete pad underneath.

Reviewer: Keith Kelley

Date: 1/9/02

CBCA Zoning Comments (zoning item # 236)

☒ 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 ^{1541 sq ft} ~~25%~~ for lots ^{according to the approved Final Dev. Plan} ~~less than 1/2 acre in size.~~ For this subdivision?

☐ 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 ___ 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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 11, 2002

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

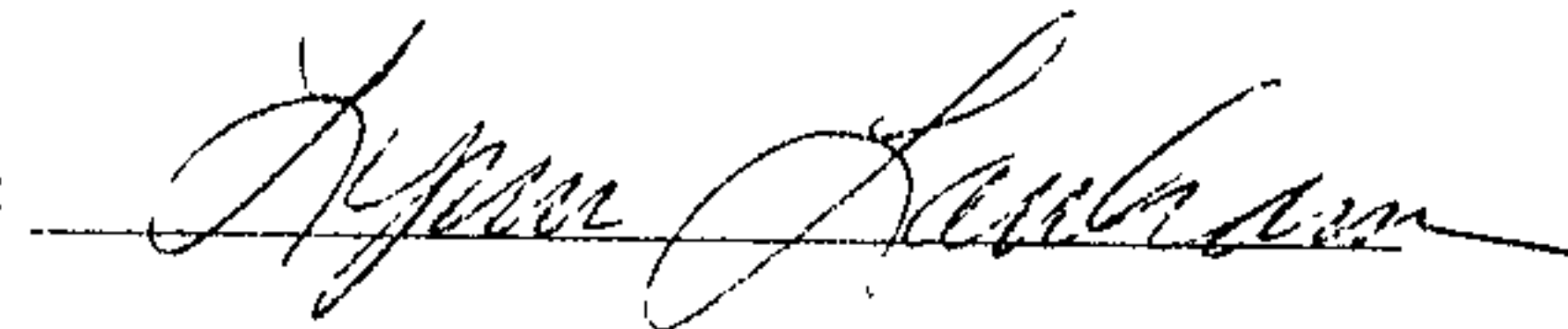
SUBJECT: Zoning Advisory Petition(s): Case(s) 03-228 & 03-236
ADMINISTRATIVE VARIANCE

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: *RWB* 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

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

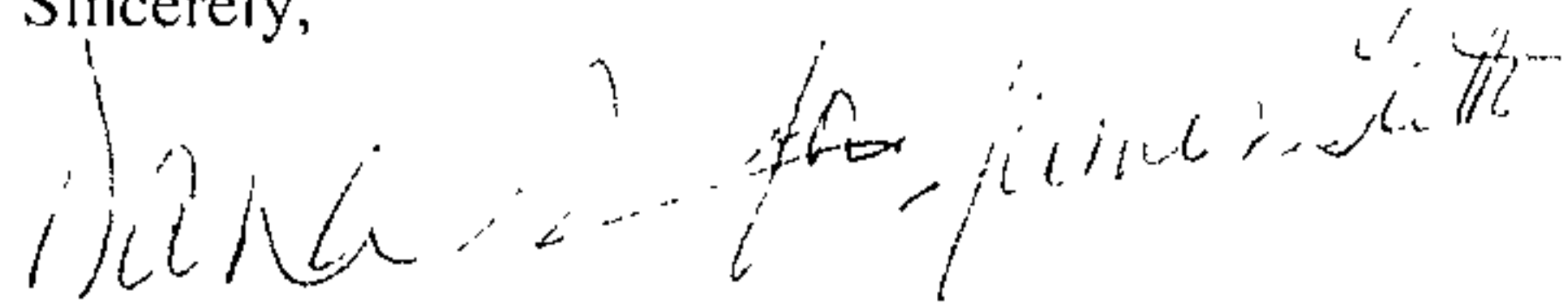
Re: Zoning Advisory Committee Agenda, 12/16/02 re: case numbers 03-224-A, 03-225-SPH, 03-226-SPH, 03-228-A, 03-229-A, 03-230-A, 03-231-SPH, 03-232-SPH, 03-233-SPHA, 03-234-A, 03-235-SPHA, 03-236-A, 03-237-A, 03-238-A, 03-239-A, 03-240-A

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

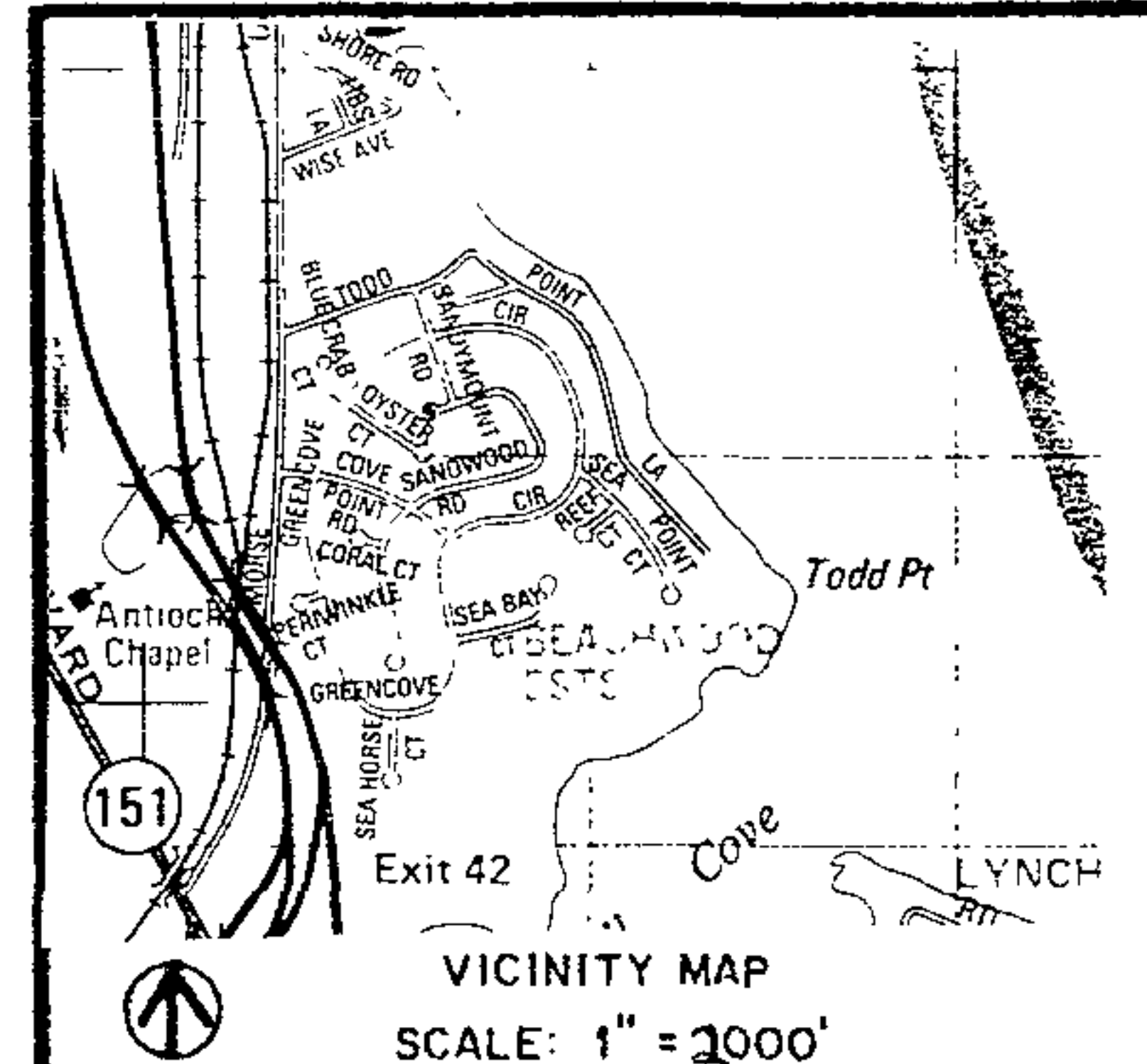
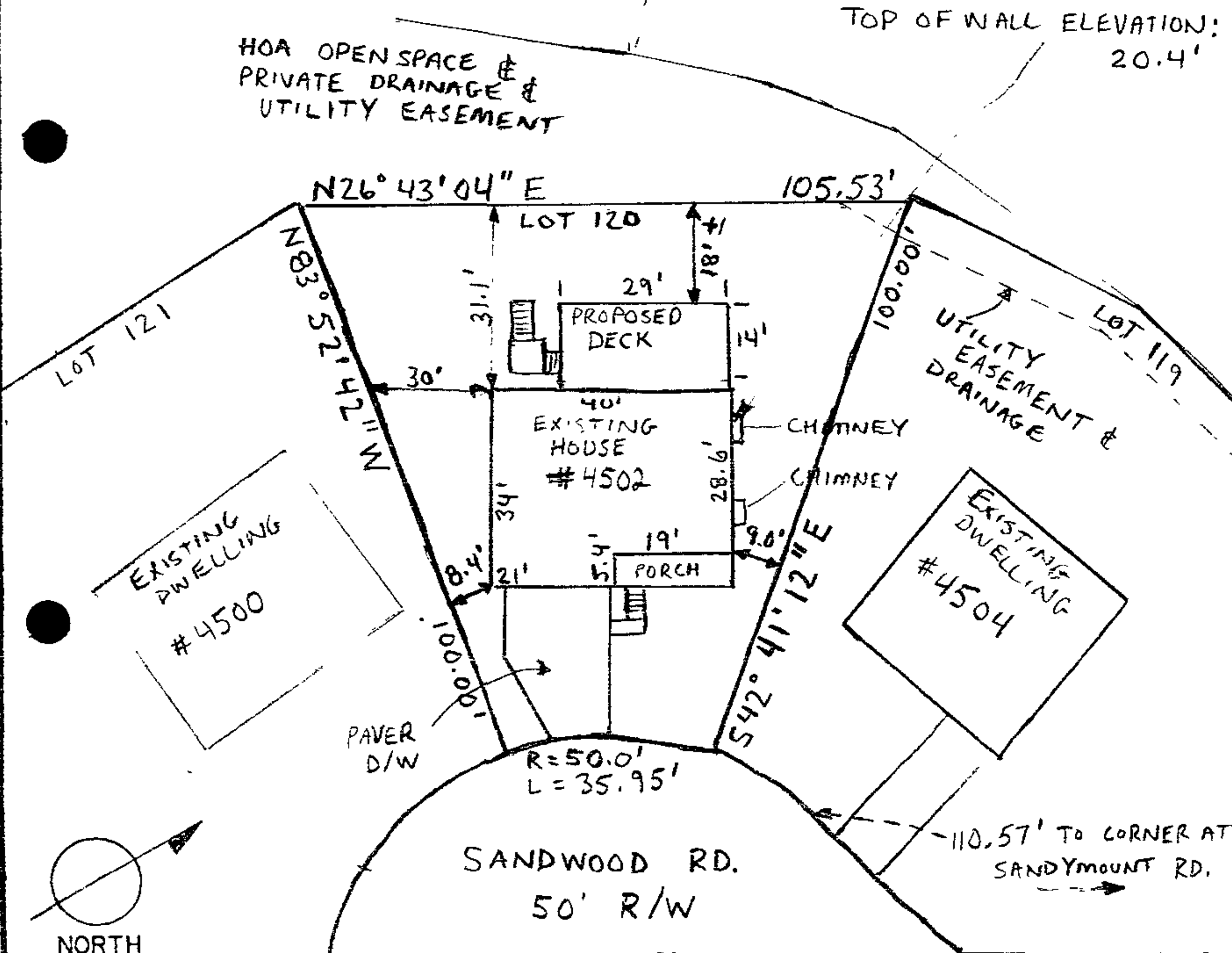
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 4502 SANDWOOD ROAD
 SUBDIVISION NAME BEACHWOOD ESTATES
 PLAT BOOK # 69 FOLIO # 022 LOT # 120 SECTION # 2
 OWNER MICHAEL & STACIE STURGILL

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

HOA OPEN SPACE &
PRIVATE DRAINAGE &
UTILITY EASEMENT

TOP OF WALL ELEVATION:
20.4'



LOCATION INFORMATION

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 7

1"=200' SCALE MAP # S.E. 4H

ZONING

LOT SIZE 0.156 6793
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐

	YES	NO
100 YEAR FLOOD PLAIN	☐	☒

	YES	NO
HISTORIC PROPERTY/BUILDING	☐	☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
 REVIEWED BY JCM ITEM # 236 CASE #

PREPARED BY MICHAEL STURGILL

SCALE OF DRAWING: 1" = 30'

Ret. #1

(SHEET S.E.5-H)

E 45,000

MORSE

D.R. 3.5

DR. 3.5

TODD

POINT

SITE

E 46,500

PIER

PIER

FOUND.

LANE

E 45,000

SE, 4H

